

# Swanley Town Council

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

Tel: 01322 611663

[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

### MINUTES

Wednesday 6<sup>th</sup> September 2017

**Present:** Chairman Cllr L Ball, Cllr J Barnes, Cllr P Darrington, Cllr J Halford  
Cllr M Hogg, Cllr M Horwood

**Also Present:** Cllr C Barnes, Cllr L Dyball, Cllr Komolafe, Cllr T Searles, Cllr H Willingale

**Officers:** CEO Steve Nash,  
Democratic Services Officer Barb Playfoot

#### 1. APOLOGIES FOR ABSENCE

Cllr R Morris, Cllr Southern was deputising for Cllr Morris

#### 2. DECLARATIONS OF INTEREST

None Received

#### 3. MINUTES OF THE PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 19<sup>th</sup> July 2017

**APPROVED**

#### 4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/17/02279/FUL – Major phased development of Swanley Shopping Square. Cllr L Dyball agreed with the residents opinions voiced at the public consultation evening and the points made by Dr Lunt regarding the provision of new Health Centre. She also felt that the plan was over ambitious and not beneficial to the town. Mr Bob Bicknell, Archer Way had spoken to Kent planners regarding the parking calculations and confirmed that U & I had used demographic data of a lower populated area not on the proposed development area.

Cllr Horwood spoke generally on planning and advised that any opposition to the plan should be based on the material planning considerations.

Cllr Searles commented, current infrastructure could not withstand the additional demand on amenities, increased traffic, doctors, schools which had not been considered in the planning

Some discussion took place between councillors present and local residents which reinforced the sentiments listed above

**Unanimously Object – Over intensification of site**

**Lack of commercial and residential parking as based on incorrect data**

**Street scene**

**No construction management plan**

**No traffic plan  
Loss of amenities**

SE/17/02665/ADV - 37 Azalea Drive, Swanley KENT BR8 8HS  
Erection of sign to the side of the property

**Object – Light pollution**

SE/17/02674/HOUSE – 23 Cedar Close, Swanley KENT BR8 7HQ  
Erection of single storey rear and side extension with demolishing chimney and gable end.

**No comment**

SE/17/01507/FUL – Swanley New Barn Railway Society, New Barn Road, Swanley KENT BR8 7PW

Demolition of existing building. Erection of new larger building. Use to remain as previous.

**No comment**

SE/17/02569/FUL – Car Park site adjacent to Horizon House, Azalea Drive, Swanley KENT BR8 8HY

Redevelopment of the existing car park site at Horizon House to provide two separate residential blocks comprising of 31 units (14 x 1 beds and 17 x 2 beds), including associated car parking, cycle and refuse storage and landscaping.

Cllr L Dyball, Cllr C Barnes, Cllr T Searles, Cllr E Komolafe and Cllr H Willingale spoke on the redevelopment of the site was inappropriate for the area, height and bulk of the buildings would encroach on the exiting Horizon House residents and the surrounding homes.

Cllr Searles commented that the redevelopment revokes the original planning permission as it was agreed parking would be provided for the residents of Horizon House and the redevelopment would remove this facility.

**Unanimously Object – Over intensification of site**

**Lack of commercial and residential parking as based on incorrect data**

**Street scene**

**No construction management plan**

**No traffic plan**

**Loss of amenities**

**5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/17/01557/HOUSE – 11 Southview Close, Swanley KENT  
Erection of a single storey rear extension  
APPROVED – STC No Comment 8<sup>th</sup> June 2017

SE/17/00935/HOUSE – 128, Pinks Hill, Swanley KENT  
Conversion of garage into habitable and first floor extension above with roof extension  
REFUSED – STC No Comment 15<sup>th</sup> June 2017

SE/17/01662/FUL – Public Conveniences, 10 Station Road, Swanley, KENT  
Change of use from A1 office to A4 Micropub to include extractor fan/cooling system  
WITHDRAWN – STC has commercial interest 15<sup>th</sup> June 2017

SE/17/01702/TELNOT – Security Gate House, Pedham Place Industrial Est,

Wested Lane, Swanley  
Proposed telecommunications installation and associated works  
NO OBJECTION LODGED – STC No comment 22<sup>nd</sup> June 2017

SE/17/01660/HOUSE – 3 Southview Close, Swanley, KENT BR8 8BP  
NO LONGER VALID – STC No Comment 22<sup>nd</sup> June 2017

SE/17/01544/HOUSE -16 Dale Road, Swanley KENT  
Demolition of existing rear conservatory and carport. Erection of a single storey rear extension and two storey rear/side extension. Removal of chimney  
APPROVED – STC No comment 22<sup>nd</sup> June 2017

SE/17/01791/HOUSE – 29 Archer Way Swanley, KENT  
Conversion of attached garage into habitable, ramped access and internal alterations to convert existing house for wheelchair user  
APPROVED – STC No comment 29<sup>th</sup> June 2017

SE/17/02197/HOUSE – 3 Crescent Gardens, Swanley, KENT  
Erection of white PVCu framed roof canopy to the rear of the property  
APPROVED – STC No comment 19<sup>th</sup> July 2017

SE/17/02004/LDCEX – Gildenhall Farm, Gildenhall Road, Swanley KENT  
A single storey rear orangery addition approx. 3370mm x 4650mm ancillary to the host dwelling  
REFUSED – STC No comment 19<sup>th</sup> July 2017

SE/17/01413/HOUSE – 82 Glendale, Swanley, KENT  
Erection of a free standing concrete panelled garage / workshop to the side of existing property  
APPROVED – STC comment Agreed on the basis that it is not used for business purposes 19<sup>th</sup> July 2017

SE/17/01792/HOUSE – 17 Dahlia Drive, Swanley, KENT  
To relocate a 1.8m fence within the boundary lines  
APPROVED – STC No comment 19<sup>th</sup> July 2017

SE/17/01765/DETAIL – 58-88 Northview, Swanley, KENT  
Details to pursuant condition 5 (Cycle Parking facilities) to SE/15/03633/FUL  
APPROVED – STC No record of original planning 2015

**6. DATE OF NEXT MEETING: Wednesday 20<sup>th</sup> September 2017**

**Meeting closed at 22.05**

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](mailto:snash@swanleytowncouncil.gov.uk)

**Council Members:**

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