

Swanley Town Council

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

Tel: 01322 611663

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

14th June 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, Civic Centre on **Wednesday 20th June 2018 at 7:30pm** or at the conclusion of the public participation session.



Mr S Nash
CEO / Town Clerk

Committee Members: Chairman Cllr Darrington, Deputy Chair Cllr Morris, Cllr Ball, Cllr J Barnes, 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 6th June 2018

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

SE/18/01786/HOUSE - 38, Hazel End, Swanley Kent BR8 8NU
Demolition of existing front porch and partial demolition of the existing garage.
Erection of two storey side and rear extension including a new front porch.
Alterations to fenestration.

SE/18/01785/HOUSE – 18 Squirrels Close, Swanley, Kent BR8 7FF
Erection of a conservatory to the side

SE/18/01064/HOUSE – Laburnum House, Swanley Village Road, Swanley
Kent BR8 7NF
Proposed detached garage

SE/18/01840/FUL – Co Operative group Ltd, Swanley Service Station,
73 – 75 High Street, Swanley Kent BR8 8AF
Replacement cladding of existing side store

5. LETTER RECEIVED FROM COOPER ESTATES

To agree a response to the letter received from Cooper Estates

6. DECISIONS MADE BY PLANNING AUTHORITY

SE/18/01442/HOUSE – Upland, Beechenlea Lane, Swanley
Erection of a single storey side extension
APPROVED – STC comment – No comment 16/5/18

SE/18/01089/HOUSE – Cranleigh, 1 Heathwood Gardens, Swanley
Raising of roof to incorporate new first floor with dormer and rooflights
APPROVED – STC comment – No comment 2/5/18

SE/18/01044/HOUSE – Pelma, Birchwood Park Avenue, Swanley
Conversion of garage to habitable rooms, enlargement of existing entrance porch
with pitched roof
APPROVED – STC comment – No comment 2/5/18

SE/18/00852/HOUSE – 8 Lawn Close, Swanley
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 as porch to the front
REFUSED – STC comment – No comment 18/4/18

7. DATE OF NEXT MEETING – 4th July 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

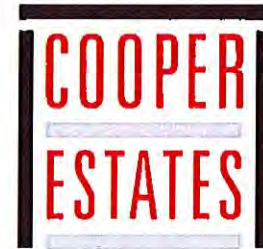
Matters which we cannot normally take into consideration

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

Cooper Estates Strategic Land Limited
Claremont House,
65c Main Road,
Longfield, Kent, DA3 7QT
Telephone: 01474 709040
Facsimile: 01474 709808



Our ref: DGC

31st May 2018

Steve Nash
c/o Swanley Town Council
Civic Centre
St Mary's Road
Swanley
Kent
BR8 7BU

BY EMAIL

Dear Steve

RE: LAND AT BEECHENLEA LANE, SWANLEY

I'm writing following the recent decision by Councillors to withdraw the Swanley Town Council Land at Beechenlea Lane from the Sevenoaks District Council call for sites and Local Plan process.

We were extremely surprised at this decision given the significant investment Swanley and the Town Council would receive as a result of land owned by Broomfield Investments Ltd, The Woods Family Trust, the Town Council and ourselves, coming forward together for housing and other facilities. For this reason, I thought it important to outline these benefits to you below.

Attached is a plan showing our vision for the land to the east of Swanley, south of the railway line, which I hope you have seen. It is indicative, not set in stone and most important, significantly less housing than what SDC had preferred in its 'Vision for Swanley and Hextable' masterplan (July 2016). Our plan has been submitted to SDC as part of our representations for the land. No development in the Green Belt is ever welcome but with immense pressure on SDC for more homes, we think it will have to be seriously considered. Swanley being the second largest settlement in the District will likely be a focus.

The following benefits could come from bringing forward this land;

- The ability to deliver more homes for local people rather than just general 'affordable' housing.
- This is the most sustainable location for housing at the town, as confirmed by SDC's independent consultants who prepared the 'Vision' document. If your land south of the railway remains withdrawn, it could mean SDC allocating less favorable land elsewhere at Swanley with little or no say in that decision and the prospect that some or all these benefits for the Town and its people simply cannot be achieved by other means.
- The Town Council would receive in the region of £1,500,000 from the sale of its land for housing.
- The Town Council would receive a further 'ransom payment' for contributing to the access, likely to be in excess of £2,000,000.
- The Town Council would in addition also receive 15% of the Community Infrastructure Levy (CIL) from SDC or 25% once a Neighbourhood Plan was in place (estimated at around £560,000 and £930,000 respectively for the housing proposals).
- The development would provide a contribution towards building the new first-class Basketball Centre for Excellence and sport facility at The Olympic, a great new attribute to the town. This could help to further attract a new Hotel operator to the eastern side of Swanley.
- The new wider 'spine' road that connects the sites is more suitable for the intensified traffic coming and going from the new sports facility, reducing pressure on Beechenlea Lane.

- The new road takes pressure off the London road and the residential roads leading to Downsview School at peak times with a new 'drop off' area.
- The new park-and-ride facility will help with the traffic problems the town currently faces and improve the air quality conditions on London Road, where pollution is of concern.
- The development enables the future expansion of Downsview school including more classrooms.
- The development brings a suitable new Healthcare Facility, Allotments and a Community Centre, all of which are in need.

Ultimately the amount of investment (the cash items mentioned above alone total about £5m) and other benefits that could be generated for the town and its people means that reconsidering your recent decision is extremely important. The potential outlined above needs to be reflected not just in your own Neighbourhood Plan, but also in the new SDC Local Plan and better to be shaping that rather than it be imposed - missing this opportunity now could cost the town greatly and for many years into the future.

