

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

1st November 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 7th November 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 3rd October 2018 and recommendations from 17th October 2018

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/18/03289/HOUSE – Bedingfield, Birchwood Park Avenue, Swanley, BR8 7AU
Modifications to roof structure to facilitate first floor side extension. Alterations to fenestration.

SE/18/02410/FUL – 16 Lynden Way, Swanley, BR8 7DN
Erection of summerhouse

SE/18/03240/WTPO – Land North East of 14 Woodgers Grove, Swanley, KENT
Pollard 60 Common Lime trees
For information only

SE/18/03308/WTPO – The Beeches, Hawthorn Park, BR8 7FB
Various works to Copper Beech trees
For information only

SE/18/03226/MMA – 11-13 High Street, Swanley, BR8 8AE
Minor material amendment to 17/01628/FUL

SE/18/03106/FUL – Selah House, Birchwood Road, Swanley BR8 7QA
Subdivision of the residential plot, change of use of the existing outbuilding
To a two bedroom house and the erection of a detached garage
Amendment to original application, previous comments will carry over
STC comment - No change to current access, subject to no neighbours submitting
valid objections 17/10/18

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/18/02921/HOUSE – 7 Heathwood Gardens, Swanley, KENT
Proposed single storey side and front extension.
APPROVED – STC comment – No comment 3/10/18

SE/18/02824/HOUSE – 35 Haven Close, Swanley, KENT
Demolition of existing conservatory and chimney. Erection of single storey rear
extension and loft conversion with rear dormer and roof lights.
APPROVED – STC comment – No comment 3/10/18

SE/02795/HOUSE – 19 Woodlands Rise, Swanley, KENT
Single storey rear extension. Modification and extension to garage front/roof.
Alterations to fenestration including new glazed roof lean at rear.
APPROVED – STC comment – No comment 3/10/18

SE/18/02726/HOUSE – 28 Pinks Hill, Swanley KENT
Single storey side and rear extension
APPROVED – STC comment – No comment 19/9/18

SE/18/02307/HOUSE – 3 Lavender Hill, Swanley, KENT
Single rear extension with roof light and first floor side extension with car port at
ground level. Alterations to fenestration
APPROVED – STC comment – No comment 3/10/18

SE/18/02904/HOUSE – 6 Greenside, Swanley, KENT
Demolition of garage and construction of a two storey side extension and single
storey rear extension
APPROVED – STC comment – No comment 3/10/18

SE/18/02855/HOUSE – 5 Lawn Close, Swanley KENT
2 storey side/front, single storey front and rear extensions, addition of a dropped kerb size. Landscaping works
APPROVED – STC comment – Comment over intensification of site

SE/18/02691/HOUSE – 8 Hawthorn Park, Swanley, KENT
Single storey rear extension incorporating two roof lights. Loft conversion with dormer windows to the side. Alterations to fenestration
APPROVED – STC comment – Comment Opaque windows would prevent overlooking 19/9/18

SE/18/02517/HOUSE – 67 The Spinney, Swanley KENT
Demolition of existing conservatory. Erection of a part two storey rear extension
REFUSED – STC comment – No comment 19/9/18

DATE OF NEXT MEETING – 21st November 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