

# 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

14<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 20<sup>th</sup> November 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 6<sup>th</sup> November 2019

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

SE/19/02951/HYB – White Oak Leisure Centre, Hilda May Avenue, Swanley BR8 7BT  
Hybrid application comprising, in outline: residential development of between 35 and 40 residential units – residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be either 2 or 3 storey high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park.

SE/19/03028/OUT – Land Adj to 1 St Marys Road, Swanley, BR8 7BU  
Outline application for erection of a single dwelling with all matters reserved

SE/19/03012/HOUSE – 5 High Firs, Swanley, BR8 8NS  
Part single part two storey rear extension and garage conversion

SE/19/03032/HOUSE – 28, Cedar Road, Swanley BR8 7HQ  
Second storey extension over existing ground floor to side and rear

SE/19/02716/FUL – Asda Stores, London Road, Swanley, BR8 7UN  
Installation of kitchen extract and 1 no. Kitchen supply AHU with 2 no. associated condensers, 2 no. Freezer/Chiller condensers, 1 no. condenser for the managers room and 1 no. ABS drinks machine condenser with associated new duct work

SE/19/02561/FUL – Tweed Hill Farm, Park Lane, Swanley Village BR8 8DT  
Conversion of outbuilding to create a two storey three bedroom dwelling

SE/19/03118/HOUSE – 37 Cedar Close, Swanley BR8 7HQ  
First floor side extension and single story rear extension with rooflight and alterations to fenestration.

SE/19/03108/HOUSE – 30 Charnock, Swanley, BR8 8NL  
Erection of a single storey rear extension with Lantern

SE/19/01339/FUL – Garages North of 40-48 Northview, Swanley BR8 7BQ  
Demolition of garages to provide 6 no. 1 bedroom flats  
Amended site layout plan received – previous comments will be considered any further comments?

STC Comments – 16/10/19

Severe parking issues

Excessively cramped housing development

No consideration of the existing residents

Severely restricted emergency vehicles access

Residents will have to carry refuse 65 metres to a collection point

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

SE/19/02701/HOUSE- 13 Greenacre Close, Swanley, KENT  
Part single, part 2 storey front extension & part single, part 2 storey rear extension with rooflights.

REFUSED – STC Comment – Object – 2/10/19

Over intensification of site

Loss of amenities

SE/19/02770/LDCEX – 30 Charnock, Swanley, KENT

Single storey rear extension (Breach of approved application 18/02044/PAE over max height initially agreed)

WITHDRAWN

SE/19/02453/CONVAR – Café at the Grove, Swanley, KENT

Variation of condition 5 of 09/02637/FUL – A PVC purpose built room to serve food to Units 1 – 9 + extract duct. Wall and gates at entrance of the site to change the opening hours.

REFUSED – STC Comment – Object – 2/10/19

Noise, smells & disturbance

Adequacy of parking

Traffic generation

Highway safety

SE/19/02591/FUL – Swanley Telephone Exchange, London Road, Swanley, KENT

Replacement of a window on the ground floor of the NW elevation with an aluminium acoustic louvre.

APPROVED – STC Comment - No Objection –2/10/19

SE/19/02592/HOUSE - 6 Edwards Gardens, Swanley, KENT

Conversion of integral garage into habitable space

APPROVED – STC Comment – No Comment – 2/10/19

## **6. NETWORK RAIL VEGETATION CLEARANCE**

To note the planned essential improvement work to trees and vegetation between Swanley and Rochester

**DATE OF NEXT MEETING – 4<sup>th</sup> December 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



Railway Neighbour

Contacts and Communities  
3<sup>rd</sup> Floor James Forbes House  
27 Great Suffolk Street  
London  
SE1 0NS

Tel: (24hr) 03457 11 41 41

**05<sup>th</sup> November 2019**

**Our ref: WD/Vegetation/NC/Coombes/VIR**

Dear Neighbour,

**TREE AND VEGETATION MANAGEMENT – Swanley to Rochester**

I am writing to inform you that Network Rail is required to undertake essential improvement works near your property. These works are part of our Railway Upgrade Plan to deliver a better railway for Britain.

We are very aware of the impact that removing trees and vegetation can have on local communities and we know that this can come as something of a shock for people who have become accustomed to lines of trees or hedges near their homes or work places.

Good vegetation management on our property is a key part of **running a safe, reliable railway** and is completed under the guidelines set out by the Office of Road and Rail therefore, for the safety of our passengers and employees we have no option but to take action to reduce the risk posed to the railway.

As part of our tree and vegetation management programme we will be clearing a 7-metre-wide corridor on either side of the track on our land. However, depending on the height of the embankment/cutting it could be to our boundary fence where the embankment/cuttings are 7m high and possibly further in areas where trains are known to accelerate and brake, or to improve visibility of our level crossings and foot crossings.

We will also be removing any dangerous trees and plants along the side of the railway which may be out of the 7-metre-wide corridor, prioritising areas that pose a significant safety risk or are likely to cause delays to passenger journeys. These areas will be assessed on a case-by-case basis.

