

# Swanley Town Council

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

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[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

### MINUTES

Wednesday 25<sup>th</sup> May 2022

#### Present:

| Members                   | Present | Apologies | Reason  |
|---------------------------|---------|-----------|---------|
| Chair: Cllr G Darrington  | ✓       |           |         |
| Deputy Chair: Cllr L Ball | ✓       |           |         |
| Cllr S Andrews            |         | ✓         | Holiday |
| Cllr J Barnes             | ✓       |           |         |
| Cllr P Darrington         | ✓       |           |         |
| Cllr J Domigan            | ✓       |           |         |
| Cllr J Griffiths          | ✓       |           |         |
| Cllr M Horwood            | ✓       |           |         |

**Also Present:** Cllr C Lee, Cllr T Searles

**Officers:** Chief Executive Officer (CEO) – Ryan Hayman – Via Zoom  
Responsible Financial Officer (RFO) – Steve Innes  
Executive Assistant – Tracey Bayliss

#### 11556 APOLOGIES FOR ABSENCE

Cllr S Andrews

#### 11557 DECLARATIONS OF INTEREST

Cllr P Darrington declared that the land owner to the rear of 17 High Street and also the opposer are known to him.

#### 11558 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 4<sup>th</sup> May 2022.

**APPROVED**

#### 11559 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

##### AMENDED

##### 22/00175/FUL 17 High Street Swanley Kent BR8 8AE

Extension of existing building (including front, rear and side extensions) and creation of two additional floors of accommodation, to create a four storey building to the rear of the existing High Street frontage; Conversion of the rear ground floor section and upper floors into residential apartments. Associated parking for cars and bicycles, and refuse storage.

This application has now been amended, and a summary of the main changes are set out below;

Description of development amended and further technical reports issued. Revisions to elevations.

**STRONGLY OBJECT**

There are inadequate car parking facilities for this development. It has been reported that there are already parking issues with 11-13 High Street tenants. This would further compound the problem.

Implementing a Construction Management plan would be difficult but essential.

**AMENDED**

**22/00496/FUL Site of Hejmo and Byways Birchwood Park Avenue Swanley Kent BR8 7AU**

Installation of a sub-station

A summary of the main changes are set out below;

Additional drawing received.

**OBJECTION**

Environmental Protection at SDC are now querying the noise assessment due to screening, in particular the tonal hum likely for such installations at 100 Hz.

This is a retrospective application and as such we would not have agreed to the present location of the sub-station as it is intrusive to a neighbour due to its visual magnitude. Therefore, it is requested that this be moved to a more suitable position.

**22/00742/HOUSE 9 Hotham Close Swanley Kent BR8 7UX**

Construction of a summer house and new front porch.

**Valid planning notice not received from SDC – NOT FOR DISCUSSION**

**AMENDED**

**22/00862/HOUSE 9 Hazel End Swanley Kent BR8 8NU**

Proposed double side storey side; single storey rear extension with rooflights. Front porch and repositioning of steps.

**Now invalid and not available on SDC portal – NOT FOR DISCUSSION**

**DECISIONS MADE BY PLANNING AUTHORITY**

**22/00090/HOUSE 25 Manse Way Swanley Kent**

Conversion of garage into habitable room, single storey rear extension and room in roof space with rear dormer.

**GRANTED – STC COMMENT – NO OBJECTION 7/2/2022**

**22/00381/HOUSE 13 Southview Close Swanley Kent**

Erection of three metre rear extension, change to the garage roof and infill of the gap between the main dwelling and the garage.

**GRANTED – STC COMMENT – NO OBJECTION 6/5/2022**

**22/00562/HOUSE Holly Tree House Swanley Village Road Swanley**

Demolition of single storey extension and erection of single storey replacement.

**GRANTED – STC COMMENT - NO OBJECTION 7/4/2022**

**22/00601/HOUSE 3 Five Wents Swanley Kent**

Proposed new roof and loft extension with roof lights. Conversion of existing garage to a habitable space.

**GRANTED – STC COMMENT – NO OBJECTION 21/4/2022**

**22/00640/ADV 35 Station Road Swanley Kent**

New fascia and projecting sign

**GRANTED – STC COMMENT – NO OBJECTION 7/4/2022**

**22/00657/FUL 38 & 40 Rowan Road Swanley Kent**

Amendment to the boundary of 40 Rowan Road. Erection of proposed single storey side garage to No 40 and new boundary fence.

**GRANTED – STC COMMENT – NO OBJECTION 8/4/2022**

**22/00823/HOUSE 27 Ladds Way Swanley Kent**

Demolition of conservatory and erection of single storey rear extension.

**GRANTED – STC COMMENT – NO OBJECTION 8/4/2022**

**11660 APPEAL**

**Appeal Ref: APP/G2245/W/22/3292329**

**86 Archer Way Swanley Kent BR8 7XP**

Proposed new end of terrace two-bedroom, two storey house beside existing property, with associated garden and parking to the rear, Ref 21/03991/FUL

**INFORMATION ONLY**

**22/01234/WTCA Highlands Cottage Highlands Hill Swanley Kent BR8 7NB**

Various works to trees. (WTCA)

**INVALID APPLICATIONS**

**22/00554/MMA Birchwood Heights Care Home Hilda May Avenue Swanley Kent BR8 7BT**

Amendment to 21/01481/CONVAR. APPLICATION CLOSED.

This application is no longer valid and therefore not currently under consideration. A summary of the invalid reason(s) are set out below;

The application cannot be determined under this application type.

**22/00492/FUL Tweed Hill Farm Park Lane Swanley Village Swanley Kent BR8 8DT**

Extension to relocated annex

This application is no longer valid and therefore not currently under consideration. A summary of the invalid reason(s) are set out below;

The relocated annex approved under 20/01040/FUL has not been built. As such, an extension to the building cannot be determined.

**22/00723/HOUSE 23 Squirrels Close Swanley Kent BR8 7FF**

Creation of a single storey rear extension.

This application is no longer valid and therefore not currently under consideration. A summary of the invalid reason(s) are set out below;

The extension goes outside the Red Line onto no.24 (as demonstrated on the larger floor plans). Certificate B must be completed for the application forms.

**22/00742/HOUSE 9 Hotham Close Swanley Kent BR8 7UX**

Construction of a summer house and new front porch.

This application is no longer valid and therefore not currently under consideration.  
A summary of the invalid reason(s) are set out below;

The plans do not include all floor plans or all elevations as the development is in the green belt. Second floor plan and all elevations are needed as the site falls within the green belt.

**DATE OF NEXT MEETING – 8<sup>th</sup> June 2022**

**MEETING CLOSED: 19:51**

**SIGNED:**

**8/06/2022**

**Cllr G Darrington  
Chair of Development Control**