

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 19th July 2023

Present:

Members	Present	Apologies	Reason
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	✓		

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Tracey Bayliss

Also Present: Cllr M Horwood, Cllr R Wood

Public: NONE PRESENT

MEETING COMMENCED: 21:08

12009 APOLOGIES FOR ABSENCE
Cllr C Barnes and Cllr S Durden.

12010 DECLARATIONS OF INTEREST
NONE

12011 MINUTES OF PREVIOUS MEETING
To approve as correct the Minutes of the Meeting held on Wednesday 21st June 2023.
APPROVED AND SIGNED

21:09 George Brooker entered and left the meeting.

12012 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

**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

OBJECTION - Previous comments concerning increase and configuration of flats together with the apparent failure of some flats to meet a satisfactory daylight and sunlight provision still apply.

There is no mention of the adoption of a site construction and management plan.

We support KCC Ecology in requiring clarification on site enhancements, in particular details of the "Green Roof".

The LPA report states improvements to eliminate flooding will be implemented appear satisfactory.

We continue to OBJECT until all concerns are addressed.

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.

NO OBJECTION

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

Amendment to 21/02251/HOUSE

NO OBJECTION

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.

NO OBJECTION

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.

OBJECTION - The cramped design is out of context with surrounding properties and contrary to planning policies EN1 and EN2 . Also concerns over this application not meeting the 45° light test .

12013 DECISION MADE BY PLANNING AUTHORITY

23/01305/HOUSE 256 Northview Swanley Kent

Demolition of conservatory. Single storey rear extension with rooflights.

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

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

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

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

23/01262/HOUSE 7 Ladds Way Swanley Kent

Erection of single storey rear extension. Rooflights.

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

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

23/01354/HOUSE 25 New Road Swanley Kent

Proposed rear single storey extension with rooflights.

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

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

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

MEETING CLOSED: 21:30

SIGNED:

06/09/2023

**Cllr P Darrington
Chair of Development Control**