

27 January 2022 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Published: 19.01.22



The meeting will also be livestreamed to YouTube here:

[https://www.youtube.com/channel/UC1T1f\\_F50fvTzxjZk6n6q](https://www.youtube.com/channel/UC1T1f_F50fvTzxjZk6n6q) Members of the public who wish to attend in person, are requested to wear face masks and may observe social distancing procedures. For health and safety reasons access may be limited and will be on a first come first served basis.

## Development Control Committee

### Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Pett  
Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Edwards-Winsler, Hogarth, Hudson, Hunter, Layland, McGarvey, Osborne-Jackson, Purves, Raikes and Reay

### Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. <b>Minutes</b> To approve the minutes of the meeting of the Committee held on 6 January 2022, as a correct record.	(Pages 1 - 14)	
2. <b>Declarations of Interest or Predetermination</b> Including any interests not already registered		
3. <b>Declarations of Lobbying</b>		
4. <b>Planning Applications - Chief Planning Officer's Report</b>		
4.1 <b>20/03293/FUL - Pinehurst House Nursing Home, Pinehurst, Sevenoaks KENT TN14 5AQ</b>  Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block	(Pages 15 - 56)	Sean Mitchell Tel: 01732 227000

totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting.

- 4.2 **21/02825/FUL - Tonys Corner Shop, 18 Cedar Drive, Edenbridge KENT TN8 5JL** (Pages 57 - 76) Anna Horn  
Tel: 01732 227000  
Creation of seven off-street car parks; the erection of 13 dwellings; an extended replacement to the existing shop and associated landscaping improvements and creation of temporary shop
- 4.3 **21/03526/FUL - Tonys Corner Shop, 18 Cedar Drive, Edenbridge KENT TN8 5JL** (Pages 77 - 84) Anna Horn  
Tel: 01732 227000  
Provision of a temporary shop unit to be used in lieu of the existing for a period of 3 years.
- 4.4 **21/03404/FUL - Appleby, 3 Greenhill Road, Otford KENT TN14 5RR** (Pages 85 - 108) Hayley Nixon  
Tel: 01732 227000  
Demolition of existing dwelling, erection of 2 detached 5 bed dwellings with associated outbuildings, access and landscaping (phased development).
- 4.5 **21/03048/HOUSE - 1 Bottle Cottages, Bradbourne Vale Road, Sevenoaks KENT TN13 3DF** (Pages 109 - 122) Samantha Simmons  
Tel: 01732 227000  
Erection of detached garage outbuilding.

#### EXEMPT INFORMATION

At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email [democratic.services@sevenoaks.gov.uk](mailto:democratic.services@sevenoaks.gov.uk) or speak to a member of the Democratic Services Team on 01732 227000 by 5pm on Monday, 24 January 2022.

The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.

- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.
- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or [democratic.services@sevenoaks.gov.uk](mailto:democratic.services@sevenoaks.gov.uk).