

Swanley Town Council
Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU
Tel: 01322 665855
www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

15th April 2021

Dear Member

A meeting of the above committee will be held via Zoom on **Wednesday 21st April 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 21st April 2021.

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

Join Zoom Meeting

<https://us02web.zoom.us/j/81169462964?pwd=Rlg2SmdRaDRITktYNS9zclpuOWN6Zz09>

Meeting ID: 811 6946 2964

Passcode: 497402

One tap mobile

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+44 208 080 6591 United Kingdom

Meeting ID: 811 6946 2964

Passcode: 497402

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

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 7th April 2021.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

21/00760/FUL Asda Stores London Road Swanley KENT BR8 7UN

Application for home shopping works including extension of floorspace, home shopping bays, and relocation of existing click and collect loading bays.

21/01014/HOUSE 53 Court Crescent Swanley KENT BR8 8NR

Demolition of existing rear conservatory. Erection of a single storey rear extension with sky light.

21/01015/HOUSE 2 Overmead Swanley KENT BR8 8DN

Demolition of existing front porch. Erection of a new front porch with access steps. Single storey rear extension with rooflights. Replacement of existing attached side garage flat roof with new pitched roof with rooflights.

21/01061/HOUSE 29 Crescent Gardens Swanley KENT BR8 7HE

Single Storey Side Extension, Part First Floor Rear Extension & Internal Configuration.

21/00978/CAN BT Telephone Box Westview Road Swanley BR8 8BP

Phone kiosk removal.

21/00979/CAN BT Telephone Box East of The Junction with London Road Hilda May Avenue Swanley BR8 7BT

Telephone kiosk removal.

21/00733/FUL Simply Sandwiches 35 Azalea Drive Swanley KENT BR8 8HS

Change of use from upper Class E to restaurant and take away, and installation of extractor flue pipe and shop front.

5. DECISIONS MADE BY PLANNING AUTHORITY

21/00332/HOUSE The Cottage Park Lane Swanley Village, BR8 8DT

Part double storey side and rear extension.

Granted – STC Comment – No Objection – 19/02/2021

21/00853/KCCRG3 St Marys Church Of England Primary School St Marys Road Swanley, BR8 7BU

Installation of a 2no classroom modular building, including toilet provision, staff office, external fenced play areas and canopies.

No Objection Lodged – STC Comment – No Objection – 08/04/2021

21/00443/FUL 3 St Marys Road Swanley BR8 7BU

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

Granted – STC Comment – No Objection – 10/03/2021

21/00312/FUL 36 Crescent Gardens Swanley KENT

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

Refused - STC Comment – No Objection – 10/03/2021

6. PLANNING INSPECTORATE APPEAL DECISION

APP/G2245/W/20/3258148 Land west of 1 Wood Street, Swanley BR8 7PA

minor intensification of development for two self-build family homes.

The appeal is dismissed – 06/04/2021

7. NOTICES FOR INFORMATION PURPOSES ONLY

21/01072/WTCA St Pauls Church Of England Primary School School Lane Swanley KENT BR8 7PJ

Notice of work to trees in a Conservation Area

DATE OF NEXT MEETING – 12th May 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