

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

29th September 2022

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 5th October 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 7th September 2022.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

AMENDED

22/02049/FUL Swanley Centre London Road Swanley Kent BR8 7TG – COMMENTS DUE BY 12/10/2022

Proposed 2no. kiosk units for commercial use (Use Class E) and/or takeaway (Sui Generis).

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

Additional information provided as requested by the Sevenoaks Environmental Health Officer.

AMENDED

22/02309/LDCEX Land North Of Old Place Farm Beechenlea Lane Swanley Kent BR8 7PR – COMMENTS DUE BY 18/10/2022

Confirmation that existing building is used for storage (Class B8).

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

Amended red line boundary to only include the building currently in situ and confirmation of its use as B8.

22/02401/CONVAR Garages South of 20 Kettlewell Court Swanley Kent BR8 7BP – COMMENTS DUE BY 08/10/2022

Variation to condition 6 (parking) of 21/02234/MMA related to 19/01338/FUL to demolish of garages and provide 4 no. 2 bedroom houses with condition to read: The proposed communal parking area shall be provided in accordance with the approved plan 0032-Architect-KC-02_C2 and retained thereafter without obstruction to vehicular access to the parking area. The parking spaces shall be unallocated for use by both new residents of the development and existing residents.

AMENDED

22/02425/TELNOT Land North West Of Junction With Sycamore Drive Bartholomew Way Swanley Kent BR8 7UN – COMMENTS DUE BY 12/10/2022

Proposed 5G 15m telecoms installation: H3G street pole and additional equipment cabinets.

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

The site address has been amended.

22/02424/TELNOT Bus Shelter 3209 0020 Opposite Swanley Service Station London Road Swanley – COMMENTS DUE BY 07/10/2022

Proposed 5G 15m telecoms installation: H3G street pole and additional equipment cabinets.

22/02496/FUL 13 High Street Swanley Kent BR8 8AE – COMMENTS DUE BY 14/10/2022

Change of use of ground floor shop from commercial (use class E) to use as a nail bar (sui generis).

22/02515/HOUSE 3 Five Wents Swanley Kent BR8 7LE – COMMENTS DUE BY 18/10/2022

Proposed new roof and loft extension with roof lights. Conversion of existing garage to a habitable space.

5. DECISIONS MADE BY PLANNING AUTHORITY

22/01227/FUL Gildenhill Bungalow Gildenhill Road Swanley

Demolition, alterations, and new roof to part of the existing dwelling and the change of use to create 3 no. additional dwelling houses with associated curtilages, parking and access.

GRANTED – STC COMMENT – NO OBJECTION 15/08/2022

22/01373/HOUSE 72 Laburnum Avenue Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 24/06/2022

22/01575/HOUSE 12 Azalea Drive Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 11/07/2022

22/01797/MMA 48 Archer Way Swanley Kent

Amendment to 20/02827/HOUSE.

REFUSED – STC COMMENT – NO OBJECTION 22/07/2022

22/01837/FUL 2 Woodview Road Swanley Kent

Subdivision of plot into two parts, garage demolition and erect a new dwelling.

REFUSED – STC COMMENT – OBJECTION 22/07/2022

22/01919/HOUSE 15 The Spinney Swanley Kent

Demolition of existing garage replaced with a single storey rear extension.

GRANTED – STC COMMENT – NO OBJECTION 02/08/2022

22/02017/HOUSE 43 Manse Way Swanley Kent

Single storey side extension.

GRANTED – STC COMMENT – NO OBJECTION 26/08/2022

22/02051/HOUSE 26 Oakleigh Close Swanley Kent

Demolition of existing external staircase, erection of single storey rear extension. Alteration to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 15/08/2022

22/02081/HOUSE 16 Hotham Close Swanley Kent

Loft conversion including skylights and three new dormers on West elevation. Change of stairs and minor works on the ground floor.

GRANTED – STC COMMENT – NO OBJECTION 26/08/2022

22/01660/LDCPR 2 Five Wents Swanley Kent

Rear extension.

GRANTED – STC COMMENT – NO OBJECTION 20/07/2022

6. APPEALS

SDC Appeal Ref: 22/00090/ENF

20/00592/OPDEV Land North Of Old Place Farm Beechenlea Lane Swanley KENT BR8 7PR

Appeal against issue of Enforcement for: Without planning permission, change of use of the land to storage and the erection of buildings, the siting of containers and laying of associated hardstanding.

I refer to the above details. An Appeal has been made to the Secretary of State against the issue of an Enforcement Notice by Sevenoaks District Council.

The appellant has appealed against the notice on the following grounds:

- (a) That planning permission should be granted for what is alleged in the notice.
- (b) That there has not been a breach of planning control.
- (c) That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.
- (d) The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.
- (e) That the time given to comply with the notice is too short.

7. FOR INFORMATION ONLY

22/02436/WTCA 1 Elm Cottages Swanley Village Road Swanley Kent BR8 7NS
Works to trees CA.

We have received notice of intention to carry out the operation described above. This notice has been served in accordance with the provisions of Section 211 of the Town and Country Planning Act 1990, which requires that any person who proposes to cut down, lop or top a tree in a Conservation Area shall serve notice of his intention on the District Council and shall not carry out the work until a period of six weeks elapses from the date of the service of the notice. As there is no statutory requirement to publicise a Section 211 notification, this letter is for information purposes only.

DATE OF NEXT MEETING – 19th October 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.