

SWANLEY TOWN COUNCIL

Minutes of a Meeting of the Development Control Committee held at the Civic Centre, Swanley on Wednesday 18 February 2015

Present

Cllr R Morris (Chair)	Cllr A George
Cllr L Ball (substitute for Cllr J Barnes)	Cllr C Lee
Cllr M Fittock	Cllr T Searles
Cllr J Halford	

Also in attendance

Councillors	Officers
Cllr M Mahy	Julie Pilbeam (Chief Executive)
Cllr v Southern	Lisa Saunders (Operations Director)
Cllr Brookbank	Sally Moor (Corporate Director/Finance Officer)
Cllr H Willingale Cllr A Venter	Geoff Mills (Democratic Services Officer)

There was 1 member of the public present

The meeting commenced at 7.30 PM

Apologies for Absence and Substitutes

Apologies from Cllr J Barnes were noted and approved. The Committee noted that in accordance with Standing Order No. 9 Cllr Ball attended the meeting as a substitute for Cllr Barnes.

Declarations of Pecuniary and Non-Pecuniary Interests

There were none

Minutes

9644 It was **RESOLVED** that the Minutes of the Meeting held on 4 February 2015 were agreed and signed by the Chairman as a true record.

Decisions Made by Swanley Town Council

Application SE/15/00118 – Demolition of existing industrial and office buildings and redevelopment of site for 201 dwellings with associated parking and public open space, United House, Goldsel Road, Swanley and creation of a layby with 3 parking spaces on Goldsel Road, Swanley.

(i) Cllr Searles proposed and Cllr Ball seconded that the Town Council should strongly object to this planning application on a number grounds including it being unacceptable in highway terms and that the density of the application was excessive and would lead to a loss of visual amenity, a reduction in air quality and cause light pollution. Also the proposed development would lead to an increase in noise and therefore a noise impact study should be undertaken. In addition the application would place additional pressure on local facilities such as schools and GP services. There was also a need for any development to recognise the existence and importance of the adjacent Swantex site.

Agreed unanimously

9645 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council strongly objects to this planning application on the following grounds:

(i) The proposed development was unacceptable in highway terms as it would generate high volumes of additional traffic movements in and around Goldsel Road leading to increased congestion on this and other surrounding roads which were already at capacity.

(ii) The application was premature in advance of a full traffic survey for Swanley.

(iii) The level of parking provision proposed in the application could be said to imply that there were good local transport links, but that was not the case.

(iv) The proposed density of the development was considered to be excessive leading to residents in the local area suffering unacceptable levels of noise and light pollution.

(v) a noise impact survey needed to be undertaken, as agreed at consultation with Sevenoaks District Council Officers re Swan Mill's boundary with the site.

(vi) The proposed development would lead to a loss of visual amenity to local residents and lead to a reduction in air quality caused by the increase in traffic movements.

(vii) If the proposed development was to proceed then it would place additional and unacceptable pressures on local facilities such as schools and GP services.

(viii) Any development of this site needed to recognise that the adjacent Swantex paper mill operated 24 hours a day. The company was a substantial and important local employer and any adjacent residential development must not be allowed to curtail its operations as that could lead to the companies' future in Swanley being jeopardised.

Application SE/15/00216- Outline application for Demolition of existing buildings and construction of a mixed use development to include 14 flats, an office B1 Unit and retail premises with some matters reserved, Meeting Point Day Centre Rural Age Concern, 27-37 High Street, Swanley.

During the course of discussion members spoke of their concern that this application would result in an over intensification of the site, cause unacceptable highway problems and have an adverse impact on air quality.

9646 It was **RESOLVED** unanimously that Sevenoaks District Council be advised that Swanley Town Council strongly objects to this planning application on the following grounds:

(i) The application would lead to an over intensification of the site with insufficient parking provision.

(ii) If approved the application would 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 would create an unacceptable hazard to all road users.

(iii) The roads in and around the application site are already at capacity and the development would add additional traffic movements onto what are already congested roads. The amount of additional traffic would also have an adverse impact on air quality.

Application SE/15/00257- minor material amendment to application SE/14/03509 to the ground floor commercial frontages, Horizon House, Azalea Drive, Swanley

9647 It was **RESOLVED** that Sevenoaks District Council be advised that the Town Council does not wish to make any comments on this application

Application SE/15/00332- Change of Use from a footpath to an external seating area to serve adjacent Costa Coffee shop (retrospective), Costa Coffee, Unit 46 Swanley Centre, London Road, Swanley

9648 It was **RESOLVED** unanimously that Sevenoaks District Council be advised that Swanley Town Council wishes to actively encourage and support the growth of local businesses and therefore it strongly supports this planning application.

Application SE/14/03485- change of use of ground floor, (Cab Office) into off-licence (A1), Erection of a first storey and extension of existing building, 10 Station Road, Swanley – amendment to Certificate B.

9649 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council objects to this application as it believes it to be invalid. This is because as the landowner Swanley Town Council does not consider the applicant has a right to submit such an application. In addition the attention of Sevenoaks District Council be drawn to correspondence which

has taken place between The Chief Executive and a member of the District Council's planning team regarding the Town Councils intentions to now place the property back on the market.

Application SE/15/00221- installation of a new lift shaft to the exterior of the building complete with roof and motor room, White Oak Court, Sycamore Drive, Swanley

9650 It was **RESOLVED** that Sevenoaks District Council be advised that the Swanley Town Council has no comments to make on this planning application.

Application SE/15/00177- Erection of a single storey side garage extension, 16 Charnock, Swanley

9651 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council has no comments to make on this planning application.

Application under Section 106A of the Town and Country Planning Act 1990 (as amended) to discharge Section 106 Agreement dated 15 May 1995.

9652 It was **RESOLVED** that Sevenoaks District Council be advised that Swanley Town Council has no comments to make on this matter.

Decisions Made by Sevenoaks District Council

SE/14/03614- Demolition of existing garage and the erection of a Biomass plant room to supplement the schools existing heating system with a new flue, Swanley Secondary School, St Mary's Road, Swanley

9653 It was **RESOLVED** that the decision of Sevenoaks District Council to approve this application subject to conditions be noted.

SE/14/03821- proposed single storey rear extension and new front porch, 183 Swanley lane, Swanley

9654 It was **RESOLVED** that the decision of Sevenoaks District Council to approve this application subject to conditions be noted.

Correspondence

(a) Response of Sevenoaks District Council in response to the Airports Commission consultation on Expanding Aviation Capacity in the UK

9655 It was **RESOLVED** that the Airports Commission be advised that Swanley Town Council fully supports the views which have been submitted on this matter by Sevenoaks District Council.

(b) London Paramount –invitation to participate in workshop events.

9656 It was **RESOLVED** that the organisers of the workshops be advised that the Town Council would be happy to host an event in Swanley.

**(c) Application SE/14/03835 – Land Adjacent to Shaad Indian Diner,
The Woodman, 132 Swanley Lane, Swanley**

9657 It was **RESOLVED** that the applicant be advised that the Town Council's original offer to site a mobile phone mast on land at Swanley Park still stands.

The meeting closed at 8.10 PM

The next meeting of the Development Control Committee is on Wednesday 4 March 2015 at the Civic Centre, Swanley commencing on the rising of Full Council

SignedChairman

Date: 4 March 2015