

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 16th October 2019

Present: Chair Cllr P Darrington Cllr L Ball, Cllr G Darrington, Cllr J Griffiths

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

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

Public Participation – A resident from Kettlewell Court explained that the recent amended transport assessment had been carried out over a 24 hour period which included a Saturday when the movement of vehicles in the garage area were at their minimum and had not included Northview where a vast majority of parking problems can occur. The resident went on to say that Pear Tree Close which was also included in the assessment was at least 0.5 miles way from Kettlewell Court and 40-48 Northview so this would not be valid. They went on to reiterate the observations which had been considered when it came before Development Control in July 2019.

Cllr P Darrington said that further objections should be sent to SDC and suggested that STC meet with interested residents if necessary prior to SDC planning meeting. Cllr Darrington and Cllr Ball pointed out that KCC Highways had no objections however, the Public Right of Way Board had major concerns with the encroachment on a public right of way by Kettlewell Court if the development was to go ahead.

10809 APOLOGIES FOR ABSENCE

Cllr S Andrews, Cllr C Barnes, Cllr J Barnes, Cllr M Horwood

10810 DECLARATIONS OF INTEREST

None

10811 MINUTES OF THE PREVIOUS MEETING - To approve as correct the Minutes of the Meeting held on 2nd October 2019

APPROVED

DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

10812 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 inert waste until 14th January 2021, with associated access, buildings and structures to remain until 14th January 2021.

Adjoining authority London Borough of Bromley
NO COMMENT

10813 SE/19/02815/ADJ – Landscape Centre, Birchwood Road, Wilmington BR8 7PS
Construction of an earth bund
Adjoining authority Dartford Borough Council
NO COMMENT

10814 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)
SUPPORT – In favour of the proposed improvements

10815 SE/19/02685/HOUSE – 2, Mayes Close, Swanley, BR8 8DJ
First floor side extension
NO COMMENT

10816 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.
NO COMMENT

10817 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.
OBJECT –Severe parking issues
Excessively cramped housing development
Loss of amenities

10818 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 be 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.
OBJECT - Severe parking issues

Excessively cramped housing development
No consideration of the existing residents
Not wheelchair friendly
Severely restricted emergency vehicles access
Residents will have to carry refuse 65 metres to a collection point
Encroachment on Public right of way

10819 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 be 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.

OBJECT - 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

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

APPROVED – 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

Meeting closed at 19.50

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

Signed:

Date:

Cllr P Darrington