

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

26th January 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 1st February 2023 at 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 18th January 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 22/02271/FUL Malt House Farm Lower Road Hextable Swanley Kent BR8 7RZ – COMMENTS DUE BY 06/02/2023

Conversion of three stables into three studio flats and replacement of existing roof with a pitched roof with dormer windows.

4.2. 23/00027/HOUSE 32 Hibbs Close Swanley Kent BR8 7FA – COMMENTS DUE BY 07/02/2023

Proposed loft conversion to convert existing loft space to create a rear dormer with rooflights.

4.3. 22/03212/FUL 1 And 1A Silver Birches Highlands Hill Swanley Kent BR8 7NB – COMMENTS DUE BY 08/02/2023

Formation of vehicular access on to Highlands Hill and provision of four off street car parking spaces to serve both 1 and 1A Silver Birches.

4.4. 23/00052/MMA 15 The Spinney Swanley Kent BR8 7YA – COMMENTS DUE BY 09/02/2023

Amendment to 22/01919/HOUSE.

4.5. AMENDED 23/00088/HOUSE 19 Sermon Drive Swanley Kent BR8 7HS – COMMENTS DUE BY 10/02/2023

Single storey rear extension with roof lights. Demolition of existing utility room. Alterations to fenestration.

I previously wrote to you about the application received by the Council for this site. This application has now been amended, and a summary of the main changes are set out below;
The proposed drawings have been amended to include a rear ground floor door.

4.6. 23/00112/HOUSE 1 Dahlia Drive Swanley Kent BR8 7XS – COMMENTS DY BY 14/02/2023

Construction of a single storey rear extension with roof light. Partial conversion of the garage into habitable living space, with alterations to roof height.

4.7. 23/00061/HOUSE 7 Five Wents Swanley Kent BR8 7LE – COMMENTS DUE BY 14/02/2023

Proposed loft conversion with dormer to rear.

4.8. 22/03450/HYB Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 14/02/2023

Hybrid application comprising: IN FULL, demolition of existing buildings and the creation of a new access roundabout on London Road and erection of a retail food store (Use Class E(a)), together with associated plant and infrastructure, internal roads and landscaping, and ancillary works; and IN OUTLINE, the erection of 47 dwellings, including public open space and landscaping, with all matters reserved except means of access and layout.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 22/03245/HOUSE 101 Archer Way Swanley Kent

Garage conversion with alterations to roof height.

GRANTED – STC COMMENT – NO OBJECTION 09/12/2022

5.2. 21/04181/OUT Broom Hill Site London Road Swanley

Outline application for the erection of 47 dwellings, including public open space and landscaping with some matters reserved.

GRANTED – STC COMMENT – NO OBJECTION 04/11/2022

5.3. 22/03094/HOUSE 1 Prospect Row Swanley Village Road Swanley

Continued use of air condition unit to existing outbuilding exterior.

GRANTED – STC COMMENT – NO OBJECTION 05/12/2022

5.4. 22/02490/HOUSE 48 Archer Way Swanley Kent

Second storey extension over existing garage and two storey rear extension.

GRANTED – STC COMMENT – NO OBJECTION 20/10/2022

5.5. 21/01933/FUL Unit 2 Broomfield Works London Road

Use of site for the purposes of car sales.

GRANTED – STC COMMENT – NO OBJECTION 17/11/2022

5.6. 22/03277/CONVAR Units 2, 3 & 5 2 Gateway Trading Estate London Road

Variation of condition 6(vi) (storage of goods) of SE/78/01314/FUL for outline permission to erect a warehouse to widen the use in line with adopted planning policy and allow a greater choice of premises for businesses seeking to establish in the area.

GRANTED – STC COMMENT – NO OBJECTION 05/01/2023

5.7. 22/03351/FUL Police Station London Road Swanley

Erection of new 1300mm high-security metal fencing to the top of the existing police garage block.

GRANTED – STC COMMENT – NO OBJECTION 05/01/2023

5.8. 22/02642/HOUSE 4 Pine Close Swanley Kent

Erection of a free standing pergola and raised platform.

REFUSED – STC COMMENT – OBJECTION 09/12/2022

6. INFORMATION ONLY

6.1. 23/00113/WTCA St Pauls Church Of England Primary School School Lane Swanley Kent BR8 7PJ

Various works to trees. (WTCA)

We have received notice of intention to carry out the operation described above.

DATE OF NEXT MEETING – 15th February 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.