

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 18th September 2024

Present:

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

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

Also Present: Cllr J Knight, Cllr C Prestedge, Cllr R Wood

Public: None present.

MEETING COMMENCED: 19:38

12341 APOLOGIES FOR ABSENCE

Cllr S Durden, Cllr K Mitchell, Cllr L Taylor, Cllr E Uttley

12342 DECLARATIONS OF INTEREST

NONE

12343 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 4th September 2024.

APPROVED AND SIGNED

12344 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

24/02281/CONVAR Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 19/09/2024

Variation of condition 9 (Archaeological field evaluation), 10 (details of highway improvement works), 13 (details of the waste and recycling storage), 24 (Ecological mitigation and enhancement strategy), 29 (Air quality damage cost analysis), 34 (Detailed sustainable surface water drainage scheme) & 43 (Construction management plan) of 22/03450/HYB to Broom Hill Site London Road Swanley Kent 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. with amendment to alter wording to allow works on the development to commence prior to information being submitted and approved.

OBJECTION - This is to the wording 'to allow works on the development to commence prior to information being submitted and approved.'

1. KCC Ecological Mitigation and Enhancement Strategy, where reasonable, should be agreed and implemented prior to any works commencing on site. In this case this refers to the change of condition relating to building demolition and site clearance work.
2. Tree protection measures should be installed prior to building demolition and site clearance work as set out by the Sevenoaks Senior Arboricultural and Landscape Officer.

AMENDED 24/01189/FUL Wilkinson 37 Swanley Centre London Road Swanley Kent BR8 7TL – COMMENTS DUE BY 24/09/2024

External Alterations to Unit 37, including the installation of double entrance doors, ramps, installation of plant enclosure, refuse and cycle storage I previously wrote to you about the application received by the Council for this site.

This application has now been amended.

The plans have been amended to relocated of the proposed vents and a new noise impact assessment.

NO OBJECTION - Subject to the noise impact report meeting the criteria required by Environmental Health.

24/01881/FUL Briar Cottage And Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ – COMMENTS DUE BY 26/09/2024

Demolition of the conservatory, shower and storage room. Two storey extension to South West elevation and single storey and two storey extensions to North and South West elevations of Orchard Cottage with alterations to fenestration. First floor extension to North East Elevation of Briar Cottage.

OBJECTION

1. The site is located in the Metropolitan Green Belt. The proposed extension to Orchard Cottage appears to be over 50% of the original footprint and will also be a disproportionate addition to the dwelling and out of context. This is failing to comply with Policy GB1 of Sevenoaks Allocation & Development Management Plan.
2. The bat survey report has indicated that the cottages have high roosting suitability but not all the roof parts could be accessed. Therefore, the survey recommends a further report be made to check for the emergence of any possible bats after hibernation. This would not be possible now until next Spring. Therefore, to go ahead with building works at this stage would be contrary to Policy SP11 of the Sevenoaks Core Strategy.

24/02322/HOUSE 54 Cranleigh Drive Swanley Kent BR8 8NX – COMMENTS DUE BY 01/10/2024

Conversion of domestic garage to habitable space, with alterations to existing fenestration and inclusion of roof lights.

NO OBJECTION

12345 DECISIONS MADE BY PLANNING AUTHORITY

24/01772/HOUSE 26 Beech Avenue Swanley Kent

Erection of single storey side and rear extension.

GRANTED – STC COMMENT – NO OBJECTION 05/08/2024

24/01733/MMA 10 Heathfield Terrace Swanley Kent BR8 7AR

Amendment to 23/03545/HOUSE – The roof has been amended to work around existing drainage from a first floor bathroom.

GRANTED – STC COMMENT – NO OBJECTION 05/08/2024

24/01568/HOUSE 68 St Marys Road Swanley Kent BR8 7BA

Proposed second storey side extension, part two storey rear extension, loft conversion

GRANTED – STC COMMENT – NO OBJECTION 29/07/2024

12346 INFORMATION ONLY

24/02226/WTPO Street Record Sycamore Drive Swanley Kent

Oak - Remove major deadwood

24/02227/WTPO Street Record Lilac Gardens Swanley Kent

Various works to trees

24/02228/WTPO Land Between 8 and 11 Southern Place Swanley Kent

Various works to trees

24/02230/WTPO White Oak Court Sycamore Drive Swanley Kent BR8 7WF

Oak - Remove deadwood that has snapped but still attached to branch

24/02361/WTCA Old College Swanley Village Road Swanley Kent BR8 7NG

Sweet Chestnut - Pollard by 35-40% and reshape. Remove lower limb over the sheds. Height from 9.0m to a minimum of 5.4m. Crown spread from 11.0m to a minimum of 6.6m

DATE OF NEXT MEETING – 2nd October 2024

MEETING CLOSED: 20:19

SIGNED:

02/10/2024

**Cllr G Darrington
Chair of Development Control**