

# Swanley Town Council

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

Tel: 01322 665855

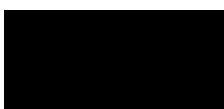
[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

11<sup>th</sup> July 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 17<sup>th</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 P Darrington, Deputy Chair Cllr G Darrington, Cllr S Andrews, Cllr L Ball, Cllr C Barnes, Cllr J Barnes, Cllr J Griffiths, Cllr M Horwood

### 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 3<sup>rd</sup> July 2019

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

SE/19/01623/HOUSE – 6 Homefield Close, Swanley, KENT BR8 7JH  
Lower the front garden for a driveway/drive in.

SE/19/01889/HOUSE- 59 Waylands, Swanley, KENT BR8 8TN  
Single storey side extension

SE/19/01650/HOUSE – 5 Lawn Close, Swanley, KENT BR8 7HJ  
Two storey side extension; single storey rear extension; rear dormer; roof lights to rear and increased dropped kerb size.

SE/19/001652/HOUSE – 3 St Georges Road, Swanley, KENT BR8 8AY  
Formation of vehicle access

SE/19/01698/FUL – 162 Lullingstone Avenue, Swanley, KENT BR8 7JR  
Subdivision of the plot and erection of detached tree bedroom dwelling

SE/19/01861/REM – Broom Hill Site, London Road, Swanley, KENT  
Reserved matters (Appearance, Landscaping, Layout, Scale) pursuant to conditions 2,5, and 12 of 14/04022/OUT for mixed use development comprising up to 61 new homes including up to 24 (40%) affordable homes, not less than 1.41 hectares of public space, not less than 0.24 hectares of retained open land with vehicular access provided from Beechenlea Lane

SE/19/01868/FUL – 20 Lavender Hill, Swanley, KENT BR8 7DH  
Erection of a dwelling to the side of the existing house including a proposed single storey rear extension to 20 Lavender Hill

SE/19/01891/FUL – 7 + 9 Lynden Way, Swanley, KENT BR8 7DN  
Existing vacant building added two and single storey rear extension to form a 4x2 bedroom flats and 2x1 bedroom flats

SE/19/01916/HOUSE – 20 Swanley Lane, KENT BR8 7JQ  
Demolition of the existing rear conservatory to facilitate the erection of a single storey rear extension.

SE/19/01952/HOUSE – 6 Selah Drive, Swanley KENT BR8 7WD  
Changes to fenestration; extension to store to side elevation.

SE/19/02008/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 the new property at the rear and 2 new parking spaces on the front driveways. New drop kerbs to highway.

SE/19/02009/HOUSE – 9 Crescent Gardens, Swanley, KENT BR8 7HE  
Single storey rear extension

SE/19/01766/OUT – Land East of Sure Start, Northview, Swanley, KENT BR8 7BG

Outline application for development of 34 dwellings comprising 10 townhouses and 24 apartments (Use Class C3) and vehicular access from Northview with some matters reserved

**5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/19/01430/HOUSE – 39 Swanley Lane, Swanley, KENT

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.

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

SE/19/01491/CONVAR – Post Office, Post Office Counters Ltd, London Road,  
Swanley, KENT

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.

REFUSED – STC comment – Object 20/6/19

**DATE OF NEXT MEETING – 4<sup>th</sup> September 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