

# 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

10<sup>th</sup> September 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 16<sup>th</sup> 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 ZOOM MEETING

Topic: Swanley Town Council's Zoom Meeting - Policy & Finance/Development Control

Time: Sep 16, 2020 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/89955006386?pwd=MINwREhYUlp3TVRxZUpQd2ZteFdNZz09>

Meeting ID: 899 5500 6386

Passcode: 398170

One tap mobile

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Meeting ID: 899 5500 6386

Passcode: 398170

Find your local number: <https://us02web.zoom.us/j/89955006386>

## **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 2<sup>nd</sup> September 2020

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

#### **20/02374/HOUSE – 4 Cranleigh Drive, Swanley BR8 8NX**

First floor side extension with single storey front porch and conservatory to rear, with alterations to existing vehicular access.

#### **Town and Country Planning Act 1990 (section 257):**

#### **Proposed diversion of part of Public Footpath SD92 at Swanley**

Harrington's Nursery

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

#### **20/01927/FUL – The Shaad, 132, Swanley Lane Swanley KENT**

**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.**

**APPROVED – STC Comment – No Objection 5/8/20**

**Comment – Recommend kerb is cut back and road widened at the grass verge area for safety consideration**

#### **20/01918/HOUSE – 86 St Georges Road, Swanley KENT**

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

**APPROVED – STC comment – No Objection – 5/8/20**

#### **20/02065/HOUSE – 9 Cyclamen Road, Swanley KENT**

Proposed garage conversion

**APPROVED – STC comment – No objection – Comment 5/8/20**

Erection of first floor extension above garage to create habitable space

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

**DATE OF NEXT MEETING – 7<sup>th</sup> October 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

**Town and Country Planning Act 1990 (section 257):  
Proposed diversion of part of Public Footpath SD92 at Swanley**

As you may be aware, the Kent County Council is now acting on behalf of the Sevenoaks District Council in relation to Public Path Orders under the Town and Country Planning Act 1990.

An application to divert a section of Public Footpath SD92 at Harringtons Nursery, Highlands Hill, Swanley has been received from Countryside Properties LLP., by whom planning permission has been sought in respect of the demolition of the existing nursery and commercial buildings, and erection of 60 dwellings with associated access, parking, garaging, landscaping, drainage system, earthworks, and open space, including the provision of (policy compliant) 40% affordable housing (planning reference SE/20/00624). The proposal is necessary in order to enable the development, if approved, to take place because the line of the footpath will be affected by porches of the new properties, landscaping works and the provision of parking spaces associated with the development.

Please find attached a draft Order plan showing the proposed diversion as well as an extract from the Definitive Map of Public Rights of Way showing the wider path network. The section of path to be diverted is shown on the draft Order plan in a solid line between points A and B, whilst the proposed new route is shown with bold black dashes between the same points. The new path will have an unbound aggregate surface and a width of 2 metres. As part of the proposal, a section of path immediately to the south of the diversion (between points B and C) will be also widened to a width of 2 metres and surfaced in the same manner.

I would welcome your views on this proposal and look forward to hearing from you **no later than Friday 2<sup>nd</sup> October 2020**.

Please note that this is not an opportunity to object to the proposed development itself, the grant of planning permission for which is being considered by the Sevenoaks District Council in its capacity as the local planning authority. However, the County Council would welcome your views (if any) on the proposed change to the rights of way network necessitated by this development.

Please do not hesitate to contact me should you have any queries regarding the proposal.

Kind regards,  
Melanie

**Melanie McNeir** | PROW and Commons Registration Officer | PROW and Access Service | Countryside and Community Development | Growth, Environment and Transport | Kent County Council | Invicta House, Maidstone, ME14 1XX | [www.kent.gov.uk](http://www.kent.gov.uk)

