

Swanley Town Council

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

Tel: 01322 665855

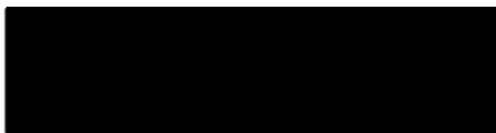
www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

11th March 2021

Dear Member

A meeting of the above committee will be held via Zoom on **Wednesday 17th 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 or call 01322 665855 by 10.00am on Wednesday 17th March 2021.

Join Zoom Meeting

<https://us02web.zoom.us/j/82949014477?pwd=TmJzamw5N2g2Q28wK2JVNEducFlxdz09>

Meeting ID: 829 4901 4477

Passcode: 645834

One tap mobile

+442034815240,,82949014477#,,,*645834# United Kingdom

+442039017895,,82949014477#,,,*645834# United Kingdom

Dial by your location

+44 203 481 5240 United Kingdom

+44 203 901 7895 United Kingdom

+44 131 460 1196 United Kingdom

+44 203 051 2874 United Kingdom

+44 203 481 5237 United Kingdom

Meeting ID: 829 4901 4477

Passcode: 645834

Find your local number: <https://us02web.zoom.us/j/keDztB3Ox>

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 3rd March 2021.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

Town and Country Planning Act 1990 (section 257):

Proposed diversion of Public Footpath SD74A (part) at Swanley

(Nearest Postcode: BR8 7US)

Appendix A

21/00103/HOUSE - 39 Dahlia Drive Swanley KENT BR8 7XS

Proposed two storey rear extension and loft conversion with 2no. dormers.

amended

The description has been amended to include the raising of the existing roof as shown on the proposed elevation drawings.

21/00553/FUL - The Site Of Hejmo And Byways Birchwood Park Avenue Swanley KENT BR8 7AU

34 No. Apartments for Seniors, Guest Apartments, Communal Facilities, Access, Car Parking, and Landscaping.

21/00574/HOUSE – 8 Five Wents Swanley KENT BR8 7LE

Demolition of existing garden room. Erection of a single storey conservatory and detached log cabin.

21/00569/HOUSE - 10 Hazel End Swanley KENT BR8 8NU

First floor side extension.

21/00564/HOUSE - 30 Kingswood Avenue Swanley KENT BR8 8AN

Single storey rear extension.

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

Part first floor and part 2 storey extension over single storey extension.

21/00112/HOUSE - 1 Lawn Close Swanley KENT BR8 7HJ

Ground and first floor rear extension.

5. DECISIONS MADE BY PLANNING AUTHORITY

21/00023/HOUSE 67 Rowan Road Swanley KENT BR8 7DR

Single storey conservatory.

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

DATE OF NEXT MEETING – 7th April 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.

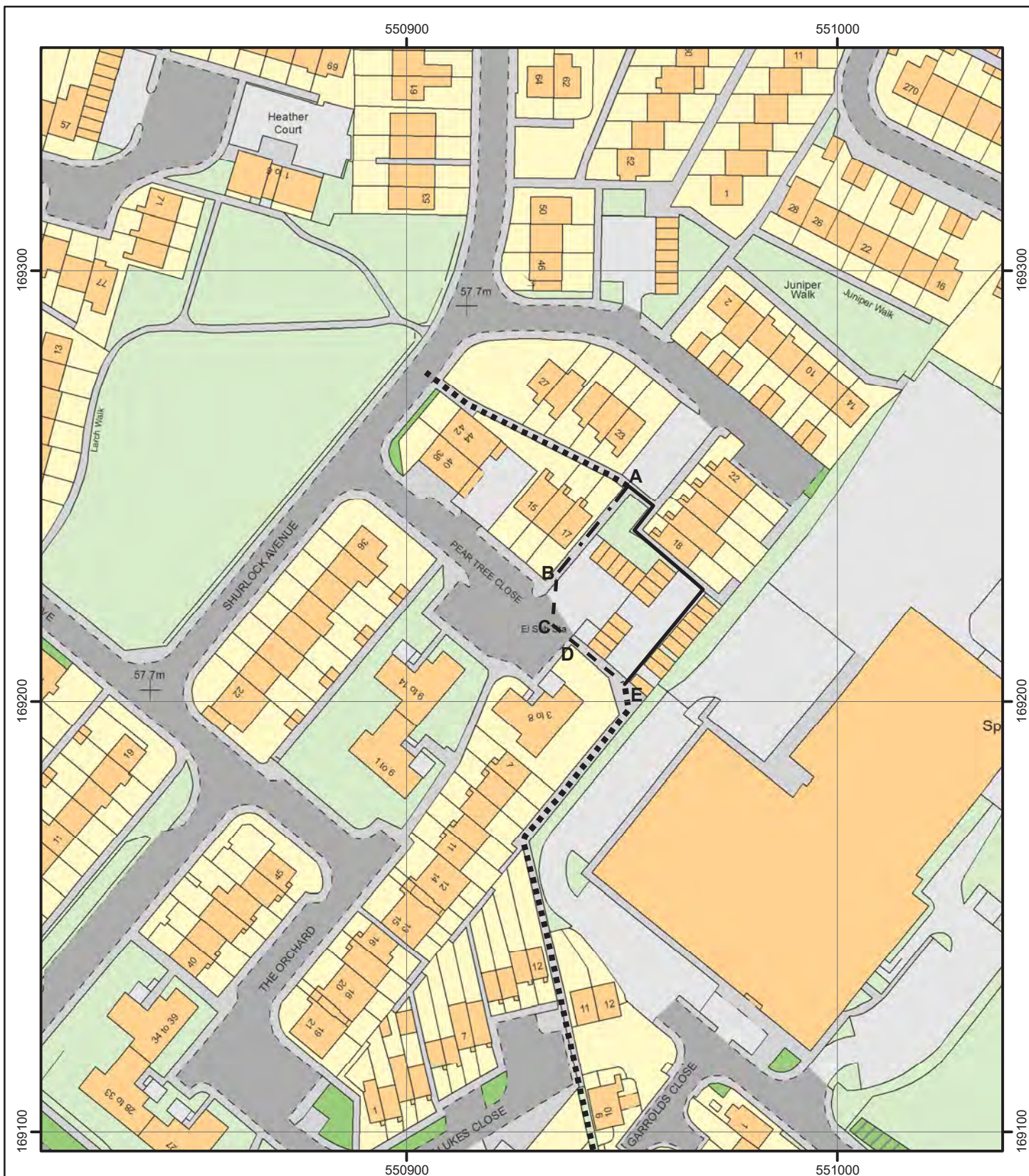
- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- Visual amenity (but loss of private view is not material)
- Adequacy of parking
- Traffic generation/highway safety
- Noise, smells and disturbance resulting from use
- Loss of trees
- Design, appearance and materials
- Effect on listed 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



