

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

1st September 2022

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 7th September 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 20th July 2022.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

RE-VALIDATED

22/01758/HOUSE 38 Willow Avenue Swanley Kent BR8 8AT - COMMENTS DUE BY 10/09/2022

Habitable loft and gable roof extension. Solar panels on the rear facing roof.

We can now confirm that this application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

New elevations provided.

RE-VALIDATED

22/01897/FUL Land East Of Pinewood London Road Swanley Kent BR8 7HA – COMMENTS DUE BY 22/09/2022

Erection of single storey detached dwelling, landscaping and creation of a pedestrian access.

We can now confirm that this application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

The red line has been changed to reflect creation of a pedestrian access.

21/01933/FUL Unit 2 Broomfield Works London Road Swanley KENT BR8 8TH – COMMENTS DUE BY 16/09/2022

Use of site for the purposes of car sales.

22/02049/FUL Swanley Centre London Road Swanley BR8 7TG – COMMENTS DUE BY 13/09/2022

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

22/02141/HOUSE 16 Azalea Drive Swanley Kent BR8 8HX – COMMENTS DUE BY 10/09/2022

Single storey side/rear part two storey extension incorporating roof lights and addition of pitched roof to front of property and provision of hard standing.

22/02169/ADV Robinson Browning And Jackson 39 High Street Swanley Kent BR8 8AE – COMMENTS DUE BY 21/09/2022

Replacement of existing signage and the introduction of illumination.

22/02209/HOUSE 31 Court Crescent Swanley Kent BR8 8NR – COMMENTS DUE BY 13/09/2022

Single storey rear and side wrap round extension

22/02222/FUL Shri Kasi Viswanathar Temple UK London Road Swanley Kent BR8 8AA – COMMENTS DUE BY 16/09/2022

Temporary stationing of mobile home adjacent to temple building for a period of one year to be used to provide occasional accommodation for visitors to temple.

5. DECISIONS MADE BY PLANNING AUTHORITY

22/00496/FUL Site of Hejmo And Byways Birchwood Park Avenue Swanley

Installation of a brick-built enclosed substation. Erection of boundary treatment and landscaping.

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

22/00862/HOUSE 9 Hazel End Swanley Kent

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

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

22/01000/FUL The Olympic Beechenlea Lane Swanley

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

REFUSED – STC COMMENT – NO OBJECTION 13/06/2022

22/01097/MMA Site of 54 West View Road Swanley

Minor material amendment 21/02374/FUL.

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

22/01186/FUL Karapara London Road Swanley

Conversion of existing loft space to accommodate offices. Change of use of existing first floor to accommodate offices. Change of use to the ground floor to a 3-bedroom self-contained flat. Alterations to fenestration.

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

22/01439/FUL Birchwood Heights Care Home Hilda May Avenue Swanley

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

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

22/01702/HOUSE 34 West View Road Swanley Kent

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

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

22/01712/HOUSE Red Stacks Beechenlea Lane Swanley

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

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

22/01805/FUL Aldi Supermarket St Marys Road

Replacement of concrete roof tiling with imitation slate tiling and reinstatement of PV panels on roof of building.

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

22/01818/HOUSE 2 Five Wents Swanley Kent

Front porch.

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

22/01832/HOUSE 45 The Spinney Swanley Kent

Single storey front extension

GRANTED – STC COMMENT – OBJECTION – 22/07/2022

6. APPEALS

SDC Appeal Ref: 22/00067/ENF Heathwood Stud Heathwood Gardens Swanley KENT BR8 7HN

Appeal against issue of Enforcement Notice: Without planning permission, erection of two buildings on land outside of the residential curtilage.

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) The steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.
- (c) That the time given to comply with the notice is too short.

DATE OF NEXT MEETING – 21st September 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.