

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

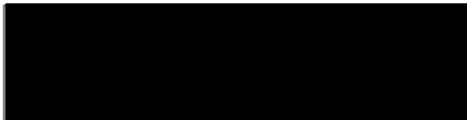
SUMMONS

DEVELOPMENT CONTROL

16th 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 22nd March 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 1st March 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. AMENDED 22/03463/MMA 17 High Street Swanley Kent BR8 8AE – COMMENTS DUE BY 27/03/2023

Amendment to 19/02387/FUL.

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

Revisions to plans and elevations.

4.2. 23/00375/FUL Land At Heathwood Stud Heathwood Gardens Swanley Kent BR8 7HN – COMMENTS DUE BY 27/03/2023

Provision of stable building with tractor store, tack room and feed store incorporating modification of existing open car port structure.

4.3. 23/00498/HOUSE 9 Charnock Swanley Kent BR8 8NL – COMMENTS DUE BY 27/03/2023

Conversion of garage into a habitable room including single storey ground floor side infill extension. Alterations to front entrance.

4.4. 22/03402/HOUSE 2 Five Wents Swanley Kent BR8 7LE – COMMENTS DUE BY 28/03/2023

Erection of a single storey wooden outbuilding to the end of the rear garden.

4.5. 23/00428/HOUSE 64 Ladds Way Swanley Kent BR8 8HW – COMMENTS DUE BY 29/03/2023

Double storey side and ground floor rear extension. Alterations to fenestration.

4.6. 23/00638/ADJ Land To Rear Of Swanley Church Hall Leydenhatch Lane Swanley BR8 7PU – COMMENTS DUE TO DARTFORD BOROUGH COUNCIL BY 28/03/2022

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

We have received notification of the above application from Dartford Borough Council, as the adjoining authority.

4.7. AMENDED 22/03212/FUL 1 And 1A Silver Birches Highlands Hill Swanley Kent BR8 7NB – COMMENTS DUE BY 31/03/2023

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.

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

Amended plans to show the visibility splays as required by KCC Highways.

4.8. 23/00668/ADJ Land To Rear Of Swanley Church Hall Leydenhatch Lane Swanley BR8 7PU – COMMENTS DUE TO DARTFORD BOROUGH COUNCIL

Application for a Lawful Development Certificate for existing canopies and service ramp.

We have received notification of the above application from Dartford Borough Council, as the adjoining authority.

4.9. AMENDED 23/00427/HOUSE 20 Mead Close Swanley Kent BR8 8DQ – COMMENTS DUE BY 03/04/2023

Single storey front, side and rear extension. Alteration to fenestration.

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

Amendment to plans to change the materials to be used. The extension and house will use render.

4.10. 23/00581/HOUSE 94 Archer Way Swanley Kent BR8 7XP – COMMENTS DUE BY 03/04/2023

Two storey side and ground floor rear extensions.

4.11. AMENDED 23/00375/FUL Land At Heathwood Stud Heathwood Gardens Swanley Kent BR8 7HN – COMMENTS DUE BY 03/04/2023

Provision of stable building with tack room and feed store incorporating modification of existing open car port structure.

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

Amendment to plans to remove the mower store and reduce the size of the building.

4.12. 23/00414/LDCEX Old Forge Yard Swanley Village Road Swanley Kent BR8 7NF – COMMENTS DUE BY 04/04/2023

Confirmation that Units A, B, D1, D2, G1 and G2 are used lawfully within Class E.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 23/00027/HOUSE 32 Hibbs Close Swanley Kent

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

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

5.2. 23/00052/MMA 15 The Spinney Swanley Kent

Amendment to 22/01919/HOUSE

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

5.3. 22/02271/FUL Malt House Farm Lower Road Hextable

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

REFUSED – STC COMMENT - NO OBJECTION 02/02/2023

5.4. 23/00088/HOUSE 19 Sermon Drive Swanley Kent

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

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

5.5. 23/00112/HOUSE 1 Dahlia Drive Swanley Kent

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

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

5.6. 22/03194/LBCALT Old College Cottage Swanley Village Road Swanley

Replacement of fenestration.

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

5.7. 23/00061/HOUSE 7 Five Wents Swanley Kent

Proposed loft conversion with dormer to rear.

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

DATE OF NEXT MEETING – 5th 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.