Key

- Route to be diverted
- - - - New Length of route
- . - . Existing highway used as part of diversion
- Unaffected Routes

SEVENOAKS DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
SECTION 257
PROPOSED (PUBLIC FOOTPATH SD74A (PART)
SWANLEY)
PUBLIC PATH DIVERSION ORDER 2021
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1:1,250

0 Kilometres 0.05 0.1
0 Miles 0.03 0.06



Created by: WJB Checked by:

Reference: PROW/ZF1/1580

Public Rights of Way and Access Service





- 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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Created by:

WJB

Checked by:

WJB

Issue Date:

23/02/2021

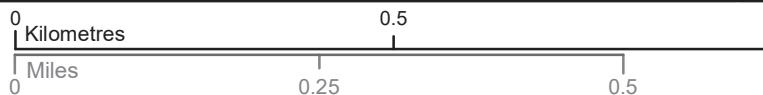
Reference:

SD74A/DEF

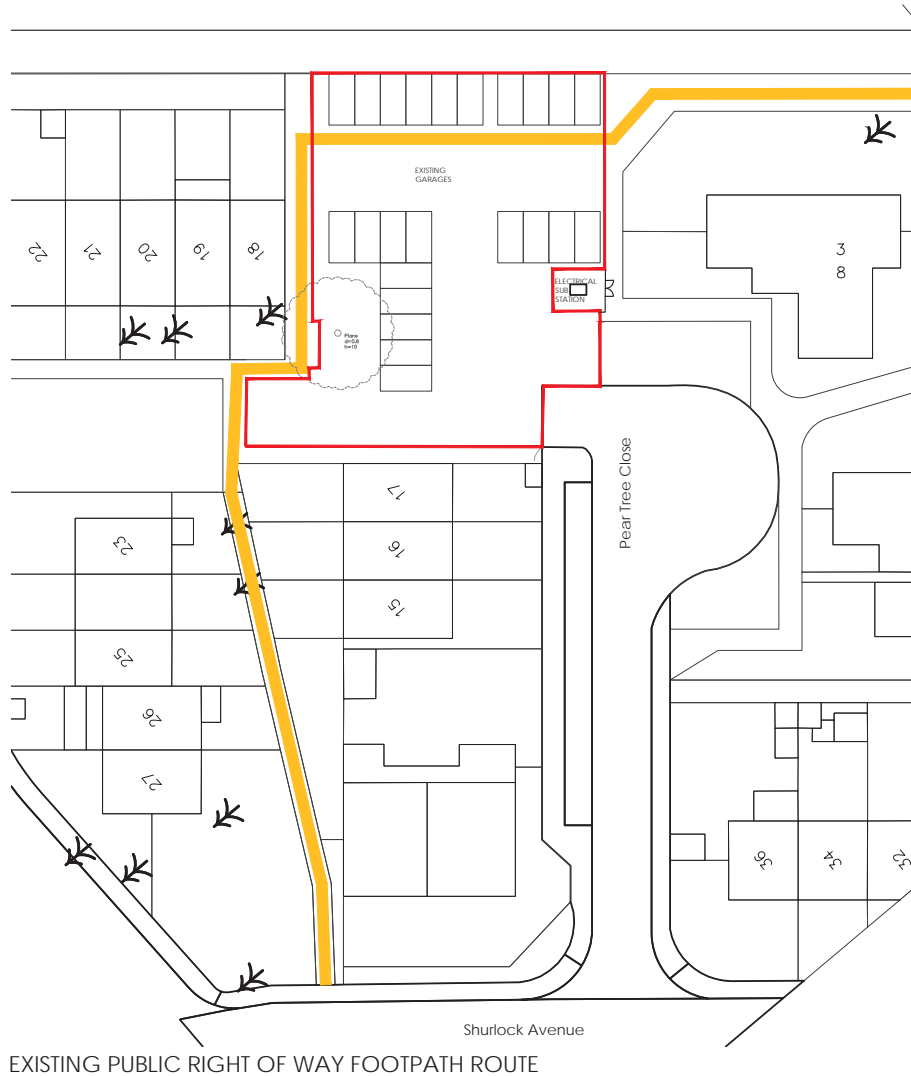
