

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

16th January 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 22nd 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 8th January 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/19/03305/FUL – 2 Ruxton Close, Swanley BR8 7DA
Demolition of existing garage single storey side extension and attach new three bedroom garage

SE/19/03470/HOUSE – 25 Crescent Gardens, Swanley BR8 7HE
Demolition of existing rear, to allow for the erection of a part single part two storey rear and side extension. Alterations to roof including new roof lights. Partial demolition to garage to the front and single storey extension to the rear with alterations to fenestration.

SE/19/03543/FUL – Former Council Offices 27 – 37 High Street, Swanley BR8 8AE
Demolition and redevelopment of 27 – 37 High Street, Swanley to provide 17 new homes for private sale and business hub(B1) in a new building of three storeys. Provision of car parking bays to the rear of the site, cycle parking, communal garden, landscaping and associated works.

SE/19/03544/TELNOT – Horizon House, Azalea Drive, Swanley
The decommission and removal of 3no support poles accommodating 6no antennas and the installation of 3no roofpods, each accommodating 4no antenna apertures (12no total), plus new steelwork to accommodate 2no transmission dishes (relocated from existing rooftop installation) and 2no new transmission dishes. An internal upgrade will also be undertaken within the existing equipment cabin and ancillary development thereto

SE/19/03564/HOUSE – 2 Hogs Orchard, Swanley BR8 7WX
Conversion of existing integral garage to habitable room.

SE/20/00037/FUL – Land East of 40 Alder Way, Swanley
Erection of 18no. 2 and 3 bedroom dwellings with new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way.

SE/20 00066/HOUSE – 1 Pine Close, Swanley BR8 8BL
Single storey rear extension

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/02561/FUL – Tweed hill Farm. Park Lane, Swanley Village
Conversion of outbuilding to create a two storey tree bedroom dwelling
APPROVED – STC Comment – Support 20/11/19

SE/19/03215/FUL – Unit 4, Park Road Industrial Estate, Park Road, Swanley
Installation of extraction equipment following provision of a spray booth within the building
APPROVED – STC Comment – No Comment 4/12/19

SE/19/03108/HOUSE – 30 Charnock, Swanley
Erection of a single storey rear extension with lantern
APPROVED – STC Comment – No Comment 20/11/19

SE/19/03107/HOUSE – 11 Greenside, Swanley
Demolition of garage. Erection of ground floor side/rear extension and front porch
APPROVED – STC Comment – No Comment 4/12/19

SE/19/03197/HOUSE – 3 Old Farm Gardens, Swanley
Demolition of existing garage and erection of a single storey side extension
APPROVED – STC Comment – No Comment 4/12/19

SE/19/02499/LDCEX – College Road Nurseries, College Road, Hextable
Use of land as a commercial and wholesale/retail nursery
REFUSED – STC Comment – No Comment 18/9/19

DATE OF NEXT MEETING – 5th February 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