



**Minutes of a Meeting of the
Development Control Committee
Held on Wednesday 7 January 2015**

Present

Cllr R Morris (Chair)	Cllr J Halford (Vice Chair)
Cllr J Barnes	Cllr C Lee
Cllr M Fittock	Councillor V Southern (<i>substitute for Cllr T Searles</i>)
Cllr A George	

Also in attendance

Councillors	Officers
Cllr L Ball	Julie Pilbeam (Chief Executive)
Cllr R Brookbank	Lisa Saunders (Operations Director)
Cllr J Sargeant	Geoff Mills (Democratic Services Officer)
Cllr J Underwood	
Cllr A Venter	
Cllr H Willingale	

The meeting commenced at 7.30pm

Apologies for Absence and Substitutes

Apologies from Cllr T Searles were noted and approved. The Committee also noted that in accordance with Standing Order No. 9 Cllr Southern attended the meeting as a substitute for Cllr Searles.

Declarations of Pecuniary and Non-Pecuniary Interests

There were none

Minutes

9606 It was **RESOLVED** that the Minutes of the Meeting held on 10th December 2014 were agreed and signed by the Chairman as a true record.

2. Decisions by Swanley Council

(a) **Application SE/14/03793:** Demolition of the former Birchwood Primary School, and the construction of 65 dwellings with associated infrastructure provision.

(1) Cllr Morris allowed members of the Development Control committee to speak first and then other members of the council. A statement was read summing up the grounds on which councillors believed this application should be refused which primarily was Green Belt concerns. Members suggested further points of objection should be included on highway grounds, due to the increase in traffic the application would generate in Leydenhatch Lane and Russett Way, and also on the grounds there is there is not a shortage of retirement accommodation in the town for Swanley residents.

(2) Following discussion a recorded vote was requested

Those objecting to the application on the grounds set out in the statement read by Cllr Morris together with the additional points made during the course of discussion:

Cllr Barnes

Cllr Morris

Cllr Fittock

Cllr Lee

Cllr George

Cllr Southern

Cllr Halford

9607 It was **RESOLVED** unanimously that Swanley Town Council strongly objects to this application on the following grounds:

- (i) The development is in Green Belt between Swanley and Hextable.
- (ii) There is no objection to building on the footprint of the school but the green playing fields should not be built on. Green Belt protects the space between settlements and stops urban sprawl; this open space does exactly that and should be kept.
- (iii) This application would set a dangerous precedent for the area which is surrounded by Green Belt.
- (iv) The Town Council does not accept the special reasons stated by the applicant. Letters were sent to villages and areas outside of Swanley, to people not retired and who have school age children. Recent government guidance states that 'housing need is, in most cases, not enough to overcome the need to protect the Green Belt'.

- (v) There is not a shortage of retirement accommodation in the town for Swanley residents, and there are sites within the Swanley town area which have already been identified for that purpose.
- (vi) This site is not sustainable for elderly or disabled people as it is not a suitable location. Shops and GP services are the other side of town or in Hextable. One part of the development is accessed from Leydenhatch Lane, a narrow lane with no pavements which is very dark and isolated particularly of an evening.
- (vii) The Town Council football pitches being provided at the end of the park are in existing open green space and are not in exchange for the loss of the green playing fields in this application.
- (viii) The proposed development will lead to an unacceptable number of additional traffic movements in Leydenhatch Lane and Russett Way.
- (ix) Swanley is less well-served with open space than other parts of the District and there are no special reasons for this development so the same decision previously given by SDC remains the same.

Application SE/14/03485: Change of Use of Ground Floor (Cab office) into Off-Licence (A1) Erection of a First Storey Extension of Existing Building – 10 Station Road, Swanley

9608 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council objects to this application as it believes that it is invalid. This is on the ground that as the landowner Swanley Town Council does not consider the tenant has the right to submit such an application.

Application SE/14/03874: retention of change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for travellers, with retention of associated hard standing, septic tank, sheds and fencing (retrospective). Two utility blocks are proposed on the site approved under reference SE/11/2120. Amendment to vary conditions to allow permanent permission or extension of temporary permission, to amend occupants of the site and to increase to 4 static/mobile homes and 4 touring caravans. Holly Mobile Home Park, Hockenden Lane, Swanley

9609 It was **RESOLVED** that Swanley Town Council objects to this application on the grounds that there should be no further changes at this site until the outcome of the Gypsy and Traveller consultation on site options within Sevenoaks District is known. In addition the Town Council considers this application will lead to an over intensification of the site resulting in the loss of agricultural land and the creation of on-site parking difficulties. The Town Council also objects on highway grounds as a result of an increase in the number of traffic movements, particularly in and around Hockenden Lane.

Application SE/14/03340: Loft Conversion with front and rear dormer, hip to gable alterations and 2 new residential flats with roof (2 x bed) including external and internal alterations - 43 Station Road, Swanley.

9610 It was **RESOLVED** that the application be supported

Application SE/14/03715: re-submission of a new semi-detached 3 bedroom dwelling attached to the side of existing dwelling. Land West of 52 Lynden Way, Swanley

9611 It was **RESOLVED** that the Town Council objects to this application on highway grounds and that it would result in the loss of amenities to other properties on Lynden Way

Supplementary Item – Application SE/14/03934: single storey part side and rear extension, 125 Archer Way, Swanley

9612 It was **RESOLVED** that the application be supported

Consultations

Sevenoaks District Council- Gypsy and Traveller Consultation – Proposed site options include sites at Land West of Button Street, Swanley; Holly Mobile Home Park, Hockenden Lane, Swanley; Land North of Pembroke House, Leydenhatch Lane, Swanley. Other proposed sites include a planning application for an additional pitch at Pedham Stables, Button Street, Swanley. Also sites at Crockenhill, Edenbridge, Ash, Horton Kirby and West Kingsdown.

9613 It was **RESOLVED** that Sevenoaks District Council be advised of the views of the Town Council as follows:

Swanley Town Council believes that the proposed site options are not in accordance with government guidance in terms of having a balanced planning policy which is fair and equal to all. The Town Council is also concerned that any increase in the number of sites in and around Swanley will place additional pressures on local schools and health services. The Town Council considers that Swanley is being asked to take an unfair share in the number of proposed new sites and there is already a preponderance of Gypsy and Traveller provision in the north of the district and that there should be a greater and more even spread of sites across the whole of the Sevenoaks District.

Dartford Borough Council – Consultation - Dartford Development Policies Plan.

9614 It was **RESOLVED** that Dartford Borough Council be thanked for consulting the Town Council on this matter and be advised the only comment that it wishes to make is that it is firmly of the view that future planning policies within the Dartford area should continue to protect the areas of green belt that exist between the areas of Dartford and Swanley.

4. Matters to Note

- (a) Application SE/14/03835** - Land Adjacent to Shaad Indian Diner, The Woodman, 132 Swanley Lane, Swanley – confirmation of Swanley Town Council's strong objection to this application.

Noted

- (b) Application SE/14/ 03821** – 183 Swanley Lane, Swanley – Proposed Single Storey Rear Extension – Sevenoaks District Council has been advised that the Town Council raised no objection to this application.

Noted

5. Correspondence

United House, Goldsel Road, Swanley

Noted

The meeting closed at 8:25 pm

The next meeting of the Development Control Committee is on Wednesday 21 January 2014 at the Civic Centre, Swanley commencing on the rising of the extra ordinary meeting of the Full Council.

Signed