

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 27th November 2024

Present:

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

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

Also Present: Cllr C Prestedge

Public: None present.

MEETING COMMENCED: 19:40

12400 APOLOGIES FOR ABSENCE

Cllr C Barnes (Absent), Cllr K Mitchell (Absent), Cllr L Taylor

12401 DECLARATIONS OF INTEREST NONE

12402 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 13th November 2024.

APPROVED AND SIGNED

12403 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

24/02770/HOUSE 5 Charnock Swanley Kent BR8 8NL – COMMENTS DUE BY 29/11/2024

Garage conversion to create a new office and utility. Alterations to fenestrations.

NO OBJECTION

24/02447/FUL 7 Ship Lane Swanley Kent BR8 7PB – COMMENTS DUE BY 02/12/2024

Change of use of existing hard standing to allow the standing of six residential static caravans and storage of eight touring caravans and ancillary works.

STRONGLY OBJECT

1. Inappropriate use of Green Belt land. Harm to the openness and specialness of the Green Belt. The design, layout and urbanisation of the site is out of character with the village, contrary to EN1 and also the Swanley Village Design Guide as set out in the Swanley Neighbourhood Plan.
2. It leads to a significant loss of biodiversity net gain.
3. Unacceptable impact on the residents living in Ship Lane due to the close proximity of these houses there will be a substantial increase in vehicular traffic. One mobile home increasing to 14 mobile homes, some of these being touring caravans.
4. Very special circumstances do not exist due to already meeting the five year need for new pitches.

24/02686/FUL Site Of Harringtons Nursery Highlands Hill Swanley Kent BR8 7NB – COMMENTS DUE BY 02/12/2024

Erection of two entrance walls.

NO OBJECTION

24/02870/ADV 30A Swanley Centre London Road Swanley Kent BR8 7TL – COMMENTS DUE BY 02/12/2024

Installation of 1 no. internally illuminated white acrylic "McDonald's" letterset and 1 no. internally illuminated Projecting sign.

OBJECTION – There is no mention of the lighting times.

24/01604/FUL Heathwood Stud Heathwood Gardens Swanley Kent BR8 7HN – COMMENTS DUE BY 03/12/2024

Erection of gazebo incorporating 'trading off' existing garden land to enable land around gazebo to be incorporated within existing residential curtilage.

NO OBJECTION

24/02888/HOUSE 99 Pinks Hill Swanley Kent BR8 8NN – COMMENTS DUE BY 05/12/2024

Installation of boundary line fence and gates.

OBJECTION - It would appear that there would be an adverse impact on visual splays as this property is on a bend. KCC Highways have yet to comment. The height of the fence affects the character of the area, as there are no other high fences in that locality.

12404 DECISIONS MADE BY PLANNING AUTHORITY

24/02390/FUL Cedar Lodge Wood Street Swanley

Erection of a single detached dwelling, car barn, with landscaping alterations and all other associated works.

REFUSED – STC COMMENT – NO OBJECTION 03/10/2024

24/01843/HOUSE 59 St Georges Road Swanley Kent

Demolition of garage and brick wall with erection of new shed, brick wall, gate and fencing.

GRANTED – STC COMMENT – NO OBJECTION 12/09/2024

24/02379/HOUSE 77 Rowan Road Swanley Kent

Demolition of existing garage and construction of two-storey side and rear extensions. Changes to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 03/10/2024

24/02608/HOUSE 3 Willow Avenue Swanley Kent

Proposed garage conversion. Floor to new habitable area to be raised. Alteration to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 18/10/2024

12405 INFORMATION ONLY

24/00121/STSDEV Tudor House Highlands Hill Swanley Kent BR8 7NA

Due to mail delivery issues and the location of this property the owner has asked for his address to be moved from Highlands Hill to Anthony Lane. The address is active on PAF already.

DATE OF NEXT MEETING – 11th December 2024

MEETING CLOSED: 20:18

SIGNED:

11/12/2024

**Cllr G Darrington
Chair of Development Control**