

# 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

16<sup>th</sup> May 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 22<sup>nd</sup> May 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 G Darrington, Cllr S Andrews, Cllr L Ball, Cllr J Barnes, Cllr J Griffiths, Cllr M Horwood, Cllr J Tuckfield

### 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 as 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 24<sup>th</sup> April 2019

#### 4. TO APPROVE THE COMMENTS MADE TO SDC DURING 3 WEEK BREAK

SE/19/01023/HOUSE – 26 Lynden Way, Swanley, KENT BR8 7DN

Proposed two storey side extension all associated works

COMMENT – Possible over intensification of site

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

SE/19/01114/HOUSE – 117 Archer Way, Swanley, Kent BR8 7XW  
New single storey extension. Demolition of shed

SE/19/01121/HOUSE – 50 Selah Drive, Swanley, Kent BR8 7WD  
Demolition of existing conservatory and erection of a rear extension.

SE/19/00897/FUL – 9 Selah Drive, Swanley, Kent BR8 7WD  
Change of use from elderly persons annexe to a separate unit of accommodation.

**6. DECISIONS MADE BY PLANNING AUTHORITY**

SE/19/00791/FUL – 7 Ship Lane, Swanley, KENT  
The installation of vehicle gates and fencing with hardstanding to create a driveway at the existing site entrance on Church Lane  
APPROVED – STC comment – No comment 11/4/19

SE/19/00873/HOUSE – 33 St Georges Road, Swanley, KENT  
Single storey rear extension  
REFUSED – STC comment – No comment 11/4/19

SE/19/00385/HOUSE – 66 Haven Close, Swanley, KENT  
Proposed ancillary accommodation and all associated works  
APPROVED – STC comment – No comment 20/3/19

SE/19/00009/FUL – Post Office, Post Office Counters Ltd, London Road, Swanley KENT  
Change of use application of group floor unit from A1 (retail) to D1 (Christian place of worship) and various associated community facilities  
APPROVED – STC comment – Object 20/2/19

SE/18/03734/FUL - Land to the Southwest of 40 Greenacre Close, Swanley, KENT  
Proposed one bedroom new build bungalow with amenity space and garage for one Parking space  
REFUSED – STC comment – Object 20/3/19

**7. APPEALS – For information**

SE/17/02838/FUL – Veitchii Barn, New Barn Road, Swanley Kent BR8 7PW  
Dismissed  
STC comment – Object 12/10/17

**8. KENT MINERALS AND WASTE LOCAL PLAN**

To note the Submission statement and availability of submitted documents

**9. STREET NAMING & NUMBERING**

To note the naming and numbering - Land North of St Marys Road, Swanley KENT BR8 7EW

**10. LAND AT NORTHVIEW,SWANLEY, BR8 7BG**

To note forthcoming outline planning application

**DATE OF NEXT MEETING – 22<sup>nd</sup> 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](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.

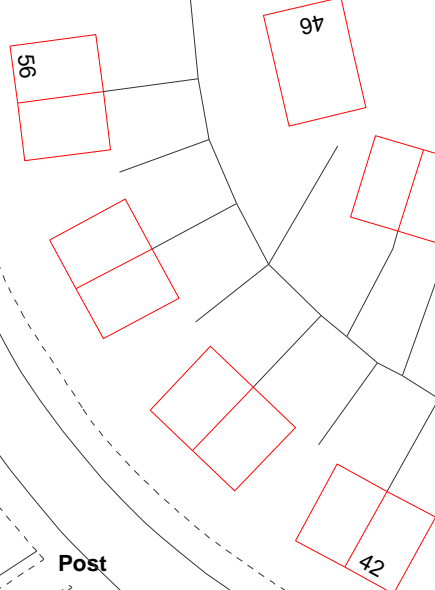
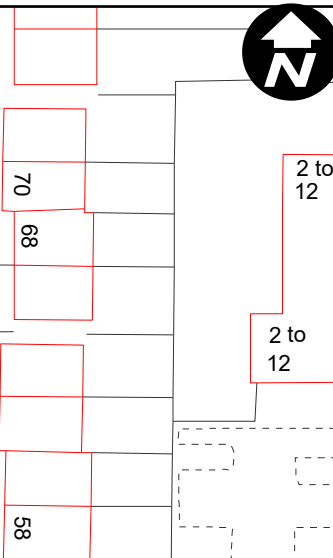
Hope this guide will help you give your views in an effective way



