

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

28th 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 4th October 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 20th September 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 23/02594/CONVAR Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 09/10/2023

Variation of condition 3 of 20/03825/FUL (Proposed commercial development comprising four separate buildings of 15,067m² GEA of flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, biodiversity mitigation, and landscape planting together with the provision of a new vehicle access; and the reconfiguration of the London Road junction, reconfiguration of the existing access, recladding of the rear of Units 1-5 and provision of new yard to units 1 and 2 of the Gateway Trading Estate) to amend wording regarding commencement.

4.2. AMENDED 23/01621/FUL Orchards Academy St Marys Road Swanley Kent BR8 7TE – COMMENTS DUE BY 10/10/2023

Demolition of existing school buildings and erection of replacement school buildings with associated parking and landscaping. To include siting of two temporary classroom buildings during construction.

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

Revised Ecology comments following initial consultation.

4.3. 23/02431/FUL 3 Manse Parade London Road Swanley Kent BR8 8DA – COMMENTS DUE BY 10/10/2023

Proposed change of use of a Sui Generis hot food takeaway into an A3 off license and vape shop. Alterations to fenestration.

4.4. 23/02640/HOUSE 21 Whitecroft Swanley Kent BR8 7YG – COMMENTS DUE BY 12/10/2023

Extension to rear of property with roof lantern.

4.5. 23/01793/HOUSE 13 Irving Way Swanley Kent BR8 7EP – COMMENTS DUE BY 12/10/2023

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

We can now confirm that this application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

Roof plan and additional elevation received.

4.6. AMENDED 23/00575/FUL The Olympic Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 13/10/2023

Installation of a rugby pitch together with associated changing rooms, toilet facilities and training area.

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

Removal of compensation site to the land opposite The Olympic, no works are proposed on this site. Please see e-mail from applicant and revised plan from applicant.

4.7. 23/02761/HOUSE 2 Worcester Drive Swanley Kent BR8 8FF – COMMENTS DUE BY 17/10/2023

Loft conversion with four new rooflights.

4.8. 23/02634/FUL 51 Cyclamen Road Swanley Kent BR8 8HH – COMMENTS DUE BY 18/10/2023

Existing townhouse split into 1 bedroom ground floor flat and 3 bedroom flat spread over first, second and third floor. Loft dormer extension and single storey rear extension.

4.9. 23/02646/FUL Land East Of 40 Alder Way Swanley Kent – COMMENTS DUE BY 18/10/2023

Erection of 23no. 2, 3 and 4 bedroom dwellings with new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way.

4.10. 23/02627/HOUSE 77 Northview Swanley Kent BR8 7BG – COMMENTS DUE BY 18/10/2023

Single storey front extension incorporating a porch.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/02165/FUL Lullingstone Castle 2 High Street Swanley

Rear single storey extension to provide Universal Accessible Toilet. Enlarge entrance doorways and add Wheelchair Ramps and balustrade to points of access.

GRANTED – STC COMMENT – NO OBJECTION 30/08/2023

5.2. 23/02062/HOUSE Cyreve Beechenlea Lane Swanley

Double storey side extension and single storey rear extension. New porch. Alterations to roof. Alterations to fenestration. Rooflights.

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

5.3. 23/01715/HOUSE 9 Hotham Close Swanley Kent

Erection of a single storey side extension and alterations to the roof. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 07/09/2023

5.4. 23/02076/HOUSE 46 Shurlock Avenue Swanley Kent

Erection of a single-storey side extension.

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

6. INFORMATION ONLY

6.1. 23/02635/WTPO 15 Edgar Close Swanley Kent BR8 7JJ

T1 Sycamore - Reduce crown height by 3m and lift to 4m.

DATE OF NEXT MEETING – 18th 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.