



Development Control Committee

Wednesday 29 April 2015

Council Chamber, the Civic Centre,

St Mary's Road, Swanley,

Commencing at 7.30 PM

Ask for: Geoff Mills

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Date: 23 April 2015

Members of the Press and Public are welcome to attend this meeting

PLEASE NOTE THAT AN AUDIO RECORDING WILL BE MADE OF THIS MEETING

Membership

Conservative: Cllr Morris (Chairman); Cllr Halford (Vice-Chairman); Cllr Barnes and Cllr Searles

Labour: Cllr Fittock; Cllr George and Cllr Lee

AGENDA

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

- 1. Apologies and Substitutes.**
- 2. Declarations of Pecuniary and Non-Pecuniary Interests.**

3. Minutes of the last meeting

To receive and approve the minutes of the meeting held on 15 April 2015 (*copy attached*)

Pages 1-3

4. Decisions to be made by Swanley Town Council – Please note that all relevant plans and documents related to the following planning applications are on deposit for inspection at the offices of Swanley Town Council, The Civic Centre, St Mary's Road, Swanley.

(a) Application SE/15/00776: Proposals for the demolition of the existing church meeting hall (Use Class D1), demolition of B2 workshop (Use Class B 2), extinguishment of haulage yard use and top-soil compositing yard use, and construction and replacement meeting Hall (D1) with associated access, parking and landscaping and infrastructure works as well as change of use of part of the existing access and yard to domestic garden at the church meeting room and Wilburton Yard, Leydenhatch Lane, Swanley.

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NOTE: Members are asked to note that the full documentation which accompanies this application is substantial and as usual can be viewed at the Civic Centre.

(b) Application SE/15/01001: the erection of a single storey rear extension and an extension to existing garage to form gym, Rowans, Beechenlea Lane, Swanley.

Pages 21- 26

(c) Application SE/15/01079: Change of use from the existing office use at first floor level to a one bedroom flat and alteration to a stair, 23 Station Road, Swanley.

Pages 27- 35

(d) Application SE/15/00955: change of use from office to D1 Health and Beauty – Laser Therapy, Ground Floor, 40 High Street, Swanley

Pages 36 - 43

(e) Application SE/15/00168: move fence to facilitate a change of use from amenity land to residential, 41 St Georges Road, Swanley.

Pages 44 - 55

NOTE: This is an amended planning application – the Town Council previously objected to the application on highway grounds and on the ground of intrusion onto neighbouring properties.

(f) Application SE/15/00216: (Amended Application) Outline application for demolition of existing building and construction of a mixed use development to include 14 flats, an office B1 unit and retail premises with some matters reserved, amended application- Meeting Point Day Centre, Rural Age Concern, 27-37 High Street, Swanley.

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NOTE: The Town Council has already strongly objected to this planning application on the following grounds: **(i)** The application will lead to an over intensification of the site with insufficient parking provision, **(ii)** If approved the application will create additional highway problems. In particular the proposed point of access and egress adjacent to what is already a very busy roundabout is considered to be dangerous and will create an unacceptable hazard to all road users, and **(iii)** The roads in and around the application site are already at capacity and the development will add additional traffic movements onto what are already congested roads. The amount of additional traffic will also have an impact on air quality.

(g) Application SE/15/00997: The erection of a 2 bedroom bungalow, Land rear of Woodhurst, Swanley Village Road, Swanley.

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(h) Application SE/15/01019: Proposed Cladding Works to Asda Stores Ltd., London Road, Swanley.

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- 5. Sevenoaks District Council – The Community Infrastructure Levy – Request for Evidence of Infrastructure to Support Development (April 2015) see correspondence attached.**

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- 6. Decision of Planning Inspector** - Application SE/14/00925 – The Flat, Whiffens Farm Cottage, Lower Road, Swanley – Appeal Refused – see attached correspondence.

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CONFIDENTIAL ITEMS

(At the time of preparing this agenda there were no confidential items. During any such items which may arise the meeting is likely NOT to be open to the public)

The next meeting of the Development Control Committee will be held on Wednesday 20 May 2015 at the Civic Centre, St Mary's Road, Swanley commencing on the rising of Full Council.

Julie Pilbeam
Chief Executive