

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

30th August 2018

Dear Member

A meeting of the above committee will be held at the Alexandra Suite, St Marys Road on **Wednesday 5th September 2018 at 7:30pm** or at the conclusion of the public participation session.



Mr S Nash
CEO / Town Clerk

Committee Members: Chairman Cllr Darrington, Deputy Chair Cllr Morris, Cllr Ball, Cllr J Barnes, Cllr Halford, Cllr Horwood, Cllr Hogg

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes in total at 7:30pm. Members of the public are also entitled to speak, during the meeting, on agenda items only and with express permission from the Chairman / Mayor. Those wishing to speak on an Agenda item must indicate this during Public Participation.

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 18th July 2018

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/18/02550/HOUSE – 53 Leechcroft Avenue, Swanley, Kent BR8 8AP
Conversion of garage to family room and landscaping alterations including raised patio decking

SE/18/01540/FUL – Wyndcott, Birchwood Park Avenue, Swanley BR8 7AT
Amended consultation – for information only
Previous STC comment – No comment 7/6/18
Amendments reducing the number of car parking spaces, introduction of a barrier, creation of residents amenity space

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/18/02128/HOUSE – 77 The Spinney, Swanley, Kent
Erection of a single storey rear and side extension including 2 Velux windows
APPROVED – STC Comment – No comment – 19/7/18

SE/18/01433/FUL – Land West of 3 St Marys Road, Swanley Kent
Erection of a new build house
REFUSED – STC Comment - Object – 23/5/18

SE/18/00735/FUL – Veitchii Barn, New Barn Road, Swanley, Kent
APPROVED – STC comment – Object – 28/3/18

SE/18/01670/FUL – 17 High Street, Swanley, Kent
Two storey rear extension and the conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection area
WITHDRAWN – STC Comment – Object – 4/7/18

SE/18/01785/HOUSE – 18 Squirrels Close, Swanley Kent
Erection of a conservatory to side
APPROVED – STC Comment – No comment – 21/6/18

SE/18/00996/HOUSE – The Priory, Swanley Village Road, Swanley, Kent
Demolition of existing single storey side extension and side dormer. Erection of two storey side extension and single storey front extension with new porch. Erection of first floor extension. Roof lights and alterations to fenestration
APPROVED – STC Comment – Support – 9/5/18

SE/18/01895/HOUSE – 143, Pinks Hill, Swanley Kent
Demolition of existing porch. Erection of a two storey side extension and single storey front extension.
APPROVED – STC Comment – No comment – 4/7/18

SE/18/01840/FUL – Co Operative Group Ltd, Swanley Service Station
Replacement cladding of existing side store
APPROVED – STC Comment – No comment – 4/7/18

SE/18/01064/HOUSE – Laburnum House, Swanley Village Road, Swanley, Kent
APPROVED – STC Comment – No comment – 21/6/18

6. DATE OF NEXT MEETING – 19th September 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

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