We would be pleased to answer any questions you may have on these matters or even to meet with Town Councillors if you prefer.

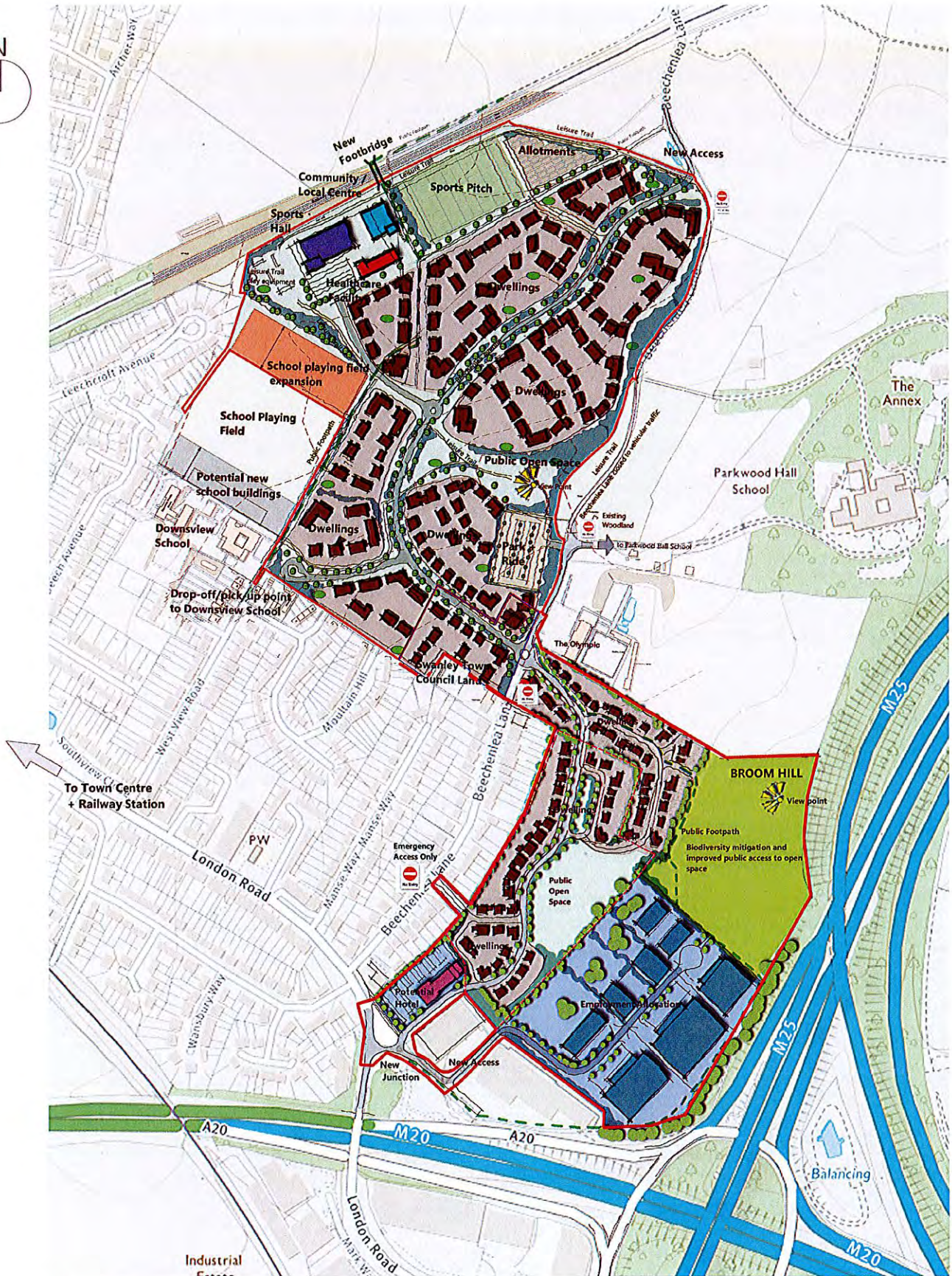
We understand that the STC Full Council is due to meet on 6 June. My Company would welcome a substantive response by 8 June.

Yours sincerely



DAVID GREGORY

cc. All Swanley Town Councillors
S Nash



Land East of Swanley

(illustrative) Swanley East Garden Suburb - Residential, Employment, Service and Community Hub

Residential Development:

14.4 Ha Nett

Community Infrastructure Improvements:

- School Expansion Land
- School drop-off/pick-up point
- Healthcare Facility
- Community / Local Centre
- Sports Hall
- Public Open Space
- Park and Ride
- Sports Pitch
- Leisure/Fitness Trail
- Footbridge
- Allotments

- (up to 525 dwellings including 61 dwellings with planning permission)
- (multi-purpose indoor hall)
- (including formal playspaces, LAPs, LEAPs, NEAP)
- (circa 180 spaces to town centre/railway station commuter parking)
- (Full size, football/rugby)
- (Beechenlea Lane closed to traffic, circular route including View Point)
- (Over railway to replace existing pedestrian level crossing)
- (circa. 40 plots)

Employment Development:

Industrial/Business allocation

Infrastructure / Service Improvements:

- Potential Hotel
- Distributor Road
- London Road
- Beechenlea Lane

(B1, B2, B8 use - circa 13,000sqm)

(circa 90 bedrooms)
(Beechenlea Avenue)
(New Junction)
(Closed to through traffic; emergency access only)