

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 24th May 2023

Present:

Members	Present	Apologies	Reason
Chair: Cllr P Darrington	✓		
Deputy Chair: Cllr C Morgan	✓		
Cllr C Barnes	✓		
Cllr P Brown	✓		
Cllr G Darrington	✓		
Cllr S Durden	✓		
Cllr K Mitchell	✓		
Cllr E Uttley	✓		

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Tracey Bayliss
Responsible Finance Officer (RFO) – Stephen Innes

Also Present: Cllr J Ferrari, Cllr M Horwood, Cllr C Prestedge, Cllr L Taylor, Cllr R Wood

Public: Two members of the public were present.

MEETING COMMENCED: 19:30

11934 APOLOGIES FOR ABSENCE
NONE

11935 DECLARATIONS OF INTEREST
NONE

11935 MINUTES OF PREVIOUS MEETING
To approve as correct the Minutes of the Meeting held on Wednesday 5th April 2023.
APPROVED AND SIGNED

11937 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 01/06/2023

Demolition of existing buildings and replacement with a new development comprising 21 residential units and commercial floorspace, including soft and hard landscaping, car and cycle parking provision and refuse and recycling facilities.

OBJECTION – We object to the latest plans due to the increase in the number and configuration of the flats causing failure for some of these flats to meet the daylight and sunlight provision. Also, there is no mention of a construction management plan.

23/00631/HOUSE Gayhurst London Road Swanley Kent BR8 7AQ – COMMENTS DUE BY 01/06/2023

Erection of a single storey rear extension.

NO OBJECTION

23/01257/HOUSE 64 Ladds Way Swanley Kent BR8 8HW – COMMENTS DUE BY 01/06/2023

Double storey side and ground floor rear extension with alterations to fenestration and porch.

NO OBJECTION

23/01276/HOUSE 12 Glendale Swanley Kent BR8 8TB – COMMENTS DUE BY 06/06/2023

Demolition of conservatory and erection of a new rear single storey rear extension with rooflight. Same footprint.

NO OBJECTION

23/01305/HOUSE 256 Northview Swanley Kent BR8 7TD – COMMENTS DUE BY 06/06/2023

Demolition of conservatory. Single storey rear extension with rooflights.

NO OBJECTION

23/01304/HOUSE 59 Waylands Swanley Kent BR8 8TN – COMMENTS DUE BY 06/06/2023

Proposed side single and first floor extension. Relocation of the front door.

NO OBJECTION

23/01262/HOUSE 7 Ladds Way Swanley Kent BR8 8HN – COMMENT DUE BY 07/06/2023

Erection of single storey rear extension. Rooflights.

NO OBJECTION

23/00823/FUL Land North Of 1 - 7 Conifer Way Swanley Kent BR8 7UE – COMMENTS DUE BY 07/06/2023

Erection of 3 no. dwelling houses with added dormers/loft extensions and improved children's playground facilities.

OBJECTION – The adding of dormer windows will impact upon the privacy of residents living in Conifer Way and Aspen Close, contrary to planning policy EN1. The revised access will result in traffic having to exit onto the corner of a busy road, Russett Way.

23/01314/HOUSE High View Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 07/06/2023

Demolition of existing side garage and erection of a two-storey side/rear extension, part single storey front extension.

NO OBJECTION

AMENDED 22/03450/HYB Broom Hill Site London Road Swanley Kent

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

Additional information regarding highway proposals and access, noise, town centre impact (the sequential test) and design/landscaping.

NO OBJECTION – Support the zebra crossing and closed access to Beechenlea Lane.

23/01354/HOUSE 25 New Road Swanley Kent BR8 7JP – COMMENTS DUE BY 09/06/2023

Proposed rear single storey extension with rooflights.

NO OBJECTION

23/01329/FUL Land West Of 1 Wood Street Swanley Kent – COMMENTS DUE BY 09/06/2023

Installation of a natural timber load bearing retaining wall that transitions into a fence.

OBJECTION – This would be totally out of context and create an undesirable impact on this rural and residential area, being contrary to planning policy EN2.

