

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

1st December 2022

Dear Member

A meeting of the above committee will be held at the **Council Chamber, Civic Centre on Wednesday 7th December 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 16th November 2022.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 22/03052/HOUSE 7 Five Wents Swanley Kent BR8 7LE – COMMENTS DUE BY 09/12/2022

Proposed first floor side and rear extension.

4.2. 22/03069/HOUSE 33 Philip Avenue Swanley Kent BR8 8HQ – COMMENTS DUE BY 09/12/2022

Demolition of existing garage, conservatory and chimney. Erection of a two storey side and rear extension. Part single storey to the rear. Loft conversion with rear dormer and vellum windows to the front.

4.3. 22/03245/HOUSE 101 Archer Way Swanley Kent BR8 7XW – COMMENTS DUE BY 21/12/2022

Garage conversion with alterations to roof height.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 22/02729/HOUSE 63 Archer Way Swanley Kent

Ground floor front extension.

GRANTED – STC COMMENT – OBJECTION 04/11/2022

5.2. 22/00320/FUL Raj Of India 23 - 25 High Street Swanley

The demolition of the existing 23-25 High Street Swanley and its replacement with a new-build mixed use building, providing accommodation for ground floor commercial use, five apartments on the floors above, and off street parking to the rear.

GRANTED – STC COMMENT – OBJECTION 02/08/2022

DATE OF NEXT MEETING – 4th January 2023

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.