

# Swanley Town Council

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

Tel: 01322 611663

[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

1<sup>st</sup> March 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on 7<sup>th</sup> March 2018 **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 Horwood, Cllr Darrington, Cllr Hogg, Cllr Halford

### 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

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### 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 21<sup>st</sup> February 2018

**4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL**

SE/18/00510/FUL – Wood Street Nursery, Wood Street, Swanley, Kent BR8 8DX  
Demolition to side extension. Alterations and conversion of the existing building to a single dwelling house.

SE/17/03946/FUL – Land east of 2 West Harold, Swanley Kent BR8 7EJ  
To note amended parking layout

SE/18/00433/FUL – First floor, 40 Swanley Centre, London Road, Swanley BR8 7TQ  
The change of use of Unit 40 (1<sup>st</sup> floor) from a B1 building office unit to C3 Residential (2 flats)

**5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/17/04007/HOUSE – 74 Haven Close, Swanley, Kent  
Demolition of existing porch. Erection of a front porch and ramp to provide wheelchair access into the property. Alterations to parking  
APPROVED – STC comment – Support 25/1/18

SE/17/03859/HOUSE – 45 Cyclamen Road, Swanley Kent  
Erection of a two storey rear extension with juliet balcony  
APPROVED – STC Comment – Objection 11/1/18

**6. TO NOTE LETTER RECEIVED FROM A LOCAL RESIDENT**

To agree a formal response

**7. DATE OF NEXT MEETING – 21<sup>st</sup> March 2018**

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](mailto: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](http://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



Downs View

Farningham (A M'ways (M25)  
Crocker B

15.11.2017 15:15

PR 61A

FX13 KHK

LY08 OLN

LX11 ZX6

Sevenoaks District Council,  
Planning Advisory Committee,  
Council Offices,  
Argyle Road,  
Sevenoaks,  
TN13 1HG

26 February 2018

Dear Planning Advisory Committee Councillors,

### **Local Plan Update - Swanley**

I understand that you will be considering at the PAC meeting on 1 March 2018 if “Special circumstances” exist for developing the land you designate in SHELAA as HO188 in Swanley. I’m against releasing this land from the Green Belt for the following reasons:

1. This land formed Parcel 93 of the Ove Arup Green Belt Assessment and scored strongly against the purposes in the Green Belt Assessment. We should not be trying to make a case for “exceptional circumstances” for “Strong” performing Green Belt Land throughout the district.
2. Ove Arup identified areas within the Green Belt for further assessment and designated them RA1 to RA 31 as category’s 1 - 3. We should be concentrating on removing these areas from the Green Belt in the first instance for much needed housing. In Swanley we have three areas designated RA29, RA30 and RA 31. Areas RA1 – RA 31 represent 635 hectares (Ove Arup figure). If a quarter of the area was considered for development we could provide 4,762 homes at 30 DPH or 6,350 homes at 40 DPH
3. Ove Arup identified 24 Parcels of land throughout the district which scored “Weak” or “Moderate”, a total area of some 1,628 hectares (Ove Arup figure). These weak or moderate performing parcels of land should be considered before ever turning to “Strong” performing plots of land. If only a quarter of this area was developed it would represent 12,210 homes at 30 DPH or 16,280 homes at 40 DPH. I would hope this will not prove to be necessary.
4. The HO188 land is very fertile Grade II agricultural land farmed continuously throughout the year which could be in even more demand in the not too distant future.
5. The attached photograph shows the congestion in the High Street and London Road right the way up to the A20 road bridge, in both directions, taken on Friday 15 November 2017 at 15:15 hours. You will note that it is total gridlock. This is a typical day not a market day or an M25 accident day. The suggestion to build up to 790 houses on plot HO188 would result in vehicles having to exit onto London Road. The Census of 2011 reveals a car/van availability of 1.48 per household for the Ward. The resulting additional car/van availability of 1,169 vehicles cannot be accommodated on London Road.

6. The overwhelming mode of travel to work according to the UK Census of 2011 in the three Swanley Wards and Hextable is via a car/van at 61.69%. Much of this traffic is via London Road to the M20/M25/A20 junction 3 interchange, as evidenced in the photograph attached. Swanley's traffic problems are exacerbated by the railway bisecting the town with only two bridge crossings. All traffic therefore has to pass through the town centre or use the narrow lanes, so called rat runs.
7. The UK Census of 2011 reveals the following transport modes to work for the three Wards of Swanley and Hextable; Bus 3.66%, Bicycle 0.77%, walk 8.63%. The second largest transport mode is via train at 17.4%.

I hope you will take into consideration the comments above when debating this issue.

Yours sincerely,

Robert S Brickell

Resident, Archer Way,  
Swanley