

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

30th September 2021

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 6th October 2021 from 7:30pm** or at the conclusion of the public participation session.



Mr R Hayman
Chief Executive & Town Clerk

Committee Members: (Chair) Cllr G Darrington, (Deputy Chair) Cllr L Ball, Cllr J Domigan, Cllr S Andrews, Cllr C Barnes, Cllr J Barnes, 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.

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

Member 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 PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 22nd September 2021.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

21/02643/HOUSE 2 Whitecroft Swanley KENT BR8 7YG

Single storey rear extension.

21/03120/HOUSE 7 Crescent Gardens Swanley KENT BR8 7HE

Part single storey rear extension with part two storey side extension.

2103139/HOUSE 19 Heathwood Gardens Swanley KENT BR8 7HL

Ground floor extension to rear of the property.

21/02877/FUL Land North Of The Old Place Farm Beechenlea Lane Swanley KENT BR8 7PR

Redevelopment of site consisting of the demolition of buildings and erection of a single storey building comprising 3 No. storage units with associated hardstanding and use of existing vehicular access on to Beechenlea Lane.

AMENDED

Additional statements and reports have now been made publicly available.

STC PREVIOUS COMMENTS – 27/09/2021

STRONGLY OBJECT

Metropolitan Green Belt and Swanley Village Conservation Area. Out of context with the surrounding area. Loss of trees and building of industrial units constituting change of use. Entrance through an already busy country lane with restricted access.

Comments made on the original application will be considered when the decision is made. Additional comments by 18th October.

5. DECISIONS MADE BY PLANNING AUTHORITY

21/01481/CONVAR Birchwood Heights Care Home Hilda May Avenue Swanley KENT

Variation of condition 2 and 5 of 20/01072/CONVAR (Variation of condition 3 of 19/00069/FUL demolition of existing building and a proposed 75 Bed Care Home and associated landscaping and car park) to amend ground floor bedroom window to external doors/windows and landscaping.

GRANTED – STC COMMENT – NO OBJECTION – 25/05/2021

21/02233/MMA Garages Southeast Of 17 Pear Tree Close Swanley

Minor material amendment to 21/00082/MMA related to the development of garages to provide 3 no. 2 bedroom houses, 1 no. 3 bedroom house and ancillary car parking.

GRANTED – STC COMMENT – NO OBJECTION – 9/09/2021

21/02234/MMA Garages South Of 20 Kettlewell Court Swanley

Minor material amendment to 19/01338/FUL.

GRANTED – STC COMMENT – NO OBJECTION – 4/08/2021

21/02235/MMA Garages North Of 40 - 48 Northview Swanley

Minor material amendment to 19/01339/FUL.

GRANTED – STC COMMENT – NO OBJECTION – 4/08/2021

21/02223/FUL Land West Of Swanley Park New Barn Road Swanley

New sport club facilities, access from Leydenhatch Lane serving car park and emergency access to playing field. Associated landscaping works.

GRANTED – STC COMMENT – NO OBJECTION – 4/08/2021

21/02547/HOUSE 3 Woodlands Rise Swanley KENT

Loft conversion with rear dormer.

GRANTED – STC COMMENT – NO OBJECTION – 26/08/2021

21/02210/HOUSE 14 Beech Avenue Swanley KENT

To replace existing conservatory

GRANTED – STC COMMENT – NO OBJECTION – 9/08/2021

6. APPEALS DECISION

20/02374/HOUSE 4 Cranleigh Drive, Swanley, Kent, BR8 8NX

First floor side extension with single storey front porch and conservatory to rear, with alterations to existing vehicular access.

STC comment – No objections – 16/09/2020

DISMISSED

7. STREET NAMING

Consultation: Harringtons Nursery Site, Highlands Hill – Appendix A & B

Normally a developer proposes names which, if they meet Sevenoaks DC criteria, are issued to the relevant Town / Parish Council for consultation. In this instance unfortunately most of the names the developers suggested did not meet SDC's criteria for new road names. They have therefore requested that Swanley Town Council be asked to suggest names for the roads which meet our criteria. I have attached a copy of the criteria (which is in line with national address standards BS7666) for reference. The developers have requested that the main road into the development be named Harrington Way. We have no objection to this suggestion but would welcome your comments.

