

Swanley Town Council
Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU
Tel: 01322 665855
www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

18th July 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 July 2024 at 7:00pm** or at the conclusion of the public participation session.



Mr R Hayman
CEO & Town Clerk

Committee Members: (Chair) Cllr G Darrington, (Deputy Chair) Cllr P Darrington, Cllr C Barnes, Cllr P Brown, Cllr S Durden, Cllr M Horwood, 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 July 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/01568/HOUSE 68 St Marys Road Swanley Kent BR8 7BA – COMMENTS DUE BY 29/07/2024

Proposed second storey side extension, part two storey rear extension, loft conversion.

4.2. 24/01686/HOUSE 1 Lime Road Swanley Kent BR8 7ED – COMMENTS DUE BY 05/08/2024

Demolition of the side garage and erection of single storey side extension with decking.

4.3. AMENDED 24/01189/FUL Wilkinson 37 Swanley Centre London Road Swanley Kent BR8 7TL – COMMENTS DUE BY 07/08/2024

External Alterations to Unit 37, including the installation of double entrance doors, ramps, installation of plant enclosure, refuse and cycle storage.

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

The applicant has submitted amended plans and noise impact assessment.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 24/01185/HOUSE 22 Cedar Close Swanley Kent

Ground floor extension and alterations. First floor extension.

REFUSED – STC COMMENT – OBJECTION 07/06/2024

5.2. 24/01280/HOUSE 126 Swanley Lane Swanley Kent

Side window in first floor bedroom.

GRANTED – STC COMMENT – NO OBJECTION 07/06/2024

5.3. 24/01278/HOUSE 22 Worcester Drive Swanley Kent

Loft conversion with 2 front dormers and Velux windows on the front and rear roof, internal alterations.

GRANTED – STC COMMENT – NO OBJECTION 07/06/2024

5.4. 24/01181/HOUSE 330 Northview Swanley Kent

2 storey side extension.

GRANTED – STC COMMENT - NO OBJECTION 07/06/2024

5.5. 24/01381/CONVAR 29 Swanley Centre Swanley Kent

Variation of condition 6 (No deliveries shall be taken at or dispatched from the site except between the hours of 7:00 to 21:00 on any day) of 24/00402/FUL to Change of use from Class E to restaurant (Class E) and hot food takeaway (sui generis use). 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. with amendment to clarify the intent to solely control HGV/larger commercial deliveries to the site, rather than individual food take away etc. No commercial (goods vehicle) deliveries shall

be taken at or dispatched from the site except between the hours of 07:00 to 21:00 on any day.

GRANTED – STC COMMENT – NO OBJECTION 25/06/2024

6. INFORMATION ONLY

6.1. 24/01325/CONVAR East Broom Hill Site London Road Swanley

Variation of conditions 2, 3, 10, 11, 15, 18, 22, 24 and removal of conditions 12, 13 and 14 of 20/03825/FUL (Commercial development 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 amendments to approved plans in relation to the road access and London Road improvements.

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

Proposed overall site plan and General arrangement phase 1 and 2 updated. Information only.

DATE OF NEXT MEETING – 4th September 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.