

**Minutes of a Meeting of the  
Development Control Committee  
Held on Wednesday 4 February 2015**

**Present**

Cllr R Morris (Chair)	Cllr C Lee
Cllr M Fittock	Cllr T Searles
Cllr J Halford	
Cllr A George	

**Also in attendance**

<b>Councillors</b>	<b>Officers</b>
Cllr L Ball	Lisa Saunders (Operations Director)
Cllr M Mahy	Sally Moor (Corporate Director/Finance Officer)
Cllr v Southern	Geoff Mills (Democratic Services Officer)
Cllr H Willingale Cllr Brookbank Cllr Underwood	

There were six members of the public present

The meeting commenced at 9.15 PM

**Apologies for Absence and Substitutes**

Apologies from Cllr Barnes were noted and approved.

**Declarations of Pecuniary and Non-Pecuniary Interests**

Cllr Halford declared a non -pecuniary interest in item 11(c) on the minutes of the meeting held on 21 January 2015. Cllrs Brookbank and Underwood said they were members of the Development Control Committee of Sevenoaks District Council but wished it to be recorded that although present at the meeting they were not members of the Swanley Town Council Development Control Committee.

**Minutes**

**9641** It was **RESOLVED** that the Minutes of the Meeting held on 21 January 2015 were agreed and signed by the Chairman as a true record.

**Decisions Made by Swanley Town Council**

**Application SE/14/04022** - Outline application for mixed use development comprising up to 61 new homes including 24 (40%) affordable homes, not less than 1.41 hectares of public open space, not less than 0.24 hectares of

retained open land with vehicular access provided from Beechenlea Lane with some matters reserved, Broom Hill Site, London Road, Swanley.

- (i) At the commencement of discussion on this item the Chairman invited members of the public present if they wanted to speak. Two residents, Mr Brian Goode and Mr John Bromfield addressed the Committee.
- (ii) Mr Goode said that he was a resident of Beechenlea Lane and spoke about his concerns and objections to the proposed development, particularly on highway grounds. These concerns were set out in a note which Mr Goode circulated at the meeting. Mr Goode drew the Committee's particular attention to the condition placed on granting the appeal to the previous planning application following the Public Inquiry in 2013. That condition said the access onto Beechenlea Lane should only be used for emergency vehicular access, cycle and pedestrian access and not to access the site by construction traffic. Mr Goode also spoke of his concern that the increase in traffic generated by the proposed application could mean any emergency vehicles needing to access the being delayed because of congested roads. Mr Goode also spoke of his concern regarding the combined effect the traffic generated by the application and other proposed development would have on the local road network.
- (iii) Mr Bromfield also referred to the access condition placed on the site by the Planning Inspector and said the proposed development would create some additional 200 vehicle movements per day resulting in the junction onto Beechenlea Lane becoming very dangerous and adding to the already congested roads in the area.
- (iv) During the course of discussion members of the Committee spoke of their concern regarding the application leading to increased traffic levels and intruding into the green wedge of land in and around the application site. Members also expressed concern that the application would have a detrimental effect on the grounds of noise, pollution and damage to the local environment.
- (v) At the end of discussion Cllr Searles proposed and Cllr Ball seconded that the Town Council should strongly object to this application on the grounds that it was unacceptable in highway terms and on the grounds that it was premature in advance of a full traffic survey for Swanley. In addition the proposed density of the application was excessive and it would lead to a loss of visual amenity, a reduction in air quality and increased levels of noise and light pollution. Also should the development proceed then its residents would also be subject to the same adverse conditions as set out above.

### **Agreed unanimously**

**9642** It was **RESOLVED** that Swanley Town Council strongly objects to this application on the following grounds:

- (a) The proposed development was unacceptable in highway terms as it would generate high volumes of additional traffic movements onto Beechenlea Lane leading to increased congestion on this and other surrounding roads which are already at capacity.
- (b) The application was premature in advance of a full traffic survey for Swanley.
- (c) The proposed density of this development was excessive leading to the residents on Beechenlea lane suffering unacceptable levels of noise and light pollution.
- (d) The proposed development would lead to a loss of visual amenity to local residents and also lead to a reduction in air quality.
- (e) If the development was to proceed then its residents would also be subject to the same adverse conditions as set out above. In addition the layout of the proposed development would mean some of its residents being unacceptably close to existing development, such as the adjoining factory sites. Also some of the proposed properties would directly overlook the existing properties in Beechenlea Lane.

**Application SE/14/03923** - Change of Use from workshop to micro pub/microbrewery, Rear of Unit 10, High Street, Swanley

Cllr Searles proposed and Cllr Halford seconded that this application be strongly opposed on highway grounds. *Agreed unanimously.*

**9643** It was **RESOLVED** that Swanley Town Council strongly object to this application on highway grounds.

**Decisions Made by Sevenoaks District Council**

No report this time

**Correspondence**

A letter from Boxley Parish Council was noted.

**The meeting closed at 9.50 PM**

The next meeting of the Development Control Committee is on Wednesday 18 February 2014 at the Civic Centre, Swanley commencing at 7.30 PM

**Signed .....**Chairman