

Swanley Town Council

Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

16th November 2017

A meeting of the above committee will be held at the Council Chamber, Civic Centre on 22nd November 2017 **at 7:30pm** or at the conclusion of the public participation session.



Mr S Nash
CEO / Town Clerk

Committee Members: Chairman Cllr Morris (Leader), Deputy Cllr Ball, Cllr J Barnes, Cllr Darrington, Cllr Halford, Cllr Hogg, Cllr Horwood

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes at 7:30pm. Members of the public are also entitled to speak, during the meeting, on agenda items with the permission of the Chairman / Mayor

RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and Officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile phone devices to silent for the duration of the meeting.

MOBILE PHONES

Member of the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST
3. MINUTES OF THE PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on 1st November 2017

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/17/03261/FUL – Meridian House, Park Road, Swanley BR8 8AH
Change of use of part of the building from Sui-Generis (craft Hobby centre/ retail warehouse club) to a B1(c) computer repair use.

SE/17/03414/HOUSE – 13 Azalea Drive, Swanley BR8 8HX
Erection of a single storey rear and side extension to form enlarged kitchen, utility room and shower room/W.C.

SE/17/03418/HOUSE – 11 Southview Close, Swanley BR8 8BP
Erection of a single storey rear extension. New ramp

SE/17/03353/HOUSE – 10 Manse Way, Swanley BR8 8DD
Erection of a first floor side extension and internal alterations

SE/17/02786/FUL – Public Conveniences 10 Station Road, Swanley BR8 8ET
Change of use from A1 office to A4 Micropub to include cooling system, platform and slopes, lighting and use of adjacent amenity land for seating.

SE/17/03510/TELNOT – Swanley Telephone exchange, London Road, Swanley
The installation of a 9m high monopole mast with attached pole-mounted Omni antenna (overall height 14.8m), an equipment cabinet with attached GPS antenna and gantry mounted cables and cable tray.

SE/17/03561/HOUSE – 133 Archer Way, Swanley BR8 7XW
Erection of rear conservatory

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/17/03314/FUL – Garages West of 17 Northview, Swanley BR8 7BG
Application is no longer valid

SE/17/02850/HOUSE – 3 Kingswood Avenue, Swanley KENT
Conversion of existing conservatory and forming a new pitched roof to a revised higher level with integrated roof lights.
APPROVED – STC Comment – No comment 5/10/17

SE/17/02929/LDCEX – The Cabin, North of Church Cottage, Church Path
Erection of the building known as the Cabin and its use as an independent dwelling
APPROVED – STC Comment – Object in doubt of the 10 year rule 11/10/17

SE/17/02725/HOUSE – Rose Cottage, Swanley Village Road, Swanley
First floor windows to the side and rear with rooflights to the front, side and rear
APPROVED – STC Comment – No comment 27/9/17

6. DATE OF NEXT MEETING – 6th December 2017

If you would like further information on any of the agenda items, please contact Mr Steve Nash, on 01322 611663 or snash@swanleytowncouncil.gov.uk

PLANNING CONSULTATION – GUIDANCE NOTES

Important Notes

Further general information about planning procedures and policies in order to help you respond to an application notification is available on Sevenoaks District Council website www.sevenoaks.gov.uk In addition more detailed information about individual applications and their progress to a decision is available from the public access section of the website.

Planning applications – having your say

Each application Sevenoaks District Council receive is important to the people who make it and also those it may affect. We want you to be involved in the planning process. We promise to consider all comments carefully before making a decision. If an application is referred to the Committee for a decision it may be necessary to summarise your comments.

Please remember that any comments made are treated as a public document and can be made generally available.

Material planning considerations

In considering an application we have a statutory duty to have regard to the planning policies it has adopted, set out in our Local Plan(s) and any material considerations.

The most common material considerations include the following, although the list is not exhaustive.

- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- Visual amenity (but loss of private view is not material)
- Adequacy of parking
- Traffic generation/highway safety
- Noise, smells and disturbance resulting from use
- Loss of trees
- Design, appearance and materials
- Effect on listed building and conservation area
- Layout and density of buildings

Matters which we cannot normally take into consideration

These include:

- Matters controlled under building regulations or other non-planning laws e.g. structural stability, etc.
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Loss of value of property
- Problems associated with the construction period of any works e.g. hours of work, noise, dust, construction vehicles etc.

