

# 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

3<sup>rd</sup> January 2019

Dear Member

A meeting of the above committee will be held at the Council Chamber, St Marys Road on **Wednesday 9<sup>th</sup> January 2019 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> December 2019

#### **4. TO APPROVE THE COMMENTS MADE TO SDC DURING THE CHRISTMAS BREAK**

SE/18/03171/FUL – Wilburton, Leydenhatch Lane, Swanley, BR8 7PS

The construction of a replacement dwelling and associated parking, access and landscaping works

**Object – The proposal was refused by SDC in October 2017 on the grounds of the proposals resulting in impact on the Green Belt. As the new plans are now for a larger building we object using the same criteria as SDC in October 2017.**

SE/18/03694/HOUSE – 6 Selah Drive, Swanley BR8 7WD

Part two storey/part single storey rear extension. Alterations to fenestration

**No Comment**

SE/18/03692/FUL – Telecommunications Station, North of 132 Swanley Lane, Swanley BR8 7LH

Removal of existing high street pole accommodating 6 no. antennas within a 580 mm grp shroud. Installation of 32 no. new equipment cabinets and ancillary equipment thereto

**Strongly Object – the design and materials used have no place within a residential area. Also, no consideration has been given to potential health issues for residents particularly children living in the immediate vicinity.**

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

SE/18/03809/HOUSE – 29, Homefield Close, Swanley BR8 7JH

Demolition of existing garage to facilitate the erection of a two storey side extension.

SE/18/03846/FUL – ASDA Stores Ltd, London Road, Swanley BR8 7UN

Change of use for 12 parking spaces to hand car wash and valeting operation including an office and erection of a canopy.

SE/18/03847/ADV - ASDA Stores Ltd, London Road, Swanley BR8 7UN

Advertisements of the hand car wash

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

SE/18/03047/FUL – 17 High Street, Swanley

Two storey rear extension and the conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection area.

REFUSED – STC Comment – Objection - Inadequate parking, loss of retail space, Traffic generation/ highway safety 31/10/18

SE/18/03289/HOUSE – Bedingfield, Birchwood Park Avenue, Swanley

Modifications to roof structure to facilitate first floor side extension. Alterations to fenestration.

APPROVED – STC comment – No comment 7/11/18

SE/18/03352/HOUSE – 1 Elm Cottages, Swanley Village Road, Swanley

Erection of a detached timber outbuilding

REFUSED – STC comment – Comment – Outbuilding to remain as an ancillary to the main dwelling and not to become residential 21/11/18

SE/18/03368/FUL – Co Operative Group Ltd, Swanley Service Station

Conversion of existing car wash to Storage unit

APPROVED – STC comment – No comment 21/11/18

SE/18/02410/FUL – 16 Lynden Way, Swanley  
Erection of summerhouse  
APPROVED – STC comment – No comment 7/11/18

SE/18/03185/FUL – Police Station, London Road, Swanley  
Erection of a new 1300mm high security fencing to the top of the existing  
police block garage  
APPROVED – STC comment – No comment 21/11/18

SE/18/03195/HOUSE – 45 Cyclamen Road, Swanley  
Erection of a two storey extension with Juliet balcony  
APPROVED – STC comment – No comment 21/11/18

SE/18/03364/HOUSE – 67 The Spinney, Swanley  
Loft conversion. Demolition of existing conservatory and erection of a single  
storey rear extension  
REFUSED – STC comment – No comment 5/12/18

**DATE OF NEXT MEETING – 23<sup>rd</sup> January 2019**

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