

**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 22<sup>nd</sup> September 2021**

**Present:**

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

**Also Present:** Cllr P Darrington, Cllr C Lee, Cllr T Searles.

**Officers:** Assistant Town Clerk – Toni Roast  
Sales, Marketing and Democratic Manager – Suzie Barnbrook

**Public:** Christine Hudson

**11316 APOLOGIES FOR ABSENCE**

Cllr S Andrews, Cllr C Barnes, Cllr J Griffiths.

**11317 DECLARATIONS OF INTEREST**

None

**11318 MINUTES OF PREVIOUS MEETING**

To approve as correct the Minutes of the Meeting held on Wednesday 8<sup>th</sup> September 2021.

**APPROVED AND SIGNED**

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

**11319 21/02773/HOUSE 31 Manse Way Swanley KENT BR8 8DD**

Erection of a single storey rear extension.

**No Objection**

**11320 21/02795/HOUSE 14 Philip Avenue Swanley KENT BR8 8HG**

Part conversion of existing domestic garage to habitable room with new flat/part pitched roof incorporating roof light.

**No Objection**

- 11321 21/02770/HOUSE 122 Swanley Lane Swanley KENT BR8 7LH**  
 Raised patio and screening to rear garden.  
**No Objection**
- 11322 21/02820/CONVAR 40 Swanley Centre London Road Swanley KENT BR8 7TQ**  
 Removal of condition 5 (windows) and variation of condition 2 (approved plans) of application 21/01836/FUL for Change of use from Class E to Class C3 to create 1no. residential unit and associated external alterations.  
**No Objection**  
**Subject to the proper health and safety guidelines being followed regarding removal of condition 5.**
- 11323 21/02840/OUT Land East Of Sure Start Northview Swanley KENT BR8 7BG**  
 Outline application for development of up to 17 dwellings(Use Class C3) and new vehicular access from Northview with some matters reserved.  
**Objection**  
**The development would require the loss of 2 oak trees which are covered by TPO' s. This would be contrary to policies SP1 and EN1. Area already congested with vehicles and the proposals fail to meet the Kent guideline for parking. This should not be compared with the Lambeth guidelines from Transport Assessment already supplied. Whilst the site has been left in a state of dereliction, it is still a public open space which if developed will be a further erosion of green space in Swanley.**
- 11324 21/02827/HOUSE Northview Birchwood Road Swanley KENT BR8 7QA**  
 Hip to gable roof alteration.  
**No Objection**
- 11325 21/02877/FUL Land North Of The Old Place Farm Beechenlea Lane Swanley BR8 7PR**  
 Redevelopment of site consisting of the demolition of buildings and erection of a single storey building comprising 3 No. storage units with associated hardstanding and use of existing vehicular access on to Beechenlea Lane.  
**Strongly object.**  
**Metropolitan Green Belt and Swanley Village Conservation Area.**  
**Out of context with the surrounding area. Loss of trees and building of industrial units constituting change of use. Entrance through an already busy country lane with restricted access.**

#### **DECISIONS MADE BY PLANNING AUTHORITY**

**21/02349/LDCEX Land West Of 1 Wood Street Swanley**  
 Confirmation of the use of land as garden.  
**REFUSED – STC COMMENT – OBJECTION – 4/8/2021**

**21/02207/HOUSE 19 Heathwood Gardens Swanley KENT**  
 Erection of single storey rear extension. Replacement roof and to include rear and front dormers with rooms in roof.  
**GRANTED – STC COMMENT – NO OBJECTION – 4/8/2021**

**21/02454/HOUSE 138 Pinks Hill Swanley KENT**  
 To erect a single storey side and rear extension with lantern roof light.  
**GRANTED – STC COMMENT – NO OBJECTION – 9/8/2021**

**21/02425/HOUSE 92 Pinks Hill Swanley KENT**  
 Demolition of existing detached garage and erection of single storey side/part rear extension with roof light.  
**GRANTED – STC COMMENT – NO OBJECTION – 9/8/2021**

**21/02290/HOUSE 71 Swanley Lane Swanley KENT**

First floor side extension, floor plan redesign and all associated works.

**GRANTED – STC COMMENT – NO OBJECTION – 9/8/2021**

**21/02364/HOUSE 24 Hawthorn Park Swanley KENT**

Single storey rear/side ground floor extension, erection of replacement canopy/porch structure, conversion of existing garage to form habitable room including replacement of garage doors with new window, landscaping, automated external gazebo and new fence.

**GRANTED – STC COMMENT – No Objection – 4/8/2021**

**APPEALS**

**11326 SE/21/00312/FUL 36 Crescent Gardens Swanley KENT BR8 7HF**

First floor extension on top of existing garage which will be rebuilt with open carport.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

Councillors are invited to make comment or modify/withdraw the previous representation.

**No change to the previous recommendation already given by Swanley Development Control Committee.**

**11327 DARTFORD LOCAL PLAN – APPENDIX A**

To respond to and comment on the Dartford local plan.

**Swanley Town Council support the retention and reaffirmation of green belt land to protect the identity of Swanley and nearby villages.**

**We agree with Dartford concerning the importance of upgrading junction 1 & 2 but feel that Dartford should consider the importance of also upgrading the capacity and flow of junction 3 along with the Highways Agency.**

**Swanley Town Council will support more co-operation between boroughs and districts.**

**DATE OF NEXT MEETING – Wednesday 6<sup>th</sup> October 2021**

**Meeting Closed: 20:34**