

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 19th April 2017

Present: Chairman Cllr L Ball, Cllr R Morris (chaired the meeting), Cllr J Barnes, Cllr P Darrington, Cllr M Hogg

Also Present: Cllr L Dyball, Cllr N Scott, Cllr V Southern

Officers: CEO Steve Nash,
Civic Manager Toni Roast,
Estates & Facilities Manager Dan Sutton
Responsible Financial Officer Steve Innes
Democratic Services Officer Barb Playfoot

1. APOLOGIES FOR ABSENCE

Cllr M Horwood,

2. DECLARATIONS OF INTEREST

None Received

3. MINUTES OF THE PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 22nd March 2017.

APPROVED

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

The Chairman asked if plans are received with a decision date prior to the next planned Development Control meeting that the details are circulated via email to the councillors for comment, this will be an ongoing arrangement.

SE/17/00688/HOUSE

61 Cranleigh Drive, Swanley, KENT BR8 8NZ

Erection of a single storey rear extension, replace flat roof over garage with pitched and modify porch

NO COMMENT

SE17/00504/HOUSE

23 Cedar Close, Swanley, KENT BR8 7HQ

Erection of a single storey extension

NO COMMENT

SE/17/00876/HOUSE

19, Woodlands Rise, Swanley, KENT BR8 7JT

Proposed single storey rear extension and alterations to garage

NO COMMENT

SE/17/00935/HOUSE

128 Pinks Hill, Swanley, KENT BR8 8NW

Conversion of garage into habitable and a first floor side extension above

NO COMMENT

SE/17/00928/HOUSE

Amberton, Beechenlea Lane, Swanley, KENT BR8 8DP

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

NO COMMENT

SE/17/01039/HOUSE

41 Willow Avenue, Swanley, KENT BR8 8AT

Erection of single storey side and rear extension

NO COMMENT

SE/17/00654/CONVAR

The Grove Café, The Grove, Swanley, KENT BR8 8AJ

Variation of Condition 5 of SE/09/02637/FUL for the Retention of a PVC purpose built room to serve food to Units 1 – 9 + extract duct. Wall and gates at entrance of site. With amendment to the opening times in order to open on Sundays

OBJECT

Over intensification of the site, illegal advertising sign erected in the Car Park, Park Road and also objected to Sunday opening.

SE/16/03617/FUL

22 Oakleigh Close, Swanley, Kent BR8 7WJ

Conversion of existing house into 2 flats including conversion of garage into habitable space

Plans revalidated and pending consideration

OBJECT

Over intensification of the site, no parking available, work has already commenced, garage already bricked up.

5. DECISIONS MADE BY PLANNING AUTHORITY

16/03918/HOUSE

47 Apple Orchard, Swanley, KENT

Erection of first floor side extension

Planning refused

Details of the original decision to be supplied to the Committee

SE/16/03570/FUL

The Grove Café, The Grove, Swanley KENT BR8 8AJ

Proposed new mansard roof to facilitate storage space

Planning refused, appeal with Secretary of State

SE/16/03216/CONVAR

Highlands Cottage, Highlands Hill, Swanley KENT BR8 7NB

Removal of condition 6 (Retention of Pantiles) of SE/15/03159/HOUSE for the erection of a single storey side & rear extension to form a new annexe and conversion of existing garage into separate ancillary accommodation.

17/00051/ADV

Aldi Stores Ltd, Supermarket, St Marys Road, Swanley
Installation of a car park management system with associated signage
Application granted

17/00337/HOUSE

3 Everest Place, Swanley, KENT
Single storey rear extension, removal of first floor chimney breasts, front porch and internal changes
Application granted

SE/16/03793/HOUSE

3 Lavender Hill, Swanley, KENT BR8 7DH
Erection of single storey rear extension and erection of car port to side with a first floor extension over.
Application amended to remove conversion of garage to ensure clarity

17/00616/HOUSE

5 The Staples, Swanley, KENT
Erection of a single storey side and rear extension
Application granted

16/03577/FUL

Flats above Tandoori, 3 High Street, Swanley
Application granted

16/03349/HOUSE

91 Hartdyke Road, Swanley, KENT
Erection of single storey rear flat roof extension to provide further living space within the home
Application granted

17/00119/HOUSE

The Orchard, Swanley Village Road, Swanley
Demolition of single storey external store room and construction of new ensuite bathroom to provide living accommodation at ground floor level by conversion of a dining room to a bedroom.
Application granted

6. PUBLIC CONSULTATION

Discussion took place regarding the Land at St Mary's Road, Swanley - Residential Development. Feedback was agreed and the CEO will respond to Barton Willmore on behalf of Swanley Town Council

Meeting closed at 20:35

7. DATE OF NEXT MEETING: 3rd May 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

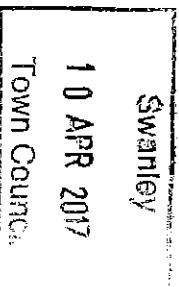
Council Members:

