

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

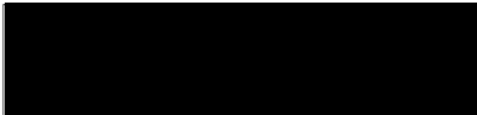
SUMMONS

DEVELOPMENT CONTROL

30th March 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 5th April 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 22nd March 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 23/00641/HOUSE 90 Swanley Lane Swanley Kent BR8 7JG – COMMENTS DUE BY 07/04/2023

Two storey rear extension.

4.2. 22/03536/FUL Land North Of Old Place Farm Beechenlea Lane Swanley Kent BR8 7PR – COMMENTS DUE BY 10/04/2023

Redevelopment of site consisting of the demolition of buildings and erection of a single storey building comprising 3 No. storage units with associated hardstanding and use of existing vehicular access on to Beechenlea Lane.

4.3. 23/00660/HOUSE 111 Leechcroft Avenue Swanley Kent BR8 8AP – COMMENTS DUE BY 17/04/2023

Single storey side and rear extension, internal alterations and all associated works.

4.4. AMENDED 21/02840/OUT Land East Of Sure Start Northview Swanley KENT BR8 7BG – COMMENTS DUE BY 18/04/2023

Outline application for development of up to 17 dwellings (Use Class C3) and new vehicular access from Northview with some matters reserved.

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

The applicant has provided an Updated Financial Viability Assessment.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 22/03420/HOUSE Tudor House Highlands Hill Swanley

Indoor swimming pool in the rear garden.

REFUSED – STC COMMENT – NO OBJECTION 19/01/2023

5.2. 23/00118/ADV Specsavers 38 - 39 Swanley Centre London Road

Internally illuminated fascia sign and internally illuminated projection sign.

GRANTED – STC COMMENT – NO OBJECTION 16/02/2023

5.3. 23/00261/HOUSE 21 Whitecroft Swanley Kent

Single storey side extension with new extended porch. Removal of bin. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 15/02/2023

5.4. 23/00638/ADJ Land to Rear Of Swanley Church Hall Leydenhatch Lane Swanley

Application for a Lawful Development Certificate for existing outdoor play area and building used in connection with the Church.

NO OBJECTION LODGED BY SEVENOAKS

5.5. 23/00093/HOUSE 9 Crescent Gardens Swanley Kent

Single Storey Rear Extension.

GRANTED – STC COMMENT – NO OBJECTION 15/02/2023

5.6. 22/02968/CONVAR Site Of Harringtons Nursery Highlands Hill Swanley
Amendment to 20/00624/FUL.
GRANTED – STC COMMENT – 20/02/2023

6. INFORMATION ONLY

6.1. 23/00653/WTPO 177 Swanley Lane Swanley Kent BR8 7LB
To reduce tree between 30% and 40%.

DATE OF NEXT MEETING – 19th April 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.