

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 11th December 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	✓		
Cllr L Taylor		✓	Work Commitments
Cllr E Uttley		✓	Personal Circumstances

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

Also Present: Cllr L Dyball, Cllr J Knight, Cllr C Morgan, Cllr C Prestedge, Cllr R Wood
Cllr P Cole, KCC

Public: None present.

MEETING COMMENCED: 19:53

12406 APOLOGIES FOR ABSENCE

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

12407 DECLARATIONS OF INTEREST

NONE

12408 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 27th November 2024.

APPROVED AND SIGNED

12409 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

24/02848/FUL 11 Lynden Way Swanley Kent BR8 7DN – COMMENTS DUE BY 13/12/2024

Change of Use to Hot-food Takeaway from Commercial, Business and Service and Installation of Extractor Flue pipe.

OBJECTION

- 1. Antisocial opening hours in a residential area. Suggest possible closure time as 10.00 p.m.**
- 2. No approved report as yet received from Sevenoaks Environmental Health in relation to noise impact and odour assessments from extractor hood and flue.**
- 3. No mention as to the type of signage proposed.**

24/03119/CAN BT Telephone Box London Road Swanley Kent – COMMENTS DUE BY 16/12/2024

Phone kiosk removal.

NO OBJECTION - Suggest that the area is returned to grass after the box is removed.

AMENDED 24/01639/PIPDET 1 Larch Walk Swanley Kent BR8 7SZ – COMMENTS DUE BY 18/12/2024

Subdivision of land with erection of new dwelling with associated landscaping and creation of parking area. Application linked to 24/00565/PIP.

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

Preliminary Ecology Appraisal and Roost Assessment received following KCC Ecology comments.

NO OBJECTION – Our original comments still stand.

20:19 George Brooker left the meeting.

24/02894/REM Land East Of Sure Start Northview Swanley Kent BR8 7BG – COMMENTS DUE BY 30/12/2024

Reserved Matters application relating to outline permission 20/00790/OUT (Outline application for development of up to 32 dwellings comprising 8 townhouses and 24 apartments (Use Class C3) and new vehicular access from Northview with some matters reserved) for the development of 32 dwellings.

OBJECTION.

- 1. No affordable housing planned.**
- 2. According to the Swanley Neighbourhood Plan, in the outlying area as defined immediately outside the Swanley Town Centre, it should be 50 d.p.h. which equates to 24 properties. The planning application has indicated the criteria of 66 d.p.h. which equates to 32 units. This would be the d.p.h. for Swanley Town Centre.**
- 3. Not adequate car parking spaces for the 32 properties proposed.**
- 4. No mention of money to be granted by Sports England of £50,000 towards the loss of the playing field. The Planning Inspector had indicated that this should go forward to the creation of the playing field at The Olympic.**

12410 DECISIONS MADE BY PLANNING AUTHORITY

24/02659/LDCEX East Broom Hill Site London Road Swanley

Application for Certificate of Lawfulness to confirm implementation of permission 20/03825/FUL (and as varied by consent 23/02594/CONVAR) by the insertion of 15m of kerb way in specific accordance with access/kerb alignment which has been approved.

GRANTED – STC COMMENT – NO OBJECTION 06/11/2024

24/00330/FUL Land East Of 40 Alder Way Swanley

Erection of 19no. 2, 3 and 4 bedroom dwellings with creation of vehicular access, new communal open space and refurbished existing open space area including children's playground adjacent to Alder Way.

GRANTED – STC COMMENT – NO OBJECTION 07/06/2024

12411 INFORMATION ONLY

AMENDED 24/01721/FUL Units A, B, E & G Old Forge Yard Swanley Village Road

Use of Unit A for purposes within either Use Classes E(g)(i), E(g)(iii) or B8, use of Units B, E and G for purposes within either Use Classes E(g)(iii) or B8, replacement of windows, doors and roofs on Units A, B, E and G, replacement of main entrance gates and resurfacing of hardstanding.

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

Amended drawings have been provided to show the door on the south elevation of Unit A opening inwards.

DATE OF NEXT MEETING – 8th January 2025

MEETING CLOSED: 20:32

SIGNED:

08/01/2025

**Cllr G Darrington
Chair of Development Control**