

# 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

14<sup>th</sup> March 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 20<sup>th</sup> March 2019 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 6<sup>th</sup> March 2019

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

SE/19/00385/HOUSE – 66 Haven Close, Swanley, KENT BR8 7JZ  
Proposed ancillary accommodation and all associated works

SE/19/00505/FUL – 115 Cranleigh Drive, Swanley, KENT BR8 8NZ  
Divide end of terrace property into 2 dwellings. New porch and alterations to 2 windows on front and side elevations. Widening existing driveway to accommodate an additional car for new property

SE/19/00507/HOUSE – 25 St Marys Road, Swanley, KENT BR8 7BA  
Conversion of garage to habitable space and first floor side extension.  
Alteration to roof

**5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/18/03419/HOUSE – 6 St Lukes Cottages, London Road, Swanley, KENT  
Single storey rear extension with rooflight and construction of a dormer at the rear  
APPROVED – STC comment – No comment 5/12/18

SE/18/03839/HOUSE – 197 Swanley Lane, Swanley, KENT  
Single storey rear extension with level threshold access. Associated landscaping works  
APPROVED – STC comment – No comment 23/1/19

SE/19/00071 – Crocus Bank, Swanley Village Road, Swanley, KENT  
Demolition of existing conservatory. Erection of a single storey rear orangery with rooflight. Modifications to the front dormer and garage roof structure. Replacement of existing rear balcony wall with glass balustrade. Alterations to fenestration.  
APPROVED – STC comment – No comment 23/1/2019

SE/19/00073/HOUSE – 4 Goldsel Road, Swanley, KENT  
Conversion of integral garage into habitable space. Alterations to fenestration to rear  
APPROVED – STC comment – No comment 23/1/19

**DATE OF NEXT MEETING – 24<sup>th</sup> April 2019**

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