

**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 3<sup>rd</sup> February 2021**

**Present:**

<b>Members</b>	<b>Present</b>	<b>Apologies</b>	<b>Absent</b>
Chair: Cllr P Darrington	✓		
Deputy Chair: Cllr G Darrington	✓		
Cllr L Ball	✓		
Cllr C Barnes	✓		
Cllr J Barnes	✓		
Cllr J Domigan	✓		
Cllr J Griffiths	✓		
Cllr M Horwood	✓		

**Also Present:** Cllr S Andrews, Cllr L Dyball, Cllr M Foster, Cllr V Letchford, Cllr T Searles, Cllr A Skipper, Cllr J Tuckfield.

**Officers:** CEO & Town Clerk – Ryan Hayman  
Responsible Finance Officer (RFO) - Steve Innes  
Assistant Town Clerk – Toni Roast  
Parks & Open Spaces Manager – George Brooker  
Sales, Marketing and Democratic Manager – Suzie Barnbrook

**Public:** Cllr Perry Cole – Sevenoaks District Councillor  
Also present 2 members of public.

**Public Participation: –**  
A member of public spoke regarding 20/03825/FUL – Broom Hill Site

**11160 APOLOGIES FOR ABSENCE**

None

**11161 DECLARATIONS OF INTEREST**

None

**11162 MINUTES OF THE PREVIOUS MEETING**

To approve as correct the Minutes of the Meeting held on Wednesday 20<sup>th</sup> January 2021.

**APPROVED**

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

**11163 20/03630/FUL - 1 Philip Avenue Swanley KENT BR8 8HG**

New 3 bedroom dwelling.

**Withdrawn**

**11164 20/03825/FUL – Broom Hill Site, London Road Swanley KENT**

Proposed commercial development comprising four separate buildings of 15,067m<sup>2</sup> GEA of flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, biodiversity mitigation, and landscape planting together with the provision of a new vehicle access; and the reconfiguration of the London Road junction, reconfiguration of the existing access, recladding of the rear of Units 1-5 and provision of new yard to units 1 and 2 of the Gateway Trading Estate.

**No Objection**

**Observations:** (1) The number for the provision of electric vehicle charging points is below Government guidelines.

(2) A resident has reported that there are at least two sinkholes at this location.

**11165 21/00112/HOUSE – 1 Lawn Close, Swanley KENT**

Ground and first floor rear extension.

**No Objection**

**11166 21/00082/MMA - Garages Southeast Of 17 Pear Tree Close, Swanley KENT**

Minor material amendment 19/01340/FUL.

**No Comment**

**11167 21/00096/HOUSE - 6 Brook Road, Swanley KENT**

Single storey rear extension, side garage extension, rear dormer loft conversion, 1no. roof light and removal of existing redundant chimney.

**No Objection**

**DECISIONS MADE BY PLANNING AUTHORITY**

**20/03437/HOUSE - The Cottage Park Lane, Swanley Village, KENT**

Part double storey side / rear extensions and alterations to fenestration to existing house.

**Withdrawn – STC Comment – No Comment – 4/1/2021**

**20/03499/HOUSE – 27 Crescent Gardens, Swanley KENT**

Demolition of rear extension. Proposed ground floor rear extension and first floor side and rear extension.

**Granted – STC Comment – No Objections – 18/12/2020**

**20/02179/FUL - Land Rear of 2 Cedar Lodge Wood Street**

Construction of 13 new residential dwellings, consisting of 5 x detached, 4 x semi-detached and 4 x terraced houses, with associated access road, car parking, cycle storage and bin storage facilities.

**Refused – STC Comment – Object – 6/11/2020**

**20/03411/HOUSE – 53 Crescent Gardens, Swanley KENT**

Proposed first floor side extension to a family dwelling. Alterations to fenestration and internal works.

**Granted – STC Comment – No Objections – 18/12/2020**

**14/04022/OUT – Broom Hill Site, London Road Swanley KENT**

Reserved matters (Appearance, Landscaping, Layout, Scale) pursuant to conditions 2, 5 and 12 of 14/04022/OUT for mixed use development comprising up to 61 new homes including up to 24 (40%) affordable homes, not less than 1.41 hectares of public open space, not less than 0.24 hectares of retained open land with vehicular access provided from Beechenlea Lane.

**Granted – STC Comment – Strongly Object – 2/9/2020**

**Additional Objection added – 20/11/2020**

**20/03389/FUL – Land East Of Pinewood London Road, Swanley KENT**

Erection of a new dwelling with a parking space provided adjacent to Pinewood.

**Refused – STC Comment – Object – 20/11/2020**

**20/03592/HOUSE - 132 Pinks Hill Swanley KENT**

Conversion of existing domestic garage to habitable room.  
Replacement of existing flat roof with tiled pitched roof incorporating skylight and alterations to existing fenestration.

**Granted – STC Comment – No Objections – 5/1/2021**

**DATE OF NEXT MEETING – 17<sup>th</sup> February 2021**

**Meeting closed at 19:54**