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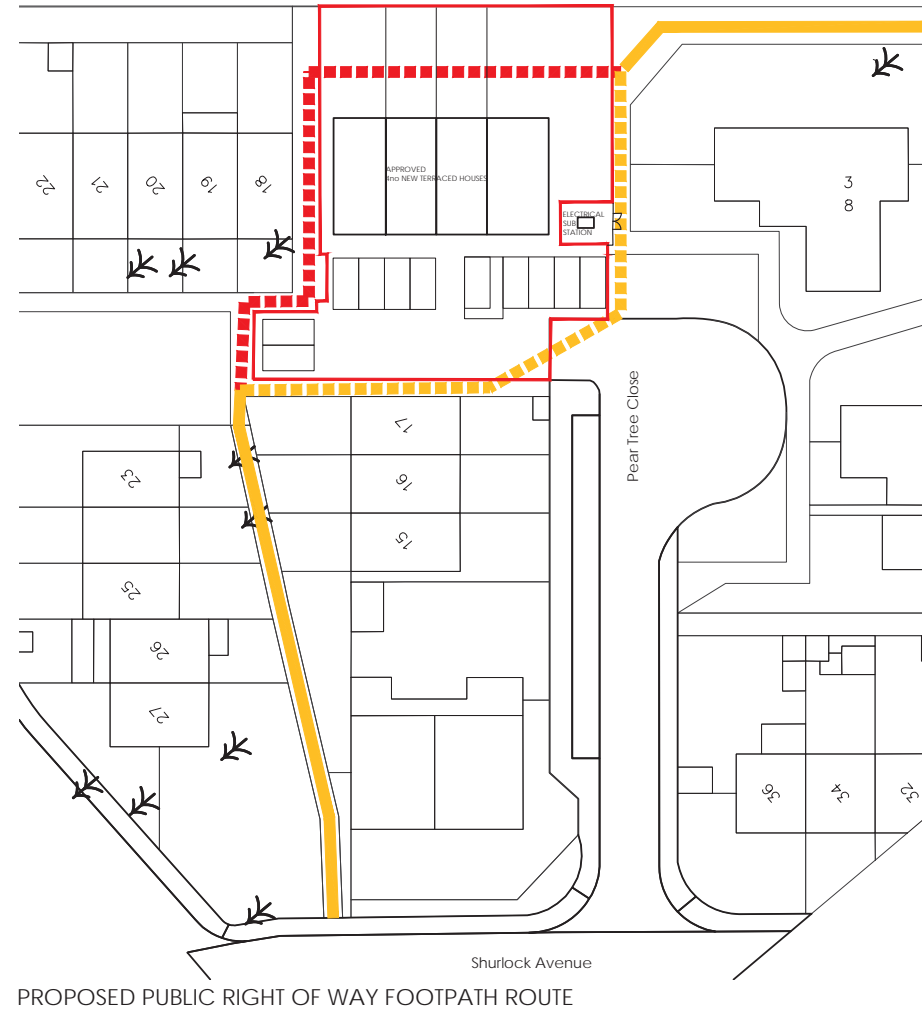
1:10,000



- Existing Right of Way pedestrian route
- Section to be diverted onto dashed yellow route
- Proposed Right of Way Route



EXISTING PUBLIC RIGHT OF WAY FOOTPATH ROUTE



PROPOSED PUBLIC RIGHT OF WAY FOOTPATH ROUTE

NOTES

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- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE / STATUTORY AUTHORITY AND MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS



Project
LAND OFF PEAR TREE CLOSE
SWANLEY
BR8 7US

Client
WEST KENT HOUSING ASSOCIATION

Drawing
Existing and Proposed PROW Drawing

Date
10/2020

Cad Ref

Dm
cb

Chkd
cs

Scale
1:500@A3

Drawing No
18869-PL-S-03

Rev
B

architects plus

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