

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

1st June 2017

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 7th June 2017 at 7:30pm** or at the conclusion of the public participation session.



Mr S Nash
CEO / Town Clerk

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes at 7:30pm. Members of the public are also entitled to speak, during the meeting, on agenda items with the permission of the Chairman / Mayor

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.

AGENDA

- 1. APOLOGIES FOR ABSENCE**
- 2. DECLARATIONS OF INTEREST**
- 3. MINUTES OF THE PREVIOUS MEETING**

To approve as correct the Minutes of the Meeting held on Wednesday 3rd May 2017.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/17/01494/HOUSE
37 Archer Way, Swanley Kent BR8 7XR
Erection of Single storey side extension

SE/17/01557/HOUSE
11 Southview Close, Swanley, Kent BR8 8BP
Erection of a single storey rear extension, New ramp

5. DECISIONS MADE BY PLANNING AUTHORITY

APP/G2245/W/17/3168149
Café at the Grove, The Grove, Swanley BR8 8AJ
Appeal dismissed

APP/G2245/D/17/3169566
Highlands Cottage, Highlands Hill Swanley, Kent BR8 7NB
Appeal dismissed

17/01039/HOUSE
41 Willow Avenue, Swanley Kent
Erection of single storey side and rear extension
Granted

16/03617/FUL
22 Oakleigh Close Swanley Kent
Conversion of existing house into 2 flats including conversion of garage into habitable space
Refused

17/00928/HOUSE
Amberton, Beechenlea Lane Swanley
Demolition of existing conservatory and the erection of a rear ground floor single storey extension, removal and reconfiguration of whole first floor level, including raising the ridge height and internal alterations
Granted

SE/217/00935/HOUSE
128 Pinks Hill Swanley Kent BR8 8NW
Conversion of garage into habitable and first floor side extension above the roof extension.
No longer valid

17/00876/HOUSE
19 Woodlands Rise Swanley Kent
Proposed single storey rear extension and alterations to garage
Granted

17/00504/HOUSE
23 Cedar Close Swanley Kent
Erection of single storey rear and side extension
Granted

17/00688/HOUSE

61 Cranleigh Drive Swanley Kent

Erection of single storey rear extension. Replace flat roof over the garage with pitched and modify front porch

Granted

6. STREET NAMING

To note new addresses for North View

7. WOODLANDS UPDATE

To note pre-ap comments regarding Woodlands Development

8. DEMOLITION OF CLASSROOM

To note demolition at St Bartholomews

9. DATE OF NEXT MEETING – 21st June 2017

If you would like further information on any of the agenda items, please contact Mr Steve Nash, on 01322 611663 or snash@swanleytowncouncil.gov.uk

Council Members:

Chairman Cllr Morris (Leader), Deputy Cllr Ball, Cllr J Barnes, Cllr Horwood, Cllr Darrington, Cllr Hogg, Cllr Halford

Appeal Decision

Site visit made on 15 May 2017

by Joanna Reid BA(Hons) BArch(Hons) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 May 2017

Appeal Ref: APP/G2245/W/17/3168149

Cafe at the Grove, The Grove, Swanley BR8 8AJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Sukru Ahmet against the decision of Sevenoaks District Council.
 - The application Ref SE/16/03570/FUL, dated 18 November 2016, was refused by notice dated 23 January 2017.
 - The development proposed is new mansard roof to facilitate storage (B8).
-

Decision

1. The appeal is dismissed.

Main issues

2. The main issues are the effect that the proposal would have on: the character and appearance of the surrounding area, and highway safety in the nearby streets and estate roads.

Reasons

Character and appearance

3. The appeal site includes an almost flat-roofed single storey café, which is located in The Grove by the entrance to The Grove Industrial Estate. The immediate area includes industrial development in The Grove and Park Road, and mainly 2-storey dwellings in Sheridan Close. Most nearby industrial buildings have low-pitched profiled sheet roofs. Most nearby dwellings have steeper-pitched tiled main roofs and flat-roofed garages.
 4. The proposed mansard would roughly double the height and bulk of the existing long narrow low-key café. Due to its substantial bulk, height and mainly tiled form, the double-pitched and gabled mansard with its dormers would have an incongruous top-heavy appearance. Because of its largely open siting in The Grove, and its height and form, the enlarged café building would look harmfully prominent and incongruous. Thus, the proposed mansard would harm the character and appearance of the existing building and it would be unacceptably out of keeping with local character.
 5. The floor area and volume of the mansard would substantially exceed the reasonable storage requirements of the café so that would not be sufficient reason to allow this harmful scheme.
-