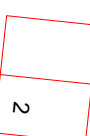
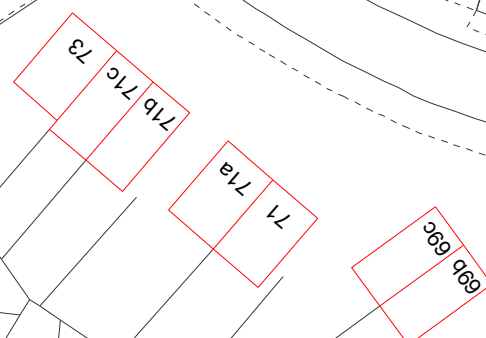
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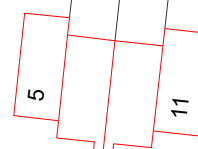


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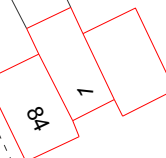


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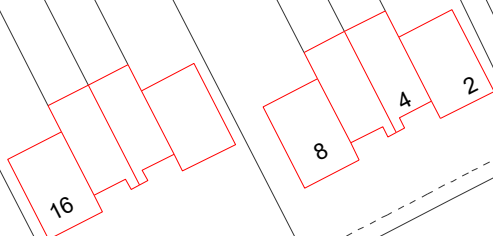
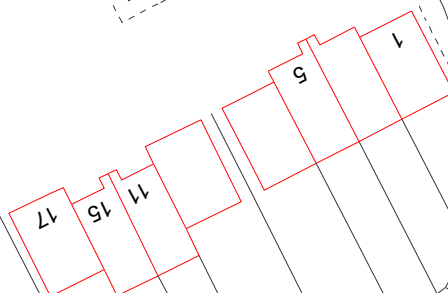
ST MARYS ROAD



Play Area



WOOD END



M AVENUE



Track

A20



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Ordnance Survey 100019428.

Co Const Bdy  
Co Const, GL Asly Const & LB Bdy

Def



Swanley Town Council

Tel No: 01732 227328  
Ask for: Street Naming & Numbering  
Email: [street.naming@sevenoaks.gov.uk](mailto:street.naming@sevenoaks.gov.uk)  
My Ref: 19/00034/NEWDEV  
Date: 26th April 2019

Dear Sir/Madam

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Land North Of St Marys Road Swanley KENT BR8 7EW

**Construction is about to commence on a development of 56 dwellings, including 1 block of 9 flats to be named Bermondsey House.**

**Please note the different postcodes.**

We can confirm the new addressing for the above development. Please see details in the table overleaf. Also attached is a plan of the development for your information.

If you have any queries then please contact us.

Yours faithfully

**Street Naming & Numbering Officer**

Site: Land North Of St Marys Road Swanley KENT BR8 7EW

Plot	New Address
Plot 1, Land North Of	47 St Marys Road Swanley KENT BR8 7BA
Plot 2, Land North Of	49 St Marys Road Swanley KENT BR8 7BA
Plot 3, Land North Of	51 St Marys Road Swanley KENT BR8 7BA
Plot 4, Land North Of	53 St Marys Road Swanley KENT BR8 7BA
Plot 5, Land North Of	3 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 6, Land North Of	2 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 7, Land North Of	1 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 8, Land North Of	6 Bermondsey House St Marys Road Swanley KENT BR8 7FQ

Plot 9, Land North Of	5 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 10, Land North Of	4 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 11, Land North Of	9 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 13, Land North Of	7 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 12, Land North Of	8 Bermondsey House St Marys Road Swanley KENT BR8 7FQ
Plot 14, Land North Of	170 St Marys Road Swanley KENT BR8 7BA
Plot 15, Land North Of	168 St Marys Road Swanley KENT BR8 7BA
Plot 16, Land North Of	166 St Marys Road Swanley KENT BR8 7BA
Plot 17, Land North Of	164 St Marys Road Swanley KENT BR8 7BA

Plot 18, Land North Of	162 St Marys Road Swanley KENT BR8 7BA
Plot 19, Land North Of	160 St Marys Road Swanley KENT BR8 7BA
Plot 20, Land North Of	158 St Marys Road Swanley KENT BR8 7BA
Plot 21, Land North Of	156 St Marys Road Swanley KENT BR8 7BA
Plot 22, Land North Of	154 St Marys Road Swanley KENT BR8 7BA
Plot 23, Land North Of	152 St Marys Road Swanley KENT BR8 7BA
Plot 24, Land North Of	150 St Marys Road Swanley KENT BR8 7BA
Plot 25, Land North Of	148 St Marys Road Swanley KENT BR8 7BA
Plot 26, Land North Of	146 St Marys Road Swanley KENT BR8 7BA



