

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

1st October 2020

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 7th October 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.

Join Zoom Meeting

<https://us02web.zoom.us/j/86348670891?pwd=REc2VIZVVDIUSmdDTFIDZ2FneTZHQQT09>

Meeting ID: 863 4867 0891

Passcode: 105485

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Passcode: 105485

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

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 16th September 2020

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

20/02601/FUL – Meridian House, Park Road, Swanley BR8 8AH

Demolition of existing buildings and replacement with a new mixed-use development comprising commercial floorspace and 15 residential units, which includes soft and hard landscaping, car and cycle parking provision and refuse/recycling facilities.

20/02628/HOUSE – 18 Archer Way, Swanley BR8 7XR

Proposed front first floor extension with front canopy and changes to existing fenestration

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

Erection of a single storey extension to the rear of the property.

N.B. Incorrect drawings were submitted previously, revised plans and change of description have now been received.

Previous comment Object – Lack of parking, development near completion – 2/9/20

20/02812/HOUSE – 26 Oakleigh Close, Swanley BR8 7WJ

Convert existing garage to kitchen diner, erect internal staircase to serve first floor, replace garage door with window

Proposed Disabled Persons Parking Bay – Cyclamen Road, Swanley BR8 8HJ

5. DECISIONS MADE BY PLANNING AUTHORITY

20/01791/FUL – 41 Selah Drive, Swanley, KENT

Demolition of garage and erection of a proposed two bedroom house.

REFUSED – STC comment – Object – 5/8/20

Unwelcome infill development

Not fitting with the street scene

Will set a precedent

Does not comply with NPPF 122D & E

NPPF 127B & C

Inadequate parking for 2 properties

20/02158/HOUSE – 17 Salisbury Avenue, Swanley, KENT

Single storey rear extension with roof lights

APPROVED – STC comment – No objections – 21/8/20

20/02104/HOUSE – 6 Dale Road, Swanley, KENT

Demolition of existing garage and erection of single storey side extension.

APPROVED – STC comment - No objections – 5/8/20

19/02387/FUL – 17 High Street, Swanley, KENT

Two storey rear extension, single storey side extension and conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection area.

APPROVED – STC comment - Object - 30/10/19

Severe lack of parking

No disabled parking

Entry problems due to already high number of vehicles using access for business needs

20/01868/FUL – ASDA Stores, London Road, Swanley, KENT

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

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

20/02250/HOUSE – 71, Glendale, Swanley, KENT

New boundary brick wall with gate

REFUSED – STC comment – No objections – 2/9/20

DATE OF NEXT MEETING – 21st 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