

Swanley Town Council

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

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www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 2nd July 2025

Present:

Members	Present	Apologies	Reason
Chair: Cllr G Darrington	✓		
Deputy Chair: Cllr P Darrington	✓		
Cllr P Brown	✓		
Cllr S Durden		✓	HOLIDAY
Cllr J Ferrari	✓		
Cllr M Horwood	✓		
Cllr C Prestedge	✓		
Cllr L Taylor		ABSENT	
Cllr E Uttley	✓		

Officers: Chief Executive Officer (CEO) – Ryan Hayman
Senior Executive Assistant – Adele Farrier
Parks & Open Spaces Manager – George Brooker

Also Present: Cllr C Morgan, Cllr R Wood

Public: 1 member of the public present

MEETING COMMENCED: 20:33

12480 APOLOGIES FOR ABSENCE

Cllr S Durden

12481 DECLARATIONS OF INTEREST

Cllr M Horwood in respect of 25/00481/FUL

12482 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 18th June 2025.

APPROVED AND SIGNED

12483 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

24/02894/REM Land East Of Sure Start Northview Swanley Kent BR8 7BG – COMMENTS DUE BY 15/07/2025

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 - Our previous comments have still not been met. These being:

1. KCC Flood and Water Management have not received a satisfactory answer to their response dated 17th December 2024.
2. It would appear that there will be insufficient access to the bin stores for refuse vehicles.
3. Written support has been received from the developer that the £50,000 mentioned by Sports England will stay within the parish of Swanley and will go towards the Olympic Playing Fields Project. This needs to be recorded.
4. Due to KCC update parking standards, we request that KCC Highways are notified that the number of insufficient parking bays are considered.
5. Density and parking are not in line with the approved Swanley Neighbourhood Plan and there is a danger that with the current shortage of car parking spaces there will be an overspill into Northview which is already severely congested.

20:54 George Brooker and member of the public left the meeting

25/01369/HOUSE Argent Beechenlea Lane Swanley Kent BR8 8DP – COMMENTS DUE BY 03/07/2025

Air Conditioning Unit

OBJECTION - We note the amendment from air source heat pump to air conditioning unit. The air conditioning units are out of context with the surrounding area in their present positions. The units should be relocated to the back garden with the fans facing outwards. Currently, one of the fans is blowing and producing excessive noise which is interfering with next door neighbour's lounge/conservatory area.

20:57 George Brooker returned to meeting

25/01592/HOUSE 32 Strawberry Fields Swanley Kent BR8 7YF– COMMENTS DUE BY 10/07/2025

Conversion of garage into habitable rooms.

NO OBJECTION - Subject to a condition being set in place that it is used as an annexe and is incidental or axillary to the main dwelling and the door connecting both the main property and the adjoined is retained.

Broomhill Bank School (North), Rowhill Road, Swanley BR8 7RP– Consultation process starting 20/06/2025

Proposal to expand the school to facilitate the increase in designated student numbers (See Appendix A)

We were happy with the proposal but stated that the expansion of this should not prejudice the plans for Birchwood School and Parkwood School in Swanley.

21:21 Cllr M Horwood and Cllr R Wood left the meeting

25/00481/FUL Land Rear Of White Oak Leisure Centre Hilda May Avenue Swanley Kent – COMMENTS DUE BY 03/07/2025

The erection of 15 dwellinghouses and an apartment block comprising 45 units, as well as general groundworks, landscaping works, installation of EV charging points, formation of hardstanding and landscaping.

NO OBJECTION - Subject to the following:

1. A suitable construction management plan is set in place.
2. We note that there has been no provision for affordable housing at this point in time, so we welcome the suggestion that three homes could be adapted for disabled use.
3. A condition is put in place for a crime prevention strategy due to concerns of possible loitering on the communal balconies.

4. Child safety concern due to the balustrade height on the communal balconies being 1.41 metres high. Does this meet the necessary regulations?
5. Design issues as it is not in keeping with the surrounding area, EN1. Look at the material to be used. At the moment the terraced houses look Victorian in outlook and the flats resemble a prison.

21:39 Cllr M Horwood and Cllr R Wood returned to meeting

12484 DECISIONS MADE BY PLANNING AUTHORITY

25/00971/HOUSE 40 Laburnum Avenue Swanley Kent

Single storey side extension to provide bedroom and accessible shower

GRANTED - STC COMMENT - NO OBJECTION 22/05/2025

12485 APPEALS

24/02390/FUL Cedar Lodge, Wood Street, Swanley, Kent, BR8 7PA

The erection of a single detached dwelling and car barn.

APPEAL ALLOWED & PLANNING PERMISSION GRANTED

DATE OF NEXT MEETING - 16th July 2025

MEETING CLOSED: 21:41

SIGNED:

16/07/2025

**Cllr G Darrington
Chair of Development Control**