

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

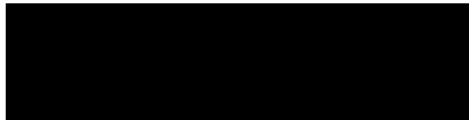
SUMMONS

DEVELOPMENT CONTROL

14th March 2024

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 20th March 2024 at 7pm** 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 21st February 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 23/03722/HOUSE 12 Brook Road Swanley Kent BR8 7EZ – COMMENTS DUE BY 01/04/2024

Proposed single storey rear extension and front porch.

4.2. 24/00330/FUL Land East Of 40 Alder Way Swanley Kent – COMMENTS DUE BY 01/04/2024

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

5. DECISION MADE BY PLANNING AUTHORITY

5.1. 23/03483/CONVAR Broom Hill Site London Road Swanley

Variation of condition 6 (servicing management plan) of 20/03825/FUL for 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. with amendment to the wording: "Prior to occupation of the development, a Servicing Management Plan shall be submitted to and approved in writing by the Council. Details shall include times and frequency of deliveries and collections, vehicle movements, silent reversing methods, location of loading bays, quiet loading/unloading measures, etc."

GRANTED – STC COMMENT – NO OBJECTION 05/01/2024

5.2. 23/03082/FUL 162 Lullingstone Avenue Swanley Kent

Detached 3 bedroom dwelling in side garden including off road parking.

REFUSED – STC COMMENT – NO OBJECTION 18/01/2024

5.3. 24/00028/FUL Orchards Academy St Marys Road Swanley

Installation of 2no temporary classroom buildings and a WC facility (Period of 44 weeks whilst demolition works ongoing).

GRANTED – STC COMMENT – NO OBJECTION 22/01/2024

5.4. 24/00010/HOUSE 19 West View Road Swanley Kent

Proposed first floor side and rear extension.

GRANTED – STC COMMENT – NO OBJECTION 08/02/2024

5.5. 23/03319/LDCEX Annexe At Holts Farm Gildenhill Road

Existing Four Bedroom Dwelling Residence House plus Extension

GRANTED – STC COMMENT – NO OBJECTION 08/02/2024

5.6. 23/03658/HOUSE 68 St Marys Road Swanley Kent

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

GRANTED – STC COMMENT – OBJECTION 22/02/2024

DATE OF NEXT MEETING – 10th April 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.