6. Therefore, I consider that the proposal would harm the character and appearance of the surrounding area. It would be contrary to Policy SP1 of the *Sevenoaks District Council Local Development Framework Core Strategy* and Policy EN1 of the *Sevenoaks District Council Allocations and Development Management Plan (DMP)* which seek high quality design and respect for local character, and the *National Planning Policy Framework* which aims to always seek to secure high quality design and to take account of the character of different areas.

Highway safety

7. The appeal site broadly reflects the footprint of the existing café. So, there would be no space within the site for on-site parking for vehicles associated with the use of the Class B8 first floor space in the mansard, and no other parking proposals have been put to me. Instead, vehicles would be likely to park as close as possible to the café in The Grove or Park Road, both of which are fairly narrow and where the Council says that parking is already under pressure. Having regard to the scale and number of industrial units that are reached by those roads, additional parked vehicles in them would be likely to partly block, and thus disrupt, pedestrian and vehicular traffic using those routes, including the access to and egress from The Grove Industrial Estate. Thus, off-site parking associated with the scheme would be likely to contribute to hazardous conditions in the nearby highways and estate roads that, in turn, would be likely to endanger highway safety in them. Whilst there is a public car park in Park Road, which is some distance away, its characteristics are unsuitable for larger delivery vehicles and, in any case, it is not within the control of the appellant.
8. Thus, the proposal would be likely to endanger highway safety in the nearby streets and estate roads. It would be contrary to DMP Policy T1 which aims for development to mitigate its travel impact and DMP Policy T2 which seeks appropriate parking provision.

Conclusion

9. For the reasons given above and having regard to all other matters raised, the appeal fails.

Joanna Reid

INSPECTOR



Appeal Decision

Site visit made on 5 May 2017

by **S Poole BA(Hons) DipArch MPhil MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22nd May 2017

Appeal Ref: **APP/G2245/D/17/3169566**

Highlands Cottage, Highlands Hill, Swanley BR8 7NB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
 - The appeal is made by Mr Michael Meller against the decision of Sevenoaks District Council.
 - The application Ref 16/03216/CONVAR, dated 7 October 2016, was refused by notice dated 5 December 2016.
 - The application sought planning permission for "*the erection of single storey side and rear extensions to form new annexe and conversion of existing garage into separate ancillary accommodation*" without complying with a condition attached to planning permission Ref SE/15/03159/HOUSE, dated 26 February 2016
 - The condition in dispute is No. 6 which states that:
The pantiles to the roof of the existing garage shall be retained.
 - The reason given for the conditions is:
For the avoidance of doubt to maintain the integrity and character of the Listed Building as supported by policy EN4; of the Sevenoaks Allocations and Development Management Plan and National Planning Policy Framework.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issues in this case are the effects of the proposal on the appearance of the host building and main house, and whether it would preserve or enhance the character or appearance of the Swanley Village Conservation Area.

Reasons

3. The appeal property is a handsome grade II listed part single and part 2-storey house which is located in the Swanley Village Conservation Area. To one side there is a garage. Although this is of later origin than the house it clearly forms part of the curtilage and heritage interest of the listed property and makes a positive contribution to the character and appearance of the Conservation Area. The roof of the garage predominately comprises pantiles with a small area of Kent peg tiles above the eaves at the front. Although pantiles are not a common feature in the area, they positively contribute to,
-

and are a major constituent of, the character of the garage. This is a matter to which I attach significant weight.

4. Planning permission was granted in February 2016 for an extension to the house together with the conversion of the garage to ancillary living accommodation. The latter would include the infilling of the garage door openings and installations of windows and an entrance door, which would radically change the appearance of the building. This does not however form a justification for further alterations that would harm the appearance of the building.
5. The appellant seeks the deletion of condition No. 6 to enable the replacement of the pantiles with Kent peg tiles, which would be more in keeping with the house. However, the architectural and historic interest of the property and associated outbuildings is to a large degree derived from the variety of materials and the distinctiveness of the buildings. In my view this distinctiveness would be denuded to an unacceptable level by having similar tiles on all the buildings.
6. For the reasons set out above, the deletion of condition No. 6 to allow the removal of the pantiles would have an unacceptable effect on the character and appearance of the garage and the listed building of which it forms part and would fail to preserve the character and appearance of the Swanley Village Conservation Area. The proposal is therefore contrary to Policy EN4 of the Sevenoaks Allocations and Development Management Plan. This policy states that proposals that affect a Heritage Asset will be permitted if they conserve or enhance the character and appearance of the asset.

