

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

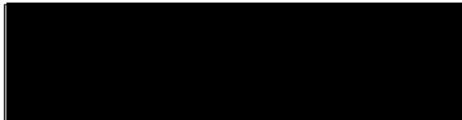
SUMMONS

DEVELOPMENT CONTROL

18th May 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 24th May 2023 at 7:30pm** or at the conclusion of the public participation session.



Mr R Hayman
Chief Executive & Town Clerk

Committee Members: (Chair) Cllr P Darrington, (Deputy Chair) Cllr C Morgan, Cllr C Barnes, Cllr P Brown, Cllr G Darrington, Cllr S Durden, Cllr K Mitchell, Cllr E Uttley

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 5th April 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 01/06/2023

Demolition of existing buildings and replacement with a new development comprising 21 residential units and commercial floorspace, including soft and hard landscaping, car and cycle parking provision and refuse and recycling facilities.

4.2. 23/00631/HOUSE Gayhurst London Road Swanley Kent BR8 7AQ – COMMENTS DUE BY 01/06/2023

Erection of a single storey rear extension.

4.3. 23/01257/HOUSE 64 Ladds Way Swanley Kent BR8 8HW – COMMENTS DUE BY 01/06/2023

Double storey side and ground floor rear extension with alterations to fenestration and porch.

4.4. 23/01276/HOUSE 12 Glendale Swanley Kent BR8 8TB – COMMENTS DUE BY 06/06/2023

Demolition of conservatory and erection of a new rear single storey rear extension with rooflight. Same footprint.

4.5. 23/01305/HOUSE 256 Northview Swanley Kent BR8 7TD – COMMENTS DUE BY 06/06/2023

Demolition of conservatory. Single storey rear extension with rooflights.

4.6. 23/01304/HOUSE 59 Waylands Swanley Kent BR8 8TN – COMMENTS DUE BY 06/06/2023

Proposed side single and first floor extension. Relocation of the front door.

4.7. 23/01262/HOUSE 7 Ladds Way Swanley Kent BR8 8HN – COMMENT DUE BY 07/06/2023

Erection of single storey rear extension. Rooflights.

4.8. 23/00823/FUL Land North Of 1 - 7 Conifer Way Swanley Kent BR8 7UE – COMMENTS DUE BY 07/06/2023

Erection of 3 no. dwelling houses with added dormers/loft extensions and improved children's playground facilities.

4.9. 23/01314/HOUSE High View Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 07/06/2023

Demolition of existing side garage and erection of a two storey side/rear extension, part single storey front extension.

4.10. AMENDED 22/03450/HYB Broom Hill Site London Road Swanley Kent

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

Additional information regarding highway proposals and access, noise, town centre impact (the sequential test) and design / landscaping.

4.11. 23/01354/HOUSE 25 New Road Swanley Kent BR8 7JP – COMMENTS DUE BY 09/06/2023

Proposed rear single storey extension with rooflights.

4.12. 23/01329/FUL Land West Of 1 Wood Street Swanley Kent – COMMENTS DUE BY 09/06/2023

Installation of a natural timber load bearing retaining wall that transitions into a fence.

5. ROAD NAME CONSULTATION – APPENDIX A

23/00059/STSDEV Street Naming Consultation: Land North of 31 – 35 Goldsel Road – COMMENTS DUE BY 31/05/2023

6. DECISION MADE BY PLANNING AUTHORITY

6.1. 23/00498/HOUSE 9 Charnock Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 23/03/2023

6.2. 23/00581/HOUSE 94 Archer Way Swanley Kent

Two storey side and ground floor rear extensions.

GRANTED – STC COMMENT – NO OBJECTION 23/03/2023

6.3. 22/03402/HOUSE 2 Five Wents Swanley Kent

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

REFUSED – STC COMMENT – OBJECTION 23/03/2023

6.4. 23/00375/FUL Land At Heathwood Stud Heathwood Gardens

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

GRANTED – STC COMMENT – NO OBJECTION 23/03/2023

6.5. 23/00414/LDCEX Old Forge Yard Swanley Village Road Swanley

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

REFUSED – STC COMMENT – NO OBJECTION 23/03/2023

6.6. 22/03536/FUL Land North Of Old Place Farm Beechenlea Lane Swanley

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

GRANTED – STC COMMENT – NO OBJECTION 05/04/2023

6.7. 23/00188/FUL 2 Woodview Road Swanley Kent

Subdivision of plot into two parts, garage demolition and erect a new dwelling.

REFUSED – STC COMMENT – OBJECTION 28/04/2023

6.8. 23/00660/HOUSE 111 Leechcroft Avenue Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 05/04/2023

6.9. 23/00641/HOUSE 90 Swanley Lane Swanley Kent

Two storey rear extension

GRANTED – STC COMMENT – NO OBJECTION 05/04/2023

6.10. 23/00428/HOUSE 64 Ladds Way Swanley Kent

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

REFUSED – STC COMMENT – NO OBJECTION 23/03/2023

6.11. 23/01230/ADJ Land To Rear Of Swanley Church Hall Leydenhatch Lane Swanley

Change of use of land to recreational space in connection with Christian Meeting Room including the provision of boundary treatment (retrospective application).

NO OBJECTION LODGED

7. APPEALS

7.1. SDC Appeal Ref: 22/00116/RFTELN

Land North West Of Junction With Sycamore Drive Bartholomew Way Swanley Kent BR8 7UN – COMMENTS SHOULD BE SUBMITTED BY 25TH MAY 2023

Proposed 5G 15m telecoms installation: H3G street pole and additional equipment cabinets.

7.2. SDC Appeal Ref: 22/00107/RFPLN

2 Woodview Road Swanley Kent BR8 7ET – COMMENTS SHOULD BE SUBMITTED BY 07/06/2023

Subdivision of plot into two parts, garage demolition and erect a new dwelling.

8. INFORMATION ONLY

8.1. 23/01087/WTPO Keston Hawthorn Park Swanley Kent BR8 7FB

Reduction of two Beech trees by 30%

8.2. 23/01088/WTPO Keston Hawthorn Park Swanley Kent BR8 7FB

Reduction of sycamore tree by 30%

DATE OF NEXT MEETING – 7th June 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.