

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

20th 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 8th January 2025 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 11th December 2024.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. AMENDED 24/03063/FUL McDonalds Restaurant Ltd 30 Swanley Centre London Road Swanley Kent BR8 7TJ - COMMENTS DUE BY 11/01/2025

The formation of an outside fenced off seating area measuring 57 sqm, on existing hard standing at the front of the store, with the inclusion of 16 no. "McDonald's" letterset on 4 no. fabric parasols.

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

Amended plans to confirm the location and quantity of lighting columns (4).

4.2. 24/03019/CONVAR The Birches Car Park The Birches Swanley Kent BR8 7YL - COMMENTS DUE BY 12/01/2025

Variation of conditions 4 and 8 of 22/02541/FUL (Construction of a day nursery building together with the configuration of the existing public car park and associated landscaping) with amendment to landscaping scheme and revised car parking layout.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 24/02625/FUL 65A Goldsel Road Swanley Kent

Converting the existing loft space into a habitable living area with two roof lights to the front and a dormer to the rear.

GRANTED – STC COMMENT – NO OBJECTION 15/11/2024

5.2. 24/02686/FUL Site Of Harringtons Nursery Highlands Hill Swanley

Erection of two entrance walls.

GRANTED – STC COMMENT – NO OBJECTION 28/11/2024

5.3. 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.

GRANTED – STC COMMENT – NO OBJECTION 15/11/2024

5.4. 24/01639/PIPDET 1 Larch Walk Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 13/12/2024

6. INFORMATION ONLY

6.1. 24/03168/WTPO Swanley Recreation Ground St Marys Road Swanley Kent BR8 7BU Willow Tree - Removal of 3-5ft of branches to improve visibility of CCTV cameras.

6.2. 24/00125/NEWDEV 3 St Marys Road Swanley Kent BR8 7BU

Two new properties are being built in the garden of 3 St Marys Road, to be numbered 3A and 3B St Marys Road. We can confirm the new addressing for the above development.

6.3. 24/03408/DCC Norman Road North Belvedere London DA17 6JY

Application for development consent order for the Cory Decarbonisation Project - Pre-examination consultation (amendments to scheme).

DATE OF NEXT MEETING – 22nd 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

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.