

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

29th August 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 4th September 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.

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 17th July 2019

4. DECISIONS MADE BY SWANLEY TOWN COUNCIL DURING SUMMER BREAK

SE/19/02033/FUL – Land West of 44, Lynden Way, Swanley BR8 7DW

Demolition of shed. Erection of a new house. Extension to drop kerb with new wall and fence.

OBJECT – Area already has very limited parking and the development would add to vehicle congestion. The proposal also constitutes building over intensification

SE/19/01627/FUL – 4 Ruxton Close, Swanley BR8 7DA

Demolition of single storey rear extension and existing garage and attach new three bedroom house.

OBJECT – The proposed additional dwelling makes no provision for the necessary extra car parking facility. Also vehicle parking in this road is already at a premium with Police vehicles needing to gain access from this road to their compound.

SE/19/01496/FUL – 11-13 High Street, Swanley BR8 8AE

Proposed demolition of existing building. Erection of three storey building to provide A1 Retail at part ground floor and C3 residential accommodation 11 units at ground to second floor with a 12th Unit in attic floor space and 3 apartments to the 3rd floor.

Provision of rear undercroft.

OBJECT – This application offers severely inadequate parking which is considerably below Kent Guidelines, even for a town centre.

SE/19/01952/HOUSE – 6 Selah Drive, Swanley BR8 7WD

Changes to fenestration, extension to store to side elevation

NO COMMENT

SE/19/02109/PART18 – Network Rail, Swanley Depot, Goldsel Road, Swanley

Proposed single storey office building

NO COMMENT

SE/19/02183/HOUSE – 6 Southern Place, Swanley BR8 7BY

Single storey wraparound extension

NO COMMENT

SE/19/02192/HOUSE – 4 Pine Close, Swanley BR8 8BL

Conversion of existing loft space, rear dormer roof and roof lights in front of roof pitch.

Erection of first floor extension with alterations to fenestration.

NO COMMENT

SE/19/02268/FUL – 9 Crescent Gardens, Swanley BR8 7HE

Erection of a detached 2 bedroom bungalow at rear

OBJECT – There is no parking provision for the proposed bungalow considering its location, on road parking should not be considered. Also, there is only a very narrow access which would not be able to support entry for emergency vehicles.

5. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/19/02135/FUL – Byways, Birchwood Park Avenue, Swanley, KENT BR8 7AU

To form 33 No. Apartments, guest apartment, communal facilities, access, car parking and landscaping

SE/19/02371/HOUSE – 18 Archer Way, Swanley, KENT BR8 7XR

Proposed front first floor and two storey extensions, front canopy and alterations to fenestration

SE/19/02380/HOUSE – Ladram Bay, London Road, Swanley KENT BR8 7AW
Proposed ground floor extension, floor plan redesign and all associated works

SE/19/02387/FUL – 17 High Street, Swanley KENT BR8 8AE
Two storey rear extension, single storey side extension and conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection area

SE/19/02404/HOUSE – 6 Dale Road, Swanley, KENT BR8 7HR
Single storey side extension

SE/19/02451/HOUSE – 22 Manse Way, Swanley KENT BR8 8DD
Replace existing conservatory roof, windows and wall frames

SE/19/02450/MMA – Veitchii Barb, New Barn Road, Swanley, KENT BR8 7PW
Minor material amendment to 18/00735/FUL

6. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/01464/HOUSE – 2 Homefield Close, Swanley KENT
Driveway alterations and extension of vehicular access
APPROVED – STC Comment – No comment 3/7/19

SE/19/01563/HOUSE – 122 Swanley Lane, Swanley, KENT
Demolition of existing garage and lean to. Single storey rear and part side extension to be constructed.
APPROVED – STC Comment – No comment 3/7/19

SE/19/01652/HOUSE – 3 St Georges Road, Swanley KENT
Formation of vehicle access
APPROVED – STC Comment – No comment 17/7/19

SE/19/01831/HOUSE – 12 Harfst Way, Swanley KENT
Single storey rear and side extension, single storey extension over existing garage, rooflights and alterations to fenestration.
APPROVED – STC Comment – No comment 3/7/19

SE/19/01916/HOUSE – 20 Swanley Lane, Swanley KENT
Demolition of the existing rear conservatory to facilitate the erection of a single storey rear extension
APPROVED – STC Comment – No comment 17/7/19

SE/19/01889/HOUSE – 59 Waylands, Swanley KENT
Single storey side extension
APPROVED – STC Comment – No comment 17/7/19

SE/19/01623/HOUSE – 6 Homefield Close, Swanley KENT
Lower the front garden for a driveway/drive in
APPROVED – STC Comment – No comment 17/7/19

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

APPROVED – STC Comment – Object – Gross over intensification of site, Loss of Privacy – 17/7/19

SE/19/02009/HOUSE – 9 Crescent Gardens, Swanley KENT
Single storey rear extension
APPROVED – STC Comment – No comment 17/7/19

SE/19/01891/FUL – 7 + 9 Lynden Way, Swanley, KENT
Existing vacant building added two and single storey rear extension to form a 4x2 bedroom flats and 2x1 bedroom flats
APPROVED – STC Comment – Support 17/7/19

SE/1901628/HOUSE 26 Lynden Way, Swanley KENT
Proposed two storey extension with associated works
APPROVED – STC Comment – Object – Over intensification of site – 3/7/19

SE/19/01711/HOUSE – 10 Cedar Close, Swanley, KENT
Erection of dormer at the rear and removal of chimney stacks
APPROVED – STC Comment – No comment – 3/7/19

SE/19/01426/HOUSE – 4 Glendale, Swanley KENT
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.
APPROVED – STC Comment – No comment 20/6/19

SE/19/01506/HOUSE – 52 Lullingstone Avenue, Swanley KENT
Loft conversion including dormer at rear; rooflights to front and a hip to gable roof extension
APPROVED – STC Comment – No comment 20/6/19

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

DATE OF NEXT MEETING – 18th 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

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