

# 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

25<sup>th</sup> June 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 1<sup>st</sup> July 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 L Ball, Cllr C Barnes, Cllr J Barnes, Cllr J Domigan, 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.

**This will be a virtual meeting using ZOOM app, members of the public that wish to speak at or observe the meeting please register with [bplayfoot@swanleytowncouncil.gov.uk](mailto:bplayfoot@swanleytowncouncil.gov.uk) or call 01322 665855 by 13.00 on Wednesday 1<sup>st</sup> July 2020**

**To connect to the Zoom meeting use the following details:-**

**Topic: Swanley Town Council's Zoom Meeting**

**Time: Jul 1, 2020 07:30 PM London**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89329854945?pwd=WHN0UVIxVk0zYjNrV3BGtjFzNjFSUT09>

**Meeting ID: 893 2985 4945**

**Password: 352935**

**One tap mobile**

**+442034815240,,89329854945#,,,0#,,352935# United Kingdom**

**+441314601196,,89329854945#,,,0#,,352935# United Kingdom**

**Dial by your location**

**+44 203 481 5240 United Kingdom**

**+44 131 460 1196 United Kingdom**

**+44 203 051 2874 United Kingdom**

**+44 203 481 5237 United Kingdom**

**Meeting ID: 893 2985 4945 Password: 352935**

## **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 17<sup>th</sup> June 2020

### **4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL**

20/01573/FUL – 46 High Street, Swanley BR8 8BQ

Conversion of a retail and residential unit into two flats with a loft conversion and roof lights

20/01571/HOUSE – 17 Bourne Way, Swanley BR8 7HX

Front porch extension

20/01299/HOUSE – 6 Azalea Drive, Swanley BR8 8HX

Single storey front, rear & side extension. Addition of pitched roof to front of property and of a new hardstanding drive in front of house.

20/01651/HOUSE – 2 Lawn Close, Swanley BR8 7HJ

Erection of first floor extension above garage to habitable space.

### **5. DECISIONS MADE BY PLANNING AUTHORITY**

20/01287/HOUSE – 24, Hazel End, Swanley, KENT

Single storey rear extension with pitched roof

APPROVED – STC Comment – No objections – 5/6/20

20/01128/HOUSE – 18 Phillip Avenue, Swanley, KENT

Construction of a side and rear extension at first floor level. Alterations to fenestration

APPROVED – STC Comment – No objections – 13/5/20

20/01117/HOUSE – 13, Mayes Close, Swanley, KENT

Demolition of existing garage and erection of single and rear extension and a part single part two storey side extension, first floor, rear extension and loft conversion

APPROVED – STC Comment – No objection with added comment – 13/5/20

**NPPF122d** (an areas prevailing character and setting)

**NPPF122e** (well-designed attractive and healthy places)

**NPPF127b** ( are visually attractive as a result of good architecture).

20/00736/FUL – 115 Cranleigh Drive, Swanley, KENT

Divide end of terrace property into 2 dwellings. New porch and alterations to 2 windows on front and side elevations

APPROVED – STC Comment – Object – 30/3/20

Failure to provide safe and satisfactory levels of off street parking for both properties. This would be prejudicial to highway safety and increasing pressure for off street parking which is already at a premium in this vicinity. Contrary to policies EN1 and T2

19/01338/FUL – 20 Kettlewell Court, Swanley, KENT

Demolition of garages to provide 4 no. 2 bedroom houses.

APPROVED – STC Comment – Object – 3/7/19

Loss of Light

Loss of amenities

No close access for emergency services (60 metres away)

Loss of privacy

Reduced parking in an area where there is already insufficient

Restricted access to Swanley Park

Restricted disabled access

Over intensification of site

Should permission is granted, West Kent Housing to present a traffic management plan to cover both contractors and residents for the duration of the site development.

The Design and Access Statement incorrectly states 'Former disused lock up garages.' These are in sound condition.

19/01339/FUL – Garages North of 40 – 48 Northview, Swanley, KENT

Demolition of garages to provide 6 no.1 bedroom flats

APPROVED – STC Comment – Object – 3/7/19

As per comments for 19/01338/FUL

### **DATE OF NEXT MEETING – 15<sup>th</sup> July 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](mailto: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](http://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