

# Swanley Town Council

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

Tel: 01322 665855

[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

13<sup>th</sup> September 2018

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 19<sup>th</sup> September 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.

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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 5<sup>th</sup> September 2018

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

SE/18/02795/HOUSE – 19 Woodlands Rise, Swanley, Kent BR8 7JT  
Single storey rear extension. Modification and extension of garage front/roof.  
Alterations to fenestration including new glazed roof lantern at rear.

SE/18/02726/HOUSE – 28, Pinks Hill, Swanley, Kent BR8 8AQ  
Single storey side and rear extension

SE/18/02691/HOUSE – 8 Hawthorn Park, Swanley, Kent BR8 7FB  
Single storey rear extension incorporating two roof lights. Loft conversion with dormer windows to the side. Alterations to fenestration

SE/18/02517/HOUSE – 67, The Spinney, Swanley, Kent BR8 7YD  
Demolition of existing conservatory. Erection of a part two storey rear extension

SE/18/02193/LDEX – 39 Manse Way, Swanley, Kent BR8 8DD  
Extension of vehicular access

#### **5. DECISIONS MADE BY PLANNING AUTHORITY**

SE/18/02205/HOUSE – 30 Highcroft Cottages, London Road, Swanley  
Construction of vehicular crossing  
APPROVED – STC comment – No comment 23/8/18

SE/18/02241/HOUSE – 28 Wisteria Gardens, Swanley  
Erection of first floor side extension  
APPROVED – STC comment – No comment 9/8/18

SE/18/01791/HOUSE – 31 Heathwood Gardens, Swanley  
Demolition of existing conservatory. Erection of a single storey side extension incorporating two Velux roof windows. Alterations to fenestration  
APPROVED – STC comment – Comment - Property annexe remains part of the original building and cannot be sold off as a separate dwelling 19/7/18

SE/18/02168/FUL – 43C Station Road, Swanley  
Alteration to fenestration to create a balcony over flat roof  
APPROVED – STC comment – No comment 19/7/18

SE/18/01540/FUL – Wyncott, Birchwood Park Road, Swanley  
Demolition of garage. Erection of a single storey rear extension and additional car parking facilities to the front and rear  
APPROVED – STC comment – No comment 7/6/18

#### **6. DATE OF NEXT MEETING – 3<sup>rd</sup> October 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