

SUMMONS

DEVELOPMENT CONTROL

2nd September 2025

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 10th September 2025 at 7:00pm** or at the conclusion of the public participation session.



Mr R Hayman
CEO & Town Clerk

Committee Members: (Chair) Cllr G Darrington, (Deputy Chair) Cllr P Darrington, Cllr P Brown, Cllr S Durden, Cllr M Horwood, Cllr J Ferrari, Cllr C Prestedge, Cllr L Taylor, Cllr E Uttley

PUBLIC PARTICIPATION

If required, the meeting will be preceded by a public participation period of up to 15 minutes in total at 7:00pm. Members of the public are also entitled to speak, during the meeting, on agenda items only and with express permission from the Chairman/Mayor. Those wishing to speak on an Agenda item must indicate this during Public Participation.

RECORDING (AUDIO AND / OR VIDEO OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and Officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile phone devices to silent for the duration of the meeting.

MOBILE PHONES

Member of the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

FIRE ALARM

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren, please leave the building immediately, following the fire exit signs.

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

3. MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 30th July 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/00481/FUL Land Rear Of White Oak Leisure Centre Hilda May Avenue Swanley Kent – COMMENTS DUE BY 17/09/2025

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.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/01176/FUL 14A High Street Swanley Kent

Change of Use from C4 Shared HMO into C3 2 x Self Contained Flats.

GRANTED – STC COMMENT – NO OBJECTION 19/06/2025

5.2. 25/01592/HOUSE 32 Strawberry Fields Swanley Kent

Conversion of garage into habitable rooms.

GRANTED – STC COMMENT – NO OBJECTION 03/07/2025

5.3. 25/01685/FUL Unit 1 Moreton Industrial Estate London Road

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

GRANTED – STC COMMENT – NO OBJECTION 18/07/2025

5.4. 25/01645/ADV Unit 1 Moreton Industrial Estate London Road

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

GRANTED – STC COMMENT – NO OBJECTION 18/07/2025

5.5. 24/02894/REM Land East Of Sure Start Northview Swanley

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.

GRANTED – STC COMMENT – OBJECTION 03/07/2025

5.6. 25/01452/FUL 66 Ladds Way Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 31/07/2025

5.7. 25/01834/HOUSE 40 Cranleigh Drive Swanley Kent

Garage conversion into annexe.

GRANTED – STC COMMENT – NO OBJECTION 31/07/2025

6. INFORMATION ONLY

6.1. 24/02231/WTPO Site of Harringtons Nursery Highlands Hill Swanley Kent BR9 7NB

Copper beech tree (TPO no. 29A of 1996 - T10) to lift east crown extent growing over rear garden of Plot 26 to height of 5m above ground level in the following way. Remove lowest lateral epicormic limb originating at 4m on north-most main stem and growing east over garden, back to parent stem, resulting in a pruning wound no greater than 60mm diameter; and reduce any remaining descending branches overhanging the garden by up to 4m back to suitable growth points leaving pruning wounds no greater than 80mm diameter to achieve a crown clearance of 5m above existing ground level. Reduce the north crown extent by up to 5m back to suitable growth points, leaving pruning wounds no greater than 80mm diameter and the remaining crown extent no closer than 8m from trunk.

6.2. 25/01918/WCTA Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ

Various works to trees.

DATE OF NEXT MEETING – 24th September 2025

If you would like further information on any of the agenda items, please contact Ryan Hayman, on 01322 665855 or rhayman@swanleytowncouncil.gov.uk

PLANNING CONSULTATION – GUIDANCE NOTES

Important Notes

Further general information about planning procedures and policies in order to help you respond to an application notification is available on Sevenoaks District Council website

www.sevenoaks.gov.uk

In addition, more detailed information about individual applications and their progress to a decision is available from the public access section of the website.

Planning applications – having your say.

Each application Sevenoaks District Council receive is important to the people who make it and also those it may affect. We want you to be involved in the planning process. We promise to consider all comments carefully before making a decision. If an application is referred to the Committee for a decision it may be necessary to summarise your comments.

Please remember that any comments made are treated as a public document and can be made generally available.

Material planning considerations

In considering an application we have a statutory duty to have regard to the planning policies it has adopted, set out in our Local Plan(s) and any material considerations.

The most common material considerations include the following, although the list is not exhaustive.

- Loss of light
- Overshadowing
- Overlooking/loss of privacy
- Visual amenity (but loss of private view is not material)
- Adequacy of parking
- Traffic generation/highway safety
- Noise, smells and disturbance resulting from use
- Loss of trees
- Design, appearance and materials
- Effect on listed building and conservation area
- Layout and density of buildings

Matters which we cannot normally take into consideration.

These include:

- Matters controlled under building regulations or other non-planning laws e.g., structural stability, etc.
- Private issues between neighbours e.g., land/boundary disputes, damage to property, private rights of way, covenants etc.
- Loss of value of property
- Problems associated with the construction period of any works e.g., hours of work, noise, dust, construction vehicles etc.

Hope this guide will help you give your views in an effective way.