Plot 27, Land North Of	144 St Marys Road Swanley KENT BR8 7BA
Plot 28, Land North Of	142 St Marys Road Swanley KENT BR8 7BA
Plot 29, Land North Of	128 St Marys Road Swanley KENT BR8 7BA
Plot 30, Land North Of	130 St Marys Road Swanley KENT BR8 7BA
Plot 31, Land North Of	132 St Marys Road Swanley KENT BR8 7BA
Plot 32, Land North Of	134 St Marys Road Swanley KENT BR8 7BA
Plot 33, Land North Of	136 St Marys Road Swanley KENT BR8 7BA
Plot 34, Land North Of	138 St Marys Road Swanley KENT BR8 7BA
Plot 35, Land North Of	140 St Marys Road Swanley KENT BR8 7BA

Plot 36, Land North Of	122 St Marys Road Swanley KENT BR8 7BA
Plot 37, Land North Of	124 St Marys Road Swanley KENT BR8 7BA
Plot 38, Land North Of	122 St Marys Road Swanley KENT BR8 7BA
Plot 39, Land North Of	120 St Marys Road Swanley KENT BR8 7BA
Plot 40, Land North Of	118 St Marys Road Swanley KENT BR8 7BA
Plot 41, Land North Of	116 St Marys Road Swanley KENT BR8 7BA
Plot 42, Land North Of	114 St Marys Road Swanley KENT BR8 7BA
Plot 43, Land North Of	112 St Marys Road Swanley KENT BR8 7BA
Plot 44, Land North Of	110 St Marys Road Swanley KENT BR8 7BA

Plot 56, Land North Of	86 St Marys Road Swanley KENT BR8 7BA
Plot 45, Land North Of	108 St Marys Road Swanley KENT BR8 7BA
Plot 46, Land North Of	106 St Marys Road Swanley KENT BR8 7BA
Plot 47, Land North Of	104 St Marys Road Swanley KENT BR8 7BA
Plot 48, Land North Of	102 St Marys Road Swanley KENT BR8 7BA
Plot 49, Land North Of	100 St Marys Road Swanley KENT BR8 7BA
Plot 50, Land North Of	98 St Marys Road Swanley KENT BR8 7BA
Plot 51, Land North Of	96 St Marys Road Swanley KENT BR8 7BA
Plot 52, Land North Of	94 St Marys Road Swanley KENT BR8 7BA

Plot 53, Land North Of	92 St Marys Road Swanley KENT BR8 7BA
Plot 54, Land North Of	90 St Marys Road Swanley KENT BR8 7BA
Plot 55, Land North Of	88 St Marys Road Swanley KENT BR8 7BA

## Kent Minerals and Waste Local Plan

### Kent Mineral Sites Plan

### Kent Minerals and Waste Local Plan 2013-30 Early Partial Review



### Submission Statement and Availability of Submitted Documents

Town and Country Planning (Local Planning) (England) Regulations 2012, 22. (3)(a)(iv)

The Kent Mineral Sites Plan and the Early Partial Review of the Kent Minerals and Waste Local Plan were submitted to the Secretary of State on 03 May 2019 for independent examination by a Planning Inspector.

The examination will determine whether all the legal and policy requirements have been observed, and whether the Plans provide reasonable and effective planning responses to the issues identified. This will involve a review of the submitted Plans, relevant evidence and the formal representations received. The examination may involve public hearings where representors can be invited to speak if they previously made formal representations on either Plan. It should be noted that, at this stage in the plan making process, further written comments are not invited. Details of any hearings will be provided once they are confirmed.

The Plans and all other submission documents (including Sustainability Appraisal and evidence base) are available to view online on the planning policy consultation portal at [http://mylimehouse.kent.gov.uk/portal/second\\_call\\_for\\_sites\\_2016/independent\\_examination/](http://mylimehouse.kent.gov.uk/portal/second_call_for_sites_2016/independent_examination/). The portal webpage will be updated with the latest news and documents throughout the period leading up to and during the Examination, including the details of any public hearings once confirmed.