**Works will be undertaken between the issue of this letter and March 2020. Working times will be from 08:00hrs to 17:00hrs each day Monday to Friday which will include and various weekends.**

Trains can collide with fallen trees or large branches which can block or close lines causing delays for millions of passengers. Lineside vegetation can obscure signals, get blown onto the tracks, or grow to an extent where staff do not have a safe place to wait whilst trains pass. In addition, everyone remembers the old jokes about leaves on the line, but in fact they are a serious safety problem that causes trains to run late and in some circumstances affect trains so badly that they cannot run at all.

For more information on how we manage the vegetation on our land please visit [www.networkrail.co.uk/vegetation](http://www.networkrail.co.uk/vegetation) and [www.networkrail.co.uk/trees](http://www.networkrail.co.uk/trees)

Before work starts, Network Rail or its representatives will carry out an ecological survey to identify any protected species. If any species are identified appropriate methods of working will then be put into place.

To undertake this work, we will use a variety of equipment that can include chainsaws, flail machines, chipping machines or handsaws. Where suitable, logs and branches will either be left to create a safe habitat for wildlife; chipped and spread evenly; or will be completely removed from site.

We understand the effect our activities may have on the local community and we can assure you that our team is familiar with working in close proximity to residents and on schemes of this nature. We will endeavour to keep any noise to an absolute minimum; however, some disturbance may be unavoidable due to the nature of the work.

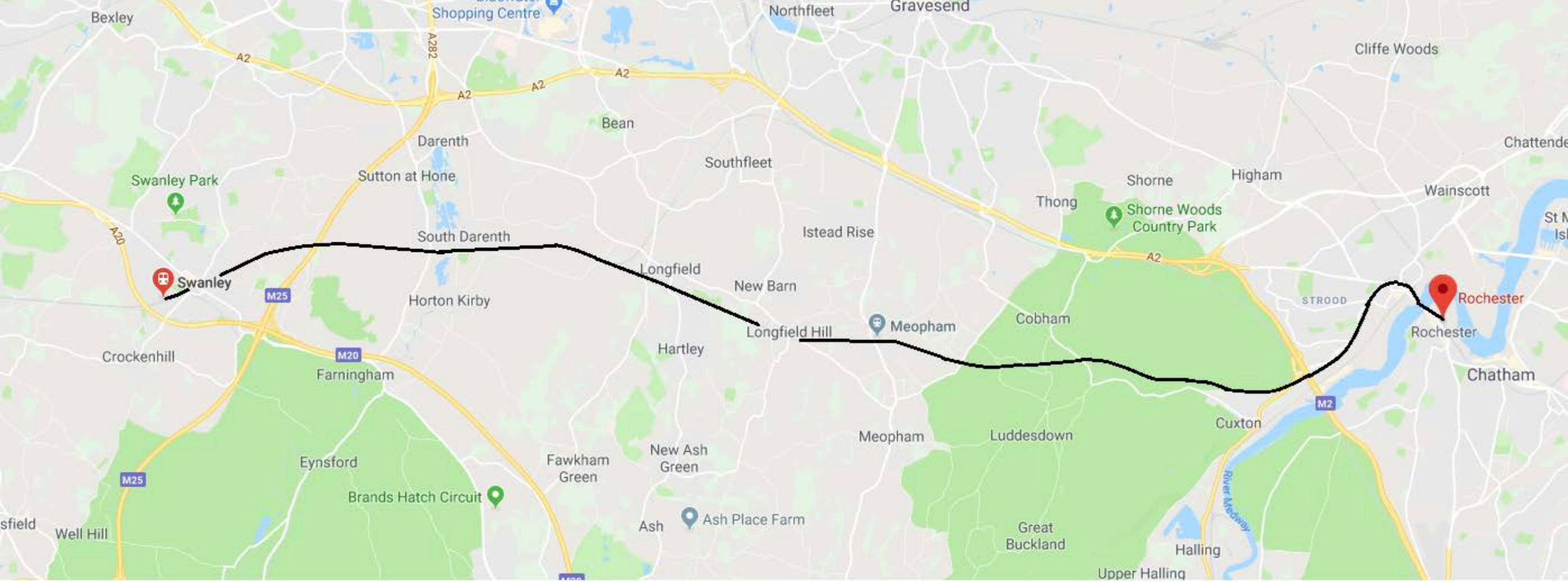
Safety is our number one priority and for this reason work of this type may be carried out while trains are not in operation. Under our licence conditions we are contractually obliged to work, whenever possible, during the night and at weekends.

I hope this information is helpful and we apologise for any inconvenience these essential works may cause. However, if you have any additional questions or concerns, please visit [www.networkrail.co.uk](http://www.networkrail.co.uk) or telephone our **24-Hour National Helpline on 03457 11 41 41**.

Yours faithfully



Paula Williams  
Community Relations – South East Route



Bexley

A282

A2

A2

A2

A2

Darent

Sutton at Hone

Swanley Park

Southfleet

Northfleet

Gravesend

Cliffe Woods

South Darent

Istead Rise

Thong

Shorne Woods Country Park

Higham

Wainscott

Chattende

Swanley

M25

Horton Kirby

Longfield

New Barn

Meopham

Cobham

STROOD

Rochester

Rochester

Chatham

Crockenhill

Farningham

M20

Hartley

Longfield Hill

Luddesdown

Cuxton

M2

Eynsford

Brands Hatch Circuit

Fawkham Green

New Ash Green

Ash Place Farm

Meopham

Great Buckland

Halling

Upper Halling

River Medway

sfield

Well Hill

M25