

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

27th September 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 3rd October 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 19th September 2018

4. CHANGE OF PROCEDURE IN DETERMINING PLANNING APPLICATIONS

To note the change of procedure in determining planning applications Report A

5. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/18/02307/HOUSE – 3 Lavender Hill, Swanley KENT BR8 7DH

Single storey rear extension with rooflight and first floor side extension with car port at ground level. Alterations to fenestration

SE/18/02824/HOUSE – 35 Haven Close, Swanley, KENT BR8 7JY

Demolition of existing conservatory and chimney. Erection of single storey rear extension and loft conversion with rear dormer and rooflight

SE/18/02904/HOUSE – 6 Greenside, Swanley, KENT BR8 7ER

Demolition of garage and construction of a two storey side extension and single storey rear extension

SE/18/02855/HOUSE – 5 Lawn Close, Swanley, KENT BR8 7HJ

2 storey side/front, single storey front and rear extensions, addition to the rear dormer window and increased dropped kerb size. Landscaping works

SE/18/02921/HOUSE – 7 Heathwood Gardens, Swanley, KENT BR8 7HL

Proposed single storey side and front extension

6. DECISIONS MADE BY PLANNING AUTHORITY

SE/18/02531/HOUSE – 118, Swanley Lane, Swanley

First floor extension over the existing ground floor extension. Formation of vehicular access. Alterations to fenestration

APPROVED – STC comment – No comment 23/8/18

SE/18/02516/HOUSE – 8 Lawn Close, Swanley

Demolition of garage. Erection of two storey side extension with garage and construction of front porch

APPROVED – STC comment – No comment 23/8/18

SE/18/02556/HOUSE – 67 Pinks Hill, Swanley

Double storey side extension and single storey rear incorporating new entrance to front

APPROVED – STC comment – No comment 23/8/18

SE/18/02430/CONVAR – Kingdom Hall of Jehovahs Witnesses, London Road, Swanley

Removal of condition 9 (BREEAM) of 18/00374/FUL to demolish an existing place of worship and build a replacement building on part of the existing site to be used as a place of worship. New vehicular access and associated works.

APPROVED – STC comment – Comment 23/8/18

Careful preservation of large Horse chestnut tree

Replacement buildings to be a permanent structure

The site to be suitably landscaped

SE/18/02496/HOUSE – 32 Charnock, Swanley

Demolition of existing conservatory. Erection of a single storey side and rear extension with skylights

APPROVED – STC comment – No comment 23/8/18

1. DATE OF NEXT MEETING – 17th October 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

Copy of email sent from Mike Holmes – Principal Planning Officer SDC

You may be aware that on 1 October 2018 there will be changes imposed by the Neighbourhood Planning Act 2017 (Part 1, Section 14) that affect the way that the local planning authority impose pre-commencement conditions on planning permissions.

As a result of the new legislation, on decisions issued after 1 October we will be required to notify the applicant not less than 11 working days before the decision if we intend to impose pre-commencement conditions on their planning permission (i.e. those conditions that must be discharged before any development starts). Only if they agree, or do not respond, can we impose those conditions.

This is part of a Government initiative to embed existing best practice of proactive and early engagement between parties and avoid unnecessary or inappropriate conditions, while also offering time savings after the grant of planning permission.

There will of course be instances when pre-commencement conditions will not be necessary, however there will be other cases where they are unavoidable. As a result we are seeking to amend our processes to accommodate the need to notify the applicants and we hope to establish our recommendations and potential conditions earlier in the application process.

I thought it might be helpful for you to be aware of the change in legislation and its implications for our working practices.

If you have any queries or would like to discuss further, officers in the planning department will be happy to assist.

I have copied this email to all Town and Parish Councils to inform them of the change as well.

Kind regards

Mike Holmes
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