11938 ROAD NAME CONSULTATION – APPENDIX A

23/00059/STSDEV Street Naming Consultation: Land North of 31 – 35 Goldsel Road – COMMENTS DUE BY 31/05/202

A discussion took place regarding the suggested names of Gulvin Place and Hutchins Close and it was proposed that we should propose Gedge Place as the new road name in honour of Joseph Gedge from Swanley, who was the first British officer killed in action during the First World War on HMS Amphion on 6th August 1914. Hutchins Close was also proposed.

11939 DECISIONS MADE BY PLANNING AUTHORITY

23/00498/HOUSE 9 Charnock Swanley Kent

Conversion of garage into a habitable room including single storey ground floor side infill extension. Alterations to front entrance.

GRANTED – STC COMMENT – NO OBJECTION 23/03/2023

23/00581/HOUSE 94 Archer Way Swanley Kent

Two storey side and ground floor rear extensions.

GRANTED – STC COMMENT – NO OBJECTION 23/03/2023

22/03402/HOUSE 2 Five Wents Swanley Kent

Erection of a single storey wooden outbuilding to the end of the rear garden.

REFUSED – STC COMMENT – OBJECTION 23/03/2023

23/00375/FUL Land At Heathwood Stud Heathwood Gardens

Provision of stable building with tack room and feed store incorporating modification of existing open car port structure.

GRANTED – STC COMMENT – NO OBJECTION 23/03/2023

23/00414/LDCEX Old Forge Yard Swanley Village Road Swanley

Confirmation that Units A, B, D1, D2, G1 and G2 are used lawfully within Class E.

REFUSED – STC COMMENT – NO OBJECTION 23/03/2023

22/03536/FUL Land North Of Old Place Farm Beechenlea Lane Swanley

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

GRANTED – STC COMMENT – NO OBJECTION 05/04/2023

23/00188/FUL 2 Woodview Road Swanley Kent

Subdivision of plot into two parts, garage demolition and erect a new dwelling.

REFUSED – STC COMMENT – OBJECTION 28/04/2023

23/00660/HOUSE 111 Leechcroft Avenue Swanley Kent

Single storey side and rear extension, internal alterations and all associated works.

GRANTED – STC COMMENT – NO OBJECTION 05/04/2023

23/00641/HOUSE 90 Swanley Lane Swanley Kent

Two storey rear extension

GRANTED – STC COMMENT – NO OBJECTION 05/04/2023

23/00428/HOUSE 64 Ladds Way Swanley Kent

Double storey side and ground floor rear extension. Alterations to fenestration.

REFUSED – STC COMMENT – NO OBJECTION 23/03/2023

23/01230/ADJ Land To Rear Of Swanley Church Hall Leydenhatch Lane Swanley

Change of use of land to recreational space in connection with Christian Meeting Room including the provision of boundary treatment (retrospective application).

NO OBJECTION LODGED

11940 APPEALS

SDC Appeal Ref: 22/00116/RFTELN

Land North West Of Junction With Sycamore Drive Bartholomew Way Swanley Kent BR8 7UN – COMMENTS SHOULD BE SUBMITTED BY 25TH MAY 2023

Proposed 5G 15m telecoms installation: H3G street pole and additional equipment cabinets.

STRONGLY OBJECT - Out of context with the surrounding area. Very close to St Bartholomews RC primary school resulting in potential health issues to children particularly when they are in the playground. Very prominent on the street scene.

SDC Appeal Ref: 22/00107/RFPLN

2 Woodview Road Swanley Kent BR8 7ET – COMMENTS SHOULD BE SUBMITTED BY 07/06/2023

Subdivision of plot into two parts, garage demolition and erect a new dwelling.

OBJECTION – due to the height, size, bulk, design and siting this would have harmful impact upon the amenities of future and existing residents of Woodview Road and 3 Crescent Gardens. It fails to comply with policies EN1 and EN2 of the National Planning Policy Framework.

11941 INFORMATION ONLY

23/01087/WTPO Keston Hawthorn Park Swanley Kent BR8 7FB

Reduction of two Beech trees by 30%

23/01088/WTPO Keston Hawthorn Park Swanley Kent BR8 7FB

Reduction of sycamore tree by 30%

DATE OF NEXT MEETING – 7th June 2023

MEETING CLOSED: 20:17

SIGNED:

07/06/2023

**Cllr P Darrington
Chair of Development Control**