Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 16th 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

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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 2nd 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 – 7th 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
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.
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 2nd 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
Section of footpath between points B and C to be widened to 2m.