

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

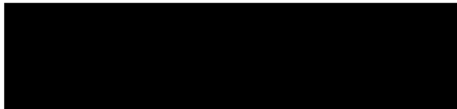
SUMMONS

DEVELOPMENT CONTROL

4th April 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 April 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 20th March 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/00330/FUL Land East Of 40 Alder Way Swanley Kent – COMMENTS DUE BY 12/04/2024

Erection of 23no. 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.

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

Re-consultation for this application required to ensure the consultation period includes the upcoming bank holidays on 29th March and 1st April.

4.2. 24/00286/FUL 7 Ship Lane Swanley Kent BR8 7PB – COMMENTS DUE BY 12/04/2024

Replacement mobile home and conversion of single storey stable block into a partial day room and stables, including tack room and feed store. Installation of roof solar panels. Landscaping, including planting hedges and trees.

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

Reference to "Removal of accommodation block, mobile home and outbuilding" has been removed from the proposal description. This is not part of the proposal.

4.3. 23/03722/HOUSE 12 Brook Road Swanley Kent BR8 7EZ – COMMENTS DUE BY 12/04/2024

Proposed single storey rear extension and front porch.

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

Re-consultation for this application required to ensure the consultation period includes the upcoming bank holidays on 29th March and 1st April.

4.4. 24/00017/HOUSE 12 Brook Road Swanley Kent BR8 7EZ – COMMENTS DUE BY 19/04/2024

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

This application has been re-validated and is pending consideration. A summary of the main changes are set out below;

Revised drawings have been received

4.5. 24/00470/HOUSE 54 Heathwood Gardens Swanley Kent BR8 7HN – COMMENTS DUE BY 14/04/2024

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

4.6. 24/00402/FUL 29 And 30 Swanley Centre Swanley Kent BR8 7TJ – COMMENTS DUE BY 17/04/2023

Change of use from class E to Sui Generis. Alterations to fenestrations. Construction of 98m² plant room on roof. Installation of HVAC equipment. Reconfiguration of parking bays. Removal of yard gate. circulation route and service yard.

4.7. 24/00394/ADV 29 And 30 Swanley Centre Swanley Kent BR8 7TJ – COMMENTS DUE BY 14/04/2023

The installation of 1 no. internally illuminated white acrylic "McDonald's" letterset and 2 no. non-illuminated yellow window vinyl "Golden Arch".

4.8. 24/00548/LDCEX 1 Larch Walk Swanley Kent BR8 7SZ – COMMENTS DUE BY 19/04/2024

Existing use of the corner site as the curtilage of the 1 Larch Walk.

We have received the above application and would welcome comments, statements, or other evidence you may wish to share with us that may relate to the facts relevant to this application. The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.

5. APPEALS

5.1. APP/G2245/C/22/3303531 Land at Heathwood Stud, Heathwood Gardens, Swanley, Kent BR8 7HN

Appeal Decision:- The Inspector has made a correction to the served notice by attaching a revised plan to the enforcement notice. Based on this correction, the Inspector has allowed the appeal against the enforcement notice in part for one of the buildings that were subject to it. The erected building, marked X on plan A in the appeal decision, has been granted planning permission, subject to specific conditions. These conditions include using the building as an equestrian stable with a tack room and feed store and no other purpose, in accordance with the Block Plan dated 13th March 2023, and using approved materials for construction. The building must be removed, and all materials resulting from the demolition must be removed within three months of failing to meet any of the requirements set out in i) to iv) of Condition 3. The appeal has been dismissed, and the enforcement notice is upheld relating to the erected building marked Y on plan A outside of the residential curtilage.

5.2. 23/00087/RFPN Planning Inspectorate Ref: APP/G2245/W/23/3332422 Land West Of 1 Wood Street Swanley Kent – ANY COMMENTS DUE BY 15/04/2024

Installation of a natural timber load bearing retaining wall that transitions into a fence.

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

6. INFORMATION ONLY

6.1. 24/00629/WTCA 3 Model Cottages Swanley Village Road Swanley Kent BR8 7NP

Sycamore trees x 2 – fell.

DATE OF NEXT MEETING – 24th 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.