

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 17th July 2019

Present: Chair 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, Cllr J Tuckfield

Also Present: Cllr J Domigan, Cllr M Foster, Cllr C Lee, Cllr V Letchford, Cllr T Searles

Officers: CEO - Steve Nash
Park Director – Ryan Hayman
Democratic Services Officer - Barbara Playfoot

Public Participation – Several residents from Beechenlea Lane raised their concerns over the Reserved matters (Appearance, Landscaping, Layout, Scale) of the Broom Hill Site plans. Their main points were:

- change in the height of the houses from the original outline plans,
- site working hours,
- access to site by construction vehicles,
- possible obstruction of Public right of way.

10741 APOLOGIES FOR ABSENCE

None

10742 DECLARATIONS OF INTEREST

None

10743 MINUTES OF THE PREVIOUS MEETING - To approve as correct the Minutes of the Meeting held on 3rd July 2019

APPROVED

DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

10744 SE/19/01623/HOUSE – 6 Homefield Close, Swanley, KENT BR8 7JH
Lower the front garden for a driveway/drive in.

NO COMMENT

10745 SE/19/01889/HOUSE- 59 Waylands, Swanley, KENT BR8 8TN
Single storey side extension

NO COMMENT

10746 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.

NO COMMENT

- 10747** SE/19/001652/HOUSE – 3 St Georges Road, Swanley, KENT BR8 8AY
Formation of vehicle access
NO COMMENT
- 10748** SE/19/01698/FUL – 162 Lullingstone Avenue, Swanley, KENT BR8 7JR
Subdivision of the plot and erection of detached three bedroom dwelling
OBJECT – Over intensification of Site
Insufficient parking
Restricted access
Land may not be owned by the applicant
- 10749** 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
OPPOSE – Height of buildings have been increased
Landscaping solutions not sufficient
Construction plan (working hours 8 – 6 Mon – Sat) unacceptable
Limited parking spaces
Loss of Right of Way
Increased traffic into the area
- 10750** 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
OBJECT – Gross over intensification of site, Loss of privacy
- 10751** 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
SUPPORT
- 10752** 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.
NO COMMENT
- SE/19/01952/HOUSE – 6 Selah Drive, Swanley KENT BR8 7WD
Changes to fenestration; extension to store to side elevation.
APPLICATION WITHDRAWN
- 10753** 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.
NO COMMENT
- 10754** SE/19/02009/HOUSE – 9 Crescent Gardens, Swanley, KENT BR8 7HE
Single storey rear extension
NO COMMENT

10755 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

**OBJECT - Over intensification of site,
Density
Insufficient parking**

10756 SE/19/01980/FUL – Land North of 1 – 7 Conifer Way, Swanley, KENT BR8 7UE
Erection of 3no. 3 bedroom dwelling houses with improved children's playground facilities

The CEO gave dispensation to all Cllrs to speak on this application

NO COMMENT

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 – 4th September 2019

Meeting closed at 20.36

If you would like further information on any of the agenda items, please contact Mr Steve Nash, on 01322 665855 or snash@swanleytowncouncil.gov.uk

Committee Members:

Chairman Cllr P Darrington, Cllr S Andrews, Cllr L Ball, Cllr C Barnes, Cllr J Barnes, Cllr G Darrington, Cllr J Griffiths, Cllr M Horwood