

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

30th January 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 5th February 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 22nd January 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/20/00042/HOUSE – 10 Highcroft Cottages, London Road, Swanley BR8 8DB
Formation of vehicular access

SE/20/00043/HOUSE – 9 Highcroft Cottages, London Road, Swanley BR8 8DB
Formation of vehicular access

SE/20/00168/FUL – Land West of Caistor Cottage, London Road, Swanley BR8 8BY
Erection of new dwelling

SE/20/00152/HOUSE -29 Philip Avenue, Swanley BR8 8HQ
Ground floor rear and part side extension

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/19/03253/HOUSE – 6 St Lukes Cottages, London Road, Swanley, KENT
Part one and two storey rear extension
APPROVED – STC Comment – No Comment 4/12/19

SE/19/03161/FUL – 9 Erica Court, Swanley, KENT
Alteration of rear first floor window, to double glazed doors opening inward.
Construction of a Juliette balcony
APPROVED – STC Comment – No Comment 17/12/19

SE/19/01496/FUL – 11 – 13 High Street, Swanley, KENT
Proposed demolition of existing building. Erection of new building to provide A1 Retail at part ground floor and C3 residential accommodation 11 units at ground to second floor with a 12th unit in attic floor space and 3 apartments to the third floor. Provision of rear undercroft.

APPROVED – STC Comment – Object 1/8/19
This application offers severely inadequate parking which is considerably below Kent guidelines, even for a Town Centre

DATE OF NEXT MEETING – 19th 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