Hope this guide will help you give your views in an effective way

Report A

Dartford, Gravesham and Swanley CCG – Submission for CIL Funds to Swanley Town Council

1. Introduction

Dartford, Gravesham and Swanley (DGS) CCG is subject to high levels of growth, especially within the Dartford Council areas and the new Garden City at Ebbsfleet. Our local health services especially GP services are already at capacity and all new developments will place additional pressure on those services.

It is important context to explain how the CCG is funded for the healthcare services it commissions. CCG funding is based on registered GP population and it usually takes between two to five years for the impact of new populations to be funded. The DGS potential minimum growth (excluding windfall developments and increase in housing targets) is likely to be 57,000 people over 15 years. This equates to a revenue funding gap of between £50million and £150million because of the delay in funding catch up. (£30million to £100million of this is linked to Ebbsfleet growth).

The impact of this is that with no additional funding, already stretched services are unlikely to be able to cope, as there will be no funding for additional staff, acute, community services, mental health services, health transport, etc. It is therefore an important issue that has a major impact on the ability of the CCG to commission sufficient capacity, for the new population, of existing and future health services. We acknowledge that local Councils have no responsibility or significant influence over health funding, apart from lobbying but it does have a significant responsibility in terms of approving housing growth and in allocating CIL funding to key partners to recognise the impact of this significant growth.

The CCG's clinical model is to develop health and wellbeing hubs in key locations with GP Practices, either based in or linking into the hubs as appropriate. Department of Health Policy, which is being taken forward by the STP Kent and Medway, is for the development of Community Hubs where "out of hospital" services now known as local care services can be provided in an integrated and seamless way. The intention of the hubs is to enable the delivery of local care by scaling up primary care into clusters and campus based multi-speciality care provider models. The aim is for patients to be supported by a single team, with GP leadership, which treats physical mental health and social care needs, seven days a week. The NHS wants to provide hospital care when it is needed. At the moment, around a quarter of the beds in our main hospitals are occupied by people who could be better treated in their own homes or through services provided within the community

We have carried out a review of the capacity available in all our Practices to accommodate new populations and this indicates that many can only cope with existing patient numbers but not with growth.

In terms of Swanley specifically our intentions are to:

- Develop a new health and wellbeing hub within Swanley Town Centre co-locating primary and community health (including mental health services) and social care services. It would be preferable if this could be integrated with leisure facilities.
- Provide additional capacity at individual GP Practices, on an as and when required basis. This will be kept under regular review.

The CCG is working closely with Sevenoaks Council in relation to the delivery of the above initiatives to meet forecast demand from planned developments, those identified in the Local Plan and to respond to windfall development proposals. We will continue these discussions with you in relation to all proposed developments especially in relation to windfall sites so that we can map the overall and cumulative impact on our services and estate.

We have carefully reviewed the current planning application by U + I Group for the Swanley Town Centre development and have raised concerns on the basis that this does not provide the integrated health facility required for Swanley. It is our clinical view that a suitably sized development incorporating both GP Practices and a range for services is required. We appreciate that this will require additional funding hence this CIL request.

Consequently the CCG is seeking access to the CIL monies being held by both Sevenoaks Council and by Swanley Parish Council to support the demands on infrastructure as a consequence of all developments within the area. We know that CIL monies can be used to “provide, operate, maintain” infrastructure and we will want to explore with yourselves the level of CIL contribution and whether that is allocated as capital to support, operate, or maintain premises. We will want to have the ability to use CIL flexibly in a way that best suits the needs of the local community. We will also want to be assured that our applications for CIL monies will be successful and at a quantum sufficient to meet the needs of the significant housing growth in this local area.

In conjunction with CIL funding, the CCG will explore all other available and potential sources of funding including:

- CCG revenue funding
- Capital grant monies e.g. Estates and Technology Transformation Funds and other NHS Capital is available
- Secured Section 106 monies
- One Public Estate Funding

In relation to secured Section 106 monies it is important to note that health has achieved far less Section 106 than other priority obligations in the Borough. There are many reasons for this, much of which lies with constantly changing NHS organisations. This has resulted in lack of expertise and knowledge impacting on the NHS’s ability to negotiate Section 106 at an adequate quantum for the major developments.

