

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 19th June 2024

Present:

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

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant (HR) – Tracey Bayliss
Executive Assistant (Events) – Adele Farrier

Also Present: Cllr J Knight

Public: None present

MEETING COMMENCED: 19:17

12282 APOLOGIES FOR ABSENCE

Cllr P Darrington, Cllr C Barnes, Cllr P Brown, Cllr M Horwood, Cllr E Uttley

12283 DECLARATIONS OF INTEREST

NONE

12284 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 5th June 2024.

APPROVED AND SIGNED

12285 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

AMENDED 24/01325/CONVAR East Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 26/06/2024

Variation of conditions 2, 3, 10, 11, 15, 18, 22, 24 and removal of conditions 12, 13 and 14 of 20/03825/FUL (Commercial development 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.) with amendments to approved plans in relation to the road access and London Road improvements.

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

Proposal description updated to include reference to Conditions 10 and 11.

NO OBJECTION

24/01328/HOUSE 62 Ladds Way Swanley Kent BR8 8HW – COMMENTS DUE BY 27/06/2024

Demolition of existing rear conservatory, proposed single storey rear and side extension.

NO OBJECTION

24/01381/CONVAR 29 Swanley Centre Swanley Kent BR8 7TJ – COMMENTS DUE BY 28/06/2024

Variation of condition 6 (No deliveries shall be taken at or dispatched from the site except between the hours of 7:00 to 21:00 on any day) of 24/00402/FUL to Change of use from Class E to restaurant (Class E) and hot food takeaway (sui generis use). Alterations to fenestrations. Construction of 98m2 plant room on roof. Installation of HVAC equipment. Reconfiguration of parking bays. Removal of yard gate. circulation route and service yard. with amendment to clarify the intent to solely control HGV/larger commercial deliveries to the site, rather than individual food take away etc. No commercial (goods vehicle) deliveries shall be taken at or dispatched from the site except between the hours of 07:00 to 21:00 on any day.

NO OBJECTION

24/01400/FUL 162 Lullingstone Avenue Swanley Kent BR8 7JR – COMMENTS DUE BY 01/07/2024

Detached 3 bedroom dwelling in side garden including off road parking.

OBJECTION

1. Noise and vibration assessment has not been carried out.
2. It is intimated that this planning application lies in a Flood Zone 1 and has a low probability of flooding. The consulting engineers have produced a summary of the KCC report on the storm of July 2021 and October 2021 in which it states 'surface water run off flowed from the Network Rail embankment located to the south-east of Lullingstone Avenue and flowed to areas of lower topography towards Lullingstone Avenue'. It also goes on to say that 'KCC Highways cleared the gullies along Lullingstone Avenue in July 2019 prior to the flooding events'.

Unfortunately, there has been a risk of flooding from the railway embankment when it rains, and the storm drains have not been able to cope for at least 20 years. Network Rail carried out extensive work on the embankment towards the end of 2022 and incorporated 250 metres of new drainage. Some of the residents in close proximity to the proposed site still have sandbags available at all times because even to this day the works that Network Rail carried out and the storm drains will still not contain all the surface water in severe conditions.

24/01419/HOUSE 63 High Street Swanley Kent BR8 8AF – COMMENTS DUE BY 04/07/2024

Single storey rear extension.

NO OBJECTION

12286 DECISIONS MADE BY PLANNING AUTHORITY

24/00409/HOUSE 23 Salisbury Avenue Swanley Kent

Ground floor rear/side extension.

GRANTED – STC COMMENT – NO OBJECTION 10/05/2024

12287 INFORMATION ONLY

24/01472/WTCA The Old Place Swanley Village Road Swanley Kent BR8 7NT
Various works to trees overhanging neighbouring property.

DATE OF NEXT MEETING – 10th July 2024

MEETING CLOSED: 19:37

SIGNED:

10/07/2024

Cllr G Darrington
Chair of Development Control