

# 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

24<sup>th</sup> February 2021

Dear Member

A meeting of the above committee will be held via Zoom on **Wednesday 3<sup>rd</sup> March 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](mailto:sbarnbrook@swanleytowncouncil.gov.uk) or call 01322 665855 by 10.00am on Wednesday 3<sup>rd</sup> March 2021.**

Join Zoom Meeting

<https://us02web.zoom.us/j/86011902575?pwd=Yjk5YkNmY1A5ZklsMWkzQUl1QT09>

Meeting ID: 860 1190 2575

Passcode: 310663

One tap mobile

+441314601196,,86011902575#,,,310663# United Kingdom

+442030512874,,86011902575#,,,310663# United Kingdom

Dial by your location

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

+44 203 481 5237 United Kingdom

+44 203 481 5240 United Kingdom

+44 203 901 7895 United Kingdom

Meeting ID: 860 1190 2575

Passcode: 310663

Find your local number: <https://us02web.zoom.us/j/kpxsTnf9w>

## **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 17<sup>th</sup> February 2021.

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

#### **20/03622/HOUSE - 27A Lynden Way Swanley KENT BR8 7DN**

The proposal has been amended to include an increase in size of the side extension and an additional roof light to the rear elevation.

**08/01/21 – STC Comment – No Objections**

#### **21/00443/FUL - 3 St Marys Road Swanley KENT BR8 7BU**

Proposed new build construction of a development accommodating 2 x 1-bedroom units, with parking and with amenity space.

#### **21/00312/FUL - 36 Crescent Gardens Swanley KENT BR8 7HF**

First floor extension on top of existing garage which will be rebuilt with open carport.

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

#### **20/02601/FUL - Meridian House Park Road Swanley KENT BR8 8AH**

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

**Granted – STC Comment – No Objection – 07/10/20.**

#### **20/03719/HOUSE - 51 Goldsel Road Swanley KENT BR8 8HA**

Erection of ground floor single storey rear extension.

**Granted – STC Comment – No Objection – 25/01/21**

## **DATE OF NEXT MEETING – 17<sup>th</sup> March 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](mailto: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](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