Conclusion

7. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should fail.

S Poole

INSPECTOR



J A Warner Ltd
Guard House
Church Lane
The Historic Dockyard
Chatham
Kent
ME4 4TE

Planning Applications Group
First Floor, Invicta House
County Hall
Maldstone
Kent ME14 1XX
Tel: 03000 411200

Website: www.kent.gov.uk/planning
Email: planning.applications@kent.gov.uk
Direct Dial/Ext: 03000 413353
Text relay: 18001 03000 417171
Ask for: Mrs Lidia Cook
Your ref:
Our ref: SE/16/3911
Date: 23 May 2017

TOWN AND COUNTRY PLANNING ACT 1992

Dear Sir/Madam

APPLICATION: SE/16/3911

PROPOSAL: Demolition and removal of existing mobile classroom, internal remodelling of 2 no. existing classrooms to the junior classroom block to create a new self-contained nursery (with toilets etc), and a new two storey addition to the rear (south) of the site to provide a music room (former mobile classroom), library and two classroom (to replace those remodelled to form the nursery)

LOCATION: St. Bartholomews Catholic Primary School, Sycamore Drive, Swanley, Kent, BR8 7AY

The above mentioned planning application received for the formal observations of the County Council, as County Planning Authority has now received consideration.

I write to inform you that the County Planning Authority resolved that planning permission be granted as set out in the attached formal notification.

Please note the conditions imposed.

Yours faithfully

Sharon Thompson
Head of Planning Applications Group



Reference Code of
Application: SE/16/3911

KENT COUNTY COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992 (as amended)

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: Governors of St Bartholomews CP School
c/o J A Warner Ltd
Guard House
Church Lane
The Historic Dockyard
Chatham
Kent
ME4 4TE

TAKE NOTICE that the KENT COUNTY COUNCIL, the County Planning Authority under the Town and Country Planning Act, HAS GRANTED PERMISSION for development of land situated at St. Bartholomews Catholic Primary School, Sycamore Drive, Swanley, Kent, BR8 7AY and being the demolition and removal of existing mobile classroom, internal remodelling of 2 no. existing classrooms to the junior classroom block to create a new self-contained nursery (with toilets etc), and a new two storey addition to the rear (south) of the site to provide a music room (former mobile classroom), library and two classroom (to replace those remodelled to form the nursery), referred to within the application for permission for development dated 17 October 2016, received on 20 October 2016, and validated on 14 December 2016, as amplified and amended by details referred to in the attached schedule, SUBJECT TO THE FOLLOWING CONDITIONS:

IMPORTANT - CONDITION NOS. 3 AND 9 MUST BE COMPLIED WITH OR DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT. THE DEVELOPER MAY NOT LEGALLY COMMENCE OPERATIONS ON SITE UNTIL THESE CONDITIONS HAVE BEEN SATISFIED.

Time Limit

1. The development to which this permission relates shall be begun not later than the expiration of 5 years beginning with the date of this permission;

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

The development to be carried out in accordance with the permitted details

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted details, documents and plans referred to in Schedule 1 (attached) and/or as otherwise approved pursuant to the conditions below;

Reason: For the avoidance of doubt and to maintain planning control over the development

Landscaping

3. **Before the development hereby permitted is commenced or such longer period as may be agreed with the County Planning Authority**, details of a scheme of landscaping and tree planting of native species shall be submitted for the written approval of the County Planning Authority and such scheme shall include, amongst other matters, details of the following:
 - the provision of new trees (9no replacement trees for the 3no trees that will be removed due to this development), together with the details of the species, size, source and location of plants and method of planting to be adopted;
 - the planting scheme shall have regard to the landscape character of the area;
 - a programme of implementation and maintenance for a period of not less than 5 years;

and upon approval such scheme shall be implemented as approved within the first planting season following the completion of the development hereby permitted;

Reason: In the interests of visual amenity and replace the trees that have been removed from the development area.

