

SUMMONS

DEVELOPMENT CONTROL

30th October 2025

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 5th November 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 22nd October 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/01603/FUL 21 St Marys Road Swanley Kent BR8 7BU – COMMENTS DUE BY 11/11/2025

Subdivision of plot, demolition of single storey kitchen side extension and garage. Construction of two x 2 bed dwellings. 2 new accesses, parking, and associated landscaping. Two-storey front extension to existing house, new rooflights to rear, alterations to landscaping.

4.2 25/02456/FUL Wood Street Nursery Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 12/11/2025

Residential development comprising 5 no. detached houses with associated car ports and cycle stores. Creation of 3 visitor parking on Wood Street. Associated hard and soft landscaping, including parking. Solar panels to roofs of dwellings.
An updated Arboricultural Report has been provided.

4.3 25/02172/OUT Land North Of Maidstone Road Swanley Kent – COMMENTS DUE BY 20/11/2025

Outline planning application for all matters reserved except access for up to 277 dwellings and up to 1,050sqm (GIA) Class E floor space alongside parking, landscaping, and associated works.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/02405/HOUSE 67 Cranleigh Drive Swanley Kent

Part first floor, part two-storey, part single-storey, side extension. Single-storey rear extension with rooflights. New porch to front. Demolish garden wall and replace with 1.8m high fence on new alignment.

GRANTED – STC COMMENT – NO OBJECTION 23/09/2025

DATE OF NEXT MEETING – 19th November 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.