

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

26th October 2023

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 1st November 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 18th October 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 23/02849/FUL Land South Of The Priory Swanley Village Road Swanley Kent BR8 7NU – COMMENTS DUE BY 02/11/2023

Conversion of the existing stable block into a two bedroom residential dwelling together with ancillary car parking, cycle and bin storage facilities. Landscaping.

4.2. 23/02790/HOUSE Cyreve Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 08/11/2023

Dormer loft conversion with juliet balcony and 3 rooflights to front of property. Two storey side extension and front single storey extension. Demolition of conservatory and boiler room to be replaced with single storey conservatory with Lantern rooflight.

4.3. AMENDED 23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 10/11/2023

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;

Additional information has been provided in regards to the financial viability assessment.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/02325/ADV Co Op Funeral Care 6 Manse Parade London Road

1 no non-illuminated fascia, 1 no externally illuminated projector sign and one non-illuminated car park sign.

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

5.2. 23/01621/FUL Orchards Academy St Marys Road Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 06/10/2023

5.3. 23/02657/PAC 5 The Mall London Road Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 25/09/2023

5.4. 23/02286/FUL 21 Station Road Swanley Kent

Alterations to the shop front for new access to the upper floors. Single storey ground floor rear extension; single storey first floor front and rear extension; loft conversion with side hip gable wall, rear side dormers and 2 No roof windows. Conversion of upper floors to 2x1 bed flats, external and internal alterations. Alterations to fenestration.

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

6. INFORMATION ONLY

6.1. HW23DEC013HD Highlands Grange, Highlands Hill, Swanley – APPENDIX A

To note the proposed locations of Highlands Grange Signage.

7. KENT COUNTY COUNCIL CONSULTATION

7.1. Farm Avenue and Rogers Court, Swanley – APPENDIX B

FARM AVENUE – SYL Mon-Fri 8.30am-6.30pm – (1) On the east side from a point 3 metres south of the boundary of 77/79 Farm Avenue for a distance of 42 metres in a southerly then easterly direction (into the turning head). (2) On the east side from a point 4 metres north of the boundary of 105/107 Farm Avenue for a distance of 42 metres in a northerly then easterly direction (into the turning head). ROGERS COURT – SYL – Mon-Fri 8.30am-6.30pm – On the northeastern side from a point 10 metres northeast of its junction with London Road for a distance of 95 metres in a north easterly direction.

DATE OF NEXT MEETING – 15th November 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.