

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

31st May 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 6th June 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), Cllr L Ball, Cllr J Barnes, Cllr Darrington, Cllr Halford, Cllr Horwood, Cllr Hogg

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes in total at 7:30pm. Members of the public are also entitled to speak, during the meeting, on agenda items only and with express permission from the Chairman / Mayor. Those wishing to speak on an Agenda item must indicate this during Public Participation.

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 16th May 2018
4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/18/01572/HOUSE – 104 Swanley Lane, Swanley KENT BR8 7LH
Erection of part single storey, part two storey rear extension

SE/18/01605/HOUSE 48 Highcroft Cottages, London Road, Swanley KENT BR8 8DB
Erection of a single storey infill extension and 2 rooflights to existing rear extension.
Increase window size to ground floor rear elevation.

SE/18/01641/FUL- Land West of Wiffens Farm, Lower Road, Hextable, KENT
Received as an adjoining Parish/Town Council
Conversion of stables to a single 2-bed dwelling house. Erection of a single storey extension.

SE/18/01540/FUL – Wyndcott, Birchwood Park Road, Swanley, KENT BR8 7AT
Demolition of garage. Erection of a single storey rear extension and additional car parking facilities to the front and rear

SE/18/01686/HOUSE – 5a Jessamine Terrace, Birchwood Road, Swanley KENT BR8 7PY
Erection of a first floor side extension

SE/17/02279/FUL – Swanley Centre, London Road Swanley KENT BR8 7TG
Appeal under Section 78 Town & Country Planning Act 1990 by U+I Group PLC

5. LETTER RECEIVED FROM SEVENOAKS DISTRICT COUNCIL

To comment on the letter received from SDC

6. DECISIONS MADE BY PLANNING AUTHORITY

SE/18/01024/HOUSE – 70 Ladds Way, Swanley KENT
Demolition of existing garage and rear extension and the erection of a part single storey rear and part two storey side extension
APPROVED – STC comment – No comment 26/4/18

7. DATE OF NEXT MEETING – 20th June 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

Swanley Town Council
Civic Centre
St Mary's Road
Swanley
Kent
BR8 7BU



Direct Dial: 01732 227234
Ask for: Natalie Rowland
Your ref:
My ref: SE/17/02279/FUL
Date: 23rd May 2018

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: U+I Group Plc
Site: Swanley Centre London Road Swanley KENT BR8 7TG
Nature: Hybrid application for the phased redevelopment of part of the Swanley Square Shopping Centre and land to the rear, comprising a detailed application for Blocks 1, 2 and 4 and an outline only application (with details relating to appearance and landscaping reserved) for Blocks 3, 5, 6 and 7. Blocks 1, 2 and 4 comprise the erection of three buildings ranging between 3 and 11 storeys in height comprising 210 residential units (build to rent and market), 1,457sqm of retail/commercial floorspace (Use Class A1-A5, B1), a multi storey car park and associated public realm surface level parking, landscaping and access works. Blocks 3, 5, 6 and 7 involves the demolition of existing buildings/structures and outline parameters for four new buildings which will comprise up to 93 residential units (market) and up to 2,861 sqm of commercial floorspace (use classes A1-A5, B1) up to 958 sqm of community floorspace; and associated public realm surface level car parking, landscaping and access works.

Appeal Ref: APP/G2245/W/18/3200270
SDC Ref: SE/17/02279/FUL
Appeal Start Date: 18th May 2018

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The Appeal will be determined on the basis of an inquiry. The procedure to be followed is set out in The Town and Country Planning (Determination by Inspectors) (Inquiry procedure) (England) Rules 2000, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Room 3/0 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/18/3200270, to arrive by 29th June 2018.

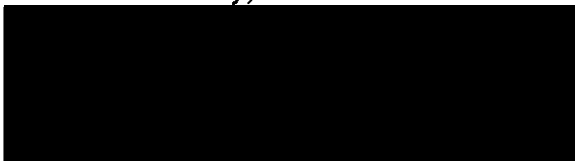
Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at: <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at: <https://acp.planninginspectorate.gov.uk>

Yours faithfully,



Richard Morris
Chief Planning Officer



Mr Stephen Nash
Swanley Town Council
Civic Centre
St. Mary's Road
Swanley
Kent BR8 7BU

Tel No: 01732 227000
Ask for: Margaret Carr
Email: community.rights@sevenoaks.gov.uk
My Ref: CRtB 03: 27 - 37 High Street,
Swanley (Meeting Point)
Your Ref:
Date: 15 May 2018

Dear Mr Nash

On 13 June 2013, 27 - 37 High Street, Swanley (Meeting Point) was listed by Sevenoaks District Council as an Asset of Community Value under the Localism Act 2011. As stated at the time, the listing would remain in place for five years.

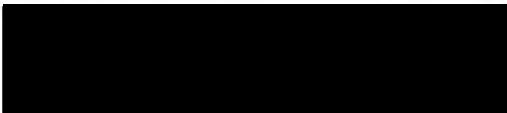
This letter is to inform those concerned that the listing for 27 - 37 High Street will therefore expire on 13 June 2018, at the end of this five year period. After that time it will be removed from the List of Assets available to view on the SDC website.

Any future listing of the Asset will be dependent on a fresh nomination being submitted to Sevenoaks District Council under the Community Right to Bid regulations. Further details are available on www.sdc.gov.uk/communityrighttobid

The Land Charge will also be removed from the asset.

If you have any queries or require any further information please do not hesitate to contact the Community Rights team on the details above

Yours sincerely


Margaret Carr
Policy Officer
Sevenoaks District Council

Cc: Councillor Tony Searles, Councillor John Barnes, Councillor Clare Barnes
The Royal British Legion - Swanley and Hextable Residents' Association

Chief Executive: Dr. Pav Ramewal

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