

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

9th July 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 15th 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 or call 01322 665855 by 13.00 on Wednesday 15th July 2020

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

Topic: STC Council Meetings
Time: Jul 15, 2020 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/81267814451?pwd=VndkQmxoZWtXN25MY2dSNnUyK3RwZz09>

Meeting ID: 812 6781 4451

Password: 016050

One tap mobile

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Dial by your location

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+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

Meeting ID: 812 6781 4451

Password: 016050

Find your local number: <https://us02web.zoom.us/j/k9iuOvj6p>

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 17th June 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

20/01774/HOUSE – 40 Glendale, Swanley BR8 8TB

Detached garden building

5. DECISIONS MADE BY PLANNING AUTHORITY

20/00723/FUL – 3 St Marys Road, Swanley

Creation of 2no. 1 person 1 bedroom studio flats

APPROVED – STC Comment – No Objection – 2/6/20

2 Comments – An additional electric vehicle point is provided (2 in total)

Complimentary landscaping is provided

20/00790/OUT – Land East of Sure Start, Northview, Swanley

Outline application for development of up to 32 dwellings comprising 8 townhouses and 24 apartments (Use Class C3) and new vehicular access from Northview with some matters reserved.

REFUSED – STC Comment – OBJECT – 14/4/20

The development would require the loss of two Oak trees which are covered by TPO's this would be contrary to policies SP1 and EN1 While the latest plans show a reduction of two properties against the previous application (19/01766) this would still be a cramped development. Consideration should be given to their mass and design which would be detrimental to the street scene. NPPF 124c The area is already congested with vehicles and the proposals fail to meet Kent guidelines for parking.

While this site has been left in a state of dereliction, it is still a public open space which, if developed, would be a further erosion of green space in Swanley.

DATE OF NEXT MEETING – 2nd 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

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