

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 20th November 2019

Present: Cllr P Darrington (Chair), Cllr G Darrington (Deputy Chair), Cllr L Ball, Cllr C Barnes, Cllr J Barnes, Cllr J Griffiths

Also Present: Cllr J Domigan, Cllr C Lee, Cllr V Letchford, Cllr T Searles, Cllr A Skipper

Officers: CEO - Steve Nash
RFO – Steve Innes
Democratic Services Officer – Barbara Playfoot

Public Participation – A resident from Kettlewell Court spoke about SE/19/01339/FUL, Garages North of 40-48 Northview. He referred to the amended site layout plan and how it had increased the number of parking spaces from 9 to 12, by doing this it has narrowed the pathway further, moved the rubbish store and removed the cycle store. This now means that the rubbish has to be carried 20 metres to the roadway. The narrow pathway will be fitted with a lock making it difficult for emergency services to access the residents if required.

10839 APOLOGIES FOR ABSENCE

Cllr S Andrews, Cllr M Horwood

10840 DECLARATIONS OF INTEREST

Cllr C Barnes – SE/19/02716/FUL

10841 MINUTES OF THE PREVIOUS MEETING - To approve as correct the Minutes of the Meeting held on 6th November 2019

APPROVED

DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

10842 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.

An extra meeting of Development Control to be arranged for Wednesday 27th November 2019 to discuss the White Oak Leisure Centre hybrid application.

10843 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

NO COMMENT

10844 SE/19/03012/HOUSE – 5 High Firs, Swanley, BR8 8NS

Part single part two storey rear extension and garage conversion

NO COMMENT

10845 SE/19/03032/HOUSE – 28, Cedar Road, Swanley BR8 7HQ

Second storey extension over existing ground floor to side and rear

NO COMMENT

10846 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

NO COMMENT

10847 SE/19/02561/FUL – Tweed Hill Farm, Park Lane, Swanley Village BR8 8DT

Conversion of outbuilding to create a two storey three bedroom dwelling

SUPPORT

10848 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.

NO COMMENT

10849 SE/19/03108/HOUSE – 30 Charnock, Swanley, BR8 8NL

Erection of a single storey rear extension with Lantern

NO COMMENT

10850 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

Cllr Ball read out part of a letter from KCC Highways which stated that there had not been sufficient thought provided on the traffic plan for the area

STRONGLY OBJECT – original objection remain unchanged

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 – 2/10/9

NETWORK RAIL VEGETATION CLEARANCE

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

The work to be carried out on the trees and vegetation was noted

DATE OF NEXT MEETING – 4th December 2019

Meeting closed at 19.52

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