4. In the event of the trees planted in accordance with condition (3) above, being removed, destroyed or dying or dead within 5 years of the planting, they shall be replaced within 12 months in the same place by large nursery stock of the same species;

Reason: In the interests of visual amenity.

Tree Protection

5. The development hereby permitted shall be carried out in such a manner as to avoid damage to any existing trees/hedges, including their root system, to be retained as part of the landscaping scheme by observing the following:
 - all trees to be preserved shall be marked on site and protected during any operation on site by fencing to height and construction detail in accordance with British Standard: BS 5837:2012 (*Trees In relation to design, demolition and construction - recommendations*), and located in accordance with BS 5837, or as otherwise agreed by the County Planning Authority;
 - no fires shall be lit within the spread of the branches of the trees;
 - no materials or equipment shall be stored within the spread of the branches of the trees;
 - any damage to trees shall be made good by pruning in accordance with good arboricultural practice, in accordance with BS 3998 2010 (*Tree work – recommendations*);
 - no roots shall be cut and no works whatsoever shall be constructed or carried out within the protected zone, in accordance with British Standard: BS 5837; and
 - ground levels within the protected zone shall not be raised or lowered in relation to

the existing ground level, except as may be otherwise agreed in writing by the County Planning Authority;

Reason: In order to protect existing trees and hedging.

Ecology

6. All vegetation clearance and/or works that may affect possible nesting sites shall be **undertaken outside the bird breeding season, mid-March to August inclusive, or be supervised by a suitably qualified ecologist during the breeding period;**

Reason: To ensure that nesting birds are not unduly disturbed or killed.

External Lighting

7. No external lighting shall be erected on the site without the permission of the County Planning Authority;

Reason: In order to control the development and to protect the amenities of the locality.

Construction

8. The construction of the development hereby permitted, and associated operations including the deliveries of plant or materials, should take place only between the hours of 0800 and 1800 Monday to Fridays, and 0900 and 1300 on Saturdays, with no works on Sundays or Bank Holidays, unless otherwise approved in writing by the County Planning Authority;

Reason: In order to protect the amenities of the locality.

9. **Before the development hereby permitted is commenced**, details of a Construction Management Strategy shall be submitted for the approval of the County Planning Authority and thereafter shall be implemented as approved for the duration of construction operations, and shall include the following:

- Details of site safety and security measures;
- Details of the location of contractors site compound;
- Details of access, parking and circulation within the site for contractor's and other vehicles engaged in the construction operations, including for vehicles loading/unloading;
- Details of lorry routing;
- Details of how site access would be managed to avoid peak travel times;
- Measures to minimise the impact of noise from construction operations;
- Measures to minimise dust nuisance arising from site excavations and construction operations;
- Measures that will be taken on site to prevent the deposit of mud and other debris on the public highway; including the provision of wheel washing facilities; and
- The arrangements for consultation and liaison during the construction process with the residents adjoining the site;

Reason: In order to protect the amenities of the locality. The Construction Management Plan relates to the construction activities so must be in place before development starts.

Parking

10. Prior to the buildings hereby permitted being occupied, or first brought into use, the areas shown on the submitted drawings for the parking of vehicles, and turning areas shall be completed and operational, and thereafter used for or kept available for those purposes at all times and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015, shall be carried out on the land so shown, or in such a position as to preclude vehicular access thereto;

Reason: The development, without the provision of adequate accommodation for the parking of private motor vehicles and/or coaches, could lead to parking inconvenient to other road users and detrimental to amenity.

Town and Country Planning (Development Management Procedure) (England) Order 2015

Where necessary the planning authority has engaged with the applicant to address and resolve issues arising during the processing and determination of this planning application, in order to deliver sustainable development, to ensure that the details of the proposed development are acceptable and that any potential impacts can be satisfactorily mitigated.