DATE OF NEXT MEETING – 20th October 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

1. New Streets

- 1.1. **This section of the policy applies to new streets being created, not to existing streets, which may not meet the current criteria.** The current criteria have been informed by problems encountered by the emergency services, and by residents and businesses on existing streets.
- 1.2. A new street name will only be considered for an access that serves 5 or more properties. Where a small development comprises fewer than 5 properties with a common access drive there may be a name for the development, but the address will incorporate the name of the street from which the development is accessed (for instance 1-4 Smith Mews High Street).
- 1.3. Regardless of the size of a development the decision as to whether a new street name will, or will not, be issued is solely a matter for Sevenoaks DC.
- 1.4. As part of the SNN application the developer will be requested to supply up to three preferred names for consideration for each new street being constructed. Wherever possible Sevenoaks DC encourages the use of names that reflect the local history, geography, or character of the area. All suggestions must conform to the guidelines set out below. When deciding, preference will be given to local community suggestions.
- 1.5. Where an area, site, or previous building has names, activities, features, wildlife etc historically associated with it, it is usual to preserve these in street names. Where there is no information to suggest a street name from the immediate area other local aspects should be considered, and the source area should be widened, up to County level.
- 1.6. If a suitable 'local' name cannot be identified, then any name can be suggested, subject to the guidelines below.
- 1.7. Where several streets are included in a development a theme linking the names can be used to identify the area.
- 1.8. To reduce potential confusion, especially for the emergency services, new street names must avoid replicating a similar name already in use in an area. This includes phonetically similar names e.g. Churchill Road and Birch Hill Road. A variation in the suffix, for example 'street', 'road', 'avenue' will not be accepted as sufficient reason to duplicate a name (i.e. Holly Road and Holly Drive).

- 1.9. Suggested names will not be accepted if they are likely to cause offence, or breach rules of common decency.
- 1.10. Naming after a person still living will not be approved; this avoids the potential impact of any future negative publicity, which may instigate requests to change the name. Naming a road after members of the developer's family will also be unacceptable.
- 1.11. Street names that promote (or could be confused with) an active organization, individual or advertisement will not be permitted.
- 1.12. Names that are capable of deliberate misinterpretation e.g. Hoare Road, Typple Avenue should also be avoided.
- 1.13. Use of names with Royal connotations or any reference to the Royal family or their residences will not be permitted without written consent of the Lord Chamberlain's Office.
- 1.14. Street names should not be difficult to pronounce or awkward to spell. To reduce delay for an emergency call they should not start with 'The', or end with 's' (if the 's' suggests either possession or a plural, such as 'Lanes').
- 1.15. Street names must only contain letters found in the English alphabet. Numbers, characters, punctuation or symbols will not be permitted under BS7666 addressing standards.
- 1.16. The use of 'North', 'East', 'South' or 'West' (as in Old Road East and Old Road West) is also discouraged, and is only acceptable where the street is continuous and passes over a major junction. It is not acceptable when the road is in two separate parts with no vehicle access between the two. The same restriction applies to the use of 'Upper' and 'Lower'.
- 1.17. The following is a list of approved suffixes for new streets:

Suffix	Context for Use
Avenue	For residential roads
Drive	
Grove	
Lane	

Rise	
Vale	
View	
Mead	Only for exceptional circumstances. Preferably near a water course.
Row	For residential roads. Only for exceptional circumstances.
Dene	
Court	For small enclosed developments, provided it does not repeat the name of the street from which access is gained.
Mews	
Yard	
Road	For any thoroughfare
Street	
Close	For a cul-de-sac only
Crescent	For a crescent shaped road only
Hill	For a hill only
Gardens	Subject to there being no confusion with any local open space, and provided it does not repeat the name of the street from which access is gained
Place	
Square	For a square only
Terrace	For a terrace of houses but NOT as a subsidiary name within another name
Way	For a major road

1.18. Single or dual names without suffixes may be acceptable in appropriate places (e.g. Broadway), subject to the decision of the SNN Officer.

1.19. All new pedestrian ways should end with 'Walk', 'Path', or 'Alley'.

