

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

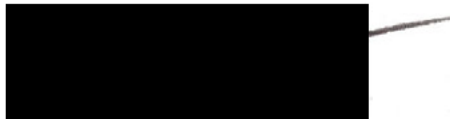
SUMMONS

DEVELOPMENT CONTROL

14th September 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 20th September 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 6th September 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. AMENDED 22/03450/HYB Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 25/09/2023

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 landscaping and ecology, including new section drawings. Revision to parking layout and consequential changes to plans and submission reports, including those related to flood risk, noise, transport/travel plan, trees and utilities.

4.2. 23/02020/HOUSE Argent Beechenlea Lane Swanley Kent BR8 8DP – COMMENTS DUE BY 02/10/2023

Loft conversion with rear dormer, Juliet balcony. Single storey rear extension and front elevational changes. Rooflights. Alterations to roof. Alterations to fenestration.

This application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

Amended drawings received and indexed to application.

4.3. AMENDED 23/02104/FUL Malvern Lodge London Road Swanley Kent BR8 7HA – COMMENTS DUE BY 03/10/2023

Demolition of the existing house and outbuilding and construction of 5 x 2 storey houses.

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

Revised block plan received following KCC Highways comments.

4.4. 23/02588/ADV Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 03/10/2023

Erection of 2no. Flag Pole within store car park

Erection of 2no. Fascia mounted signs on Lidl foodstore

Erection of 2no. Externally illuminated Billboard display frames 3245mm(w) x 1640mm(h)

Erection of 1no. Internally illuminated Poster display unit

Erection of 3no. Externally illuminated Billboard display frames 6300mm(w) x 3250mm(h)

4.5. 23/02361/LDCEX Annexe At Holts Farm Gildenhill Road Swanley Kent BR8 7PD – COMMENTS DUE BY 02/10/2023

Confirmation that retention of the annex and continued use in its current form is lawful.

4.6. 23/02495/HOUSE 16 Lower Croft Swanley Kent BR8 8BA – COMMENTS DUE BY 05/10/2023

Single story rear extension with lantern.

4.7. 23/02657/PAC 5 London Road Swanley Kent BR8 7AQ – COMMENTS DUE BY 05/10/2023

Prior notification for a change of use from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2/C2A) to State - Funded School (Use Class F1(a)). This application is made under Class T of The Town and Country Planning (General Permitted Development) (England) Order 2015.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/02014/FUL Units 1D And 1E Mark Way Swanley

Proposed change of use of part of existing vehicle workshop repair area to allow for new MOT facility. Internal changes only.

GRANTED – STC COMMENT – NO OBJECTION 02/08/2023

5.2. 23/01978/HOUSE 10 Willow Avenue Swanley Kent

Front and rear extension, conversion of garage into a habitable room, alterations to roof.

GRANTED – STC COMMENT – NO OBJECTION 21/08/2023

5.3. 23/02080/HOUSE 15 Bremner Close Swanley Kent

Garage conversion into habitable space. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 22/08/2023

5.4. 23/01812/FUL Units C, D1 And D2 Old Forge Yard Swanley Village Road

Change of use of Units C, D1 and D2 for purposes within either Use Classes E(g)(iii) or B8 and replacement of windows, doors and roof.

GRANTED – STC COMMENT – NO OBJECTION 02/08/2023

6. KENT COUNTY COUNCIL CONSULTATION

6.1. Swanley Village 20mph Speed Limit – APPENDIX A

To reduce the current speed limit from 30MPH to 20MPH on the following lengths of roads in Swanley Village, Sevenoaks:-

BEECHENLEA LANE – From junction with Swanley Village Road for a distance of 320 metres in a southerly direction. **HIGHLANDS HILL** – From junction with School Lane for a distance of 350 metres in a westerly direction. **HOTHAM CLOSE** – For its entire length. **SCHOOL LANE** – From the northern boundary of Old Vicarage to its junction with Swanley Village Road. **SWANLEY VILLAGE LAND** – From junction with School Lane to junction with Park Lane.

6.2. Swanley Lane, Hextable – Proposed Double Yellow Lines – APPENDIX B

Order will be to introduce or amend existing waiting restrictions (DYL means double yellow lines “no waiting at any time” restrictions) on the following length of roads:-

On the southeast side extend the existing lines by 6 metres to a point 6 meters south of the boundary of 84/86 Swanley Lane.

7. INFORMATION ONLY

7.1. 23/02519/WTPO Swanley Park New Barn Road Swanley Kent BR8 7PW

Vegetation, hedge, and tree work along New Barn Road for approximately 700m on the playing field side of the highway, cutting back to beyond the highway edge to a height of approximately 5.5 metres.

8. STREET NAMING & NUMBERING

8.1. 23/00119/NEWDEV The Birches Car Park The Birches Swanley Kent BR8 7YL

Construction of children's nursery on part of public car park, with related extension of car park.

We can confirm the new addressing for the above development:-

Plot: Southern Part, The Birches Car Park

New Address: 18 The Birches Swanley Kent BR8 7YL

DATE OF NEXT MEETING – 4th October 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.