

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

15th June 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 21st June 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 7th June 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 23/01365/HOUSE Roma Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 23/06/2023

Single storey porch extension to front elevation.

4.2. 23/01487/HOUSE 60 Beech Avenue Swanley Kent BR8 8AU – COMMENTS DUE BY 26/06/2023

Erection of single storey rear extension.

4.3. AMENDED 23/00960/FUL Charcoal Grill 37 Station Road Swanley Kent BR8 8ES – COMMENTS DUE BY 29/06/2023

Single storey ground floor rear extension. Single-storey first-floor front extension. Loft floor with rear side dormers. Conversion of upper floors to 2x1 bed flat. External and internal alterations.

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

Noise acoustic report following comments from SDC Environmental Health Officer.

4.4. AMENDED 23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 29/06/2023

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.

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

A letter and email has been provided in response to the comments made by the Local Lead Flood Authority.

4.5. 23/01531/FUL Land North Of Old Place Farm Beechenlea Lane Swanley Kent BR8 7PR – COMMENTS DUE BY 29/06/2023

Partial demolition and rebuild of existing former workshops and erection of extensions to form 4 No. storage units with associated hardstanding and use of existing vehicular access on to Beechenlea Lane.

4.6. 23/01215/FUL Briar Cottage And Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ – COMMENTS DUE BY 04/07/2023

Single storey extension to South West elevation and single storey and two storey extensions to North and South West elevations of Orchard Cottage and first floor extension to North East Elevation of Briar Cottage.

This application has been re-validated and is pending consideration. A summary of the main changes are set out below;

Correct application submitted

4.7. 23/01509/HOUSE Veitchii Cottage New Barn Road Swanley Kent BR8 7PW – COMMENTS DUE BY 05/07/2023

Addition of flank extension. Demolition of conservatory and creation of Studio Room. Roof Terrace. Rooflights. Alterations to fenestration.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/00877/HOUSE 22 Dahlia Drive Swanley Kent

Demolition of garage and construction of rear side annex.

GRANTED – STC COMMENT – NO OBJECTION 28/04/2023

5.2. 23/01152/HOUSE 52 Court Crescent Swanley Kent

Conversion of garage to habitable space. Alterations to porch and fenestration.

GRANTED – STC COMMENT – NO OBJECTION 23/05/2023

5.3. 23/01002/FUL First Floor Above Ladbroke's 53 Swanley Centre London Road

Conversion of vacant first floor space above Unit 53 of the Swanley Centre into 2no. 1-bedroom flats (C3 use)

GRANTED – STC COMMENT – NO OBJECTION 28/04/2023

DATE OF NEXT MEETING – 5th July 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.