

**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**

**MINUTES**

**Wednesday 27<sup>th</sup> November 2019**

**Present:** Cllr P Darrington (Chair), Cllr G Darrington (Deputy Chair), Cllr S Andrews  
Cllr L Ball, Cllr C Barnes, Cllr J Barnes, Cllr J Griffiths  
SDC Leader Peter Fleming

**Also Present:** Cllr J Domigan, Cllr C Lee, Cllr V Letchford, Cllr T Searles, Cllr J Tuckfield

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

Cllr P Darrington read out a short statement regarding STC position on the proposed new White Oak Leisure Centre

While recognising the concerns of the local residents with regard the White Oak Leisure Centre, Swanley Town Council is eager to point out that it is merely a Consultee in the Planning Process. There are numerous examples of where Swanley Town Council has objected to local developments, but this has not prevented a development from progressing. It is important to note that there is now a presumption toward granting planning unless there are legal, environmental or other planning concerns which would prevent this. These are called Material Planning Considerations examples are on the Agenda to this meeting and are available on the table at the entrance.

While the Town Council recognises the loss of space and size of the newly planned centre we also recognise that these are not Material Planning Considerations.

Tonight is about dealing with those material planning considerations and of course allowing residents of Swanley that have an interest in the White Oak Development to voice their concerns.

**10855 APOLOGIES FOR ABSENCE**

Cllr M Horwood

**10856 DECLARATIONS OF INTEREST**

None

**DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL**

**10857** SE/19/02951/HYB – White Oak Leisure Centre, Hilda May Avenue, Swanley, BR8 7BT

Hybrid application comprising, in outline: residential development of between 35 and 40 residential units – residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be either 2 or 3 storey high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park.

**Public Participation –**

Cllr P Darrington explained that only local residents could give their views and due to time constraints they would be limited to 2 minutes each. However, if there was an individual that was speaking on behalf of a group then the time would then be extended.

Cllr P Darrington then introduced the SDC Council Leader Peter Fleming who had kindly agreed to make a special journey to attend the meeting. Cllr P Darrington then passed to Cllr Fleming to take questions from the floor. Many members of the public asked questions regarding the shortage of sport hall space, the depth and size of the swimming pool, the lack of a diving pit and other facilities.

Cllr Fleming explained that his main priority was to build a Leisure Centre that was fit for purpose. The current Leisure Centre was at the end of life and to continue maintaining the building especially the wet side would take considerable amount of time and funds. He also did not want to leave the residents of Swanley without any sports facilities and by building the new Leisure Centre alongside the existing one it would mean a minimal loss of around 1 month as opposed to two years if the old Leisure Centre site was to be used. He empathised with the people who would lose their clubs due to the changes in the dynamics of the build but said that SDC was exploring other venues/halls that could be used as a replacement facility for badminton and other activities that use the current sports hall.

The public participation session closed at 21.20

Cllr P Darrington then called the meeting to order and read out a proposal for STC's response to the build and then asked the STC committee members to debate. All the members understood the public's concerns and felt there were some shortfalls in the planning application that could be highlighted to allow STC to add some conditions in their response back to SDC. No decision on STC's response was made.

A response will be agreed by Cllrs and approved at the next Development Control meeting and ratified at the next Full Council meeting.

**DATE OF NEXT MEETING – 4<sup>th</sup> December 2019**

**Meeting closed at 22.00**

If you would like further information on any of the agenda items, please contact Mr Steve Nash, on 01322 665855 or [snash@swanleytowncouncil.gov.uk](mailto:snash@swanleytowncouncil.gov.uk)

**Committee Members:**

Chairman Cllr P Darrington, Cllr S Andrews, Cllr L Ball, Cllr C Barnes, Cllr J Barnes, Cllr G Darrington, Cllr J Griffiths, Cllr M Horwood