

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

18th 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 24th April 2024 at 7:00pm** 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 10th April 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/00746/HOUSE 19 Charnock Swanley Kent BR8 8NL – COMMENTS DUE BY 07/05/2024

Single storey rear extension.

4.2. 24/00761/HOUSE 21 Charnock Swanley Kent BR8 8NL – COMMENTS DUE BY 09/05/2024

Single storey side and rear extension with sky lantern and rooflight. Part garage conversion.

4.3. AMENDED 24/00565/PIP 1 Larch Walk Swanley Kent BR8 7SZ – COMMENTS DUE BY 02/05/2024

Erection of dwelling with a minimum of 1 or maximum of 1 new dwelling.

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

Description of Proposal Amended.

5. INFORMATION ONLY

5.1. 24/00896/WTPO 20 Hawthorn Park Swanley Kent BR8 7FB

T1 - Beech Sympathetic reduction of canopy (2.5m from branch tip). Remove dead wood from tree and remove branch that is rubbing on primary upright.

T2 - Beech Sympathetic pruning of branches overhanging our property from neighbouring property (number 21).

6. KENT COUNTY COUNCIL CONSULTATIONS – APPENDIX A & B – COMMENTS DUE BY 03/05/2024

6.1. Kent County Council is consulting on revisions to its guidance and validation requirements for planning applications determined by the County Council. This includes changes to its Local validation list. Validation is an early and key part of the planning application process and determines whether an application is accepted by the planning authority for determination.

Planning authorities are required to have validation documents in place to streamline the planning application process by providing guidance to potential applicants on the necessary information to accompany planning applications. In addition to nationally set requirements, planning authorities can agree its own local list of further information requirements to reflect the particular local circumstances and planning policy requirements operating in their area. In preparing the list of information requirements, the National Planning Policy Framework (NPPF) (2023) makes it clear that planning authorities should only request supporting information that is relevant, necessary and material to the application. The revised documents have been prepared in accordance with planning policy and guidance, the experience from existing casework and common issues and matters raised during the planning process. Two new documents are proposed – one for County Council Community

Development (Regulation 3 Development) and a second setting out the requirements for County Matter Development which covers both mineral and waste management development.

DATE OF NEXT MEETING – 22nd May 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.