

# 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

13<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 19<sup>th</sup> June 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 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 22<sup>nd</sup> May 2019

**4. TO APPROVE THE COMMENTS MADE TO SDC DURING 3 WEEK BREAK**  
SE/19/01101/FUL – Land North of 31 Heathwood Gardens, Swanley BR8 7HL  
Erection of a new one bedroom bungalow with pitched roof

OBJECT – Over intensification of the site  
Inadequate parking for an additional dwelling

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

SE/19/01340/FUL – Garages Southeast of 17 Pear Tree Close, Swanley BR8 7US  
The development of a redundant lock up garages to provide 3 no. 2 bedroom houses, 1 no. 3 bedroom house and ancillary car parking.

SE/19/01430/HOUSE – 39 Swanley Lane, Swanley BR8 7JE  
Reconfiguration of the steeped rear garden, replacement of the existing multi levelled concrete platform with a concrete slab and extended decked area, existing shed to be replaced with a new shed, middle section of the garden to be made levelled with hand rail and extension to retaining wall with erection to fences.

SE/19/01426/HOUSE – 4 Glendale, Swanley BR8 8TB  
Part one part two storey side extension; pitched roof to porch; single storey side extension, single storey rear extension, removal of tile hanging and replacement with Grey Cementitious Board cladding to front extension.

SE/19/01491/CONVAR – Post Office, Post Office Counters Ltd, London Road, Swanley BR8 7AA  
Variation of condition no.6 of 19/00009/FUL (Change of use application of ground floor unit from A1 (retail) to D1 (Christian place of worship) and various associated community facilities) to extend the closing hours to 10.30pm on Friday and some Saturdays in order to enable it to deliver its services.

SE/19/01506/HOUSE – 52 Lullingstone Avenue, Swanley, BR8 7JW  
Loft conversion including dormer at rear; roof lights to front and hip to gable roof extension.

SE/19/01508/HOUSE – 5 Elm Cottages, Swanley Village Road, Swanley, BR8 7NS  
Demolition of existing extension. Replace with part single part double storey rear and side extension with roof lights and alterations to fenestration.

**6. DECISIONS MADE BY PLANNING AUTHORITY**

SE/19/00338/FUL - Veitchii Barn, New Barn Road, Swanley KENT  
Proposed construction of 4 no. 2 bedroom bungalows with gardens  
Application withdrawn

SE/19/00740/HOUSE – 122 Swanley Lane, Swanley KENT  
Demolition of existing garage and lean to. Single storey rear and part side extension to be constructed in place.  
APPROVED – STC comment – Comment – Work had already commenced 17/4/19

SE/18/03106/FUL – Selah House, Birchwood Road, Swanley KENT  
Subdivision of the residential plot, change of use of the existing outbuilding to a two bedroom house and the erection of a detached garage.  
APPROVED – STC comment – No comment – 30/10/18

SE/19/00827/HOUSE – 12 Cranleigh Drive, Swanley KENT  
Single storey rear extension to replace conservatory  
APPROVED – STC comment –No comment 11/4/19

SE/19/01023/HOUSE – 26 Lynden Way, Swanley KENT  
Proposed two storey side extension all associated works  
Application withdrawn

SE/19/00889/HOUSE – 9 Hotham Close, Swanley KENT  
Erection of a single storey side extension and erection of new garage to rear

APPROVED – STC comment – No comment 24/4/19

SE/19/00822/FUL – Land North West of 174 Hartdyke Road, Swanley KENT  
Demolition of existing garage and erection of a new 3 bedroom housed end of terrace dwelling house adjoining/adjacent 174 Hartdyke Road. New crossovers and parking for 174 Hartdyke Road and 23 Brook Road.

REFUSED – STC comment – No comment 24/4/19

SE/19/00549/HOUSE – Myrtle Cottage, Highlands Hill, Swanley KENT  
Single storey front extension

REFUSED – STC comment – No comment 24/4/19

SE/19/01114/HOUSE – 117 Archer Way, Swanley KENT  
New single storey extension. Demolition of shed.

