

# 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

28<sup>th</sup> November 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 4<sup>th</sup> December 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

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 20<sup>th</sup> November 2019 and 27<sup>th</sup> November 2019.

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

SE/19/03107/HOUSE – 11 Greenside, Swanley BR8 7ER  
Demolition of garage. Erection of ground floor side /rear extension and front porch

SE/19/03215/FUL – Unit 4 Park Road Industrial Estate, Park Road, Swanley BR8 8AH  
Installation of extraction equipment following provision of spray booth within the building

SE/19/03197/HOUSE – 3 Old Farm Gardens, Swanley BR8 7JD  
Demolition of existing garage and erection of a single storey side extension.

SE/19/03253/HOUSE – 6 St Lukes Cottages, London Road, Swanley BR8 7AS  
Part one and two storey rear extension.

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

SE/19/02639/FUL – Swanley Park Café, New Barn Road, Swanley KENT  
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  
APPROVED – STC Comment – Support – In favour of the proposed improvements  
16/10/19

SE/19/02685/HOUSE – 2 Mayes Close, Swanley KENT  
First floor side extension  
APPROVED – STC Comment – No Comment – 16/10/19

SE/19/02538/FUL – Five Ways Nursery, Swanley Lane, Swanley KENT  
Demolition of existing bungalow and outbuilding. Erection of a replacement single storey dwelling and detached garage.  
APPROVED – STC Comment – No Comment – 18/9/19

#### **6. APPEALS – For Information**

SE/18/03734/FUL – Land to the South West of 40 Greenacre Close, Swanley BR8 8HT  
Proposed one bedroom new build bungalow with amenity space and garage for one parking space  
STC Comment – Object – Reduction of Site – 20/3/19  
Loss of amenities  
Out of Keeping  
Lack of access

**DATE OF NEXT MEETING – 8<sup>th</sup> January 2020**

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