

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 16th July 2025

Present:

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

Officers: Senior Executive Assistant – Adele Farrier
Executive Assistant – Marisa Levy

Also Present: Cllr L Dyball, Cllr R Wood, Venues Manager Kerina Hunt, Parks & Open Spaces Manager George Brooker, Parks & Open Spaces Assistant Manager Jack Furniss, Swanley Link Manager Claire Cormack

Public: None present

MEETING COMMENCED: 19:36

12486 APOLOGIES FOR ABSENCE

Cllr L Taylor

12487 DECLARATIONS OF INTEREST

None

12488 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 2nd July 2025.

APPROVED AND SIGNED

12489 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/01508/MMA L1-12 And 14-19 Heath Close Swanley Kent BR8 7FD – COMMENTS DUE BY 22/07/2025

Amendment to 25/00082/MMA to Reduce the height of Block A & Block C (with associated amendments to vertical setting out & fenestration). Increase to height of Block B (with associated amendments to vertical setting out & fenestration). Amendment to finish floor & external ground levels to create consistent structural slab level for each block. Amendment

to materiality / brick detailing. Introduction of rear garden footpaths to Block A & C. Amendment to balcony build-ups on Block B. Amendment to external staircase configuration to Block B. Proposal to swap position of bin store & bike store for Block B, with an additional store proposed for Block A & C. Amendment to Block B ASHP positions from roof level to ground level.

NO OBJECTION

25/01645/ADV Unit 1 Moreton Industrial Estate London Road Swanley Kent BR8 8DE – COMMENTS DUE BY 24/07/2025

Tri-colour acrylic logo and black acrylic lettering attached to the gable of the front elevation.

NO OBJECTION

25/01685/FUL Unit 1 Moreton Industrial Estate London Road Swanley Kent BR8 8DE – COMMENTS DUE BY 24/07/2025

Proposed sectional industrial door with side infill panels in insulated aluminium.

NO OBJECTION

25/01803/CONVAR Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 29/07/2025

Variation of condition 10 (approved roundabout and access road) of 25/00183/CONVAR to '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.' with an amendment to vary the timeline for highway improvement works from prior to commencement to prior to first occupation of the retail unit.

NO OBJECTION - Subject to:

1. **KCC Highways agreeing to Condition 10.**
2. **Covered bus shelter at Salisbury Avenue.**
3. **Downward lighting at the new crossing.**
4. **Crossing at Beechenlea Lane to be upgraded.**

25/00980/FUL Land East Of 32 To 40 Alder Way Swanley Kent – COMMENTS DUE BY 30/07/2025

Erection of 9no. 2 /3/4 bedroom dwellings. Creation of vehicular access with parking and additional new access. Air Source Heat Pumps. New commercial unit. Associated landscaping.

OBJECTION – Subject to:

1. **No affordable housing as now only a small development.**
2. **Commercial unit is not positioned well as it would mean that vehicles such as HGV's, delivery vans and cars visiting the shop would have to go the long way round past all the houses to reach its present location. Does not meet SP1 Design of New Development and Conservation.**
3. **Environmental Health Report required in respect of air source heat pump noise emissions.**

**25/01270/FUL 7A High Street Swanley Kent BR8 8AE – COMMENTS DUE BY
30/07/2025**

Retrospective change of use of the first and second floor from commercial Class E to HMO C4.

NO OBJECTION - Subject to:

- 1. Environmental Health conditions being met.**
- 2. The four parking spaces being for the use of the HMO and not for commercial use.**

19:52 George Brooker left the meeting

12490 DECISIONS MADE BY PLANNING AUTHORITY

25/01053/FUL Telephone Box Swanley Centre Swanley

The proposed installation of 1no. BT Street Hub unit and removal of associated 2no. BT payphone kiosks **GRANTED – STC COMMENT – NO OBJECTION 05/06/2025**

25/01054/ADV Telephone Box Swanley Centre Swanley

Erection of a streethub unit with two digital 75-inch LCD display screens, one on each side of the unit. **GRANTED – STC COMMENT – NO OBJECTION 05/06/2025**

DATE OF NEXT MEETING - 30th July 2025

MEETING CLOSED: 19:55

SIGNED:

30/07/2025

**Cllr G Darrington
Chair of Development Control**