

# 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

### MINUTES

Wednesday 8<sup>th</sup> January 2020

**Present:** Cllr P Darrington (Chair), Cllr G Darrington (Deputy Chair), Cllr S Andrews, Cllr L Ball, Cllr J Barnes, Cllr J Griffiths, Cllr M Horwood

**Also Present:** Cllr J Domigan, Cllr L Dyball, Cllr M Foster, Cllr C Lee, Cllr V Letchford, Cllr T Searles

**Officers:** CEO - Steve Nash  
Civic Manager – Toni Roast  
Democratic Services Officer – Barbara Playfoot

**Public Participation – None**

#### 10872 APOLOGIES FOR ABSENCE

Cllr C Barnes

#### 10873 DECLARATIONS OF INTEREST

None

#### 10874 MINUTES OF THE PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on 4<sup>th</sup> December 2019

**APPROVED**

#### 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**  
**PREVIOUS DECISIONS APPROVED**

**DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL**

**10875** 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.  
**OBJECT – As per original objection 27/11/19 with added comment - There  
should not be any on street parking in Hilda May Avenue**

**10876** SE/19/03422/HOUSE – 71 Glendale, Swanley BR8 8TP  
First floor side extension

**OBJECT – Over intensification of site, build imposing on the street scene**

**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 – 22<sup>nd</sup> January 2020**

**Meeting closed at 20.37**

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](mailto:snash@swanleytowncouncil.gov.uk)

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