

# Swanley Town Council

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

Tel: 01322 665855

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

## DEVELOPMENT CONTROL

15<sup>th</sup> November 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 21<sup>st</sup> 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.

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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 7<sup>th</sup> November 2018

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

SE/18/03349/WTPO – Greenwood Lodge, Birchwood Road, Swanley BR8 7QA  
Oak tree crown to be reduced by approx. 3 metres and prune lower overhanging branches

For information only

SE/18/03047/FUL- 17 High Street, Swanley BR8 8AE

Two storey rear extension and the conversion of rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection.

Amended plans received to show correct window positions, layout of Flat 3 and the insertion of roof lights to Flat 5.

STC comments – Objection - Object on the same grounds as previous planning application – 31/10/18

Objection made on 4<sup>th</sup> July 2018 (18/01670/FUL)

Inadequate parking, loss of retail space, Traffic generation/ highway safety

SE/18/03185/FUL Police Station, London Road, Swanley BR8 7AJ

Erection of new 1300mm high security fencing to the top of the existing police garage block

SE/18/03352/HOUSE – 1 Elm Cottages, Swanley Village Road, Swanley BR8 7NS

Erection of detached timber outbuilding.

SE/18/03195/HOUSE – 45 Cyclamen Road, Swanley BR8 8HH

Erection of a two storey rear extension with Juliet balcony

SE/18/03368/FUL - Co Operative Group Ltd, Swanley Service Station, Swanley BR8 8AF

Conversion of existing car wash to Storage unit.

SE/18/02235/FUL – Land West of Cherry Avenue, Swanley

Erection of 56No.dwellings, including affordable housing, open space together with associated access, parking, infrastructure, landscaping and earthworks

Amended plans received showing a slight change to the layout of the development.

STC comment – No comment – 16/8/18

SE/18/03328/FUL – Land North of 2 Woodview Road, Swanley BR8 7ET

Construction of two new semi-detached two bedroom dwellings

#### **5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/18/02193/LDCPR – 39 Manse Way, Swanley

Extension of vehicular access

APPROVED – STC comment – No comment – 19/9/18

**DATE OF NEXT MEETING – 5<sup>th</sup> December 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