

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 4th October 2023

Present:

Members	Present	Apologies	Reason
Chair: Cllr P Darrington	✓		
Deputy Chair: Cllr C Morgan		✓	Work Commitments
Cllr C Barnes	✓		
Cllr P Brown		✓	Annual Leave
Cllr G Darrington	✓		
Cllr S Durden	✓		
Cllr K Mitchell		✓	Annual Leave
Cllr L Taylor		✓	Personal Circumstances
Cllr E Uttley		✓	Personal Circumstances

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Assistant Town Clerk – Toni Roast

Also Present: Cllr M Horwood, Cllr R Wood

Public: None present.

MEETING COMMENCED: 21:26

12052 APOLOGIES FOR ABSENCE

Cllr P Brown, Cllr K Mitchell, Cllr C Morgan, Cllr L Taylor, Cllr E Uttley

12053 DECLARATIONS OF INTEREST NONE

12054 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 20th September 2023.

APPROVED AND SIGNED

12055 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

23/02594/CONVAR Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 09/10/2023

Variation of condition 3 of 20/03825/FUL (Proposed commercial development comprising four separate buildings of 15,067m² GEA of flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, biodiversity mitigation, and landscape planting together with the provision of a new vehicle access; and the reconfiguration of the London Road junction, reconfiguration of the existing access,

recladding of the rear of Units 1-5 and provision of new yard to units 1 and 2 of the Gateway Trading Estate) to amend wording regarding commencement.

NO OBJECTION to the majority of the site but OBJECT to reconfiguration of the London Road junction including the bus lane which goes nowhere. We are concerned over the reduction in parking and the impact this would have on nearby roads.

21:33 Cllr Barnes left the meeting.

AMENDED 23/01621/FUL Orchards Academy St Marys Road Swanley Kent BR8 7TE – COMMENTS DUE BY 10/10/2023

Demolition of existing school buildings and erection of replacement school buildings with associated parking and landscaping. To include siting of two temporary classroom buildings during construction.

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

Revised Ecology comments following initial consultation.

NO OBJECTION but would support the comments made in the Ecology report and the arboreal report from KCC.

21:36 Cllr Barners enters the meeting.

23/02431/FUL 3 Manse Parade London Road Swanley Kent BR8 8DA – COMMENTS DUE BY 10/10/2023

Proposed change of use of a Sui Generis hot food takeaway into an A3 off license and vape shop. Alterations to fenestration.

NO OBJECTION subject to a litter bin being installed and maintained as required at the owners own cost.

23/02640/HOUSE 21 Whitecroft Swanley Kent BR8 7YG – COMMENTS DUE BY 12/10/2023

Extension to rear of property with roof lantern.

NO OBJECTION

23/01793/HOUSE 13 Irving Way Swanley Kent BR8 7EP – COMMENTS DUE BY 12/10/2023

Dormer loft conversion. Removal of garage to build a two storey side and rear extension. Single storey partial front extension. Installation of rooflights.

We can now confirm that this application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

Roof plan and additional elevation received.

OBJECTION our previous comments still stand for objection – Out of context with surrounding properties and contrary to policies EN1 and EN2. We are also concerned that this application would not pass a 45° light test.

AMENDED 23/00575/FUL The Olympic Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 13/10/2023

Installation of a rugby pitch together with associated changing rooms, toilet facilities and training area.

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

Removal of compensation site to the land opposite The Olympic, no works are proposed on this site. Please see e-mail from applicant and revised plan from applicant.

STRONGLY SUPPORT – We specifically support the amended removal of the site across the road (Hawkhurst) from this application due to the new evidence supplied and contained within the 2023 Ecological Survey Report. This facility is vital for a Town already severely lacking in leisure provisions and notably deprived both financially and with health inequalities. Access to free and open leisure facilities are vital in mitigating against these challenges.

23/02761/HOUSE 2 Worcester Drive Swanley Kent BR8 8FF – COMMENTS DUE BY 17/10/2023

Loft conversion with four new rooflights.

NO OBJECTION

23/02634/FUL 51 Cyclamen Road Swanley Kent BR8 8HH – COMMENTS DUE BY 18/10/2023

Existing townhouse split into 1 bedroom ground floor flat and 3 bedroom flat spread over first, second and third floor. Loft dormer extension and single storey rear extension.

OBJECTION – We do not believe the application should be classified at two flats as this would be out of context with the surrounding area and there is insufficient parking for two dwellings and also no availability for on road parking in Ladds Way, Cyclamen Road and the vicinity to support the deficit.

23/02646/FUL Land East Of 40 Alder Way Swanley Kent – COMMENTS DUE BY 18/10/2023

Erection of 23no. 2, 3 and 4 bedroom dwellings with new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way.

NO OBJECTION

23/02627/HOUSE 77 Northview Swanley Kent BR8 7BG – COMMENTS DUE BY 18/10/2023

Single storey front extension incorporating a porch.

NO OBJECTION

12056 DECISIONS MADE BY PLANNING AUTHORITY

23/02165/FUL Lullingstone Castle 2 High Street Swanley

Rear single storey extension to provide Universal Accessible Toilet. Enlarge entrance doorways and add Wheelchair Ramps and balustrade to points of access.

GRANTED – STC COMMENT – NO OBJECTION 30/08/2023

23/02062/HOUSE Cyreve Beechenlea Lane Swanley

Double storey side extension and single storey rear extension. New porch. Alterations to roof. Alterations to fenestration. Rooflights.

GRANTED – STC COMMENT – NO OBJECTION 02/08/2023

23/01715/HOUSE 9 Hotham Close Swanley Kent

Erection of a single storey side extension and alterations to the roof. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 07/09/2023

23/02076/HOUSE 46 Shurlock Avenue Swanley Kent

Erection of a single-storey side extension.

GRANTED – STC COMMENT – NO OBJECTION 22/08/2023

12057 INFORMATION ONLY

23/02635/WTPO 15 Edgar Close Swanley Kent BR8 7JJ

T1 Sycamore - Reduce crown height by 3m and lift to 4m.

DATE OF NEXT MEETING – 18th October 2023

MEETING CLOSED: 21:52

SIGNED:

18/10/2023

**Cllr P Darrington
Chair of Development Control**