

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

28 January 2021

Dear Member

A meeting of the above committee will be held via Zoom on **Wednesday 3rd February 2021 at 7.30pm** or at the conclusion of the public participation session.



Mr R Hayman
Chief Executive & 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 sbarnbrook@swanleytowncouncil.gov.uk or call 01322 665855 by 10.00am on Wednesday 3rd February 2021.

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

Topic: Swanley Town Council's Zoom Meeting

Time: Feb 3, 2021 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/82519701837?pwd=WDRERVFWQ0x5WmpVTXNDbDN0K0ttZ09>

Meeting ID: 825 1970 1837

Passcode: 581048

One tap mobile

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Dial by your location

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+44 203 901 7895 United Kingdom

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+44 203 481 5237 United Kingdom

Meeting ID: 825 1970 1837

Passcode: 581048

Find your local number: <https://us02web.zoom.us/j/82519701837?pwd=WDRERVFWQ0x5WmpVTXNDbDN0K0ttZ09>

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 Wednesday 20th January 2021.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

20/03630/FUL - 1 Philip Avenue Swanley KENT BR8 8HG

New 3 bedroom dwelling.

20/03825/FUL – Broom Hill Site, London Road Swanley KENT

Proposed commercial development comprising four separate buildings of 15,067m² GEA of flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, biodiversity mitigation, and landscape planting together with the provision of a new vehicle access; and the reconfiguration of the London Road junction, reconfiguration of the existing access, recladding of the rear of Units 1-5 and provision of new yard to units 1 and 2 of the Gateway Trading Estate.

21/00112/HOUSE – 1 Lawn Close, Swanley KENT

Ground and first floor rear extension.

21/00082/MMA - Garages Southeast Of 17 Pear Tree Close, Swanley KENT

Minor material amendment 19/01340/FUL.

21/00096/HOUSE - 6 Brook Road, Swanley KENT

Single storey rear extension, side garage extension, rear dormer loft conversion, 1no. roof light and removal of existing redundant chimney.

5. DECISIONS MADE BY PLANNING AUTHORITY

20/03437/HOUSE - The Cottage Park Lane, Swanley Village, KENT

Part double storey side / rear extensions and alterations to fenestration to existing house.

Withdrawn – STC Comment – No Comment – 4/1/2021

20/03499/HOUSE – 27 Crescent Gardens, Swanley KENT

Demolition of rear extension. Proposed ground floor rear extension and first floor side and rear extension.

Granted – STC Comment – No Objections – 18/12/2020

20/02179/FUL - Land Rear Of 2 Cedar Lodge Wood Street

Construction of 13 new residential dwellings, consisting of 5 x detached, 4 x semi-detached and 4 x terraced houses, with associated access road, car parking, cycle storage and bin storage facilities.

Refused – STC Comment – Object – 6/11/2020

20/03411/HOUSE – 53 Crescent Gardens, Swanley KENT

Proposed first floor side extension to a family dwelling. Alterations to fenestration and internal works.

Granted – STC Comment – No Objections – 18/12/2020

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

Reserved matters (Appearance, Landscaping, Layout, Scale) pursuant to conditions 2, 5 and 12 of 14/04022/OUT for mixed use development comprising up to 61 new homes including up to 24 (40%) affordable homes, not less than 1.41 hectares of public open space, not less than 0.24 hectares of retained open land with vehicular access provided from Beechenlea Lane.

Granted – STC Comment – Strongly Object – 2/9/2020

Additional Objection added 20/11/2020

20/03389/FUL – Land East Of Pinewood London Road, Swanley KENT

Erection of a new dwelling with a parking space provided adjacent to Pinewood.

Refused – STC Comment – Object – 20/11/2020

20/03592/HOUSE - 132 Pinks Hill Swanley KENT

Conversion of existing domestic garage to habitable room.

Replacement of existing flat roof with tiled pitched roof incorporating skylight and alterations to existing fenestration.

Granted – STC Comment – No Objections – 5/1/2021

DATE OF NEXT MEETING – 17th February 2021

If you would like further information on any of the agenda items, please contact Ryan Hayman, on 01322 665855 or rhayman@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