Chairman Cllr Ball, Cllr J Barnes, Cllr Horwood, Cllr Morris, Cllr Hogg, Cllr Halford

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The Civic Centre,
St. Mary's Road,
Swanley,
Kent BR8 7BU

BY POST



**BARTON
WILLMORE**

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The Observatory
Southfleet Road
Ebsfleet
Dartford
Kent
DA10 0DF
T/01322 374 660

27144/A3/KH/ja

06 April 2017

Dear Sir / Madam

LAND AT ST MARY'S ROAD, SWANLEY
RESIDENTIAL DEVELOPMENT – PUBLIC CONSULTATION

I write on behalf of my client, Keepmoat Homes in respect of emerging proposals for a residential development of land at St Mary's Road in Swanley.

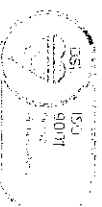
Policy H1(i) requires the type and layout of open space within the Site to be a matter of consultation with the public. The purpose of this letter is to advise you that we will shortly be undertaking a public consultation in respect of the development proposals and wished to give you advanced notice of this. I enclose the consultation leaflet that will be sent to approximately 300 nearby properties in the next few days. The focus of the consultation will be the provision of open space as required by the Council's adopted policy; however, we are also seeking more general comment on the layout of the proposals as a whole.

By way of background, the Land at St Mary's Road is allocated for residential development with an indicative capacity of 50 dwellings by Policy H1(i) of the Sevenoaks Allocations and Development Management Plan (SADMP) (2015). The land is currently owned by Kent County Council (KCC), and following an extensive marketing exercise by KCC, Keepmoat Homes has been appointed as the preferred purchasers.

Keepmoat is a top 10 housing and construction company who take pride in delivering innovative schemes, developing long-term client partnerships and adding economic and social value. Keepmoat's vision is clear and compelling- Building Communities. Transforming Lives.

The Site allocation guides the requirements of the development proposals and the layout has been developed in accordance with the Council's adopted policy and following a thorough examination of local context and site constraints. There is a requirement for the proposals to provide a total of 0.5ha open space which is accommodated within the proposals. The development will also deliver a total of 55 new dwellings, including 40% affordable housing which is proposed to be a 50:50 split between shared ownership and affordable rented accommodation

The development proposals include a total of 35 small dwellings of 1/2 bedrooms (equal to 64% of the total dwellings), this will positively contribute to the local need for smaller housing within Sevenoaks Borough.



Registered in England
Number: DC342672

Barton Willmore LLP
Registered Office:
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Abbey Square
Reading
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F/444 (0)115 943 0001

RS 29637

We hope you find the attached and enclosed leaflet helpful and would welcome the opportunity to speak with you about the emerging proposals. Please note that this leaflet has also been sent to Cllr Lesley Dyball and Cllr Michael Hogg.

Yours sincerely



KATE HOLLAND
Associate

encs. Public Consultation Leaflet

TOWN PLANNING
MASTER PLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN

ENVIRONMENTAL PLANNING
GRAPHIC DESIGN
PUBLIC ENGAGEMENT
RESEARCH

This product is printed
on stock and in a process
that conforms to the PEFC
standards for sustainably
managed forests.

Feedback Questions

We would love to know what your views are of our emerging proposals and would welcome you to complete this feedback form. We will review all the responses received and your views will help to shape the development as it progresses.

1. Do you agree that there are sufficient equipped play facilities in the local area (i.e. playgrounds with play equipment)?
(Circle 1)
Yes No
3. Of the options below in order of priority (1 being the highest and 5 being the lowest), what is more important for you in the provision of open space?
Formal landscaping
'Kickabout' space
Natural meadow
Places to walk and sit
Play areas

2. It is proposed that the 0.5 ha open space could be split into two distinct sections (zones 1 and 2 marked on plan overleaf) offering different open space provision.

Zone 1 is envisaged to be a more natural open space, providing a buffer with the A20. What is your preference for the use of zone 1? (tick as many as applicable)

- Wildflower Meadow
- Natural long grass
- Running Trail
- Other (Please specify)

Zone 2 is located in the middle of the residential area and is envisaged to provide more formal open space. What is your preference for the use of zone 2? (tick as many as applicable)

- Informal play space (e.g. moulded land-lumps and bumps)
- Equipped play space
- Formal Landscaped area
- Informal 'kickabout' space
- Other (Please specify)

4. Do you have any further comments on the layout?

Please return the completed form in stamped addressed envelope enclosed with this leaflet.

Or e-mail: stmarys@bartonwillmore.co.uk by 28th April 2017

A Planning application for the development of the land is to be submitted in early May 2017.

**BARTON
WILLMORE**

Development of Land at

St Mary's Road

Swanley



Keepmoat

**BARTON
WILLMORE**

The Proposed Scheme

The land at St Mary's Road is allocated by Sevenoaks District Council for a residential development.

