

SUMMONS

DEVELOPMENT CONTROL

2nd 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 8th October 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 10th September 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/02583/CONVAR Holly Mobile Home Park Hockenden Lane Swanley KENT BR8 7QH – COMMENTS DUE BY 14/10/2025

Variation of condition 1 (gypsy and travellers occupation) and removal of condition 2 (occupation of the site) of 14/03874/CONVAR to Retention of change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for Travellers, with retention of associated hardstanding, septic tank, sheds and fencing (retrospective). Two utility blocks are proposed on the site approved under reference SE/11/2120/CONVAR. Amendment to vary condition 1 (temporary period for permission), condition 2 (occupation of site) and condition 3 (number of caravans to be kept on site) to allow permanent permission or extension of temporary permission, to amend the occupants of the site and to increase to 4 static/mobile homes and 4 touring caravans. with amendment to vary condition 1 to update condition to comply with the current planning definition in PPTS 2024 or any future change.

4.2 25/00481/FUL Land Rear Of White Oak Leisure Centre Hilda May Avenue Swanley Kent – COMMENTS DUE BY 17/10/2025

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.

4.3 25/02456/FUL Wood Street Nursery Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 21/10/2025

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.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/01270/FUL 7A High Street Swanley Kent

Change of use of the first and second floor from commercial Use Class E to HMO Use Class C4.

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

5.2. 25/01901/HOUSE Carousel Beechenlea Lane Swanley

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

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

5.3. 25/01416/HOUSE Greenwood Lodge Birchwood Road Swanley

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

GRANTED – STC COMMENT – NO OBJECTION 05/09/2025

5.4. 25/01812/FUL Land East Of Pinewood London Road Swanley

Erection of a new dwelling with a parking space provided adjacent to Pinewood. Creation of hardstanding. Existing wall removed and alteration to existing garage to allow access to new dwelling.

REFUSED – STC COMMENT – OBJECTION 15/08/2025

- 5.5. 25/00326/OUT Land South Of Hockenden Farm Hockenden Lane Swanley**
Outline planning application, with all matters reserved except access, for the erection of up to 10,500 sqm of employment floorspace to provide Use Class B2/B8/E(g).
GRANTED – STC COMMENT – OBJECTION 19/06/2025
- 5.6. 25/01803/CONVAR Broom Hill Site London Road Swanley**
Variation of condition 10 (approved roundabout and access road) and condition 43 (construction management plan) of 25/00183/CONVAR (Hybrid planning permission 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 amendments to vary the timing for the delivery of highway improvement works and to provide details of the Construction Management Plan.
GRANTED – STC COMMENT – NO OBJECTION 11/08/2025
- 5.7. 25/01921/HOUSE Hawcroft Beechenlea Lane Swanley**
Loft extension with dormers and rooflights. Demolition of one chimney. Side infill extension. Alterations to fenestration.
GRANTED – STC COMMENT – NO OBJECTION 15/08/2025

6. INFORMATION ONLY

- 6.1. 25/02496/WTPO 19 Edgar Close Swanley Kent BR8 7JJ**
T1 Oak. cut back branch overhanging the roof. cut back to give 2m clearance.
- 6.2. 25/02753/WTPO Kennett Court Oakleigh Close Swanley Kent BR8 7WP**
Various works to trees.
- 6.3. 25/02730/WTPO Land South Of 1 To 12 St Lukes Close Swanley Kent BR8 7XT**
Cherry tree x1 and Birch x 1. Crown lift by 4-6m above the carriageway and cut back 0.5-1m away from the edge of the road.

DATE OF NEXT MEETING – 22nd October 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.