The Plans and other submitted documents can also be viewed on weekdays between the hours of 09:00 and 17:00 at Invicta House, County Hall, Maidstone, ME14 1XX. If you wish to view printed copied of these documents, please go to the County Council's reception in Sessions House, County Hall and ask the receptionist to contact the Minerals and Waste Planning Policy Team (03000 422370). Alternatively, you may telephone the team and make an appointment in advance.

The submission documents are available to view at the following Kent County Council libraries, Kent Gateways and the Kent County Council Offices during their normal opening hours:

- Broadstairs Library, Broadway, Broadstairs, CT10 2BS
- Canterbury Library 18 High Street, Canterbury CT2 2RA
- Dartford Library, Central Park, Market Street, Dartford DA1 1EU
- Dover Library, Dover Discovery Centre, Market Square, Dover CT16 1PH
- Faversham Library, Newton Road, Faversham, ME13 8DY
- Folkestone Library, 2 Grace Hill, Folkestone, CT20 1HD
- Gravesend Library, Windmill Street, Gravesend, DA12 1BE

- Hadlow Library, School Lane, Hadlow, Tonbridge, Kent, TN11 0EH
- Lenham Library, 11 The Square, Lenham, ME17 2PQ
- Lydd Library Skinner Road, Lydd, TN29 9HN
- Maidstone Library, James Whatman Way, Maidstone ME14 1LQ
- Ramsgate Library, Guildford Lawn, Ramsgate, CT11 9AY
- Sevenoaks Library, Buckhurst Lane, Sevenoaks TN13 1LQ
- Sittingbourne Library, Central Avenue, Sittingbourne, ME10 4AH
- Tonbridge Library, 1 Avebury Avenue, Tonbridge TN9 1TG
- Tunbridge Wells Library, Mount Pleasant Road, Tunbridge Wells TN1 1NS
- West Malling Library, 22 -26 High Street, West Malling ME19 6QR

## **Gateways**

- Ashford Gateway Plus, Church Road, Ashford TN23 1AS
- Dover Gateway, 69-71 Castle Street, Dover, CT16 1PD
- Eden Centre Gateway, Four Elms Road, Edenbridge TN8 6BY
- Gravesham Gateway, Civic Centre, Windmill Street DA12 1NL
- Maidstone Link, King Street, Maidstone ME15 6JQ
- Sheppey Gateway, 38-42 High Street, Sheerness TN30 6HP
- Tenterden Gateway, 2 Manor Row, High Street, Tenterden TN30 6HP
- Swanley Link, London Road, Swanley BR8 7AE
- Thanet Gateway Plus, Cecil Street, Margate CT9 1RE
- Tonbridge Gateway, Tonbridge Castle, Castle Street, Tonbridge TN9 1BG
- Tunbridge Wells Gateway, 8 Grosvenor Road, Tunbridge Wells TN1 2AB

## **Kent County Council Offices**

- Sessions House, County Hall Maidstone ME14 1XQ
- Mineral and Waste Local Plan Team, Invicta House, Maidstone ME14 1XX

Mr Stephen Nash  
Swanley Town Council  
The Civic Centre  
St Mary's Road  
Swanley  
Kent  
BR8 7BU

9<sup>th</sup> May 2019

Dear Mr Nash

## **LAND AT NORTHVIEW, SWANLEY, BR8 7BG**

On behalf of our client, Northview Willows Ltd, we hereby notify Swanley Town Council of a forthcoming outline planning application relating to the above Site for 34 dwellings to be submitted to Sevenoaks District Council. The Site is identified edged red within the attached drawing ref. A1352-01 and the draft proposed residential layout is identified in the attached drawing ref. A1352-105.

### **The Site**

The Site is within the settlement boundary of Swanley urban area, 0.5 miles to the north of the town centre and is currently undeveloped land. The Site is a flat, 'L' shape and comprises underused private land with trees and vegetation lining the boundaries to the north and east. The current habitat at the proposed site has limited value for wildlife, due to the lack of use and management in recent years. The former use of the Site was as a school playing field; however this use has been abandoned since the 1990's and the Site has since been inaccessible to the public. The Site is bound by the B road 'Northview' to the north, with residential development off Sycamore Drive to the east. Horizon Primary School playing fields are to the South of the Site and a Sure Start Children's Centre and Kent County Council Social Services to the west. Existing access to the Site can be obtained directly off Northview. The Site does not fall within Flood Zone 2 or 3 and is not protected by any site specific policies within the emerging Sevenoaks Local Plan. The site is therefore suitable to deliver some new homes at a highly sustainable location within the established urban area of Swanley.