Summary of policies in the Development Plan relevant to the decision to grant planning permission:

This application has been determined in accordance with the Town and Country Planning Acts, and in the context of the Government's current planning policy and associated guidance and the relevant Circulars, together with the relevant Development Plan policies, including the following:-

Sevenoaks District Core Strategy (February 2011) Policies: **L05, SP1 & SP2.**

Sevenoaks Allocation and Development Management Plan (February 2015) Policies: **SC1, EN1, EN2, T1 & T2.**

The summary of reasons for granting permission is as follows:

The County Council is of the opinion that the proposed development gives rise to no material harm, is in accordance with the development plan and that there are no material considerations that indicate that the decision should be made otherwise. The County Council also considers that any harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

Dated this Twenty third day of May 2017

(Signed).....
Head of Planning Applications Group

KENT COUNTY COUNCIL
PLANNING APPLICATIONS GROUP
FIRST FLOOR, INVICTA HOUSE
COUNTY HALL
MAIDSTONE
KENT ME14 1XX

Schedule 1

**Schedule of Documents Permitted Under Planning Permission:
SE/16/3911**

Document Title / Description / Reference / Author	Received
Design and Access Statement (October 2016)	20 October 2016
Drawings / Number / Title:	Received
5403/19 – Block Plan as Existing	20 October 2016
5403/21 – First Floor Plan as Existing	20 October 2016
5403/22 – Roof Plan as Existing	20 October 2016
5403/23 – South Eastern Elevation as Existing	20 October 2016
5403/24 – Part South Western Elevation as Existing	20 October 2016
5403/25 – Part North Eastern Elevation as Existing	20 October 2016
5403/26 – Part North Western Elevation as Existing	20 October 2016
5403/28 – Block Plan as Proposed	20 October 2016
5403/30 First Floor Plan as Proposed	20 October 2016
5403/31 – Roof Plan as Proposed	20 October 2016
5403/35 – Part North Western Elevation as Proposed	20 October 2016
As amended and/or amplified by:	Received
Email from J A Warner Ltd received on 15 November 2016 and detailed in the submitted:	15 November 2016
5403/01 Rev A – Site Plan	15 November 2016
5403/34 Rev A – Part North Eastern Elevation as Proposed	15 November 2016
5403/36 – Part North Eastern Elevation as Proposed	15 November 2016

5403/37 – Quadrangle (Inner) North Elevation as Proposed	15 November 2016
Supporting Statement (October 2016)	15 November 2016
Statement of Need (November 2016)	15 November 2016
Email from J A Warner Ltd received on 29 November 2016 and detailed in the submitted:	
543/20 Rev C – Ground Floor Plan as Existing	29 November 2016
Email from J A Warner Ltd received on 1 December 2016 and detailed in the submitted:	
5403/38 – Ground Floor Plan Proposed Dimensions	1 December 2016
5403/39 – First Floor Plan Proposed Dimensions	1 December 2016
Arboricultural Report – Tree Survey – Arboricultural Impact Assessment – Tree Protection Specification (Ref. SA/1252/16)	1 December 2016
Email from J A Warner Ltd received on 7 December 2016 and detailed in the submitted:	
Application for Planning Permission (Town and Country Planning Act 1990)	7 December 2016
Email from J A Warner Ltd received on 12 December 2016 and detailed in the submitted:	
5403/32 Rev B – South Eastern Elevation as Proposed	12 December 2016
5404/33 Rev A – South Western Elevation as Proposed	12 December 2016
5403/40 Rev A – Section A-A as Existing and as Proposed	3 February 2017
Email from J A Warner Ltd received on 28 February 2017 and detailed in the submitted:	
5403/29 Rev F – Ground Floor Plan as Proposed	28 February 2017
Email from J A Warner Ltd received on 27 March 2017 and detailed in the submitted:	
School Travel Plan – March 2017 – Draft 1	27 March 2017

Swanley Town Council

Tel No:
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 16/00128/SNN
Your Ref:
Date: 17th May 2017

Dear Sir/Madam

**STREET NAMING & NUMBERING
SECTION 64 TOWN IMPROVEMENTS ACT 1847**

Site: 58 Northview Swanley KENT BR8 7BQ

We can confirm new property address details as follows:

