

Swanley Town Council

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

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www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 10th April 2024

Present:

Members	Present	Apologies	Reason
Chair: Cllr P Darrington	✓		
Deputy Chair: Cllr C Morgan		✓	Personal Circumstances
Cllr C Barnes	✓		
Cllr P Brown	✓		
Cllr G Darrington	✓		
Cllr S Durden		✓	Work Commitments
Cllr K Mitchell	✓		
Cllr L Taylor	✓		
Cllr E Uttley	✓		

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Tracey Bayliss

Also Present: Cllr J Ferrari, Cllr M Horwood, Cllr C Prestedge, Cllr R Wood
Rosemary Dymond DL
Kerry Ashdown – Home-Start
Rosie Neale - Home-Start

Public: None present.

MEETING COMMENCED: 19:40

12209 APOLOGIES FOR ABSENCE

Cllr S Durden, Cllr C Morgan

12210 DECLARATIONS OF INTEREST

NONE

12211 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 20th March 2024.

APPROVED AND SIGNED

12212 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

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.

NO OBJECTION – Previous comments of 28th March still apply.

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.

OBJECTION – Our previous comments of the 22nd August 2023 still apply. Inappropriate development in the Green Belt.

19:44 Cllr J Ferrari left the meeting.

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.

NO OBJECTION – Our previous comments of the 28th March still apply.

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.

OBJECTION – With the previous application 23/03722 to which we raised no objection, this would create over intensification of the overall site and out of context with neighbouring properties being contrary to Planning Policy EN1.

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.

NO OBJECTION

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.

NO OBJECTION – However, we are concerned over the high volume of litter this would generate. If approved we would like to set the following conditions:

1. A separate litter bin to be installed at the applicants' expense, this to be emptied regularly and at least daily. We also request that a member of staff is given the responsibility of ensuring the surrounding areas are clear of litter at all times.
2. Opening hours should not be before 07:00 and closing not be after 22:00.
3. A regular Police presence to be maintained for the purpose of dispersing any group gatherings and on-site security to be provided to reduce the risk of ASB, all costs to be met by the applicant.

The above conditions are intended to minimise any inconvenience for immediate residents.

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".

NO OBJECTION – However, we would ask that all exterior illuminated signs are controlled by a timer and extinguished after close of business.

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.

NO COMMENT – We have no evidence to agree or disagree that the curtilage has been in existence for in excess of 10 years. Additionally, the Land Registry is inconclusive. Therefore our only comment is No Comment.

12213 APPEALS

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.

23/00087/RFPLN 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.

12214 INFORMATION ONLY

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

MEETING CLOSED: 20:25

SIGNED:

24/04/2024

Cllr P Darrington
Chair of Development Control