

SWANLEY TOWN COUNCIL

Minutes of a Meeting of the Development Control Committee Held at the Civic Centre, Swanley on Wednesday 1 July 2015

Present

Cllr L Ball (Chairman)	Cllr M Hogg
Cllr R Brookbank	Cllr R Morris
Cllr L Dyball	Cllr T Searles
Cllr J Halford	

Also in attendance

Councillors	Officers
Cllr J Barnes	Lisa Saunders (Operations Director)
Cllr V Southern	Geoff Mills (Democratic Services Officer)
1 Member of the public was also present.	

The meeting commenced at 7.30 PM

Apologies for Absence and Substitutes

None

Declarations of Pecuniary and Non-Pecuniary Interests

Cllr M Hogg made a declaration of non-pecuniary interest in respect of item 4(f) on the agenda as he lived near to the property which was the subject of this planning application.

Minutes

9791 It was **RESOLVED** that the Minutes of the meeting held on 17 June 2015 were agreed and signed by the Chairman as a true record.

Decisions Made by Swanley Town Council

Application SE/15/00118: Demolition of existing industrial and office buildings and redevelopment space, United House, Goldsel Road, Swanley and creation of a layby with 3 parking spaces on Goldsel Road, Swanley. Revised details received relating to location of layby, noise impacts, ecology, public open space and affordable housing.

- (i) During the course of discussion members of the Committee spoke of their concerns at the adequacy of the noise survey which the applicant had now submitted and also the impact the application would have on local residents in terms of light and environmental pollution. It was also said that should the application proceed then the re-opening of Station Road should be considered.

Initials

Members also spoke about the inadequate level of on-site parking provision, the proposed level of social housing, the pressure the application would place on the local infrastructure, the additional pressure for primary school places and the lack of provision for recreational purposes. Concern was also expressed about the propriety and quality of the housing constructed by the applicant as reported in the Watchdog programme recently broadcast by the BBC.

(ii) Following discussion Cllr Searles proposed and Cllr Morris seconded that taking into account of the comments made during the course of discussion Swanley Town Council should strongly object to this planning application on the grounds set out in its original planning response dated 23 February 2015 and on the following additional grounds

- The Town Council considers that the noise study which had now been undertaken by the applicant to be woefully inadequate and was not what had been previously agreed between all parties.
- The Town Council emphasis its objection that the application is premature in advance of a full traffic survey for Swanley. Should the application proceed then the re-opening of Station Road should be considered.
- The Town Council reiterate its deep concern regarding the impact of this site on the adjacent Swan Paper Co. mill. The mill operates 24 hours a day throughout the year and the Company is a substantial and important local employer. Therefore any adjacent development must not be allowed to curtail its operations as that could lead to the companies' future in Swanley being jeopardised.
- The additional housing that this application would bring to Swanley would place added and unacceptable pressures on the local infrastructure.
- The Town Council emphasise that the housing density on this site is excessive leading to local residents suffering unacceptable levels of noise, light and environmental pollution.
- The Town Council was concerned that the proposed level of social housing was too high and would prefer to see this reduced to nil.
- The Primary schools in Swanley are already at capacity and this application would therefore place an unacceptable demand for school places.
- The Town Council shared the concerns which were expressed in the recent BBC Watchdog report regarding the propriety and quality of the housing constructed by the applicant.

Initials

- The application totally failed to provide adequate recreational facilities.
- The level of resident and visitor parking was totally inadequate for a development of this size.

Agreed unanimously

9792 It was **RESOLVED** that Sevenoaks District Council be advised that the Town Council strongly objects to this planning application on the grounds set out in its original planning response dated 23 February 2015 and on the additional grounds set out in paragraph 21(ii) above.

Application SE/15/01754: Erection of new dwelling attached to side of existing building, 52 Lynden Way, Swanley.

9793 It was **RESOLVED** that Sevenoaks District Council be advised that the Town Council has no objections to this planning application but does wish to express reservations with regard to air quality issues.

Application SE/15/01572: Proposed attached two bedroom dwelling, 5 Lavender Hill, Swanley

9794 It was **RESOLVED** that Sevenoaks District Council be advised that the Town Council has no objections to this planning application.

Application SE/15/01703: single storey extension and conversion to garage to habitable room, 56 Beech Avenue, Swanley.

9795 It was **RESOLVED** that Sevenoaks District Council be advised that the Town Council has no objections to this planning application.

Application SE/15/01703: move fence to facilitate change of use for amenity land to residential, 41 St Georges Road, Swanley.

9796 It was **RESOLVED** that Sevenoaks District Council be advised that the Town Council has no objections to this planning application.

Application SE/15/01776: New rear Vehicle Access, 2 Salisbury Avenue, Swanley.

Cllr Morris proposed and Cllr Brookbank seconded that the Town Council should object to this planning application on the grounds that the applicant had not demonstrated that the access would not have an adverse impact on the owner of the land across which the new access would need to run. Also Sevenoaks District Council is requested to take appropriate enforcement action in order to prevent misuse of this access

Agreed unanimously.

9797 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council objects to this planning application on the grounds that the applicant had not demonstrated that the application would not have an adverse impact on the owner of the land across which the new access would run.

Initials

Also Sevenoaks District Council is requested to take appropriate enforcement action in order to prevent the misuse of this access.

Application SE/15/01856: Retention of one pay and display ticket machine, Car Parks, Nightingale Way, Swanley.

9798 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council supports the application for the retention of the existing pay and display machine which is located against the wall in the Nightingale Way car park at the entrance to Wilko's.

Application SE/15/01853: Removal of condition 1 (provision of accessibility ramp) and variation of condition 2 (approved plans) of 3 no pay and display ticket machines, Car parks, Nightingale Way, Swanley.

Cllr Searles proposed and Cllr Morris seconded that the requirement to provide disabled ramps should be retained and therefore Sevenoaks District Council should be advised that the Town Council strongly objects to the proposed removal of condition 1 and the variation of condition 2. Also the District Council is advised that the Town Council is strongly of the opinion that these conditions must be retained and that they be fully enforced by the District Council.

Agreed unanimously

9799 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council strongly objects to this planning application for the removal of condition 1 (provision of accessibility ramp) and the variation of condition 2 (approved plans). Also the Town Council is strongly of the opinion that these conditions must be retained and that they be fully enforced by the District Council.

Application: SE/15/01509: Rear garden decking (Retrospective) 26 Swanley Lane, Swanley.

Following discussion on this application Cllr Searles proposed and Cllr Halford seconded that the Town Council should object to this planning application on the grounds that it would cause visual intrusion and detriment to the two properties either side of this property.

Agreed unanimously

9800 It was **RESOLVED** that Swanley Town Council should object to this planning application on the grounds that it would cause visual intrusion and detriment to the two properties either side of this property.

The meeting closed at 8.15 PM

Signed Chairman

Date: 15 July 2015