2 Woodlands Court	Northview	Swanley	BR8 7FR
3 Woodlands Court	Northview	Swanley	BR8 7FR
4 Woodlands Court	Northview	Swanley	BR8 7FR
5 Woodlands Court	Northview	Swanley	BR8 7FR
6 Woodlands Court	Northview	Swanley	BR8 7FR
7 Woodlands Court	Northview	Swanley	BR8 7FR
8 Woodlands Court	Northview	Swanley	BR8 7FR
9 Woodlands Court	Northview	Swanley	BR8 7FR
10 Woodlands Court	Northview	Swanley	BR8 7FR
11 Woodlands Court	Northview	Swanley	BR8 7FR
12 Woodlands Court	Northview	Swanley	BR8 7FR
13 Woodlands Court	Northview	Swanley	BR8 7FR
14 Woodlands Court	Northview	Swanley	BR8 7FR
15 Woodlands Court	Northview	Swanley	BR8 7FR

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

16	Woodlands Court	Northview	Swanley	BR8 7FR
17	Woodlands Court	Northview	Swanley	BR8 7FR
18	Woodlands Court	Northview	Swanley	BR8 7FR
19	Woodlands Court	Northview	Swanley	BR8 7FR
20	Woodlands Court	Northview	Swanley	BR8 7FR
21	Woodlands Court	Northview	Swanley	BR8 7FR
22	Woodlands Court	Northview	Swanley	BR8 7FR
23	Woodlands Court	Northview	Swanley	BR8 7FR
24	Woodlands Court	Northview	Swanley	BR8 7FR
25	Woodlands Court	Northview	Swanley	BR8 7FR
26	Woodlands Court	Northview	Swanley	BR8 7FR
27	Woodlands Court	Northview	Swanley	BR8 7FR
28	Woodlands Court	Northview	Swanley	BR8 7FR
29	Woodlands Court	Northview	Swanley	BR8 7FR
30	Woodlands Court	Northview	Swanley	BR8 7FR
31	Woodlands Court	Northview	Swanley	BR8 7FR
1	Woodlands Court	Northview	Swanley	BR8 7FR

If you have any queries then please contact us.

Yours faithfully

Street Naming & Numbering Officer

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: Information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Swanley Town Council

Tel No:
Ask for: Street Naming & Numbering
Email: street.naming@sevenoaks.gov.uk
My Ref: 17/00063/NEWDEV
Your Ref:
Date: 9th May 2017

Dear Sir/Madam

**STREET NAMING & NUMBERING
SECTION 64 TOWN IMPROVEMENTS ACT 1847**

Site: Little Heath St Marys Road Swanley KENT BR8 7BU

We can confirm new property address details as follows:

Flat 1 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 10 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 11 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 12 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 13 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 15 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 16 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 17 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 2 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 3 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 4 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 5 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 6 Little Heath	St Marys Road	Swanley	BR8 7FN
Flat 7 Little Heath	St Marys Road	Swanley	BR8 7FN

Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Flat 8 Little Heath St Marys Road Swanley BR8 7FN

Flat 9 Little Heath St Marys Road Swanley BR8 7FN

Little Heath St Marys Road Swanley BR8 7FN

Strata Little Heath St Marys Road Swanley BR8 7FN

If you have any queries then please contact us.

Yours faithfully

Street Naming & Numbering Officer

Mr M Hay
Hay associates Limited
The Homes
Skipwith
North Yorkshire
YO8 5SL

Tel No: 01732 227 179
Ask for: Jim Sperryn
Email: Jim.sperryn@sevenoaks.gov.uk
My Ref: PA/17/00198
Your Ref:
Date: 26.4.17

Dear Mr Hay,

Swanley Banqueting, The Woodlands, Hilda May Avenue, Swanley, BR8 7BT
Proposed re-development of existing building for 81 bed care home (C2 Use)

I write with reference to your enquiry received on 10th March and would apologise for the delay in responding. In short, your enquiry relates to the demolition of the existing building and erection of a 3 storey, "U" shaped building for use as a care home, including dementia care. Whilst the proposed footprint would partly overlap that of the existing, the 2 south-western (SW) projecting wings would extend beyond the existing footprint. My understanding is that the home would care for residents with high dependency needs as well as those living with dementia, providing nursing care and personal care. The care provided includes use of registered nurses to care for residents available 24 hours a day. Communal facilities would also be provided.

The site is located within the built confines of Swanley. The site is immediately adjacent to designated open space, which covers the foliated banks to the south and west of the existing building (and immediately adjacent to the hardsurfaced areas). The open space includes a number of large mature trees, which significantly contribute to sylvan character of the area. Furthermore, a number of these trees overhang the hardsurfacing of the application site.

