

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

26th April 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 2nd May 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 18th April 2018

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/18/01272/WTPO –Hawthorn Park Development, Swanley Lane, Swanley, KENT

T1138 – Chestnut to be removed completely

SE/18/01117/FUL – Appletree & Rosewood, London Road, Swanley, Kent BR8 7AQ
Single storey rear extensions to pair of semi-detached houses

SE/18/00700/MMA – 52, Lynden Way, Swanley, KENT BR8 7DW
Minor material amendment to application 15/01754/FUL for the erection of a new dwelling attached to the side of the existing building to show alterations to the size of the dwelling and to include a porch and rear extension

SE/18/00996/HOUSE – The Priory, Swanley Village Road, Swanley, KENT BR8 7NU
Demolition of existing single storey side extension and side dormer.
Erection of a two storey side extension and single storey front extension with new porch. Erection of a first floor extension. Roof lights and alterations to the fenestration.

SE/18/01212/WTCA – Allotment West of 4 Model Cottages, Swanley Village Road, Swanley KENT BR8 7NP
Notice of work to trees
Small Sycamore stems to side of allotments(opposite gravel drive) – Re-coppice close to ground level and clear arisings from the site.

SE/18/01089/HOUSE – Cranleigh 1 Heathwood Gardens Swanley, KENT BR8 7HL
Raising of a roof to incorporate new first floor with dormer and rooflights

SE/18/01044/HOUSE – Pelma, Birchwood Park Avenue, Swanley, KENT BR8 7AT
Conversion of a garage to habitable rooms, enlargement of existing entrance porch with pitched roof

5. DECISIONS MADE BY PLANNING AUTHORITY

SE/17/02569/FUL Car Park site adjacent to Horizon House, Azalea Drive, Swanley, KENT
Redevelop existing car park 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.
REFUSED – STC comment – Object – 7/9/17

SE/18/00433/FUL – First floor 40 Swanley Centre London Road, Swanley KENT
The change of use of Unit 40 (1st floor) from a B1 building office unit to C3 residential (2 flats)
APPLICATION WITHDRAWN – STC comment – Object 8/3/18

SE/18/00629/HOUSE – 38 Phillip Avenue, Swanley, KENT
Removal of existing fence. Replacement fence and gates
APPROVED – STC comment – No comment – 8/3/18

SE/18/00510/FUL – Wood Street Nursery, Wood Street, Swanley, KENT
Demolition of side extension. Alterations and conversion of the existing building to a single dwelling.
APPROVED – STC comment – Object – 8/3/18

6. DATE OF NEXT MEETING – 16th May 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