

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

2nd January 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 8th January 2020 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 4th December 2019

4. DECISIONS MADE DURING THE CHRISTMAS BREAK

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

Demolition of garages to provide 4 no. 2 bedroom houses

Further information relating to parking surveys received

Comment 20/11/19

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

No further comment submitted 18/12/19

SE/19/01339/FUL – 40 – 48 Northview, Swanley, BR8 7BQ

Demolition of garages to provide 6 no. 1 bedroom flats

Further information relating to parking surveys received

Comment 20/11/19

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

No further comment submitted 18/12/19

SE/19/01340/FUL - Garages Southeast of 17 Pear Tree Close,
Swanley BR8 7US

The development of a redundant lock up garages to provide 3 no. 2 bedroom houses, 1 no. 3 bedroom house and ancillary car parking.

Further information relating to parking surveys received

Comment 20/11/19

Severe parking issues

Excessively cramped housing development

Loss of amenities

No further comment submitted 18/12/19

SE/19/02268/FUL – 9 Crescent Gardens, Swanley, BR8 7HE

Erection of a detached 2 bedroom bungalow at rear

A amended site plan had been submitted and received

Comment 27/8/19

There is no parking provision for the proposed bungalow considering its location, on road parking should not be considered. Also, there is only a very narrow access which would not be able to support entry for emergency vehicles

No further comment submitted 18/12/19

SE/19/03161/FUL – 9 Erica Court, Swanley BR8 8JA

Alteration of rear first floor window, to double glazed doors opening inward.

Construction of a Juliette balcony

NO COMMENT

5. 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.

Further paperwork has been received:

Air quality assessment; the structural engineer's response on surface water drainage: revised elevations showing new lobby design to the main building; revised landscaping/site plan showing trees on the northern boundary being retained, with the proposed residential layout amended to avoid root protection zones; rational behind sports hall provision.

SE/19/03422/HOUSE – 71 Glendale, Swanley BR8 8TP
First floor side extension

6. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/02892/FUL – Telecommunications Station North of 132 Swanley Lane, Swanley
The replacement of a 12.5m Hutchinson T Range for a 15m Hutchinson S Range Dual stack column with 6 no. antennas, 3 equipment cabinets and ancillary development.

APPROVED – STC Comment – Object 6/11/19

Design, appearance and visual impact would not be in keeping with a residential area
No assurance given that there would not be adverse effects upon residents' health, particularly young children

The siting of the cabinets would be seriously detrimental to the visual attractiveness of the existing footway. Additionally, they would preclude natural surveillance and would conflict with the necessary safe pedestrian movement due to tunnelling within the vicinity of the site.

New Cabinets would be excessively close to the highway, posing a potential road safety issue.

SE/19/02472/FUL – 3 St Marys Road, Swanley

Erection of a new build 2 bedroom house

APPROVED – STC COMMENT – SUPPORT 6/11/19

Providing:

Bio-diversity survey is carried out,

Electrical charging unit is installed

Complimentary landscaping is carried out

SE/19/03012/HOUSE – 5 High Firs, Swanley

Part single part two storey rear extension and garage conversion

APPROVED – STC COMMENT – No comment 20/11/19

SE/19/03032/HOUSE – 28 Cedar Close, Swanley

Second storey extension over existing ground floor to side and rear

APPROVED – STC Comment – No comment 20/11/19

SE/19/02450/MMA – Veitchii Barn, New Barn Road, Swanley

Minor Material amendment to 18/00735/FUL

APPROVED – STC Comment – No comment – 4/9/19

SE/19/03118/HOUSE – 37 Cedar Close, Swanley

First floor side extension and single storey rear extension with roof light and alterations to fenestration.

APPROVED – STC Comment – No Comment – 20/11/19

SE/19/03028/OUT – Land Adj to 1 St Marys Road, Swanley

Outline application for erection of a single detached dwelling with all matters reserved

APPROVED – STC Comment – No Comment 20/11/19

SE/19/02716/FUL – Asda Stores, London Road, Swanley

APPROVED – STC Comment – No Comment 20/11/19

SE/19/02268/FUL – 9 Crescent Gardens, Swanley, BR8 7HE

Erection of a detached 2 bedroom bungalow at rear

A amended site plan had been submitted and received

APPROVED – STC Comment – Object 27/8/19

There is no parking provision for the proposed bungalow considering its location, on road parking should not be considered. Also, there is only a very narrow access which would not be able to support entry for emergency vehicles

DATE OF NEXT MEETING – 22nd January 2020

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

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