In light of the above, in the event of a planning application being submitted for the site, I consider the following policies would be likely to be particularly relevant to its consideration.

Chief Executive: Dr. Pav Ramewal

Council offices
Argyle Road
Sevenoaks
Kent TN13 1HG

t 01732 227000
e information@sevenoaks.gov.uk
DX30006 Sevenoaks
www.sevenoaks.gov.uk

Core Strategy (CS):

- L01 Distribution of Development
- L04 Development in Swanley
- SP1 Design of New Development and Conservation
- SP3 Provision of Affordable Housing
- SP5 Housing Size & Type
- SP10 Green Infrastructure, Open Space & Recreation Provision.
- SP11 Biodiversity

Allocations and Development Management Plan (ADMP):

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- GI2 Loss of Open Space - will not be permitted.
- CF2 Loss of Local Services and Facilities - this policy seeks to resist loss of community facilities were serving a local need unless unviable - I would note that the site is not listed as an "Asset of Community Value".

Following from the above, I consider the main issues relevant to your proposals would be as follows:

Principle of re-development:

- Core Strategy policies L01 & L04 (Swanley) seek to focus development within the built up areas & the site is within built confines.
- However, policy CF2 ADMP states that the Council will "resist the loss of local services and facilities where they are serving a local need". The supporting text explains that where a local service/facility have previously been provided *it is necessary to either replace the facility or demonstrate surplus to requirements i.e. there are sufficient alternative facilities within the locality or demonstrated that continued operation of the facility is not longer viable.*

In my view, in the event of an application, policy CF2 would need to be formally considered and addressed, albeit potentially briefly as there are likely to be other sufficient alternative facilities available close-by. If this can be satisfactorily addressed, then re-development for an alternative residential use may represent an acceptable alternative use.

Housing Size & Type & Density:

- Policy SP5 of CS expects mix of housing, small units & to reflect the existing pattern of development. Sheltered housing and extra care housing for people with special needs will be encouraged on suitable sites close to a range of services. In my view the site occupies a good location close to the town centre.

I am also mindful of the increasing need for suitable accommodation to meet the needs of the elderly. Paragraph 5.3.23, the precursor to policy SP5 of the Core Strategy, states that;

“The proportion of older people in the population is forecast to rise, with the proportion of people over 65 rising from 18% to 26% (2006-2026) and the proportion over 85 nearly doubling from 2.6 to 5.1%. While health improvements mean that older people are remaining active for longer, an increase in the number of frail elderly is to be expected.”

In light of the relative shortfall in care home provision, the proposed use of the site would, in my view, be generally compatible with other uses in the locality, which is mixed, but includes a variety of residential built form.

In my view achieving a satisfactory form of development is largely a matter of the overall scale and design of the proposals and depends on how building reflects the character of the area and sits within the site etc. In this regard, I would express concern at the very substantial scale and form of the proposed building and am concerned that it may appear at odds with the wider character of the area. I will expand on this below.

Design & Impact on Character of Area:

- Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.
- Policy EN1 of the SDLP states that the form of proposed development should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.

In my view the height and overall scale and massing of the proposed building is probably the key issue.

In short, your proposals seek 3 floors of accommodation across the entire site. I note from your elevational drawings that when seen in pure elevational form (front and rear), the proposed building would not be significantly higher than existing. However, in my view, that belies what I consider to be the far more modest form of the existing building, with its various roof slopes and considerably articulated elevations which include numerous gabled projections/dormers (particularly the NE elevation), all of which help visually to break up the mass of the building. Though the existing building incorporates a higher NE-SW ridge line, the roof takes the form of a steep pitch with second floor accommodation served by low level dormers. I also note that it is proposed to site the north-east (NE) elevation of the building considerably closer to the boundary with Holly Tree Avenue.

I would note that whilst there are other 3 storey (residential) buildings in the immediate locality, they have a significantly smaller footprint and thus when viewed in terms of overall scale, bulk and massing they are considerably more modest than the single extended block proposed. Indeed the proposed block would be likely to be considerably larger in terms of overall height and scale than the adjacent commercial buildings. Though I have taken the detailed design indicated as illustrative, I do consider it to present a somewhat functional appearance and in my view the introduction of meaningful articulation, detailing and variation in height and form may help break up the apparent solidity of the building.

