

# 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

30<sup>th</sup> July 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 5<sup>th</sup> August 2020 at 1.00pm** 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 10.00 on Wednesday 5<sup>th</sup> August 2020**

Swanley Town Council is inviting you to a scheduled Zoom meeting.

Topic: Development Control Meeting

Time: Aug 5, 2020 01:00 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/86365319313?pwd=MlVnbGRkNXJ2V0dSbWtONU8vUWxndz09>

Meeting ID: 863 6531 9313

Passcode: 049226

One tap mobile

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Dial by your location

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+44 203 481 5240 United Kingdom

+44 203 901 7895 United Kingdom

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

Meeting ID: 863 6531 9313

Passcode: 049226

Find your local number: <https://us02web.zoom.us/j/84411111111>

## **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 15<sup>th</sup> July 2020

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

#### **20/01918/HOUSE – 86 St Georges Road, Swanley BR8 8AZ**

Single storey side extension and loft conversion to provide additional living accommodation

#### **20/01927/FUL – The Shaad, 132 Swanley Lane, Swanley BR8 7LH**

Demolition of the existing building on site and provision of five high quality zero carbon technology residential units, comprising five 3-bed, 5-person terraced houses.

#### **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 (Existing plans and details of garden/drive alterations) – We posted no objection but commented on the brick building at the bottom of the garden.

#### **20/02065/HOUSE – 9 Cyclamen Road, Swanley BR8 8HH**

Proposed garage conversion

#### **20/02104/HOUSE – 6 Dale Road, Swanley BR8 7HR**

Demolition of existing garage and erection of a single story side extension

#### **20/01868/FUL – Asda Stores, London Road, Swanley BR8 7UN**

Removal of redundant plant and associated steelwork platforms and the installation of new rooftop plant and associated steelwork

#### **20/01791/FUL – 41 Selah Drive, Swanley BR8 7WD**

Demolition of garage and erection of a proposed two bedroom house on 41 Selah Drive.

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

### **20/01477/HOUSE – 1 Pine Close, Swanley KENT**

Garage Conversion

APPROVED – STC comment – No Objections – 17/6/20

### **20/01518/HOUSE – 31 West View Road, Swanley, KENT**

Conversion of existing integral domestic garage to habitable room with alterations to existing fenestration

APPROVED – STC comment – No Objections – 17/6/20

### **19/02358/FUL – Land West of Swanley Park, New Barn Road, Swanley, KENT**

New sport club facilities, accessed from Leydenhatch Lane serving club car park and emergency access to playing field. Associated landscaping works

APPROVED – STC comment – Support – 18/9/19

Excellent this is a much needed improvement  
to sport facilities in Swanley

**DATE OF NEXT MEETING – 2<sup>nd</sup> September 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