### **The Proposal**

The proposed development will comprise the following:

- Residential development of up to 34 dwellings including;
  - 10 new family townhouses
  - One new 24 unit apartment building accommodating a mix of one and two-bedroom apartments
- Affordable Housing
- 40 car parking spaces
- Cycle storage
- Bin store for the apartment building
- One access off Northview

The proposed residential layout has been designed in response to the existing built and natural surroundings as outlined below:

- Views of the development from the surroundings are softened by retaining, where possible existing planting and trees and enhancing existing planting in other areas, whilst still allowing glimpsed views through the development;
- Retention of some of existing planting and tree line along the northern boundary;
- New landscaping on the southern boundary to avoid overlooking issues;
- Landscaped buffer zones around the children's nursery and school playing field;
- The majority of views avoiding overlooking issues;
- Built form will be set back from the kerb reflecting nearby development style.

In addition to the above Northview Willows Ltd have agreed with Sport England that mitigation for the loss of former playing fields at the site shall be provided in the form of a section 106 financial contribution of £75,000 as mitigation costs to improve Hextable Park as well as £14,337 towards sports pitch provision locally resulting from the need generated by the proposed residential development. This mitigation strategy is agreed on a without prejudice basis to the view of Northview Willows Ltd that the former playing field use at the site is abandoned, and therefore carries no planning protection as a playing field. Sport England have confirmed they will not object to the planning application where the above mitigation is provided.

### **Sustainable Development**

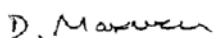
The Site is well connected in terms of public transport services at a local level and a district wide level and is well positioned for access to facilities on foot. The 233 bus service runs along Northview immediately adjacent to the Site and those wishing to travel to Sevenoaks could do so in 20 minutes from Swanley train station using the Thameslink rail service. The direct South-Eastern train service from Swanley train station takes around 33 minutes to arrive in central London at London Victoria for those wishing to travel further afield on public transport.

Development of the Site will contribute to building a strong and competitive local economy by providing new homes to meet the District's need. The proposed development will also provide local construction work for the period of the development. Development could support local facilities in Swanley without putting undue strain on facilities; supporting the regeneration ambition for Swanley of both the adopted Core Strategy and the Pre-Submission Local Plan. Prospective residents would be able to access and support a range of local facilities including public houses, shops, schools, cafes and a GP in Swanley town centre and the local leisure centre which is located within a 5 minute walk of the Site.

We consider that the proposals for the site provide a 100% affordable housing scheme through a Registered Provider. This will provide much needed affordable housing in a highly sustainable location with good access to a range of facilities and Swanley town centre. The proposal makes efficient use of a suitable and available site within the established urban area and contains a mixture of housing and flats. We intend to submit the planning application to Sevenoaks District Council towards the end of May / start of June.

We welcome your comments on the proposed scheme and look forward to engaging with you to achieve the best possible outcome for the Site and the residents of Swanley. If you have any questions or would like to discuss matters in more detail please do not hesitate to contact me.

