

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 5th February 2025

Present:

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

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Executive Assistant – Adele Farrier

Also Present: Cllr L Dyball, Cllr J Knight, Cllr C Prestedge, Cllr R Wood, Cllr J Ferrari

Public: None present.

MEETING COMMENCED: 20:21

12432 APOLOGIES FOR ABSENCE

Cllr P Brown

12433 DECLARATIONS OF INTEREST

NONE

12434 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 22nd January 2025.

APPROVED AND SIGNED

12435 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/00031/FUL Land Northeast Of Christ Family Assembly Former Swanley Post Office London Road Swanley Kent BR8 7AA — COMMENTS DUE BY 17/02/2025

Installation of 1 no. new communications Kiosk with integrated defibrillator and advertising display.

OBJECTION. Out of context with the surrounding area. Other fibrillators are already in close proximity. Telephone boxes have been removed in Swanley due to lack of use and vandalism. However, if minded to approve, then a consultation with Kent Police and Sevenoaks Community Safety Team would be necessary.

25/00004/FUL 34 Kingswood Avenue Swanley Kent BR8 8AN — COMMENTS DUE BY 17/02/2025

New dwelling with associated parking. Demolition of existing lean to. Extension to existing dwelling. Alteration to fenestration. Cycle Store.

OBJECTION. Subject to a drainage report. 45-degree light tests to both the existing bedroom of the current property and also, the neighbouring semi-detached property next to the new terraced property. Electric car charging point. Obscure glass to landing window.

24/03352/FUL 37A/B Swanley Centre London Road Swanley Kent BR8 7TL— COMMENTS DUE BY 13/02/2025

Installation new shopfronts and external alterations including the installation of access ramps, refuse storage and bollards.

NO OBJECTION.

25/00082/MMA 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD — COMMENTS DUE BY 12/02/2025

Minor Material Amendment to 23/02986/FUL removal of 3 trees due to structural issues (cracking) along adjacent retaining wall.

NO OBJECTION. Subject to the trees being replaced with oak or chestnut trees of a reasonable size.

24/03455/HOUSE 10 Haven Close Swanley Kent BR8 7JZ — COMMENTS DUE BY 11/02/2025

Proposed extension to existing dropped kerb.

NO OBJECTION.

24/02334/HOUSE Argent Beechenlea Lane Swanley Kent BR8 8DP – COMMENTS DUE BY 10/02/2025

Air Source Heat Pump and Air Conditioning Unit.

OBJECTION. Visually obtrusive from the street scene due to equipment being on the 1st. floor to both flanking walls. There is only about 1 metre between neighbouring properties on both sides therefore, there will be accentuated sound resonance given off by the equipment. Sevenoaks Environmental Health Assessment Report will be needed for both the air pump and air conditioning unit.

25/00032/ADV Land Northeast Of Christ Family Assembly Former Swanley Post Office London Road Swanley Kent BR8 7AA - COMMENTS DUE BY 07/02/2025

1 no. Digital advertisement display within proposed new communications Kiosk.

OBJECTION. No advertising required and same comments to 25/00031 apply.

12436 DECISIONS MADE BY PLANNING AUTHORITY

24/03028/CONVAR The Olympic Beechenlea Lane Swanley

Removal of condition 3 (Construction Ecological Management Plan Biodiversity) & condition 4 (Biodiversity Gain Plan & a Biodiversity Management and Monitoring Plan) of 23/00575/FUL to Installation of a rugby pitch together with associated changing rooms, toilet facilities and training area.

GRANTED – STC COMMENT – STRONGLY SUPPORT 29/11/2024

24/02749/LDCEX Tweed Hill Farm Park Lane Swanley Village

Confirmation that existing outbuilding is lawful.

REFUSED – STC COMMENT – OBJECTION 06/11/2024

24/02966/HOUSE 12 Brook Road Swanley Kent

Proposed single storey 6 metre rear extension with 2 metre overhang.

GRANTED – STC COMMENT – NO OBJECTION 17/12/2024

24/02848/FUL 11 Lynden Way Swanley Kent

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

REFUSED – STC COMMENT – OBJECTION 13/12/2024

DATE OF NEXT MEETING – 19th February 2025

MEETING CLOSED: 20:12

SIGNED:

19/02/2025

**Cllr G Darrington
Chair of Development Control**