If the CCG is not successful in accessing CIL contributions to meet the needs of the new population, we would object to all future development proposals. For the avoidance of

doubt our acceptance of all development proposals, is contingent on being able to access CIL funding at a level sufficient to deliver either a new health facility or to increase the capacity of existing health facilities required to meet the needs of the population growth.

2. Development Details

2.1 Swanley Town Centre Health and Well-Being Hub

2.1.1 Scheme Details

The Swanley Town Centre health and well-being hub, forming a health and social care campus in Swanley is a key enabler of the CCG's strategy to provide integrated, holistic local care at scale.

Primary care campuses will deliver local care by scaling up primary care into clusters and campus based multi-speciality care provider models. The aim is for patients to be supported by a single team, with GP leadership, which assesses and treats physical and mental health needs, seven days a week. The NHS wants to provide hospital care when it is needed: at the moment, around a quarter of people attending A&E could be treated more appropriately in the community and a large number of the beds in our main hospitals are occupied by people who could be better treated in their own homes or through services provided within the community.

The establishment of a new health and social care campus in an area of population growth in Swanley would provide both the opportunity for a new generation of health care provision, including the use of new digital technologies and enabling our local Hospitals to focus on specialist medical interventions. It would also assist the Hospitals to accommodate the rise in demand for services helping to alleviate impacts of expansion, transport and parking issues.

By providing local care, services will be targeted towards developing and improving health and well-being and self-management for the local population.

The Swanley health facility would provide accommodation for the following range of services:

- GP Practices:
 - Cedars Practice
 - Oaks Practice
- Community Health Services provided by KCHFT and Virgin Care e.g. physiotherapy, children's services, community nursing services– the exact range of services is being scoped
- Community Mental Health Services provided by KMPT
- Potential for Social Care Services provided by KCC
- Acute outpatient support for the frail elderly – exact range of services being scoped
- Voluntary sector support

The accommodation detail has yet to be finalised but it is estimated that a facility with a size of between 1,800 m2 – 2,500 m2 would be required dependant on the population growth.

2.1.2 Funding

Estates and Technology Funds

DGS CCG submitted a bid to NHS England for Estates and Technology Transformation Funds (ETTF) in relation to the Dartford development.

The funding request identified the following cost requirements:

- £569k per annum additional revenue costs to operate the new facility

Available Funding Sources p.a. [A]	New Scheme Expenditure p.a. [B]	Revenue Investment Required p.a. [B] - [A]
£000s	£000s	£000s
179	748	569

- £345k non recurrent funding to support the delivery of the new facility

Feasibility (£000s)	CCG Project Management (£000s)	Clinical Engagement (£000s)	Comms & Engagement (£000s)	Professional Advisors incl legal (£000s)	Other - relocations etc (£000s)	Total (£000s)
40	80	75	20	100	30	345

with an expenditure profile of:

16-17 (£000s)	17-18 (£000s)	18-19 (£000s)	Check Total (£000s)
40	94	211	345

- £6.98m capital to either build or use as a capital injection and for equipping

Indicative Capital - Buildings	Indicative Capital - Equipping	Indicative Capital Requirement
£000s	£000s	£000s

6,340	640	6,980
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The costs are high level and during the design process will be firmed up. The size of the facility will have a direct impact on costs. Should the amount of capital be reduced there would be an increased revenue commitment.

The CCG was not awarded any funding from the ETTF monies.

Funding Required

The indicative funding being requested depends to an extent on the amount of CIL funding the CCG is able from Sevenoaks Council and the make-up of this funding its capital or revenue. However the requirements are as set out above i.e.:

Recurrent Revenue pa	Non Recurrent Revenue	Capital
£569k	£345k	£6.98m

Note – these are indicative amounts and will need to be firmed up as part of the development works, agreement as to the phasing of services to respond to demand and financial packages.

2.1.3 Development Timescale

The CCG is currently working with Sevenoaks Council in term of options for the development of the Integrated Health and Well-Being hub and is in discussion around potential options which will affect timescale.

Early indications are that the funding is likely to be required as follows:

- Non recurrent revenue in the financial years 17/18, 18/19 and 19/20 allocated in the proportions in the expenditure profile above
- Capital monies in the 19/20 and 20/21 financial years
- Additional annual revenue from 20/21 financial year