

20 May 2021 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Published: 12.05.21

This meeting will be live on Youtube and livestreamed here:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g)



## Development Control Committee

### Membership:

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

### 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 29 April 2021, as a correct record.	(Pages 1 - 4)	
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>		
a) <b>21/00703/HOUSE - The Old Bakehouse, Six Bells Lane, Sevenoaks, KENT, TN13 1JE</b> Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe	(Pages 5 - 18)	Sean Mitchell
b) <b>20/03779/FUL - Land East of The Coach House, St Julians Road, Underriver, KENT TN15 0RX</b> Erection of two stables, tack room and hay store for personal use	(Pages 19 - 30)	Anna Horn

- c) **21/00199/HOUSE - Pettings Court, Hodsoil Street, KENT TN15 7LH** (Pages 31 - 42) Louise Cane

Demolition of existing outbuildings and the erection of a two storey side extension, extension to the basement, associated landscaping, new porch and alterations to fenestration.

- d) **20/03735/FUL - Bower House, Bower Lane, Eynsford, KENT DA4 0AJ** (Pages 43 - 60) Louise Cane

Erection of 2 No. new dwellings with allocated parking in the rear premises of Bower House with demolition of the existing garage and shed.

#### 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 17 May 2021.

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.

Site inspections can only be held outdoors and will be considered on a case by case basis. Please note that due to health and safety reasons, a site inspection cannot be guaranteed.

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).