

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

18th April 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 24th April 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.

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 20th March 2019

4. TO APPROVE THE COMMENTS MADE TO SDC DURING THE EASTER BREAK

SE/19/00740/HOUSE- 122, Swanley Lane, Swanley, KENT BR8 7LH

Demolition of existing garage and lean to. Single storey rear and part side extension to be constructed in place.

Comment – Work has commenced prior to approval

SE/19/00791/FUL – 7 Ship Lane, Swanley KENT BR8 7PB

The installation of vehicle gates and fencing with hardstanding to create driveway at the existing site entrance on Church Lane.

No comment

SE/19/00827/HOUSE – 12 Cranleigh Drive, Swanley, KENT BR8 8NX

Single storey extension to replace conservatory

No comment

SE/19/00873/HOUSE – 33 St Georges Road, Swanley, KENT BR8 8AY

Single storey rear extension

No comment

5. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/19/00549/HOUSE – Myrtle Cottage, Highlands Hill, Swanley, KENT BR8 7NA

Single storey front extension

SE/19/00822/FUL – Land North West of 174 Hartdyke Road, Swanley, KENT BR8 7EF

Demolition of existing garage and erection of a new 3 bedroom end terrace dwelling adjoining/adjacent 174 Hartdyke Road. New crossovers and 174, Hartdyke Road and 23 Brook Road.

SE/19/00889/HOUSE – 9 Hotham Close, Swanley KENT BR8 7UX

Erection of a single storey side extension and erection of new garage to rear

CTIL 140840 Canada Heights, Swanley Village, KENT BR8 8DX

Proposed base station installation upgrade

6. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/00166/HOUSE – 26 Dale Road. Swanley, KENT

Demolition of existing single storey side extension. Erection of two storey side extension and single storey rear extension with rooflights.

APPROVED – STC comment – No comment 20/1/19

SE/19/00059/HOUSE – 37 The Spinney, Swanley KENT

Demolition of existing conservatory. Erection of single storey rear extension.

APPROVED – STC comment – No comment 6/2/19

SE/19/00117/HOUSE – 20 Court Crescent, Swanley KENT

Demolition of garage. Erection of a single storey rear and front extension with removal of front porch and changes to front fenestration.

APPROVED – STC comment – No comment 20/2/19

SE/18/02235/FUL – Field West of Cherry Avenue, Swanley, KENT
Erection of 56No. dwellings, including affordable housing, open space together with associated access, parking, infrastructure, landscaping and earthworks.
APPROVED STC comment – No comment 16/8/18

SE/18/03846/FUL – Asda Stores Ltd, London Road, Swanley, KENT
Change of use of 12 parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy.
APPROVED – STC comment – No comment 9/1/19

SE/18/03847/ADV – Asda Stores Ltd, London Road, Swanley, KENT
Advertisements of the hand car wash.
APPROVED – STC comment – No comment 9/1/19

SE/19/00181/LDCEX – Tip Top Café 25 Station Road, Swanley, KENT
Confirmation that the existing rear dormer extension as built is lawful and that the use of the first and second floor of the building as 2 x self-contained flats is lawful.
APPROVED – STC comment – No comment 20/2/19

SE/17/02569/FUL – Car Park Site adjacent to Horizon House, Azalea Drive, Swanley BR8 8HY
Redevelopment of the existing car parking site at Horizon House to provide two residential blocks comprising 31 residential units (14x1 beds and 17x2 beds), including associated car parking, cycle and refuse storage and landscaping
APPROVED – STC comment – Strongly object 7/9/2017

SE/18/03876/HOUSE – 31 Heathwood Gardens, Swanley, KENT
Single storey side extension
APPROVED – STC comment – No comment 23/1/19

SE/19/00335/HOUSE – 1 The Staples, Swanley, KENT
Loft conversion including side dormer and raising the roof.
REFUSED – STC comment – Comment – Obscure glass to be used to maintain privacy – 6/3/19

SE/19/00068/HOUSE – 133, Archer Way, Swanley, KENT
Garage conversion into habitable space.
APPROVED – STC comment – No comment – 6/3/19

SE/19/00507/HOUSE – 25 St Marys Road, Swanley, KENT
Conversion of garage to habitable space and first floor side extension. Alteration to roof.
REFUSED – STC comment – No comment 20/3/19

SE/19/00505/FUL – 115 Cranleigh Drive, Swanley, KENT
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
REFUSED – STC comment – Object 20/3/19

7. APPEALS – For information

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

Erection of detached timber outbuilding

Appeal start date 15th April 2019

STC comment – Outbuilding to remain as an ancillary to the main dwelling and not to become residential – 21/11/18

SE/18/01433/FUL – Land west of 3 St Marys Road, Swanley KENT BR8 7BU

Erection of new build house

Appeal dismissed

STC comment – Over intensification of site 23/5/18

DATE OF NEXT MEETING – 22nd May 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

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