

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

27th February 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 4th March 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 19th February 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/19/03311/FUL – The Former Convent of Mercy, 2 Sycamore Drive, Swanley
BR8 7AY

Change of use of a former convent to provide nine residential units (6 no.1 bed. 2 no. 2 bed and no. 3 bed)

SE/20/00328/HOUSE – 11 Leechcroft Avenue, Swanley BR8 8AP

Loft conversion to habitable space with a rear dormer and roof lights

SE/20/00341/HOUSE – 128 Pinks Hill, Swanley, BR8 8NW

Demolition of garage and side extension. Proposed ground floor front, side and rear extension.

SE/20/00431/FUL – Land East of 46 Lynden Way, Swanley, BR8 7DW

Demolition of out building. Erection of a two storey side extension to the existing house to provide a new 4-bed family dwelling house. Extension to vehicle access.

SE/20/00490/HOUSE – 51 The Spinney, Swanley BR8 7YB

Removal of existing front door and canopy, erection of a front porch.

SE/20/00457/PART18 – Bridge over Railway Bridge, Beechenlea Lane, Swanley

Replacement of bridge

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/03564/HOUSE – 2 Hogs Orchard, Swanley KENT

Conversion of existing integral garage to habitable room

APPROVED – STC Comment – No Comment - 22/1/20

SE/19/02951/HYB – White Oak Leisure Centre, Hilda May Avenue, Swanley

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.

APPROVED – STC Comment – Object - 5/12/19 & 8/1/20

SE/19/03544/TELNOT – Horizon House, Azalea Drive, Swanley KENT

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

APPROVED – STC Comment – Object - 22/1/20

Visual impact of roof area

Over development of existing telecom area

DATE OF NEXT MEETING – 18th March 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