APPROVED – STC comment – No comment 22/5/19

**7. DELEGATED DECISION LIST – 13.5.19 – 9.6.19**

To note the delegated decisions made by SDC planning

**DATE OF NEXT MEETING – 3<sup>rd</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

SECTION IV – DECISION MADE BY:  
THE CHIEF PLANNING OFFICER UNDER DELEGATED POWERS  
List generated by Parish from 13.05.19 to 09.06.19

*Swanley*

11 - 13 High Street Swanley KENT BR8 8AE

Approval of Details

Details pursuant to condition 7 (sustainable drainage proposal) of planning permission 17/01628/FUL.

granted

18/03106/FUL *Swanley*

Selah House Birchwood Road Swanley KENT BR8 7QA

Full Application

Subdivision of the residential plot, change of use of the existing outbuilding to a two bedroom house and the erection of a detached garage.

granted

19/00549/HOUSE *Swanley*

Myrtle Cottage Highlands Hill Swanley KENT BR8 7NA

Householder Application

Single storey front extension.

refused

19/00767/DETAIL *Swanley*

United House Goldsel Road Swanley KENT BR8 8EX

Approval of Details

Details pursuant to condition 13 (acoustic verification) of 16/00253/FUL

granted

19/00740/HOUSE *Swanley*

122 Swanley Lane Swanley KENT BR8 7LH

Householder Application

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

granted

19/00766/LDCPR *Swanley*

70 Lullingstone Avenue Swanley KENT BR8 7JW

Lawful Development Certificate Proposed

Formation of vehicle access.

granted

19/00784/LDCPR *Swanley*

88 Farm Avenue Swanley KENT BR8 7JA

Lawful Development Certificate Proposed

Formation of vehicular access

granted

19/00822/FUL *Swanley*

Land North West Of 174 Hart Dyke Road Swanley KENT BR8 7EF

Full Application

Demolition of existing garage and erection of a new 3 bedroom end terrace dwelling house adjoining/adjacent 174 Hart Dyke Road. New crossovers and parking for 174 Hart Dyke Road and 23 Brook Road.

refused

19/00827/HOUSE

*Swanley*

12 Cranleigh Drive Swanley KENT BR8 8NX

Householder Application

Single storey rear extension to replace conservatory.

granted

19/00873/HOUSE

*Swanley*

33 St Georges Road Swanley KENT BR8 8AY

Householder Application

Single storey rear extension

refused

19/00889/HOUSE

*Swanley*

9 Hotham Close Swanley KENT BR8 7UX

Householder Application

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

granted

19/00933/LDCPR

*Swanley*

88 Oliver Road Swanley KENT BR8 7EA

Lawful Development Certificate Proposed

Formation of vehicular access.

granted

19/01023/HOUSE

*Swanley*

26 Lynden Way Swanley KENT BR8 7DN

Householder Application

Proposed two storey side extension all associated works

Application Withdrawn

19/01030/PAE

*Swanley*

5 Greenacre Close Swanley KENT BR8 8HT

Prior Approval Extensions

Prior notification of a single storey rear extension which extends 5m beyond the rear wall of the original dwelling house with a maximum height of 3.75m and eaves height of 2.60m.

Prior Approval Not Required

19/01044/DETAIL

*Swanley*

Field West Of Cherry Avenue Swanley KENT

Approval of Details

Details pursuant to condition 12 (construction management plan) of planning permission

18/02235/FUL

granted

19/01080/LDCPR

*Swanley*

35 Haven Close Swanley KENT BR8 7JY

Lawful Development Certificate Proposed

Single storey rear extension

refused

19/01114/HOUSE

*Swanley*

117 Archer Way Swanley KENT BR8 7XW  
Householder Application  
New single storey extension. Demolition of shed.  
granted

19/01498/WTREE

*Swanley*

18 Strawberry Fields Swanley KENT BR8 7YF  
Works to Trees (Notification Only)  
Conifer tree to be removed.

Permission / Notification - Not Required

19/00495/FUL

*Sevenoaks Weald*

Weald Place Hubbards Hill Sevenoaks Weald KENT TN13 1TP  
Full Application

Demolition of 3No. greenhouses to be replaced with one greenhouse. Demolition of open barn to be replaced with stables and store room. Replace current stables with carriage house (open barn). The menage to be re levelled and resurfaced. Replacement of fence  
granted

19/00670/DETAIL

*Sevenoaks Weald*

Hatchlands Farm Bayleys Hill Sevenoaks Weald Kent TN14 6NA  
Approval of Details

Details pursuant to condition 7 (Surfacing of new vehicle parking areas) of planning permission 15/02900/FUL.  
granted