

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

31st May 2022

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 8th June 2022 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 S Andrews, Cllr J Barnes, Cllr P Darrington, 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.

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 25th May 2022.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

22/00723/HOUSE 23 Squirrels Close Swanley Kent BR8 7FF

Creation of a single storey rear extension.

A summary of the main changes are set out below;
Certificate B received on 20th May.

22/00742/HOUSE 9 Hotham Close Swanley Kent BR8 7UX

Construction of a summer house and new front porch.

A summary of the main changes are set out below;
All floor plans and elevations have now been received.

22/00862/HOUSE 9 Hazel End Swanley Kent BR8 8NU

Proposed double side storey side; single storey rear extension with rooflights. Front porch.
Alterations to steps. Alterations and changes to boundary fence.

A summary of the main changes are set out below;
Floor and sections plans received on 26/5/22.

22/01000/FUL The Olympic Beechenlea Lane Swanley Kent BR8 8DR

Change of use for dog training activities. Construction of a new single storey building to accommodate a Dog Training Centre of Excellence.

22/01186/FUL Karapara London Road Swanley Kent BR8 7AQ

Change of use of first and second floor from residential to offices

22/01227/FUL Gildenhill Bungalow Gildenhill Road Swanley Kent BR8 7PD

Demolition, alterations and new roofs to existing dwellings and change of use of an existing building (part residential, part garage) to 2 no. dwelling houses with associated curtilages, parking and access.

22/01314/FUL St Marys Church Of England Primary School St Marys Road Swanley Kent BR8 7BU

Lobby extension below existing covered walkway.

22/01339/HOUSE Lynden 1 London Road Swanley Kent BR8 7AQ

Demolition of single storey side extension and erection of two storey side extension.

5. DECISIONS MADE BY PLANNING AUTHORITY

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

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.

REFUSED – STC COMMENT – OBJECTION 14/10/21

22/00719/HOUSE 83 Pinks Hill Swanley Kent

Single storey rear extension, first floor side extension, garage conversion and alterations to front single storey roof.

GRANTED – STC COMMENT – NO OBJECTION 8/4/22

22/00802/HOUSE 86 St Georges Road Swanley Kent

Removal of a detached prefabricated concrete framed garage and the construction of a single storey rear extension.

GRANTED – STC COMMENT – NO OBJECTION 8/4/22

22/00933/HOUSE 34 West View Road Swanley Kent

Ground floor rear and side extension and rear first floor extension over existing rear ground extension.

REFUSED – STC COMMENT – NO OBJECTION 6/5/22

DATE OF NEXT MEETING – 22nd June 2022

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.