Yours sincerely



**David Maxwell**

Planning Director

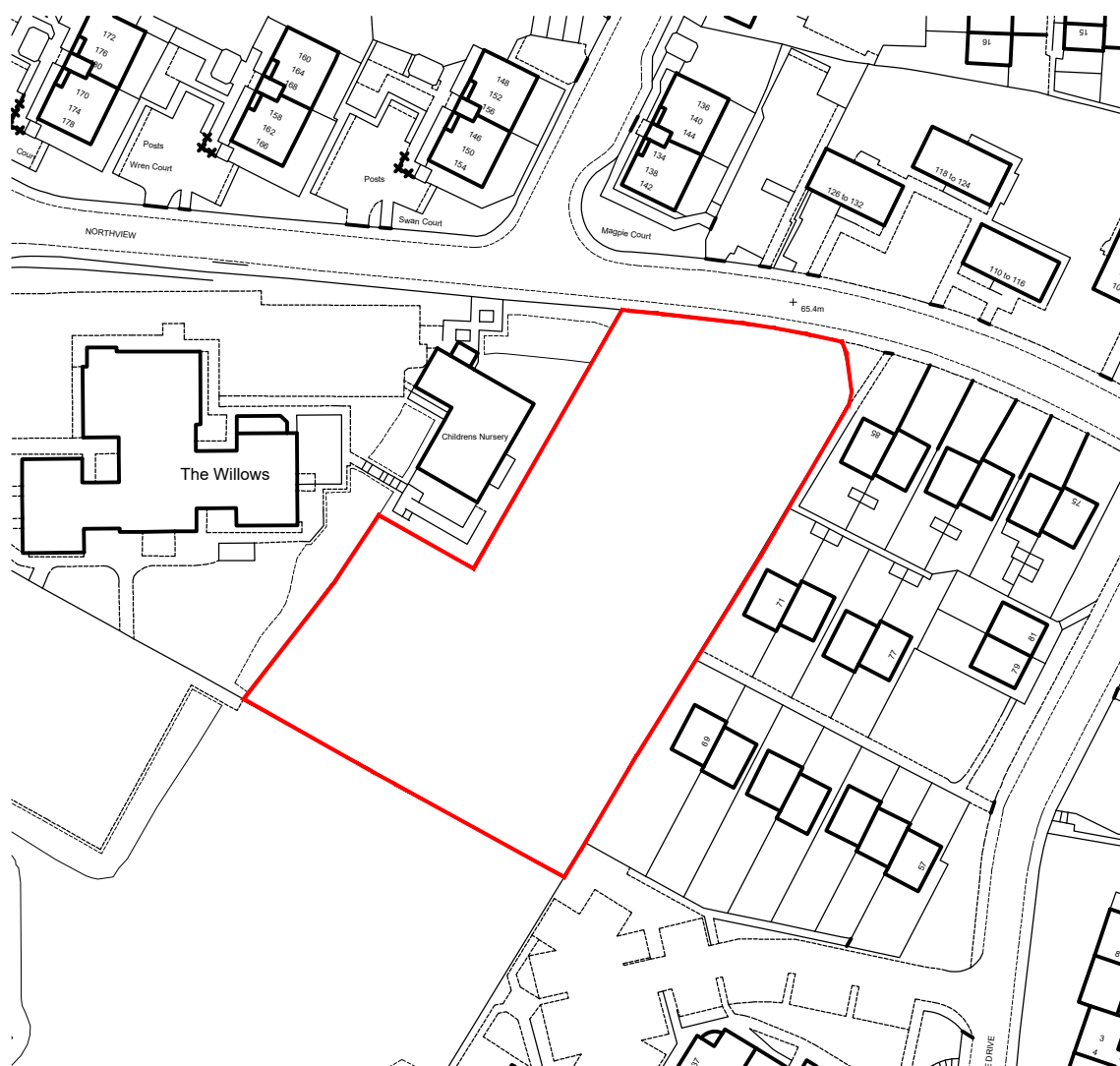
[David.Maxwell@glhearn.com](mailto:David.Maxwell@glhearn.com)

07825 399727



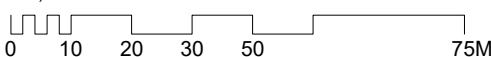


**RIBA**   
Chartered Practice



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**Proposed Residential Development**  
at: Northview, Swanley, BR8 7BG

Project Name; Drawing Name;

**Existing**  
OS Red Line Plan

A4

**Urban & Rural Ltd**  
Specialists in Bespoke Development

5 Castle Street, Canterbury, Kent, CT1 2FG 01227 272 585  
info@urbanandruralltd.co.uk www.urbandandruralltd.co.uk

NOTE;  
Do Not Scale.  
Report all discrepancies, errors and omissions.  
Verify all dimensions on site before commencing any work on site or preparing shop drawings.  
All materials, components and workmanship are to comply with the relevant British & European Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply. For all specialist work, see relevant drawings. This drawing is copyright of Urban & Rural Ltd. Urban & Rural LTD is a registered company in England and Wales with company number 9387736.

Revision;  
date note

Drawing No; A1352-01  
Revision; -  
Date; Jan 2019  
Scale; 1:1250 @ A4





Proposed Residential Development  
at: Northview, Swanley, BR8 7BG

Proposed  
Site Plan

Project Name: Drawing Name:  
A1  
Drawing No: A1352-105  
Revision: SK1  
Date: Jan 2019  
Scale: 1:500@A1  
(RIBA STAGE 1)