

# Swanley Town Council

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

Tel: 01322 665855

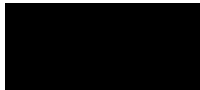
[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

27<sup>th</sup> June 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 3<sup>rd</sup> July 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 C Barnes, 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 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 19<sup>th</sup> June 2019

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

SE/19/00069/FUL – The Woodlands, Hilda May Avenue, Swanley KENT BR8 7BT  
Demolition of existing building and a proposed 75 Bed Care Home and associated landscaping and car park.

SE/19/01338/FUL – 20 Kettlewell Court, Swanley KENT BR8 7BP  
Demolition of garages to provide 4 no.2 bedroom houses.

SE/19/01339/FUL – Garages North of 40 – 48 Northview, Swanley, KENT BR8 7BQ  
Demolition of garages to provide 6 no. 1 bedroom flats

SE/19/01464/HOUSE – 2 Homefield Close, Swanley, KENT BR8 7JH  
Driveway alterations and extension to vehicular access

SE/19/01478/LDCEX – 54 Lynden Way, Swanley, KENT BR8 7DW  
Loft conversion to turn into a habitable room, with dormer to the rear elevation and two Velux windows to the front elevation

SE/19/01555/HOUSE – 33 Heathwood Gardens, Swanley, KENT BR8 7HL  
Single storey extension. Roof and fenestration alterations

SE/19/01563/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.

SE/19/01628/HOUSE – 26 Lynden Way, Swanley, KENT BR8 7DN  
Proposed two storey side extension with associated works

SE/19/01711/HOUSE – 10 Cedar Close, Swanley, KENT BR8 7HG  
Erection of a dormer at the rear and removal of chimney stacks

SE/19/01831/HOUSE – 12 Hafst Way, Swanley, KENT BR8 7WE  
Single storey rear and side extension, single story extension over existing garage, roof lights and alterations to fenestration

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

SE/19/00897/FUL – 9 Selah Drive, Swanley, KENT  
Change of use from elderly person's annexe to a separate unit of accommodation  
APPROVED – STC comment – No comment – 22/5/19

SE/19/01121/HOUSE – 50 Selah Drive, Swanley, KENT  
Demolition of existing conservatory and erection of a rear extension  
APPROVED – STC comment – No comment – 22/5/19

**DATE OF NEXT MEETING – 17<sup>th</sup> July 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