

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

12th March 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 18th 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 4th March 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/19/03408/LDCEX – Land West of 16 – 64 Heathwood Gardens, Swanley
Conformation that the conversion of the stable block into a dwelling house is lawful

SE/20/00336/ADV Diamond Cut Barbers, 43 Station Road, Swanley BR8 8ES
2 x advertisement signs to be displayed on side of the building.

SE/20/00624/FUL – Harringtons Nursery, Highlands Hill, Swanley BR8 7NB
Demolition of existing nursery and commercial buildings and erection of 60 dwellings with associated access, parking, garaging, landscaping, drainage system, earthworks and open space, including the provision of (policy compliant) 40%affordable housing.

SE/20/00662/OUT – Land West of 1 Wood Street, Swanley
Outline application for minor intensification of development for 2 self-build family houses with all matters reserved.

SE/20/00627/FUL – Land North of 2 Woodview Road, Swanley BR8 7ET
Demolition of existing detached garage and erection of detached two storey four bedroom house and off street parking spaces.

5. DECISIONS MADE BY PLANNING AUTHORITY

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

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

The proposed additional dwelling makes no provision for the necessary extra car parking facility. Also vehicle parking in this road is already at a premium with Police vehicles needing to gain access from this road to their compound.

SE/19/03470/HOUSE – 5, Crescent Gardens, Swanley, KENT
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

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

SE/19/01698/FUL – 162 Lullingstone Avenue, Swanley, KENT
Subdivision of the plot and erection of detached three bedroom dwelling

APPROVED – STC Comment – Object – 17/7/19

Over intensification of site
Insufficient parking
Restricted access
Land may not be owned by the applicant

SE/20/00066/HOUSE – 1 Pine Close, Swanley, KENT
Single storey rear extension

APPROVED – STC Comment – No Comments- 29/1/20

DATE OF NEXT MEETING – 15th April 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