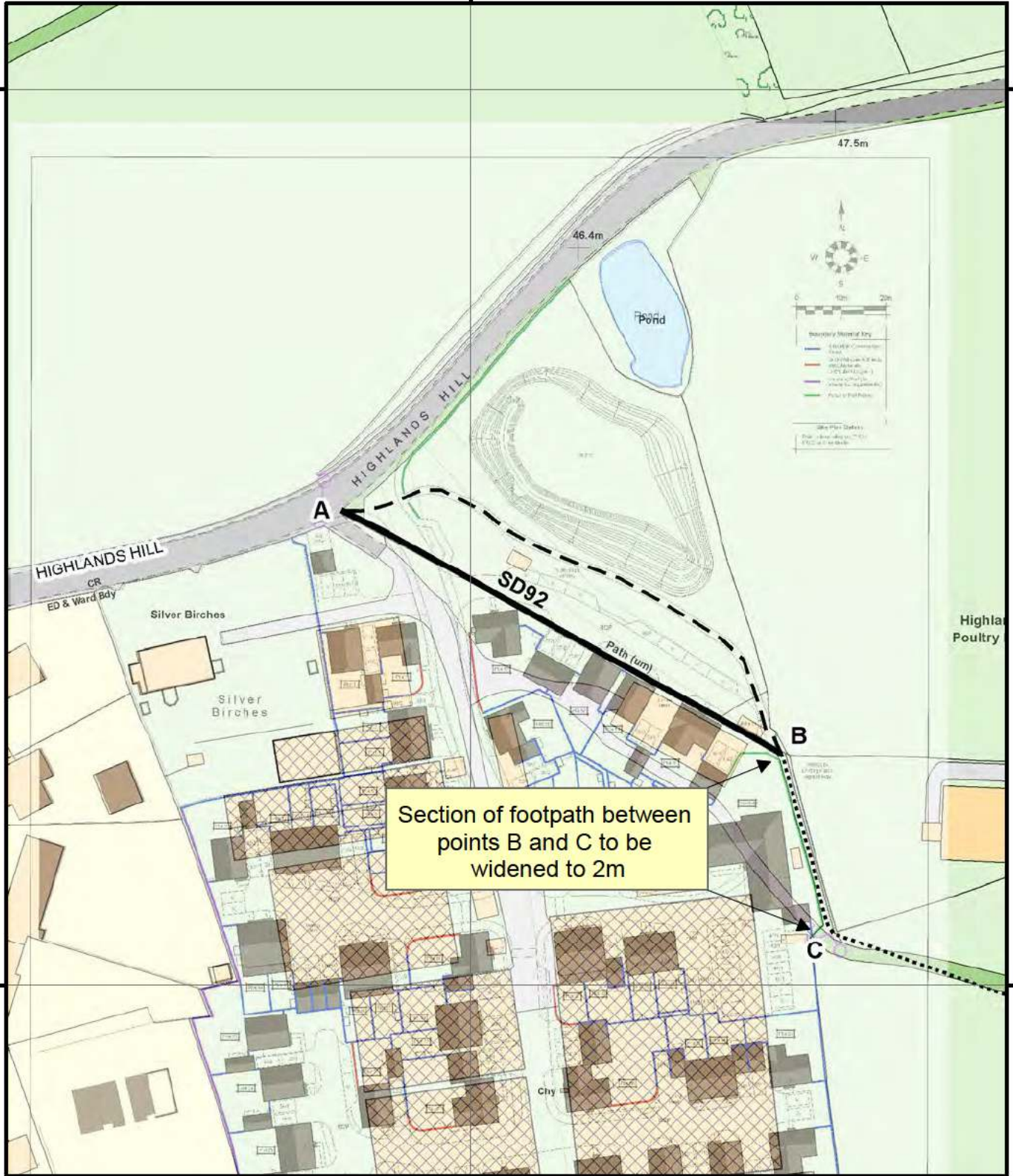
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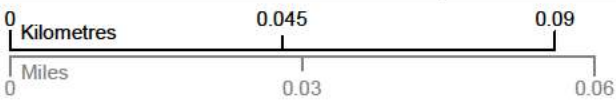
-  Route to be diverted
-  Proposed new route
-  Unaffected Routes

**Town and County Planning Act 1990  
 Sevenoaks District Council  
 (Public Footpath SD92 (part) Swanley)  
 DRAFT Public Path Diversion Order 2020**

