

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 10th January 2024

Present:

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

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Tracey Bayliss

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

Public: None present.

MEETING COMMENCED:

12140 APOLOGIES FOR ABSENCE

Cllr C Morgan

12141 DECLARATIONS OF INTEREST NONE

12142 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 6th December 2023.

APPROVED AND SIGNED

12143 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

AMENDED 23/02986/FUL 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD – COMMENTS DUE BY 14/01/2024

Proposal to demolish 18 units of existing temporary accommodation and construct 22 new family homes, in a mix of 3 bedroom houses and 2 bedroom apartments with PV panels, parking spaces and associated landscaping. Additional pedestrian footpath connecting to Alexandra Close.

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

A response to the Urban Design Officers comments has been provided along with amended internal west and east elevation drawings.

NO OBJECTION – We support the Urban Design comments for the provision of both a hard and soft landscaping plan. Our recorded comments of the 1st December 2023 still hold. All trees should be protected against damage during the demolition and construction processes. Request that a bat survey is completed locally.

23/03426/HOUSE 46 Shurlock Avenue Swanley Kent BR8 7ST – COMMENTS DUE BY 15/01/2024

Two storey side extension with front porch.

NO OBJECTION

23/03545/HOUSE 10 Heathfield Terrace Swanley Kent BR8 7AR – COMMENTS DUE BY 19/01/2024

Proposed single storey side and rear extension.

NO OBJECTION – However we require a 45° light test to be carried out.

23/03658/HOUSE 68 St Marys Road Swanley Kent BR8 7BA – COMMENTS DUE BY 20/01/2024

Proposed second storey extension, rear single storey extension, loft conversion with alterations to roof including roof lights and internal alterations.

OBJECTION – We note that there have been four public objections to this application. We would like to add that the proposal is out of context with the surrounding properties in terms of scale and bulk, contrary to planning policy EN2. Parking is very restricted at this location and any additional vehicles parked on the road would further limit visual splays and would be detrimental to highway safety.

12144 DECISION MADE BY PLANNING AUTHORITY

21/02840/OUT Land East Of Sure Start Northview Swanley

Outline application for development of up to 17 dwellings (Use Class C3) and new vehicular access from Northview with some matters reserved.

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

23/02594/CONVAR Broom Hill Site London Road Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 09/10/2023

23/02431/FUL 3 Manse Parade London Road Swanley

Proposed change of use to a Class E off license and vape shop. Alterations to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 22/11/2023

23/02646/FUL Land East Of 40 Alder Way Swanley

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.

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

23/03119/HOUSE 54 Heathwood Gardens Swanley Kent

Erection of a single storey rear extension and side dormer. Demolition of the existing side dormer. Alterations to fenestration. Rooflights.

REFUSED – STC COMMENT – NO OBJECTION 24/11/2023

23/02790/HOUSE Cyreve Beechenlea Lane Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 02/11/2023

23/03161/ADV Units A, B, E & G Old Forge Yard Swanley Village Road

Individual lettering "Old Forge Yard" above entrance gates.

GRANTED – STC COMMENT – NO OBJECTION 22/11/2023

22/03450/HYB Broom Hill Site London Road Swanley

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.

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

23/03276/OUT Greenwood Lodge Birchwood Road Swanley

Outline application for subdivision of the plot and erection of a new detached dwelling with some matters reserved.

GRANTED – STC COMMENT – NO OBJECTION 13/12/2023

23/02588/ADV Broom Hill Site London Road Swanley

Erection of 2no. Flag Pole within store car park. Erection of 2no. Fascia mounted signs on Lidl foodstore. Erection of 2no. Externally illuminated Billboard display frames 3245mm (w) x 1640mm (h). Erection of 1no. Internally illuminated Poster display unit Erection of 3no. Externally illuminated Billboard display frames 6300mm (w) x 3250mm (h).

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

12145 KENT COUNTY COUNCIL CONSULTATION

PUBLIC FOOTPATHS SD64 (PART) AND SD97 (PART), SWANLEY. Public path diversion and definitive map and statement modification order 2022 – APPENDIX A

PUBLIC FOOTPATH SD70 (PART), SWANLEY. Public path extinguishment and definitive map and statement modification order 2022 – APPENDIX B

12146 INFORMATION ONLY

23/03645/WTCA Field View 15 Hotham Close Swanley Kent BR8 7UX

Fell Holly Tree

DATE OF NEXT MEETING – 17th January 2024

MEETING CLOSED:

SIGNED:

17/01/2024

**Cllr P Darrington
Chair of Development Control**