

**Swanley Town Council**  
Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU  
Tel: 01322 665855  
[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

**SUMMONS**

**DEVELOPMENT CONTROL**

5<sup>th</sup> December 2024

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 11<sup>th</sup> December 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 27<sup>th</sup> November 2024.

### **4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL**

#### **4.1. 24/02848/FUL 11 Lynden Way Swanley Kent BR8 7DN – COMMENTS DUE BY 13/12/2024**

Change of Use to Hot-food Takeaway from Commercial, Business and Service and Installation of Extractor Flue pipe.

#### **4.2. 24/03119/CAN BT Telephone Box London Road Swanley Kent – COMMENTS DUE BY 16/12/2024**

Phone kiosk removal.

#### **4.3. AMENDED 24/01639/PIPET 1 Larch Walk Swanley Kent BR8 7SZ – COMMENTS DUE BY 18/12/2024**

Subdivision of land with erection of new dwelling with associated landscaping and creation of parking area. Application linked to 24/00565/PIP.

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

Preliminary Ecology Appraisal and Roost Assessment received following KCC Ecology comments.

#### **4.4. 24/02894/REM Land East Of Sure Start Northview Swanley Kent BR8 7BG – COMMENTS DUE BY 30/12/2024**

Reserved Matters application relating to outline permission 20/00790/OUT (Outline application for development of up to 32 dwellings comprising 8 townhouses and 24 apartments (Use Class C3) and new vehicular access from Northview with some matters reserved) for the development of 32 dwellings.

### **5. DECISIONS MADE BY PLANNING AUTHORITY**

#### **5.1. 24/02659/LDCEX East Broom Hill Site London Road Swanley**

Application for Certificate of Lawfulness to confirm implementation of permission 20/03825/FUL (and as varied by consent 23/02594/CONVAR) by the insertion of 15m of kerb way in specific accordance with access/kerb alignment which has been approved.

**GRANTED – STC COMMENT – NO OBJECTION 06/11/2024**

#### **5.2. 24/00330/FUL Land East Of 40 Alder Way Swanley**

Erection of 19no. 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.

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

## **6. INFORMATION ONLY**

### **6.1. AMENDED 24/01721/FUL Units A, B, E & G Old Forge Yard Swanley Village Road**

Use of Unit A for purposes within either Use Classes E(g)(i), E(g)(iii) or B8, use of Units B, E and G for purposes within either Use Classes E(g)(iii) or B8, replacement of windows, doors and roofs on Units A, B, E and G, replacement of main entrance gates and resurfacing of hardstanding.

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

Amended drawings have been provided to show the door on the south elevation of Unit A opening inwards.

### **DATE OF NEXT MEETING – 8<sup>th</sup> January 2025**

If you would like further information on any of the agenda items, please contact Ryan Hayman, on 01322 665855 or [rhayman@swanleytowncouncil.gov.uk](mailto: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](http://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.