

# 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

12<sup>th</sup> April 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on 18<sup>th</sup> April 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

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### 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 21<sup>st</sup> March 2018

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

SE/18/00852/HOUSE – 8 Lawn Close, Swanley, Kent BR8 7HJ

Demolition of existing garage and front porch. Erection of a part two storey and single storey side extension with pitched roof and Juliet balcony to the rear. Erection of porch to the front.

SE/18/01024/HOUSE – 70, Ladds Way, Swanley, Kent BR8 8HW

Demolition of existing garage and rear extension and erection of a part single storey rear and part two storey extension

**5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/18/00011/HOUSE -1 Willow Avenue, Swanley

Demolition of existing conservatory. Erection of a single storey side and rear extension with rooflights.

APPROVED – STC comment – No comment 22/2/18

SE/18/00262/FUL – 22, Oakleigh Close, Swanley

Conversion of the existing house into 2 Flats

REFUSED – STC comment – Object 2/2/18

SE/17/04034/HOUSE – 2, West View Road, Swanley

Rear extension to kitchen area and a new dropped kerb.

APPROVED – STC comment – No comment 22/2/18

SE/18/00333/HOUSE – 24, Woodlands Rise, Swanley

Demolition of side garage. Proposed single storey side/front extension.

APPROVED – STC comment – No comment 22/2/18

SE/18/00126/HOUSE – 30, Ladds Way, Swanley

Demolition of existing gates. Erection of a ground floor, single storey side & rear extension with rooflights

**6. SEVENOAKS DISTRICT HOUSING ALLOCATIONS POLICY**

To note the changes in the policy

**7. DATE OF NEXT MEETING – 2<sup>nd</sup> 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](mailto: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](http://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