

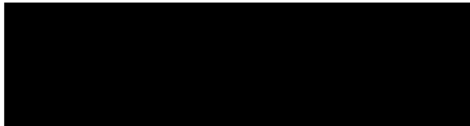
SUMMONS

DEVELOPMENT CONTROL

11th September 2024

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 18th September 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 7:00pm. 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 4th September 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/02281/CONVAR Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 19/09/2024

Variation of condition 9 (Archaeological field evaluation), 10 (details of highway improvement works), 13 (details of the waste and recycling storage), 24 (Ecological mitigation and enhancement strategy), 29 (Air quality damage cost analysis), 34 (Detailed sustainable surface water drainage scheme) & 43 (Construction management plan) of 22/03450/HYB to Broom Hill Site London Road Swanley Kent Hybrid application comprising: IN FULL, demolition of existing buildings and the creation of a new access roundabout on London Road and erection of a retail food store (Use Class E(a)), together with associated plant and infrastructure, internal roads and landscaping, and ancillary works; and IN OUTLINE, the erection of 47 dwellings, including public open space and landscaping, with all matters reserved except means of access and layout. with amendment to alter wording to allow works on the development to commence prior to information being submitted and approved.

4.2. AMENDED 24/01189/FUL Wilkinson 37 Swanley Centre London Road Swanley Kent BR8 7TL – COMMENTS DUE BY 24/09/2024

External Alterations to Unit 37, including the installation of double entrance doors, ramps, installation of plant enclosure, refuse and cycle storage I previously wrote to you about the application received by the Council for this site.

This application has now been amended.

The plans have been amended to relocated of the proposed vents and a new noise impact assessment.

4.3. 24/01881/FUL Briar Cottage And Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ – COMMENTS DUE BY 26/09/2024

Demolition of the conservatory, shower and storage room. Two storey extension to South West elevation and single storey and two storey extensions to North and South West elevations of Orchard Cottage with alterations to fenestration. First floor extension to North East Elevation of Briar Cottage.

4.4. 24/02322/HOUSE 54 Cranleigh Drive Swanley Kent BR8 8NX – COMMENTS DUE BY 01/10/2024

Conversion of domestic garage to habitable space, with alterations to existing fenestration and inclusion of roof lights.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 24/01772/HOUSE 26 Beech Avenue Swanley Kent

Erection of single storey side and rear extension.

GRANTED – STC COMMENT – NO OBJECTION 05/08/2024

5.2. 24/01733/MMA 10 Heathfield Terrace Swanley Kent BR8 7AR

Amendment to 23/03545/HOUSE – The roof has been amended to work around existing drainage from a first floor bathroom.

GRANTED – STC COMMENT – NO OBJECTION 05/08/2024

5.3. 24/01568/HOUSE 68 St Marys Road Swanley Kent BR8 7BA

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

GRANTED – STC COMMENT – NO OBJECTION 29/07/2024

6. INFORMATION ONLY

6.1. 24/02226/WTPO Street Record Sycamore Drive Swanley Kent

Oak - Remove major deadwood

6.2. 24/02227/WTPO Street Record Lilac Gardens Swanley Kent

Various works to trees

6.3. 24/02228/WTPO Land Between 8 and 11 Southern Place Swanley Kent

Various works to trees

6.4. 24/02230/WTPO White Oak Court Sycamore Drive Swanley Kent BR8 7WF

Oak - Remove deadwood that has snapped but still attached to branch

6.5. 24/02361/WTCA Old College Swanley Village Road Swanley Kent BR8 7NG

Sweet Chestnut - Pollard by 35-40% and reshape. Remove lower limb over the sheds. Height from 9.0m to a minimum of 5.4m. Crown spread from 11.0m to a minimum of 6.6m

DATE OF NEXT MEETING – 2nd October 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.