Keepmoat Homes Ltd is currently preparing a scheme for development of the Site for approximately 55 new 1, 2 and 3 bedroom homes including 40% affordable housing. The scheme will form an extension of St Mary's Road, providing a pedestrian link to the Public Right of Way to the north west of the site.

The Masterplan shows a large area of accessible open space at the heart of the development. We are currently looking at ways in which this open space could be used by both the new and existing residents and we are interested to hear your views on this.

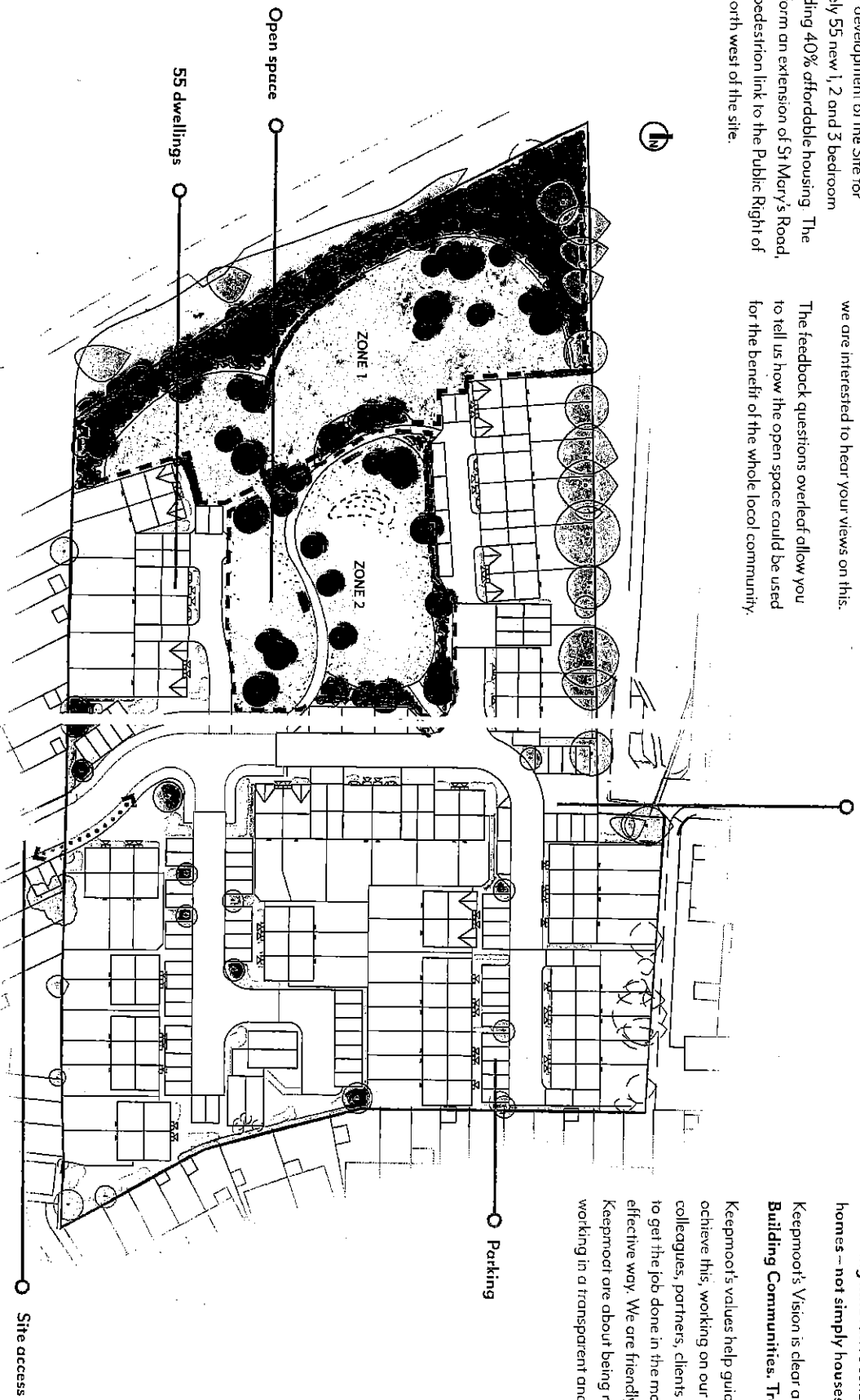
The feedback questions overleaf allow you to tell us how the open space could be used for the benefit of the whole local community.

Potential for pedestrian link

Keepmoat is a leading housing and construction company, specialising in creating communities for people to live, work and play. Keepmoat takes pride in delivering innovative schemes, constructing homes – not simply houses.

Keepmoat's Vision is clear and compelling – **Building Communities. Transforming Lives.**

Keepmoat's values help guide us in how we achieve this, working on our own or with colleagues, partners, clients and customers to get the job done in the most efficient and effective way. We are friendly, open and honest. Keepmoat are about being respectful and working in a transparent and trustworthy way.



**Keepmoat
Homes Ltd**