

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

1st February 2024

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 7th February 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 17th January 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/00010/HOUSE 19 West View Road Swanley Kent BR8 8BN – COMMENTS DUE BY 08/02/2024

Proposed first floor side and rear extension.

4.2. AMENDED 23/03160/FUL Units A, B, E & G Old Forge Yard Swanley Village Road Swanley Kent BR8 7NF – COMMENTS DUE BY 09/02/2024

Use of Unit A for purposes within either Use Classes E(g)(i), E(g)(iii) or B8, use of Units B, E and G for purposes within either Use Classes E(g)(iii) or B8, replacement of windows, doors and roofs on Units A, B, E and G, replacement of main entrance gates and "Old Forge Yard" sign above and resurfacing of hardstanding.

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

Updated elevation drawings have been provided for Units A and B which show the retention of the weatherboarding and the methodology for the roof replacement works.

4.3. 23/03319/LDCEX Annexe At Holts Farm Gildenhill Road Swanley Kent BR8 7PD – COMMENTS DUE BY 09/02/2024

Existing Four Bedroom Dwelling Residence House plus Extension.

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

Re-Validation - Red Line boundary has been changed.

4.4. 24/00017/HOUSE 12 Brook Road Swanley Kent BR8 7EZ – COMMENTS DUE BY 21/02/2024

Erection of a single storey granny annexe for ancillary residential use.

4.5. AMENDED 23/02986/FUL 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD – COMMENTS DUE BY 22/02/2024

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 sustainable drainage strategy has been provided and an updated environmental desk study.

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/03380/HOUSE 53 Wisteria Gardens Swanley Kent

Proposed single storey rear and side extensions. New front porch. Alterations to fenestration and rooflights.

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

5.2. 23/03395/HOUSE 57 Beech Avenue Swanley Kent

Garage conversion including replacing garage door to a window and associated works.

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

5.3. 23/02634/FUL 51 Cyclamen Road Swanley Kent

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.

GRANTED – STC COMMENT – OBJECTION 06/10/2023

6. FOR INFORMATION ONLY

6.1. 24/00015/WTPO 12 Squirrels Close Swanley Kent BR8 7FF

Sycamore Tree (T1) - Crown reduce by 30% all around to suitable growth points and thin by 20%.

DATE OF NEXT MEETING – 21st February 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.