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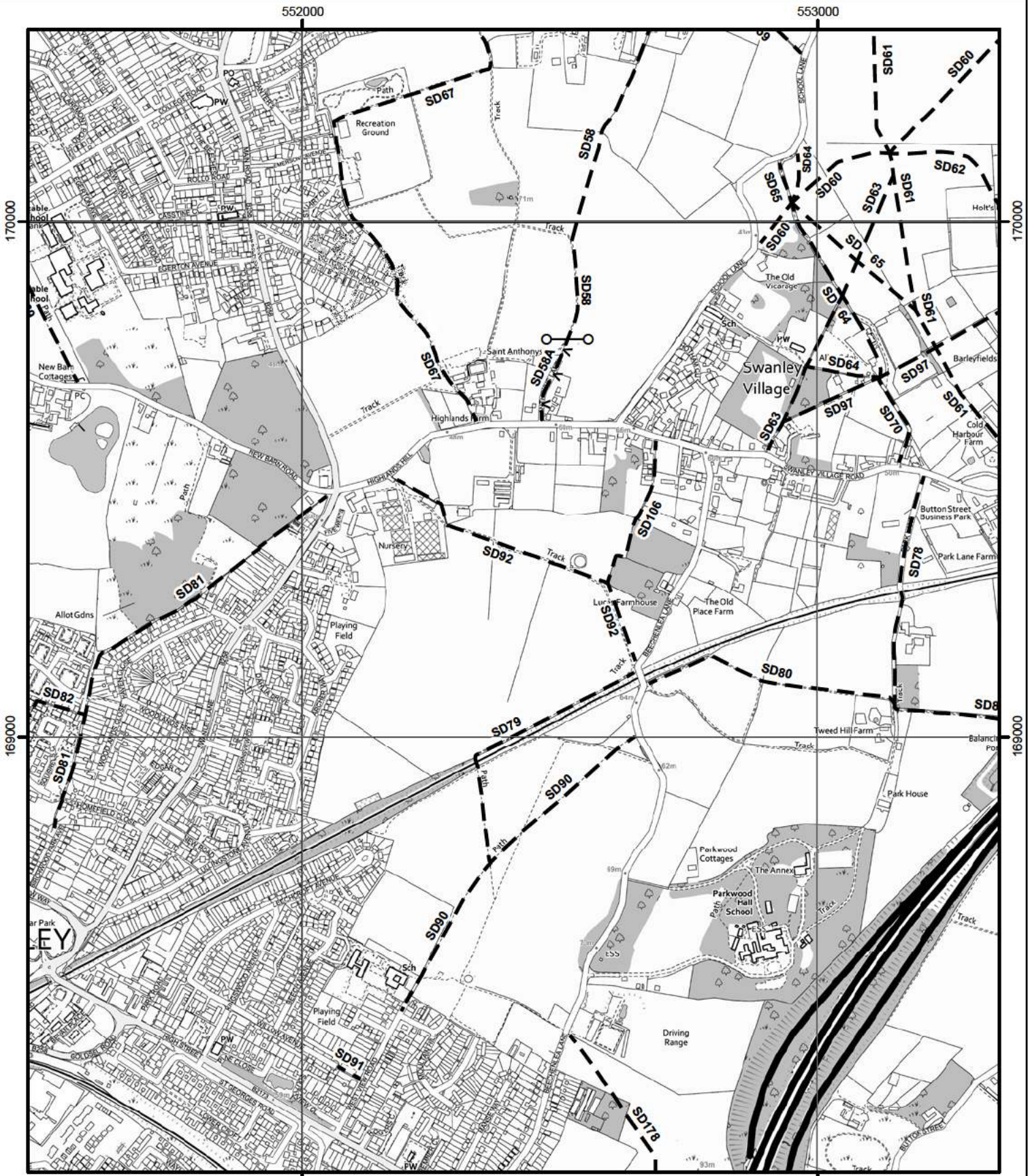
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Created by: McN Checked by: CRW

Reference: PROW/SD92/0100/SDC





- Footpath
- Bridleway
- Restricted Byway
- Byway Open to All Traffic
- Point path number or status changes
- Boundary of area covered by 1:2500 scale Network Map
- Area covered by 1:2500 scale Network Map

**EXTRACT OF THE WORKING COPY OF THE  
DEFINITIVE MAP OF PUBLIC RIGHTS OF WAY  
FOR THE COUNTY OF KENT**

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Issue Date:	06/07/2020
Reference:	PROW/SD92/0100/SE



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