

Swanley Town Council

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

Tel: 01322 665855


www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

27th August 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 2nd September 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 10.00 on Wednesday 2nd September 2020

Join Zoom Meeting

<https://us02web.zoom.us/j/84600982218?pwd=QWJ2NG1Rczl5VFNETW1mNU0vNjUyUT09>

Meeting ID: 846 0098 2218

Passcode: 323550

One tap mobile

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Meeting ID: 846 0098 2218

Passcode: 323550

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

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 5th August 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

20/02326/HOUSE – 3 Anthony Lane, Swanley BR8 7ND

Erection of single storey rear extension with roof lanterns to provide kitchen and dining area

20/02250/HOUSE - 71 Glendale, Swanley BR8 8TP

New boundary brick wall with gate

20/02291/CAN – Telephone Call Box, Farm Avenue, Swanley BR8 7HY

First stage consultation – removal of payphone.

This is a red heritage phone box with an opportunity to adopt it

19/01861/REM – Broom Hill Site, London Road, Swanley

Amended Site Layout plan showing visibility splays at internal junction and addition of 4 visitor parking spaces

20/00624/FUL – Harringtons Nursery, Highlands Hill, Swanley BR8 7NB

Amended application – additional information received including Drainage, Ecological Appraisal, Arboricultural Assessment, amendments to proposed drawings including public right of way

20/02063/FUL – 16A Highcroft Cottages, London Road, Swanley BR8 8DB

A ground floor rear side extension and conversion of first floor into a flat with the creation of a second level for loft space

5. DECISIONS MADE BY PLANNING AUTHORITY

20/00777/LDCEX – 29, Station Road, Swanley, KENT

Change of use from 24 hour recovery to scaffolding storage

REFUSED – STC comment – No Objection 17/6/20

20/00037/FUL – Land East of 40 Alder Way, Swanley, KENT

Erection of 18no. 2 and 3 bedroom dwellings with new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way

APPROVED – STC comment – Objection – 22/1/20

Although in favour of the development SDC should offer alternative Green space to compensate for the loss of green space taken for the proposed development.

20/01774/HOUSE – 40, Glendale, Swanley, KENT

Detached garden building

APPROVED – STC comment – No Objection – 15/7/20

20/01299/HOUSE – 6 Azalea Drive, Swanley, KENT

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

APPROVED – STC comment – No objection – Comment 1/7/20

There is a brick building being erected in the back garden of this property, unable to find any reference to this development.

20/01651/HOUSE – 2 Lawn Close, Swanley, KENT

Erection of first floor extension above garage to create habitable space

APPROVED – STC comment – No Objection - 1/7/20

20/01573/FUL – 46 High Street, Swanley, KENT

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

APPLICATION WITHDRAWN

20/01576/HOUSE – 19 Aspen Close, Swanley, KENT

Demolition of existing conservatory, erection of a 2 storey rear extension and alterations to fenestration

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

20/01072/CONVAR – The Woodlands, Hilda May Avenue, Swanley, KENT

Variation of condition 3 of 19/00069/FUL to demolition of existing building and a proposed 75 Bed Care Home and associated landscaping and car park with amendment to the wording by removing the word 'extra' care home to care home

APPROVED – STC comment – No Objections – 27/6/20

DATE OF NEXT MEETING – 16th 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