As a consequence of the above, particularly because of the overall height and scale of the proposals, I am very concerned that the proposed building could appear extremely overbearing when viewed from the north, particularly from Holly Tree Avenue itself as well as the adjacent residential properties.

The building would also be visible from Hilda May Avenue. Though the open land to the south-east is well foliated, there would nevertheless be views of the site, particularly in the winter months. From such vantage points, the height and significant depth of the return elevations would be visible and I consider the proposed building would appear as a very significant and dominant form of development. I consider the necessity for large areas of flat roof to be undesirable and indicative of the large footprint and desire to minimise the resultant height. Furthermore, as mentioned above, the trees to the south-west (SW) of the hardsurfaced area are considered to contribute to the sylvan character of the open space. As proposed the projecting wings would extend very close to the existing trees, to the degree that at least one would be removed. Furthermore, I consider the proximity of residential accommodation to the other trees would be likely to result in longer term pressure for their removal. This is not desirable and in my view supports my contention that the proposals do not sit comfortably on the site.

In my view, without re-siting the building further from the NE boundary, reducing the height and scale of certain elements (particularly the SW projecting wings) and introducing a greater degree of articulation, I consider this relatively constrained site would struggle to accommodate the proposed development without it appearing at odds with the neighbouring built form and dominating the adjacent open space. Furthermore, I consider the large windows to the NE elevation would appear extremely overbearing when viewed from adjacent properties in Holly Tree Avenue. Indeed, I am not convinced that the very large glazing form benefits the design of the building.

Notwithstanding the above, I consider any re-development proposals on the site would benefit from meaningful landscaping along the NE boundary and suitable means of enclosure. As presently indicated on the plans, I consider the position of the access road would prohibit this. In my view, the use of comprehensive landscaping along the northern boundary could be extremely beneficial in helping to soften the impact of the proposals, whilst also providing the opportunity to significantly mitigate any perceived overlooking. However, I would strongly recommend this be considered in conjunction with the re-siting of the building as mentioned above.

I turn briefly to other relevant matters below.

Impact on residential amenity:

- EN2 of the ADMP states that proposed development should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion.

I have touched on this above and would re-iterate my view that I consider the proposals in their current form would be likely to represent an unneighbourly and

overbearing form of development, detrimental to the amenities of occupiers in Holly Tree Avenue. Furthermore, the southern-most of the rear projecting wings

may also adversely impact the amenities presently enjoyed by the occupiers of adjacent properties in Oakleigh Close.

Affordable Housing:

Policy SP3 of the Core Strategy requires the provision of affordable housing on residential development sites. However, the policy excludes special needs housing in the form proposed. The use would be subject to condition, but in any event is clearly intended to fulfil a specific residential market (Class C2 Use).

Highways:

- Policies T1 (Mitigating Travel Impact) & T2 (Vehicle Parking) seek to minimise highway impact and secure sufficient parking.

I consider some form of impact statement likely to be necessary. However, in view of the likely relatively limited parking/highway impacts associated with this particular type of use, I consider this unlikely to be a fundamental issue in my view.

However, you may consider it worthwhile discussing directly with KCC Highways prior to formal submission of an application, though they are likely to charge a fee for their advice.

Loss of Open Space:

Policy GI 2 relates to the Loss of Open Space and seeks to resist the loss of such spaces unless surplus to requirements. The site is immediately adjacent to the Open Space allocation and appears to directly impinge upon it. It will be important to retain character the sylvan character of the open space.

Ecology & Trees:

- CS Policy SP11 seeks to mitigate any adverse impact on biodiversity and provide ecological enhancement as part of development proposals.

I would recommend consideration be given to the potential impact on the adjacent trees, particularly the potential impact on tree roots. This is likely to require some survey work and a formal assessment of the impact. The implications of any overhanging canopies/overshadowing etc. on potential occupiers should also be considered. You should also provide some form of ecological enhancement as part of any formal submission.

Community Infrastructure Levy

As the proposals are not for unrestricted residential use (Class C3 residential dwellings), the proposals are not CIL liable.

Conclusions:

In the event of an application being submitted, assuming a satisfactory case can be presented regarding the loss of the site for recreational use, I consider the re-use of the site for a C2 use nursing home likely to be broadly acceptable. However, on