

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

16th September 2021

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 22nd September 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 8th September 2021.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

21/02773/HOUSE 31 Manse Way Swanley KENT BR8 8DD

Erection of a single storey rear extension.

21/02795/HOUSE 14 Philip Avenue Swanley KENT BR8 8HG

Part conversion of existing domestic garage to habitable room with new flat/part pitched roof incorporating roof light.

21/02770/HOUSE 122 Swanley Lane Swanley KENT BR8 7LH

Raised patio and screening to rear garden.

21/02820/CONVAR 40 Swanley Centre London Road Swanley KENT BR8 7TQ

Removal of condition 5 (windows) and variation of condition 2 (approved plans) of application 21/01836/FUL for Change of use from Class E to Class C3 to create 1no. residential unit and associated external alterations.

21/02840/OUT Land East Of Sure Start Northview Swanley KENT BR8 7BG

Outline application for development of up to 17 dwellings(Use Class C3) and new vehicular access from Northview with some matters reserved.

21/02827/HOUSE Northview Birchwood Road Swanley KENT BR8 7QA

Hip to gable roof alteration.

21/02877/FUL Land North Of The Old Place Farm Beechenlea Lane Swanley 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.

5. DECISIONS MADE BY PLANNING AUTHORITY

21/02349/LDCEX Land West Of 1 Wood Street Swanley

Confirmation of the use of land as garden.

REFUSED – STC COMMENT – OBJECTION – 4/8/2021

21/02207/HOUSE 19 Heathwood Gardens Swanley KENT

Erection of single storey rear extension. Replacement roof and to include rear and front dormers with rooms in roof.

GRANTED – STC COMMENT – NO OBJECTION – 4/8/2021

21/02454/HOUSE 138 Pinks Hill Swanley KENT

To erect a single storey side and rear extension with lantern roof light.

GRANTED – STC COMMENT – NO OBJECTION – 9/8/2021

21/02425/HOUSE 92 Pinks Hill Swanley KENT

Demolition of existing detached garage and erection of single storey side/part rear extension with roof light.

GRANTED – STC COMMENT – NO OBJECTION – 9/8/2021

21/02290/HOUSE 71 Swanley Lane Swanley KENT

First floor side extension, floor plan redesign and all associated works.

GRANTED – STC COMMENT – NO OBJECTION – 9/8/2021

21/02364/HOUSE 24 Hawthorn Park Swanley KENT

Single storey rear/side ground floor extension, erection of replacement canopy/porch structure, conversion of existing garage to form habitable room including replacement of garage doors with new window, landscaping, automated external gazebo and new fence.

GRANTED – STC COMMENT – NO OBJECTION – 4/8/2021

6. APPEALS

SE/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.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Councillors are invited to make comment or modify/withdraw the previous representation.

7. DARTFORD LOCAL PLAN – APPENDIX A

To respond to and comment on the Dartford local plan.

DATE OF NEXT MEETING – 6th 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