

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

30th June 2022

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 6th July 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.

FIRE ALARM

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren, please leave the building immediately, following the fire exit signs

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 June 2022.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

AMENDED

22/00303/FUL Upper Hockenden Farm Hockenden Lane Swanley Kent BR8 7QH – COMMENTS DUE BY 19/07/2022

Demolition of existing sheds and small commercial buildings and erection of modern Business units for B1, B2 and B8 use and associated car parking and yard.

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

Amendments to the proposals to include reduced roof height to warehouse, revised elevations and adjustments to site layout (including increased parking). Additional information provided relating to visual impact, parking and circulation, ecology, noise, and accommodation needs.

AMENDED

22/00862/HOUSE 9 Hazel End Swanley Kent BR8 8NU – COMMENTS DUE BY 20/07/2022

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

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

Amendment to the width of the side extension to keep landscaping on the side elevation.

AMENDED

22/01097/MMA Site Of 54 West View Road Swanley Kent BR8 8BW - COMMENTS DUE BY 07/07/2022

Minor material amendment 21/02374/FUL.

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

An amended plan showing all the proposed works within the red line.

22/01228/FUL 4 Gateway Trading Estate London Road Swanley Kent BR8 8GA - COMMENTS DUE BY 14/07/2022

Existing B1 premises to be used for professional forestry and tree surgeon machinery, part showroom retail with trade counter and repair workshop including ancillary Offices.

22/01439/FUL Birchwood Heights Care Home Hilda May Avenue Swanley Kent BR8 7BT - COMMENTS DUE BY 12/07/2022

Proposed change of use to allow an additional 2 bedrooms at an existing care home.

22/01575/HOUSE 12 Azalea Drive Swanley Kent BR8 8HX - COMMENTS DUE BY 12/07/2022

Demolish an existing single storey rear extension and provide a full width single storey extension to the rear of the property.

22/01702/HOUSE 34 West View Road Swanley Kent BR8 8BW – COMMENTS DUE BY 18/07/2022

Ground floor rear extension with roof lights, first floor extension over existing rear ground extension. Alterations to fenestration.

22/01712/HOUSE Red Stacks Beechenlea Lane Swanley Kent BR8 7PR – COMMENTS DUE BY 20/07/2022

New front boundary wall with electronic vehicle gates and a single pedestrian Gate.

22/01722/HOUSE 82 Hollytree Avenue Swanley Kent BR8 7BD – COMMENTS DUE BY 20/07/2022

Single storey rear extension and enlargement of raised patio area with railings.

5. DECISIONS MADE BY PLANNING AUTHORITY

22/00070/REM 1 St Marys Road Swanley Kent

Reserved matters approval of two 2-bedroom semi detached houses (Access, Appearance, Landscaping, Layout and Scale).

GRANTED – STC COMMENT – NO OBJECTION – 04/02/2022

22/00668/HOUSE 13 Pine Close Swanley Kent

Demolition of existing garage and construction of two storey side and part one/part two storey rear extension, integrated garage and porch. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 01/04/2022

22/00725/HOUSE Cranleigh 1 Heathwood Gardens Swanley

Raising of the roof to incorporate new first floor with dormer and rooflights.

GRANTED – STC COMMENT – NO OBJECTION – 08/04/2022

DATE OF NEXT MEETING – 20th 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.