

# 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

12<sup>th</sup> September 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 18<sup>th</sup> 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.

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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 4<sup>th</sup> September 2019

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

SE/19/02273/FUL – Land North of 2 Woodview Road, Swanley BR8 7ET  
Construction of two new semi-detached two bedroom dwelling.

SE/19/02499/LDCEX – College Road Nurseries, College Road, Hextable BR8 7LT  
Use of land as a commercial and wholesale/retail nursery  
(As an adjoining authority)

SE/19/02358/FUL – Land West of Swanley Park, New Barn Road, Swanley, KENT  
New sport club facilities, accessed from Leydenhatch Lane serving Club Car Park and emergency access to playing field. Associated landscaping works

SE/19/02538/FUL – Five ways Nursery, Swanley Lane, Swanley BR8 7LD  
Demolition of existing bungalow and outbuilding. Erection of a replacement single storey dwelling and detached garage.

SE/19/02477/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 the tile hanging and replacement with Grey Cementitious Board cladding to front elevation.

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

SE/19/00069/FUL – The Woodlands, Hilda May Avenue, Swanley, KENT  
Demolition of existing building and a proposed 75 Bed Care Home and associated landscaping and car park  
APPROVED – STC Comment – Support 3/7/19

SE/19/01101/FUL – Land North of 31 Heathwood Gardens, Swanley KENT  
Erection of a new one bedroom bungalow with pitched roof  
APPROVED – STC comment – Object 3/6/19  
Over intensification of site. Inadequate parking for additional parking

SE/19/02033/FUL – Land West of 44 Lynden Way, Swanley KENT  
Demolition of shed. Erection of a new house. Extension to drop kerb with new wall and fence  
APPROVED – STC comment – Object 1/8/19  
Area already has very limited parking and the development would add vehicle congestion. The proposal also constitutes building over intensification

SE/19/02109/PART18 – Network Rail, Goldsel Road, Swanley KENT  
Proposed single storey office building  
APPROVED – STC comment – No comment – 14/8/19

SE/19/01627/FUL – 4 Ruxton Close, Swanley, KENT  
APPROVED – STC comment – Object 1/8/19  
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.

## **DATE OF NEXT MEETING – 2<sup>nd</sup> October 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