

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

10th October 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 16th October 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

Members 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 2nd October 2019

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

DC/17/01564/RECON – Bournemouth Sand & Gravel, Swanley Bypass BR8 7FL
Variation of Condition 1 of planning permission ref. 10/00657/VAR (allowed at appeal under PINS ref. APP/G5180/A/11/2145860) to permit continued extraction of Thanet Sand until 31st March 2020 and restoration and recontouring with insert waste until 14th January 2021, with associated access, buildings and structures to remain until 14th January 2021.

Adjoining authority London Borough of Bromley

SE/19/02815/ADJ – Landscape Centre, Birchwood Road, Wilmington BR8 7PS
Construction of an earth bund

Adjoining authority Dartford Borough Council

SE/19/02639/FUL – Swanley Park Café, New Barn Road, Swanley, BR8 7PW
The works will involve converting the existing storage to a play area while incorporating mezzanine floor. The works also entails converting the existing annexe to a cafeteria. The change will be from class B8 (storage) to class D1 (non residential institution)

SE/19/02685/HOUSE – 2, Mayes Close, Swanley, BR8 8DJ
First floor side extension

SE/19/02615/FUL – 25 & 27 St Marys Road, Swanley BR8 7BA
Conversion of garage to habitable space and first floor side extension to both houses.

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

Amended transport assessment received – STC Comments – 20/6/19

Over intensification of Site

Lack of parking

Height against existing properties.

West Kent Housing claim that the garages are disused this is not the case. Residents have asked to rent the unoccupied garages but have been refused also, residents use the area to park cars as there is inadequate on street parking locally.

SE/19/01338/FUL – 20 Kettlewell Court, Swanley BR8 7BP

Demolition of garages to provide 4 no.2 bedroom houses

Amended transport assessment received – STC Comments – 3/7/19

Loss of Light

Loss of amenities

No close access for emergency services (60 metres away)

Loss of privacy

Reduced parking in an area where there is already insufficient

Restricted access to Swanley Park

Restricted disabled access

Over intensification of site

Should permission is granted, West Kent Housing to present a traffic management plan to cover both contractors and residents for the duration of the site development. The Design and Access Statement incorrectly states 'Former disused lock up garages.' These are in sound condition.

SE/19/01339/FUL – Garages North of 40-48 Northview, Swanley BR8 7BQ

Demolition of garages to provide 6 no. 1 bedroom flats

Amended transport assessment received – STC Comments – 3/7/19

Loss of Light

Loss of amenities

No close access for emergency services (60 metres away)

Loss of privacy

Reduced parking in an area where there is already insufficient
Restricted access to Swanley Park
Restricted disabled access
Over intensification of site

Should permission is granted, West Kent Housing to present a traffic management plan to cover both contractors and residents for the duration of the site development. The Design and Access Statement incorrectly states 'Former disused lock up garages.' These are in sound condition.

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/01952/HOUSE- 6, Selah Drive, Swanley, KENT
Changes to fenestration; extension to store to side extension
APPROVED – STC Comment – No Comment 14/8/19

SE/19/01650/HOUSE – 5 Lawn Close, Swanley, KENT
Two storey side/front extension; single storey rear extension; rear dormer; roof lights to rear and increased dropped kerb size
APPEOVED – STC Comment – No Comment 17/7/19

SE/19/01766/OUT – Land East of Sure Start, Northview, Swanley, KENT
Outline application for development of 34 dwellings comprising 10 town houses and 24 apartments (Use Class C3) and new vehicular access to Northview with some matters reserved
REFUSED – STC Comment – Object 25/7/19
Over intensification of Site
Insufficient parking
Mature Oak trees (TPO)
Public open space

SE/19/02371/HOUSE – 18 Archer Way, Swanley, KENT
Proposed front first floor and two storey extensions, front canopy and alterations to fenestration.
APPROVED – STC Comment – Comment – subject to retaining 2 parking bays 4/9/19

SE/19/02380/HOUSE – Ladram Bay, London Road, Swanley, KENT
Proposed ground floor extension, floor plan redesign and all associated works
APPROVED – STC Comment – No Comment 4/9/19

SE/19/02404/HOUSE – 6 Dale Road, Swanley, KENT
Single storey side extension
APPROVED – STC Comment – No Comment 4/9/19

DATE OF NEXT MEETING – 6th November 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