

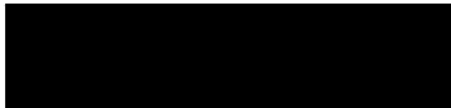
SUMMONS

DEVELOPMENT CONTROL

15th January 2025

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 22nd 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 8th January 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 24/03305/HOUSE 26 Woodlands Close Swanley Kent BR8 7JU - COMMENTS DUE BY 22/01/2025

Hip to gable loft conversion with a dummy pitched roof dormer to the rear with rooflight and two pitched roof dormers to the front.

4.2. 24/03203/HOUSE 55 Beech Avenue Swanley Kent BR8 8AU - COMMENTS DUE BY 24/01/2025

Conversion of garage, Alteration to fenestration, New front porch.

4.3. 24/03063/FUL McDonalds Restaurant Ltd 30 Swanley Centre London Road Swanley Kent BR8 7TJ - COMMENTS DUE BY 04/02/2025

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.

Amended plans received to remove lighting columns.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 24/02818/PAC White Oak Leisure Centre Hilda May Avenue Swanley

Prior notification for installation, alteration or replacement of other Solar Photovoltaics (PV) equipment on the roof of Non-domestic buildings. This application is made under Class J of The Town and Country Planning (General Permitted Development) (England) Order 2015 - Schedule 2, Part 14.

SDC PRIOR APPROVAL – GRANTED

5.2. 24/02806/HOUSE 5 Cyclamen Road Swanley Kent

First Floor Rear Balcony.

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

5.3. 24/02770/HOUSE 5 Charnock Swanley Kent

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

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

5.4. 24/01604/FUL Heathwood Stud Heathwood Gardens Swanley

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

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

5.5. 24/02888/HOUSE 99 Pinks Hill Swanley Kent

Installation of boundary line fence and gates.

REFUSED – STC COMMENT – OBJECTION 28/11/2024

5.6. 24/02658/CONVAR East Broom Hill Site London Road Swanley

Variation of conditions 2, 13, 16, 20 and 22 of 24/01325/CONVAR (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, re cladding 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.

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

5.7. 24/02870/ADV 30A Swanley Centre London Road Swanley

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

GRANTED – STC COMMENT – OBJECTION 28/11/2024

6. APPEALS

6.1. 24/00060/RFPN Cedar Lodge Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 12/02/2025

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

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

7. INFORMATION ONLY

7.1. 24/00122/NEWDEV STREET NAMING & NUMBERING East Broom Hill Site London Road Swanley Kent

The creation of a 4 unit business park to the rear of the Gateway Trading Estate, London Road, Swanley (BR8 8GA).

7.2. 25/00066/WTCA Cherry Tree Cottage Swanley Village Road Swanley Kent BR8 7NT

Silver Birch - reduce the crown by 25%.

DATE OF NEXT MEETING – 5th February 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.