

Swanley Town Council
Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU
Tel: 01322 665855
www.swanleytowncouncil.gov.uk

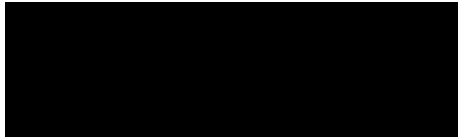
SUMMONS

DEVELOPMENT CONTROL

13^h July 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 19th July 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 L Taylor, 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 July 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. AMENDED 23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 25/07/2023

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.

The application has been amended with the following documents:

- Updated Financial Viability Assessment
- Updated Flood Risk Assessment and Surface Water Drainage Strategy Report
- Proposed Drainage Services Layout plan
- Covering letter explaining how the updated Flood Risk Assessment and proposed drainage services layout plan address the LLFA's comments

4.2. 23/01668/HOUSE 10 Azalea Drive Swanley Kent BR8 8HX – COMMENTS DUE BY 27/07/2023

Single storey side/rear extension with sloping pitched roofs. Alterations to roof. Alterations to fenestration. Rooflights.

4.3. AMENDED 23/01846/MMA 1 Philip Avenue Swanley Kent BR8 8HG – COMMENTS DUE BY 28/07/2023

Amendment to 21/02251/HOUSE

4.4. 23/01960/TELNOT Land Opposite 21ST Moto Ltd White Oak Garage London Road – COMMENTS DUE BY 01/08/2023

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

4.5. 23/01793/HOUSE 13 Irving Way Swanley Kent BR8 7EP – COMMENTS DUE BY 01/08/2023

Dormer loft conversion. Removal of garage to build a two storey side and rear extension. Single storey partial front extension. Installation of rooflights.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/01305/HOUSE 256 Northview Swanley Kent

Demolition of conservatory. Single storey rear extension with rooflights.

GRANTED – STC COMMENT – NO OBJECTION 25/05/2023

5.2. 23/01304/HOUSE 59 Waylands Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 25/05/2023

5.3. 23/01314/HOUSE High View Beechenlea Lane Swanley

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

GRANTED – STC COMMENT – NO OBJECTION 25/05/2023

5.4. 23/01257/HOUSE 64 Ladds Way Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 25/05/2023

5.5. 23/01262/HOUSE 7 Ladds Way Swanley Kent

Erection of single storey rear extension. Rooflights.

GRANTED – STC COMMENT – NO OBJECTION 25/05/2023

5.6. 23/00960/FUL Charcoal Grill 37 Station Road Swanley

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.

GRANTED – STC COMMENT – OBJECTION 21/06/2023

5.7. 23/01354/HOUSE 25 New Road Swanley Kent

Proposed rear single storey extension with rooflights.

REFUSED – STC COMMENT – NO OBJECTION 25/05/2023

5.8. 23/01329/FUL Land West Of 1 Wood Street Swanley

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

REFUSED – STC COMMENT – OBJECTION 25/05/2023

5.9. 23/01276/HOUSE 12 Glendale Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 25/05/2023

DATE OF NEXT MEETING – 6th September 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.