

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 1st November 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		✓	Personal Circumstances
Cllr L Taylor	✓		
Cllr E Uttley	✓		

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Tracey Bayliss
Parks & Open Spaces Manager – George Brooker

Also Present: Cllr L Dyball, Cllr M Horwood, Cllr C Prestedge, Cllr R Wood

Public: None present.

MEETING COMMENCED: 20:37

12083 APOLOGIES FOR ABSENCE
Cllr K Mitchell

12084 DECLARATIONS OF INTEREST
NONE

12085 MINUTES OF PREVIOUS MEETING
To approve as correct the Minutes of the Meeting held on Wednesday 4th October 2023.
APPROVED AND SIGNED

12086 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

23/02849/FUL Land South Of The Priory Swanley Village Road Swanley Kent BR8 7NU – COMMENTS DUE BY 02/11/2023

Conversion of the existing stable block into a two bedroom residential dwelling together with ancillary car parking, cycle and bin storage facilities. Landscaping.

NO OBJECTION – However we request the following conditions:-

- 1. A groundwater risk management permit will be required from Thames Water.**
- 2. A land contamination assessment will be necessary due to the previous use of this land.**

3. The footprint of the development must not exceed that of the current construction.
4. A condition should be set that no further development will be allowed at this site.

23/02790/HOUSE Cyreve Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 08/11/2023

Dormer loft conversion with juliet balcony and 3 rooflights to front of property. Two storey side extension and front single storey extension. Demolition of conservatory and boiler room to be replaced with single storey conservatory with Lantern rooflight.

NO OBJECTION

AMENDED 23/01165/FUL Meridian House Park Road Swanley Kent BR8 8AH – COMMENTS DUE BY 10/11/2023

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;

Additional information has been provided in regards to the financial viability assessment.

OBJECTION

1. Previous comments concerning the increase and configuration of flats together with apparent failure of some flats to meet satisfactory daylight and sunlight levels still apply.
2. There is no mention of the adoption of a site construction management plan.
3. We support KCC Ecology in requiring clarification on enhancement in particular details of “The Green Roof”.

We maintain our objections to the current application until all concerns are addressed.

We would like to refer to planning application 20/02601 which for 15 residential units to which we had no objection and was approved by SDC.

12087 DECISIONS MADE BY PLANNING AUTHORITY

23/02325/ADV Co Op Funeral Care 6 Manse Parade London Road

1 no non-illuminated fascia, 1 no externally illuminated projector sign and one non-illuminated car park sign.

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

23/01621/FUL Orchards Academy St Marys Road Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 06/10/2023

23/02657/PAC 5 The Mall London Road Swanley

Prior notification for a change of use from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2/C2A) to State -Funded School (Use Class F1(a)). This application is made under Class T of The Town and Country Planning (General Permitted Development) (England) Order 2015.

GRANTED – STC COMMENT – NO OBJECTION 25/09/2023

23/02286/FUL 21 Station Road Swanley Kent

Alterations to the shop front for new access to the upper floors. Single storey ground floor rear extension; single storey first floor front and rear extension; loft conversion with side hip gable wall, rear side dormers and 2 No roof windows. Conversion of upper floors to 2x1 bed flats, external and internal alterations. Alterations to fenestration.

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

12088 INFORMATION ONLY

HW23DEC013HD Highlands Grange, Highlands Hill, Swanley – APPENDIX A

To note the proposed locations of Highlands Grange Signage.

12089 KENT COUNTY COUNCIL CONSULTATION

Farm Avenue and Rogers Court, Swanley – APPENDIX B

FARM AVENUE – SYL Mon-Fri 8.30am-6.30pm – (1) On the east side from a point 3 metres south of the boundary of 77/79 Farm Avenue for a distance of 42 metres in a southerly then easterly direction (into the turning head). (2) On the east side from a point 4 metres north of the boundary of 105/107 Farm Avenue for a distance of 42 metres in a northerly then easterly direction (into the turning head). ROGERS COURT – SYL – Mon-Fri 8.30am-6.30pm – On the northeastern side from a point 10 metres northeast of its junction with London Road for a distance of 95 metres in a north easterly direction.

DATE OF NEXT MEETING – 15th November 2023

MEETING CLOSED: 20:54

SIGNED:

15/11/2023

**Cllr P Darrington
Chair of Development Control**