

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

4th January 2024

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 10th January 2024 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 December 2023.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. AMENDED 23/02986/FUL 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD – COMMENTS DUE BY 14/01/2024

Proposal to demolish 18 units of existing temporary accommodation and construct 22 new family homes, in a mix of 3 bedroom houses and 2 bedroom apartments with PV panels, parking spaces and associated landscaping. Additional pedestrian footpath connecting to Alexandra Close.

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

A response to the Urban Design Officers comments has been provided along with amended internal west and east elevation drawings.

4.2. 23/03426/HOUSE 46 Shurlock Avenue Swanley Kent BR8 7ST – COMMENTS DUE BY 15/01/2024

Two storey side extension with front porch.

4.3. 23/03545/HOUSE 10 Heathfield Terrace Swanley Kent BR8 7AR – COMMENTS DUE BY 19/01/2024

Proposed single storey side and rear extension.

4.4. 23/03658/HOUSE 68 St Marys Road Swanley Kent BR8 7BA – COMMENTS DUE BY 20/01/2024

Proposed second storey extension, rear single storey extension, loft conversion with alterations to roof including roof lights and internal alterations.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 21/02840/OUT Land East Of Sure Start Northview Swanley

Outline application for development of up to 17 dwellings (Use Class C3) and new vehicular access from Northview with some matters reserved.

REFUSED – STC COMMENT – NO OBJECTION 05/04/2023

5.2. 23/02594/CONVAR Broom Hill Site London Road Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 09/10/2023

5.3. 23/02431/FUL 3 Manse Parade London Road Swanley

Proposed change of use to a Class E off license and vape shop. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 22/11/2023

5.4. 23/02646/FUL Land East Of 40 Alder Way Swanley

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.
REFUSED – STC COMMENT – NO OBJECTION 06/10/2023

5.5. 23/03119/HOUSE 54 Heathwood Gardens Swanley Kent

Erection of a single storey rear extension and side dormer. Demolition of the existing side dormer. Alterations to fenestration. Rooflights.

REFUSED – STC COMMENT – NO OBJECTION 24/11/2023

5.6. 23/02790/HOUSE Cyreve Beechenlea Lane Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 02/11/2023

5.7. 23/03161/ADV Units A, B, E & G Old Forge Yard Swanley Village Road

Individual lettering "Old Forge Yard" above entrance gates.

GRANTED – STC COMMENT – NO OBJECTION 22/11/2023

5.8. 22/03450/HYB Broom Hill Site London Road Swanley

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.

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

5.9. 23/03276/OUT Greenwood Lodge Birchwood Road Swanley

Outline application for subdivision of the plot and erection of a new detached dwelling with some matters reserved.

GRANTED – STC COMMENT – NO OBJECTION 13/12/2023

5.10. 23/02588/ADV Broom Hill Site London Road Swanley

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).

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

6. KENT COUNTY COUNCIL CONSULTATION

6.1. PUBLIC FOOTPATHS SD64 (PART) AND SD97 (PART), SWANLEY. Public path diversion and definitive map and statement modification order 2022 – APPENDIX A

6.2. PUBLIC FOOTPATH SD70 (PART), SWANLEY. Public path extinguishment and definitive map and statement modification order 2022 – APPENDIX B

7. INFORMATION ONLY

7.1. 23/03645/WTCA Field View 15 Hotham Close Swanley Kent BR8 7UX

Fell Holly Tree

DATE OF NEXT MEETING – 17th January 2024

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.