

SWANLEY TOWN COUNCIL
Minutes of a Meeting of the Development Control Committee
held at the Civic Centre, Swanley on Wednesday 4 March 2015

Present

Cllr R Morris (Chairman)	Cllr A George
Cllr J Barnes	Cllr T Searles
Cllr M Fittock	
Cllr J Halford	

Also in attendance

Councillors	Officers
Cllr Brookbank	Julie Pilbeam (Chief Executive)
Cllr Sargeant	Lisa Saunders (Operations Director)
Cllr Underwood	Sally Moor (Corporate Director/Finance Officer)
Cllr Willingale	Geoff Mills (Democratic Services Officer)

There were 3 members of the public present.

The meeting commenced at 8.35 PM

Apologies for Absence and Substitutes

Apologies from Cllr Lee were noted and approved.

Declarations of Pecuniary and Non-Pecuniary Interests

Cllr George declared a non-pecuniary interest in item 4 (c) on the agenda as her daughter is a pupil at the adjacent primary school.

Minutes

- 9673** It was **RESOLVED** that the Minutes of the Meeting held on 18 February 2014 were agreed and signed by the Chairman as a true record.

Decisions Made by Swanley Town Council

Note: before the commencement of discussion on this section of the agenda the Chairman reported the receipt of a letter from Sevenoaks District Council saying that the planning application related to the proposed microbrewery at the rear of Unit 10, High Street, Swanley had been withdrawn.

Application SE/15/00428: Change of use and external alterations to part of existing warehouse building to enable offices to be provided to serve Mark Luck Ltd. Application would involve the removal of two porta cabin offices.(upon occupation of new office space), Mark Luck Ltd., Mark Lucks Yard, The Railway Sidings, Wested Lane, Swanley.

- 9674** It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council supports this application but asks the District Council to note that it would prefer to see all lorries leaving the site avoid the local road network by going straight to the motorway or towards Farningham.

Application SE/15/00396: Entrance signage to be erected at entrance to yard off Wested Lane. Sign to be affixed on front elevation of proposed office building, The Railway Sidings, Wested Lane, Swanley.

- 9675** It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council supports this application but asks the District Council to note that it would prefer to see all lorries leaving the site avoid the local road network by going straight to the motorway or towards Farningham.

Application SE/15/00218: application for hostel status or that of HMO (House in Multiple Occupation), with the view of reducing the number of rooms from 16 to 9. Ideally this property will be used to support local need via the local authority or as a hostel or refuge, Convent of Mercy, Sycamore Drive, Swanley.

Cllr Searles proposed and Cllr George seconded that the Town Council should strongly object to this planning application on a number of grounds including noise, highways, detrimental impact on neighbouring properties, health and safety and no established local need.

- 9676** It was **RESOLVED** unanimously that Sevenoaks District Council be advised that Swanley Town Council strongly objects to this application on the following grounds:

- (i) The Town Council is very concerned approval of the application would see high levels of noise generated to the detriment of adjoining properties.
- (ii) Vehicles using this site already cause health and safety issues for nearby properties and businesses. Vehicles from the property have been seen reversing onto the highway creating further road safety concerns. Should the application be approved these serious issues and concerns will continue and in all probability increase.
- (iii) Approval of the application would have a serious and detrimental effect on the quiet enjoyment and amenity of neighbouring properties.

- (iv) The Town Council believes the application under consideration should not proceed in advance of a separate planning application seeking approval to a Change of Use.
- (v) The Town Council believes that given the proposed use envisaged in the planning application the applicant will also need to secure appropriate licence(s) from bodies such as the District Council, local health authority and the Fire Service before the building could be brought into multi occupational housing use by vulnerable people.
- (vi) The Town Council believes there is no proven need for accommodation of this type in the Swanley area.

Application SE/15/00443: hipped roof converted to a half hip design to allow for a new bedroom and en-suite in the loft space with dormer and alterations to fenestration, 13 Crescent Gardens, Swanley.

9677 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council has no comments on this application.

Application SE/15/00168: move fence 2.660 metres to edge of grass verge up to 2.4 metres in height, 41 St Georges Road, Swanley.

9678 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council objects to this application on highway grounds and on the ground of intrusion onto neighbouring properties.

Decisions Made by Sevenoaks District Council

Application SE/14/04033: Erection of a two storey side extension to form garage with bedroom over, 31 Greenacre Close, Swanley.

9679 It was **RESOLVED** that the decision of Sevenoaks District Council to grant this planning application be noted.

Decision Made by the Planning Inspectorate

Application SE/14/02435: proposed front and rear extensions and associated alterations incorporating external works namely hard and soft landscaping, Little Hawkhurst, Birchwood Park Avenue, Swanley.

9680 It was **RESOLVED** that the decision of the Planning Inspector to dismiss the appeal lodged in respect of this application be noted.

The meeting closed at 9.20 PM

The next meeting of the Development Control Committee is on Wednesday
18 March 2015 at the Civic Centre, Swanley commencing at 7.30 PM

Signed CHAIRMAN