

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 19th February 2025

Present:

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

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: 19:31

12437 APOLOGIES FOR ABSENCE

Cllr P Darrington, Cllr C Barnes, Cllr S Durden, Cllr K Mitchell, Cllr L Taylor, Cllr E Uttley

12438 DECLARATIONS OF INTEREST NONE

12439 MINUTES OF PREVIOUS MEETING

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

APPROVED AND SIGNED

12440 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/00183/CONVAR Broom Hill Site London Road Swanley Kent - COMMENTS DUE BY 03/03/2025

Variation of condition 5 (approved plans), 6 (approved plans) 10 (Approved roundabout and access road), 11 (Visibility splays), 14 (Vehicle parking), 17 (Cycle storage), 19 (Vehicle charging points), 22 (Travel plan), 30 (Noise assessment), 31 (Acoustic fencing), 34 (Surface Water Drainage Scheme), 43 (Construction Management Plan), 45 (Tree Protection Plan), 48 (Landscaping and Planting Plan) , 51 (external lighting) of 22/03450/HYB to 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 implement improvements to the scheme, update store model and address site-specific constraints.

NO OBJECTION. Subject to the following:-

The new location of the plant equipment will make it in close proximity to some houses in Beechenlea Lane. Sevenoaks Environmental Health Report required to assess the noise level that will emanate from this equipment as this will be in operation 24 hours a day. As the height of Lidl will be greater than the earlier agreed planning application and a further tree will be felled that a Sevenoaks Tree Officer feedback is required so that houses in Beechenlea Lane and the proposed new dwellings will not be compromised. Suggest a Kent Ecology report is prepared.

An approved Construction Management Plan to be implemented, particularly in relation to dust levels and specialist removal of any asbestos.

25/00088/HOUSE 2 Five Wents Swanley Kent BR8 7LE - COMMENTS DUE BY 26/02/2025

Outbuilding in rear garden.

NO OBJECTION.

24/02838/ADV 37 Swanley Centre London Road Swanley Kent BR8 7TL - COMMENTS DUE BY 25/02/2025

New signage. Existing elevations have been received.

NO OBJECTION.

12441 DECISIONS MADE BY PLANNING AUTHORITY

24/03019/CONVAR The Birches Car Park The Birches Swanley

Variation of conditions 4 and 8 of 22/02541/FUL (Construction of a day nursery building together with the configuration of the existing public car park and associated landscaping) with amendment to landscaping scheme and revised car parking layout.

GRANTED – STC COMMENT – NO OBJECTION 06/01/2025

24/03064/ADV McDonalds Restaurant Ltd 30 Swanley Centre London Road

16no. White "McDonald's" letterset on 4no. black fabric parasols.

GRANTED – STC COMMENT – NO OBJECTION 06/01/2025

24/02967/HOUSE 42 Oakleigh Close Swanley Kent

Garage conversion. Installation of canopy over rear external stairs.

GRANTED – STC COMMENT – NO OBJECTION 06/01/2025

24/03305/HOUSE 26 Woodlands Close Swanley Kent

Hip to gable loft conversion with a dummy pitched roof dormer to the rear with rooflight and two pitched roof dormers to the front.

GRANTED – STC COMMENT – NO OBJECTION 22/01/2025

12442 INFORMATION ONLY

25/00006/STSDEV The Priory Swanley Village Road Swanley Kent BR8 7NU

New Address - Land South Of The Priory, Swanley Village Lane Priory Stables Park Lane Swanley Village Swanley Kent BR8 8DT

DATE OF NEXT MEETING - 5th March 2025

MEETING CLOSED: 20:00

SIGNED:

05/03/2025

**Cllr G Darrington
Chair of Development Control**