

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 30th July 2025

Present:

Members	Present	Apologies	Reason
Chair: Cllr G Darrington	✓		
Deputy Chair: Cllr P Darrington	✓		
Cllr P Brown	✓		
Cllr S Durden	✓		
Cllr J Ferrari		✓	Personal Circumstances
Cllr M Horwood	✓		
Cllr C Prestedge	✓		
Cllr L Taylor		✓	Holiday
Cllr E Uttley		✓	Work Commitments

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

Also Present: Cllr J Ettridge, Cllr R Wood, Parks & Open Spaces Manager George Brooker

Public: None present

MEETING COMMENCED: 19:34

12491 APOLOGIES FOR ABSENCE

Cllr J Ferrari, Cllr L Taylor and Cllr E Uttley

12492 DECLARATIONS OF INTEREST

None

12493 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 16th July 2025.

APPROVED AND SIGNED

12494 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/01452/FUL 66 Ladds Way Swanley Kent BR8 8HW – COMMENTS DUE BY 01/08/2025

Change of use of existing Garden Summerhouse Class C3 to Class E(c)(ii) for the purpose of Running a Hairdressing Salon.

NO OBJECTION Subject to:

1. Compliance with policies EN2 and EN7 of Sevenoaks ADMP, to minimise noise impact as the salon is in close proximity to next door's property. The hours of operation must be between 9 a.m -17.00 p.m. Monday to Friday.
2. There should be no more than 4 clients a day.
3. Doors and windows of the salon shall remain closed during use of powered equipment (e.g hairdryer) and to minimise all other noise intrusion.

25/01621/FUL Land Rear Of 27 To 29 Swanley Lane Swanley Kent – COMMENTS DUE BY 04/08/2025

Construct five new 3-bedroom terrace houses with associated landscaping and parking. Solar panels.

STRONGLY OBJECT:

1. Concern about insufficient visual splays as 43 metres are required for a 30m.p.h zone (the current splay is less than 30 metres) as the entrance to the site is very close to a roundabout and a corner.
2. Difficulty in HGV's being able to access the site due to the narrow entrance. Collection of house waste would not be possible as entry to the development will be too narrow and there is no practical turnaround point for the vehicle at the top. Reversing down the entry road to Swanley Lane would be impossible and dangerous and against the Highway Code. There are also double yellow lines on Swanley Lane at the entry point.
3. Disruption for a new sewer connection and manhole on Swanley Lane at the entrance which will cause further disruptive road works close to the roundabout.
4. Loss of amenity for the back gardens of 31 and 33 Swanley Lane due to the proposed positioning of the new houses.
5. It may be necessary to put TPO's on suitable trees that are currently on site.
6. Kent guidelines as per January 2025 states 1 space per unit plus 0.2 visitor space per unit which equates to 6 car parking spaces in this case. Only 5 car parking spaces have been provided.

25/01834/HOUSE 40 Cranleigh Drive Swanley Kent BR8 8NX – COMMENTS DUE BY 05/08/2025

Garage conversion into annexe.

NO OBJECTION Subject to the use of the annexe being ancillary to the house.

25/01901/HOUSE Carousel Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS

DUE BY 07/08/2025

Garage conversion with rooflight. Single-storey rear extension. Alterations to fenestration.

NO OBJECTION

25/01416/HOUSE Greenwood Lodge Birchwood Road Swanley Kent BR8 7QA COMMENTS DUE BY 11/08/2025

Loft conversion with one front and three rear dormer. New front rooflights, front extension, internal alterations. Alteration to fenestration and landscaping.

NO OBJECTION Subject to an Arboreal Impact Assessment and Arboreal Statement and Tree Protection Measures due to TPO's on three trees within the site referred to by the SDC Senior Arboricultural and Landscape Officer.

12495 DECISIONS MADE BY PLANNING AUTHORITY

25/01369/HOUSE Argent Beechenlea Lane Swanley
Air Conditioning Unit
REFUSED – STC COMMENT – OBJECTION 05/06/2025

DATE OF NEXT MEETING – 10th September 2025

MEETING CLOSED: 20:08

SIGNED:

10/09/2025

Cllr G Darrington
Chair of Development Control