

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

11th June 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 17th June 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.

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 or call 01322 665855 by 13.00 on Wednesday 17th June 2020

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

<https://us02web.zoom.us/j/81789268398?pwd=WnlvK3FUcU9rMjU5aGVVbHRhbFB6UT09>

Meeting ID: 817 8926 8398

Password: 326965

One tap mobile

+442034815237,,81789268398#,1#,326965# United Kingdom

+442034815240,,81789268398#,1#,326965# United Kingdom

Dial by your location

+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

Meeting ID: 817 8926 8398

Password: 326965

Find your local number: <https://us02web.zoom.us/j/kjvqCsHVX>

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/20/01559/HOUSE – 22 Haven Close, Swanley BR8 7JZ
Ground floor rear extension

SE/20/01477/HOUSE – 1 Pine Close, Swanley BR8 8BL
Garage conversion

SE/20/01518/HOUSE – 31 West View Road, Swanley BR8 8BN
Conversion of existing integral domestic garage to habitable room with alteration to fenestration.

SE/20/01576/HOUSE – 19 Aspen Close, Swanley BR8 7UA
Demolition of existing rear conservatory, erection of a 2 storey rear extension and alterations to fenestration.

5. DECISIONS MADE BY PLANNING AUTHORITY – Report A

DATE OF NEXT MEETING – 1st 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

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

DECISIONS MADE BY SDC
During the COVID-19 lockdown
10th June 2020

SE/19/01340/FUL – Garages Southeast of 17 Pear Tree Close Swanley
The development of garages to provide no. 2 bedroom houses, no. 3 bedroom house and ancillary car parking.

APPROVED – STC comment – Objection 26/6/19
Over intensification of site.
Lack of parking
Height against existing properties

SE/20/00152/HOUSE – 29, Philip Avenue, Swanley
Ground floor rear and part side extension

APPROVED – STC comment – No comment 5/2/20

SE/20/00043/HOUSE – 9 Highcroft Cottages, London Road, Swanley
Formation of vehicular access – STC comment – No comment 5/2/20

SE/20/00042/HOUSE – 10 Highcroft Cottages, London Road, Swanley
Formation of vehicular access – STC comment – No comment 5/2/20

SE/20/00319/HOUSE – 20 High Firs, Swanley
Demolition of existing attached garage and erection of single storey rear, side and part front extension.

APPROVED – STC comment – No comment 19/2/20

SE/20/00318/LDCEX – 96, Glendale, Swanley
Conversion of integral domestic garage to habitable room

APPROVED – STC comment – No objection 19/2/20

SE/20/00328/HOUSE – 11 Leechcroft Avenue, Swanley
Loft conversion to habitable space with a rear dormer and roof lights.

APPROVED – STC comment – No objection 5/3/20

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

APPROVED – STC comment – No comment 5/2/20

SE/20/00490/HOUSE – 51 The Spinney, Swanley
Removal of existing front door and canopy, erection of a front porch

APPROVED – STC comment – No objections 4/3/20

SE/20/00341/HOUSE – 128 Pinks Hill, Swanley
Demolition of garage and side extension. Proposed ground floor front, side and rear extension.

APPROVED – STC comment - No objections 4/3/20

SE/20/00457/PART18 – Bridge over Railway Line, Beechenlea Lane, Swanley
Replacement of bridge

APPROVED – STC comment – Support 4/3/20

SE/20/00627/FUL – Land North of 2 Woodview Road, Swanley
Demolition of existing detached garage and erection of detached two storey four bedroom house and off street parking.
REFUSED – STC comment – No comment 18/3/20

SE/20/00702/HOUSE – 67 Pinks Hill, Swanley
Single storey rear extension incorporating new entrance to front door and formation of access.
APPROVED – STC comment – No objection 30/3/20

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.
REFUSED – STC comment – Object (Inappropriate development for the area) 18/3/30

SE/20/00676/HOUSE – 1 St Marys Road, Swanley
First floor rear extension and alterations to fenestration
REFUSED – STC comment – No objection 30/3/20

SE/20/00735/OUT – 1 St Marys Road, Swanley
Outline application for construction of two 2-bedroom semi-detached houses will all matters reserved.
REFUSED – STC comment – No objection 30/3/20

SE/19/03311/FUL – The former Convent of Mercy, 2 Sycamore Drive, Swanley
Change of use of a former convent to provide nine residential units. (6 no.1 bed. 2 no. 2 bed and 1 no. 3 bed).
APPROVED – STC comment – No objection – 4/3/20

SE/20/00627/FUL – Demolition of existing detached garage and erection of detached two storey four bedroom house and off street parking spaces.
REFUSED – STC comment – No comment 18/3/20

SE/20/00702/HOUSE – 67, Pinks Hill, Swanley
Single storey rear extension incorporating new entrance to front door and formation of access
APPROVED – STC comment – No objection – 30/3/20

SE/20/00966/FUL – Upper Hockenden Farm, Hockenden Lane, Swanley
Change of use of part of meat factory to public whole sale
APPROVED – STC comment – No objection – 25/4/20

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.
REFUSED – STC comment – Objection Inappropriate development for the area – 18/3/20

SE/20/00857/FUL – Wood Street Nursery, Wood Street, Swanley
Demolition of existing building and the erection of a residential development comprising 5 no. detached houses and associated car ports
REFUSED – STC comment – No objections but strongly support implementation of the arboricultural report – 25/4/20

SE/20/00899/HOUSE – 26, Haven Close, Swanley

Demolition of existing garage and the erection of a two storey side extension to form larger living/kitchen space and ground floor level and new bedroom accommodation at first floor.

APPROVED – STC comment – No objection – 14/4/20

SE/19/03543/FUL – Former Council Offices 27 – 37 High Street, Swanley

Demolition and redevelopment of 27 – 37 High Street, Swanley to provide 17 new homes for private sale and business hub(B1) in a new building of three storeys. Provision of car parking bays to the rear of the site, cycle parking, communal garden, landscaping and associated works.

APPROVED – STC comment – Object - Welcome the business hub in principal as it will support local businesses. Object on the grounds of insufficient parking, suggest that SDC provide an alternative parking solution. 22/1/20

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

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

APPROVED – STC comment - Object As per comments by SDC in November 2010

The proposal would create an undesirable form of development that fails to respect its context and would harm the established character and appearance of the area because it results in overdevelopment of the land.

(Policy EN1 of the Sevenoaks District Plan) 4/3/20

SE/20/00866/HOUSE – 80 Glendale, Swanley

Demolition of part existing attached domestic garage and erection of a single storey side extension.

APPROVED – STC comment – No objections 25/4/20

SE/20/00846/HOUSE – 4 Overmead, Swanley

Erection of a garage side extension and replacement front porch with entrance steps.

APPROVED – STC comment – No objections – 14/4/20

SE/19/03408/LDCEX – Land West of 16 – 64 Heathwood Gardens, Swanley

Confirmation that the conversion of the stable block into a dwelling house is lawful.

SE/20/00336/ADV – Diamond Cut Barbers, 43 Station Road, Swanley

2 advertisement signs to be displayed on side of the building

APPROVED – STC comment – Comment - The illuminated sign should have a time limit suggest that it switches off at 22.00 – 18/3/20

SE/20/01074/HOUSE – 36 Phillip Avenue, Swanley

Single storey rear and side extension with roof lantern and roof lights and conversion of garage to habitable room.

APPROVED – STC comment – No objection – 13/5/20