

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

16th June 2022

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 22nd 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 8th June 2022.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

AMENDED

22/00496/FUL Site Of Hejmo And Byways Birchwood Park Avenue Swanley Kent BR8 7AU

Installation of a sub-station.

This application has now been amended, and a summary of the main changes are set out below;

Noise impact assessment following comments from Sevenoaks environmental health Officer. Revised plan of the proposed sub station including boundary treatment.

AMENDED

22/00904/HOUSE 24 Swanley Lane Swanley Kent BR8 7JQ

Creation of vehicular access.

This application has now been amended, and a summary of the main changes are set out below;

An amended site plan has been received showing the proposed driveway reduced in width.

AMENDED

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

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

This application has now been amended, and a summary of the main changes are set out below;

Amendment to proposal description. Elevation plans showing the alteration to the front wall

22/01373/HOUSE 72 Laburnum Avenue Swanley Kent BR8 7DJ

2 storey side extension with alteration to the roof and fenestration.

22/01481/FUL The Birches Car Park The Birches Swanley Kent BR8 7YL

Construction of a day nursery building together with the configuration of the existing public car park and associated landscaping.

22/01486/HOUSE 7 Dahlia Drive Swanley Kent BR8 7XS

Garage conversion to habitable space. Windows.

22/01526/FUL Bevan Place Car Park Bevan Place Swanley Kent BR8 8BH

Demolition of existing buildings to provide two residential blocks ranging from four to six storeys of 93 residential units, including Class E floor space, and associated highways, landscape and public realm works.

5. DECISIONS MADE BY PLANNING AUTHORITY

21/02843/FUL Land North Of The Old Place Farm Beechenlea Lane Swanley

Erection of 3 No. outbuildings, 1 No. steel shed, 1 No. timber canopy and the siting of 4 No. steel containers in connection with the change in the use of land to storage with associated hardstanding, access road and use of existing vehicular access on to Beechenlea Lane.

REFUSED – STC COMMENT – STRONGLY OBJECT - 25/10/2021

22/01069/HOUSE 56 Cranleigh Drive Swanley Kent

Garage conversion to study with sky light.

GRANTED – STC COMMENT – NO OBJECTION – 6/5/2022

21/03298/FUL Land North Of 31 To 35 Goldsel Road Swanley

Redevelopment of the site to provide a part 3, part 4 storey building comprising 20 flats, with associated hard and soft landscaping, car parking, cycle parking and refuse storage.

GRANTED – STC COMMENT – OBJECTION 22/11/2021

DATE OF NEXT MEETING – 6th July 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.