

# Swanley Town Council

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

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[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

### MINUTES

Wednesday 19<sup>th</sup> March 2025

#### Present:

| Members                         | Present | Apologies | Reason                 |
|---------------------------------|---------|-----------|------------------------|
| Chair: Cllr G Darrington        | ✓       |           |                        |
| Deputy Chair: Cllr P Darrington | ✓       |           |                        |
| Cllr C Barnes                   |         | ✓         | Personal Circumstances |
| Cllr P Brown                    |         | ✓         | Personal Circumstances |
| Cllr S Durden                   | ✓       |           |                        |
| Cllr M Horwood                  |         | ✓         | Work Commitments       |
| Cllr K Mitchell                 |         | ✓         | Holiday                |
| Cllr L Taylor                   | ✓       |           |                        |
| 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: 19:38

#### 12449 APOLOGIES FOR ABSENCE

Cllr C Barnes, Cllr P Brown, Cllr M Horwood, Cllr K Mitchell

#### 12450 DECLARATIONS OF INTEREST NONE

#### 12451 MINUTES OF PREVIOUS MEETING

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

#### APPROVED AND SIGNED

#### 12452 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

##### 24/03352/FUL 37A/B Swanley Centre London Road Swanley Kent BR8 7TL - COMMENTS DUE BY 01/04/2025

Installation new shopfronts and external alterations including the installation of access ramps, refuse storage and bollards. Additional details in relation to bollards and proposed materials

**NO OBJECTION.**

**25/00326/OUT Land South Of Hockenden Farm Lane Swanley Kent BR8 7QH -  
COMMENTS DUE BY 27/03/2025**

Outline planning application, with all matters reserved except access, for the erection of up to 10,500 sqm of employment floorspace to provide Use Class B2/B8/E(g).

**STRONGLY OBJECT.**

Swanley Town Council strongly objects to this proposal on the grounds of this being considered inappropriate development in the Green Belt.

We acknowledge that a significant amount of land is now under threat of development as a result of the Government virtually removing most Green Belt protection, which have been reflected in other Planning Inspector decisions which have been taken to appeal in the local area.

As people will know, 'Grey Belt' under the Government's amendments to the NPPF can include open field and undeveloped countryside.

However, there has been no professional assessment as to whether this land is considered 'Grey Belt' under the new government policy and therefore it is subjective as to whether this is the case and constitutes inappropriate development or not. We acknowledge that it is a subjective assessment, the SDC Local Plan has not yet reached a stage where the clarity of this land is agreed in terms of whether it is highly performing Green Belt, or the Government's wide ranging 'Grey Belt' grading, which removes the protection.

Sevenoaks District Council previously advocated for the development of this land in the 'Call For Sites' as an area to develop new affordable homes, and therefore on balance we recognised that, if further evidence supported it, we would have held no objection, recognising national planning caselaw already establishing pieces of land such as this as infill. This would have protected the wider Swanley Green Belt from further housing development, if the Local Plan was agreed upon based on the proposed sites.

On that basis, until such time as SDC concludes its Grey Belt Assessment work, carried out by independent planning consultants using the new Government criteria, we cannot support this proposal.

Due to specific use of Class B2/B8/E(g) this constitutes warehouse and distribution ensuing unacceptable levels of vehicular movement which will result in inconvenience to local residents in respect of noise, pollution, travel distribution particularly during peak periods, although no actual times of operation have been mentioned within the outline planning application.

There are significant pollution levels already at the junction of Birchwood Road and London Road. AQMA No.14 has already indicated an annual mean exceedance of nitrogen dioxide gas.

We await Kent County Council Highways response in respect of essential traffic management.

**12453 DECISIONS MADE BY PLANNING AUTHORITY**

**24/03455/HOUSE 10 Haven Close Swanley Kent**

Proposed extension to existing dropped kerb.

**GRANTED – STC COMMENT – NO OBJECTION 06/02/2025**

**12454 INFORMATION ONLY**

**25/00642/WTPO 18 Squirrels Close Swanley Kent BR8 7FF**

Oak tree - reduce 1 metre beyond previous reduction points

**DATE OF NEXT MEETING - 9<sup>th</sup> April 2025**

**MEETING CLOSED: 20:45**

**SIGNED:**

**09/04/2025**

**Cllr G Darrington  
Chair of Development Control**