

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 21st June 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

Also Present: Cllr M Horwood, Cllr R Wood

Public: None present.

MEETING COMMENCED: 19:43

11969 APOLOGIES FOR ABSENCE
NONE

11970 DECLARATIONS OF INTEREST
NONE

11971 MINUTES OF PREVIOUS MEETING
To approve as correct the Minutes of the Meeting held on Wednesday 7th June 2023.
APPROVED AND SIGNED

11972 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

23/01365/HOUSE Roma Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 23/06/2023

Single storey porch extension to front elevation.
NO OBJECTION

23/01487/HOUSE 60 Beech Avenue Swanley Kent BR8 8AU – COMMENTS DUE BY 26/06/2023

Erection of single storey rear extension.
NO OBJECTION

AMENDED 23/00960/FUL Charcoal Grill 37 Station Road Swanley Kent BR8 8ES – COMMENTS DUE BY 29/06/2023

Single storey ground floor rear extension. Single-storey first-floor front extension. Loft floor with rear side dormers. Conversion of upper floors to 2x1 bed flat. External and internal alterations.

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

Noise acoustic report following comments from SDC Environmental Health Officer.

OBJECTION – Our previous comments stand.

AMENDED 23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 29/06/2023

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.

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

A letter and email has been provided in response to the comments made by the Local Lead Flood Authority.

OBJECTION – Our previous comments stand. Additionally, we support the KCC Local flood Authority requirements. Should this application be approved, we would like to see a construction management plan being implemented.

23/01531/FUL Land North Of Old Place Farm Beechenlea Lane Swanley Kent BR8 7PR – COMMENTS DUE BY 29/06/2023

Partial demolition and rebuild of existing former workshops and erection of extensions to form 4 No. storage units with associated hardstanding and use of existing vehicular access on to Beechenlea Lane.

OBJECTION – This application has grown from three to four units and now constitutes excessive and inappropriate development in the Green Belt.

23/01215/FUL Briar Cottage And Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ – COMMENTS DUE BY 04/07/2023

Single storey extension to South West elevation and single storey and two storey extensions to North and South West elevations of Orchard Cottage and first floor extension to North East Elevation of Briar Cottage.

This application has been re-validated and is pending consideration. A summary of the main changes are set out below;

Correct application submitted

NO OBJECTION – Subject to:-

- 1. The design and materials should be in keeping with the existing building.**
- 2. Care to be taken to protect the surrounding mature trees.**
- 3. Orchard Cottage to be reduced to 50% of the original footprint.**

23/01509/HOUSE Veitchii Cottage New Barn Road Swanley Kent BR8 7PW – COMMENTS DUE BY 05/07/2023

Addition of flank extension. Demolition of conservatory and creation of Studio Room. Roof Terrace. Rooflights. Alterations to fenestration.

OBJECTION – The roof terrace and roof lights are out of context with the surrounding area. Also please check that the proposed development does not exceed the 50% increase for development within the Green Belt.

11973 DECISION MADE BY PLANNING AUTHORITY

23/00877/HOUSE 22 Dahlia Drive Swanley Kent

Demolition of garage and construction of rear side annex.

GRANTED – STC COMMENT – NO OBJECTION 28/04/2023

23/01152/HOUSE 52 Court Crescent Swanley Kent

Conversion of garage to habitable space. Alterations to porch and fenestration.

GRANTED – STC COMMENT – NO OBJECTION 23/05/2023

23/01002/FUL First Floor Above Ladbrokes 53 Swanley Centre London Road

Conversion of vacant first floor space above Unit 53 of the Swanley Centre into 2no. 1-bedroom flats (C3 use)

GRANTED – STC COMMENT – NO OBJECTION 28/04/2023

DATE OF NEXT MEETING – 5th July 2023

MEETING CLOSED: 20:08

SIGNED:

05/07/2023

**Cllr P Darrington
Chair of Development Control**