

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 5th March 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		✓	Holiday
Cllr K Mitchell	✓		
Cllr L Taylor		✓	Work Commitments
Cllr E Uttley	✓		

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

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

Public: None present.

MEETING COMMENCED: 19:32

12443 APOLOGIES FOR ABSENCE

Cllr P Brown, Cllr M Horwood, Cllr L Taylor

12444 DECLARATIONS OF INTEREST NONE

12445 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 19th February 2025.

APPROVED AND SIGNED

12446 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/00446/HOUSE 14 Wansbury Way Swanley Kent BR8 8DH - COMMENTS DUE BY 14/03/2025

Single storey side and rear extension with rooflights.

NO OBJECTION.

24/02447/FUL 7 Ship Lane Swanley Kent BR8 7PB - COMMENTS DUE BY 13/03/2025

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.

A summary of the main changes are set out below;

Certificate B has been received with information regarding noise, visibility splays and an updated block plan, elevation of the existing fence and an statement regarding the changes to the National Planning Policy Framework.

STRONGLY OBJECT - Our original comments still stand as below:

- 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 planning policy EN1 and also the Swanley Village Design Guide as set out in the approved Swanley Neighbourhood Plan.**
- 2. It leads to a significant loss of biodiversity net gain.**
- 3. Unacceptable impact on the residents living in Ship Lane as due to the close proximity of these houses, there will be 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.**

25/00429/FUL 31A West View Road Swanley Kent BR8 8BN - COMMENTS DUE BY 13/03/2025

Change of Use from a Class C3(a) dwellinghouse to a Class C2 children's home.

Raising fence from 1.6m to 1.8m. New bicycle storage.

NO COMMENT.

25/00210/FUL Land North Of 31 To 35 Goldsel Road Swanley Kent - COMMENTS DUE BY 12/03/2025

Construction of additional storey to provide 4 dwellings, additional solar panels on roof.

OBJECTION:

- 1. 20 car spaces for 24 flats (no change in spaces from the previous planning application of 20 flats). There is no provision for parking off-site in the immediate vicinity.**
- 2. Loss of light and privacy for neighbours.**
- 3. The flats would stand five floors in height which contravenes the approved Swanley Neighbourhood Plan of maximum four floors. See NP policy SwCD & H1 (Tall Buildings).**

25/00278/HOUSE 31 Strawberry Fields Swanley Kent BR8 7YF- COMMENTS DUE BY 05/03/2025

Single storey rear extension with rooflights and partial conversion of garage to habitable rooms.

NO OBJECTION.

25/00502/HOUSE 29 Manse Way Swanley Kent BR8 8DD- COMMENTS DUE BY 18/03/2025

Single storey porch, single storey rear extension and two storey side/rear extension, alterations to fenestration.

NO OBJECTION.

12447 DECISIONS MADE BY PLANNING AUTHORITY

24/03063/FUL McDonalds Restaurant Ltd 30 Swanley Centre London Road The formation of an outside fenced off seating area measuring 57 sqm, on existing hard standing at the front of the store, with the inclusion of 16 no. "McDonald's" letterset on 4 no. fabric parasols.

GRANTED – STC COMMENT – NO OBJECTION 23/01/2025

24/03119/CAN BT Telephone Box London Road Swanley
Phone kiosk removal.

NO OBJECTION LODGED – STC COMMENT – NO OBJECTION 13/12/2024

24/03203/HOUSE 55 Beech Avenue Swanley Kent
Conversion of garage. Alteration to fenestration. New front porch.
GRANTED – STC COMMENT – NO OBJECTION 23/01/2025

12448 APPEALS

25/00005/RFP LN 99 Pinks Hill Swanley Kent BR8 8NN
Installation of boundary line fence and gates.

DATE OF NEXT MEETING - 19th March 2025

MEETING CLOSED: 20:05

SIGNED:

19/03/2025

Cllr G Darrington
Chair of Development Control