

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 3rd October 2018

Present: Chair Cllr P Darrington, Deputy Chair Cllr R Morris, Cllr L Ball, Cllr J Barnes, Cllr Halford, Cllr Horwood

Also Present: Cllr C Barnes, Cllr L Dyball, Cllr T Searles, Cllr V Southern, Cllr Willingale

Officers: CEO - Steve Nash
Democratic Services Officer - Barbara Playfoot

The Full Council meeting had a confidential item on the agenda so it was decided that the Development Control meeting would be conducted first. The Mayor asked if she could say a few words and Father Dane-Batley-Gladden say a short prayer prior to the start of the meeting.

The Mayor went on to inform the meeting that she had recently attended Roy Percival's funeral. Roy Percival had been a local councillor and Mayor of Swanley. She went on to read a poignant excerpt from Roy Percival's journal reflecting on his term of office as Mayor. The Mayor then called for a minute's silence which was followed by Father Dane Batley-Gladden saying a short prayer.

Public Participation

None

APOLOGIES FOR ABSENCE

Cllr M Hogg

DECLARATIONS OF INTEREST

None Received

10544 MINUTES OF THE PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on 5th September 2018

APPROVED

10545 CHANGE OF PROCEDURE IN DETERMINING PLANNING APPLICATIONS

To note the change of procedure in determining planning applications Report A

Change of procedure in determining planning applications noted

DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

10546 SE/18/02307/HOUSE – 3 Lavender Hill, Swanley KENT BR8 7DH

Single storey rear extension with rooflight and first floor side extension with car port at ground level. Alterations to fenestration

NO COMMENT

10547 SE/18/02824/HOUSE – 35 Haven Close, Swanley, KENT BR8 7JY
Demolition of existing conservatory and chimney. Erection of single storey rear extension and loft conversion with rear dormer and rooflight
NO COMMENT

10548 SE/18/02904/HOUSE – 6 Greenside, Swanley, KENT BR8 7ER
Demolition of garage and construction of a two storey side extension and single storey rear extension
NO COMMENT

10549 SE/18/02855/HOUSE – 5 Lawn Close, Swanley, KENT BR8 7HJ
2 storey side/front, single storey front and rear extensions, addition to the rear dormer window and increased dropped kerb size. Landscaping works
COMMENT – Over intensification of the site

10550 SE/18/02921/HOUSE – 7 Heathwood Gardens, Swanley, KENT BR8 7HL
Proposed single storey side and front extension
NO COMMENT

DECISIONS MADE BY PLANNING AUTHORITY

SE/18/02531/HOUSE – 118, Swanley Lane, Swanley
First floor extension over the existing ground floor extension. Formation of vehicular access. Alterations to fenestration
APPROVED – STC comment – No comment 23/8/18

SE/18/02516/HOUSE – 8 Lawn Close, Swanley
Demolition of garage. Erection of two storey side extension with garage and construction of front porch
APPROVED – STC comment – No comment 23/8/18

SE/18/02556/HOUSE – 67 Pinks Hill, Swanley
Double storey side extension and single storey rear incorporating new entrance to front
APPROVED – STC comment – No comment 23/8/18

SE/18/02430/CONVAR – Kingdom Hall of Jehovahs Witnesses, London Road, Swanley
Removal of condition 9 (BREEAM) of 18/00374/FUL to demolish an existing place of worship and build a replacement building on part of the existing site to be used as a place of worship. New vehicular access and associated works.
APPROVED – STC comment – Comment 23/8/18
Careful preservation of large Horse chestnut tree
Replacement buildings to be a permanent structure
The site to be suitably landscaped

SE/18/02496/HOUSE – 32 Charnock, Swanley
Demolition of existing conservatory. Erection of a single storey side and rear extension with skylights
APPROVED – STC comment – No comment 23/8/18

DATE OF NEXT MEETING – 17th October 2018

Meeting closed at 19.42

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

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Council Members:

Chairman Cllr Darrington, Cllr Ball, Cllr J Barnes, Cllr Halford, Cllr Hogg, Cllr Horwood, Cllr Morris

DRAFT

Copy of email sent from Mike Holmes – Principal Planning Officer SDC

You may be aware that on 1 October 2018 there will be changes imposed by the Neighbourhood Planning Act 2017 (Part 1, Section 14) that affect the way that the local planning authority impose pre-commencement conditions on planning permissions.

As a result of the new legislation, on decisions issued after 1 October we will be required to notify the applicant not less than 11 working days before the decision if we intend to impose pre-commencement conditions on their planning permission (i.e. those conditions that must be discharged before any development starts). Only if they agree, or do not respond, can we impose those conditions.

This is part of a Government initiative to embed existing best practice of proactive and early engagement between parties and avoid unnecessary or inappropriate conditions, while also offering time savings after the grant of planning permission.

There will of course be instances when pre-commencement conditions will not be necessary, however there will be other cases where they are unavoidable. As a result we are seeking to amend our processes to accommodate the need to notify the applicants and we hope to establish our recommendations and potential conditions earlier in the application process.

I thought it might be helpful for you to be aware of the change in legislation and its implications for our working practices.

If you have any queries or would like to discuss further, officers in the planning department will be happy to assist.

I have copied this email to all Town and Parish Councils to inform them of the change as well.

Kind regards

Mike Holmes
Principal Planning Officer
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