

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

4th January 2018

A meeting of the above committee will be held at the Council Chamber, Civic Centre on 10th January 2018 **at 7:30pm** or at the conclusion of the public participation session.



Mr S Nash
CEO / Town Clerk

Committee Members: Chairman Cllr Morris (Leader), Deputy Cllr Ball, Cllr J Barnes, Cllr Darrington, Cllr Halford, Cllr Hogg, Cllr Horwood

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes at 7:30pm. Members of the public are also entitled to speak, during the meeting, on agenda items with the permission of the Chairman / Mayor

RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and Officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile phone devices to silent for the duration of the meeting.

MOBILE PHONES

Member of the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

AGENDA

1. APOLOGIES FOR ABSENCE
2. DECLARATIONS OF INTEREST
3. MINUTES OF THE PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on 13th December 2017

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/17/03859/HOUSE – 45 Cyclamen Road, Swanley, Kent BR8 8HH
Erection of a two storey rear extension with juliet balcony

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/17/02966/HOUSE – 118, Glendale, Swanley, Kent
Demolition of existing rear conservatory. Erection of a new
two storey rear extension
APPROVED – STC Comment No Comment 5/10/17

SE/17/03353/HOUSE – 10 Manse Way, Swanley, Kent
Erection of a first floor side extension and internal alterations
APPROVED – STC Comment – No Comment 23/11/17

SE/17/03261 – Meridan House, Park Road, Swanley, Kent
Change of use of part of the building from Sui-Generis
(craft Hobby centre/ retail warehouse club) to a B1(c) computer repair use.
APPROVED – STC Comment – Support 23/11/17

SE/17/01894/HOUSE – 24 West View Road, Swanley, Kent
Erection of a single storey rear extension with rooflights and alterations
to fenestration. Demolition of existing shed
APPROVED – STC Comment – No Comment 4/9/17

SE/17/02786/FUL – Public Conveniences 10 Station Road, Swanley, Kent
Change of use from A1 office to A4 Micropub to include cooling system, platform and
slopes, lighting and use of adjacent amenity land for seating
APPROVED – STC Comment – Support 23/11/17

SE/17/03418/HOUSE – 11 Southview Close, Swanley, Kent
Erection of a single storey rear extension. New ramp
APPROVED – STC Comment – No Comment 23/11/17

SE/17/03414/HOUSE – 13 Azalea Drive, Swanley, Kent
Erection of single storey rear and side extension to form enlarged kitchen, utility room
and shower room /w.c.
APPROVED – STC Comment – No Comment 23/11/17

SE/17/01628/FUL – 11 – 13 High Street, Swanley, Kent
Proposed demolition of existing building. Erection of new three story building to
provide A1 Retail at part ground floor and C3 residential accommodation 11 units at
ground to second floor with a 12th unit in attic floor space. Provision of rear
undercroft car/cycle and motorcycle parking
APPROVED – STC Comment – Objection 22/6/17

SE/17/03375/HOUSE – 22 Leechcroft Avenue, Swanley, Kent
Erection of conservatory to the rear
APPROVED – STC Comment – No Comment 9/11/17

SE/17/03510/TELNOT - Swanley Telephone exchange, London Road, Swanley

The installation of a 9m high monopole mast with attached pole-mounted Omni antenna (overall height 14.8m), an equipment cabinet with attached GPS antenna and gantry mounted cables and cable tray.

APPROVED – STC Comment – No Comment – 23/12/17

SE/17/00162/NEWDEV – Land rear of Woodhurst, Swanley Village Road, Swanley

The property address for the above new development are as follows

The Lodge, Swanley Village Road, Swanley, Kent BR8 7NF

SE/17/03275/FUL – Garages South of 20 Kettlewell Court, Swanley

Demolition of lock up garages to provide No 3 2 bedroom houses

APPLICATION HAS BEEN WITHDRAWN

SE/17/03314/FUL – Garages West of 17 Northview, Swanley

Development of redundant lock up garages to provide 1 No. 2 bedroom and 1 No. 3 bedroom house, ancillary car parking and modifications to the Right of Way

APPLICATION HAS BEEN WITHDRAWN

SE/17/03255/FUL – Garages Southeast of 17 Pear Tree Close, Swanley

Demolition of garages to facilitate the erection of 3 No. 2 bedroom houses, 1 No. 3 bedroom house and ancillary car parking

APPLICATION HAS BEEN WITHDRAWN

6. DATE OF NEXT MEETING – 24th January 2018

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

PLANNING CONSULTATION – GUIDANCE NOTES

Important Notes

Further general information about planning procedures and policies in order to help you respond to an application notification is available on Sevenoaks District Council website www.sevenoaks.gov.uk In addition more detailed information about individual applications and their progress to a decision is available from the public access section of the website.

Planning applications – having your say

Each application Sevenoaks District Council receive is important to the people who make it and also those it may affect. We want you to be involved in the planning process. We promise to consider all comments carefully before making a decision. If an application is referred to the Committee for a decision it may be necessary to summarise your comments.

Please remember that any comments made are treated as a public document and can be made generally available.

Material planning considerations

In considering an application we have a statutory duty to have regard to the planning policies it has adopted, set out in our Local Plan(s) and any material considerations.

The most common material considerations include the following, although the list is not exhaustive.

- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- Visual amenity (but loss of private view is not material)
- Adequacy of parking
- Traffic generation/highway safety
- Noise, smells and disturbance resulting from use
- Loss of trees
- Design, appearance and materials
- Effect on listed building and conservation area
- Layout and density of buildings

Matters which we cannot normally take into consideration

These include:

- Matters controlled under building regulations or other non-planning laws e.g. structural stability, etc.
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of way, covenants etc.
- Loss of value of property
- Problems associated with the construction period of any works e.g. hours of work, noise, dust, construction vehicles etc.

Hope this guide will help you give your views in an effective way