

Swanley Town Council

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

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www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 1st February 2023

Present:

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

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Tracey Bayliss
Parks & Open Spaces Manager – George Brooker
David Gregory – Cooper Estates
Katherine Miles – Cooper Estates

Also Present: Cllr C Barnes, Cllr L Dyball, C Lee, Cllr V Letchford, Cllr T Searles

Public: One member of the public was present.

11845 APOLOGIES FOR ABSENCE

Cllr S Andrews

11846 DECLARATIONS OF INTEREST

Cllr Michael Horwood declared that he resides near the site. He has previously met with Cooper Estates to discuss the general plans for the Broom Hill Site development. He confirmed that he would keep an open mind with the discussion.

Cllr Lesley Dyball declared that she had attended the meeting with Cooper Estates with Cllr Horwood and although she is not a member of the Development Committee wanted to make it known.

11847 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 18th January 2023.

APPROVED & SIGNED

11848 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

22/03450/HYB Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 14/02/2023

Hybrid application comprising: IN FULL, demolition of existing buildings and the creation of a new access roundabout on London Road and erection of a retail food store (Use Class E(a)), together with associated plant and infrastructure, internal roads and landscaping, and ancillary works; and IN OUTLINE, the erection of 47 dwellings, including public open space and landscaping, with all matters reserved except means of access and layout.

A discussion took place and questions were asked of Cooper Estates. Some points of concern were:- traffic congestion, air, light and noise pollution, parking space requirements and landscaping. Cooper Estates addressed questions raised and referred to the drawings and documentation which accompanied the application. It was mentioned that the two EV charging spaces was inadequate as noted in the Kent Design Version 1 document. It was noted also that the EV charging spaces have a larger footprint than a standard space and would there be scope for more EV points in the future. Cooper Estates confirmed that the parking spaces were in accordance with the Kent Design Guide that allowance had been made for extra space for increasing the EV charging spaces. They confirmed that the proposed car park layout and space allocation was in accordance with the standard required. It was noted that various reports from KCC Highways, Environmental Health and National Highways had not yet been received.

This item has been deferred to 13th February for its inclusion into the agenda for an extraordinary meeting of Swanley Development Control Committee.

20:25 George Brooker, David Gregory, Katherine Miles and the member of the public left the meeting.

22/02271/FUL Malt House Farm Lower Road Hextable Swanley Kent BR8 7RZ – COMMENTS DUE BY 06/02/2023

Conversion of three stables into three studio flats and replacement of existing roof with a pitched roof with dormer windows.

NO OBJECTION

23/00027/HOUSE 32 Hibbs Close Swanley Kent BR8 7FA – COMMENTS DUE BY 07/02/2023

Proposed loft conversion to convert existing loft space to create a rear dormer with rooflights.

NO OBJECTION

22/03212/FUL 1 And 1A Silver Birches Highlands Hill Swanley Kent BR8 7NB – COMMENTS DUE BY 08/02/2023

Formation of vehicular access on to Highlands Hill and provision of four off street car parking spaces to serve both 1 and 1A Silver Birches.

NO OBJECTION

23/00052/MMA 15 The Spinney Swanley Kent BR8 7YA – COMMENTS DUE BY 09/02/2023

Amendment to 22/01919/HOUSE.

NO OBJECTION

AMENDED 23/00088/HOUSE 19 Sermon Drive Swanley Kent BR8 7HS – COMMENTS DUE BY 10/02/2023

Single storey rear extension with roof lights. Demolition of existing utility room. Alterations to fenestration.

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

The proposed drawings have been amended to include a rear ground floor door.

NO OBJECTION

23/00112/HOUSE 1 Dahlia Drive Swanley Kent BR8 7XS – COMMENTS DUE BY 14/02/2023

Construction of a single storey rear extension with roof light. Partial conversion of the garage into habitable living space, with alterations to roof height.

NO OBJECTION

23/00061/HOUSE 7 Five Wents Swanley Kent BR8 7LE – COMMENTS DUE BY 14/02/2023

Proposed loft conversion with dormer to rear.

NO OBJECTION

20:29 George Brooker entered the meeting.

11849 DECISIONS MADE BY PLANNING AUTHORITY

22/03245/HOUSE 101 Archer Way Swanley Kent

Garage conversion with alterations to roof height.

GRANTED – STC COMMENT – NO OBJECTION 09/12/2022

21/04181/OUT Broom Hill Site London Road Swanley

Outline application for the erection of 47 dwellings, including public open space and landscaping with some matters reserved.

GRANTED – STC COMMENT – NO OBJECTION 04/11/2022

22/03094/HOUSE 1 Prospect Row Swanley Village Road Swanley

Continued use of air condition unit to existing outbuilding exterior.

GRANTED – STC COMMENT – NO OBJECTION 05/12/2022

22/02490/HOUSE 48 Archer Way Swanley Kent

Second storey extension over existing garage and two storey rear extension.

GRANTED – STC COMMENT – NO OBJECTION 20/10/2022

21/01933/FUL Unit 2 Broomfield Works London Road

Use of site for the purposes of car sales.

GRANTED – STC COMMENT – NO OBJECTION 17/11/2022

22/03277/CONVAR Units 2, 3 & 5 2 Gateway Trading Estate London Road

Variation of condition 6(vi) (storage of goods) of SE/78/01314/FUL for outline permission to erect a warehouse to widen the use in line with adopted planning policy and allow a greater choice of premises for businesses seeking to establish in the area.

GRANTED – STC COMMENT – NO OBJECTION 05/01/2023

22/03351/FUL Police Station London Road Swanley

Erection of new 1300mm high-security metal fencing to the top of the existing police garage block.

GRANTED – STC COMMENT – NO OBJECTION 05/01/2023

22/02642/HOUSE 4 Pine Close Swanley Kent

Erection of a free standing pergola and raised platform.

REFUSED – STC COMMENT – OBJECTION 09/12/2022

11850 INFORMATION ONLY

**23/00113/WTCA St Pauls Church Of England Primary School School Lane Swanley
Kent BR8 7PJ**

Various works to trees. (WTCA)

We have received notice of intention to carry out the operation described above.

DATE OF NEXT MEETING – 13th February 2023

MEETING CLOSED: 20:32

SIGNED:

01/03/2023

**Cllr G Darrington
Chair of Development Control**