

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

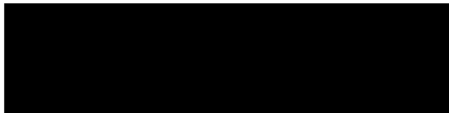
SUMMONS

DEVELOPMENT CONTROL

21st November 2024

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 27th November 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 13th November 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/02770/HOUSE 5 Charnock Swanley Kent BR8 8NL – COMMENTS DUE BY 29/11/2024

Garage conversion to create a new office and utility. Alterations to fenestrations.

4.2. 24/02447/FUL 7 Ship Lane Swanley Kent BR8 7PB – COMMENTS DUE BY 02/12/2024

Change of use of existing hard standing to allow the standing of six residential static caravans and storage of eight touring caravans and ancillary works.

4.3. 24/02686/FUL Site Of Harringtons Nursery Highlands Hill Swanley Kent BR8 7NB – COMMENTS DUE BY 02/12/2024

Erection of two entrance walls.

4.4. 24/02870/ADV 30A Swanley Centre London Road Swanley Kent BR8 7TL – COMMENTS DUE BY 02/12/2024

Installation of 1 no. internally illuminated white acrylic "McDonald's" letterset and 1 no. internally illuminated Projecting sign.

4.5. 24/01604/FUL Heathwood Stud Heathwood Gardens Swanley Kent BR8 7HN – COMMENTS DUE BY 03/12/2024

Erection of gazebo incorporating 'trading off' existing garden land to enable land around gazebo to be incorporated within existing residential curtilage.

4.6. 24/02888/HOUSE 99 Pinks Hill Swanley Kent BR8 8NN – COMMENTS DUE BY 05/12/2024

Installation of boundary line fence and gates.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 24/02390/FUL Cedar Lodge Wood Street Swanley

Erection of a single detached dwelling, car barn, with landscaping alterations and all other associated works.

REFUSED – STC COMMENT – NO OBJECTION 03/10/2024

5.2. 24/01843/HOUSE 59 St Georges Road Swanley Kent

Demolition of garage and brick wall with erection of new shed, brick wall, gate and fencing.

GRANTED – STC COMMENT – NO OBJECTION 12/09/2024

5.3. 24/02379/HOUSE 77 Rowan Road Swanley Kent

Demolition of existing garage and construction of two-storey side and rear extensions. Changes to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 03/10/2024

5.4. 24/02608/HOUSE 3 Willow Avenue Swanley Kent

Proposed garage conversion. Floor to new habitable area to be raised. Alteration to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 18/10/2024

6. INFORMATION ONLY

6.1. 24/00121/STSDEV Tudor House Highlands Hill Swanley Kent BR8 7NA

Due to mail delivery issues and the location of this property the owner has asked for his address to be moved from Highlands Hill to Anthony Lane. The address is active on PAF already.

DATE OF NEXT MEETING – 11th December 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.