

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 8th October 2025

Present:

Members	Present	Apologies	Reason
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		✓	Holiday
Cllr E Uttley	✓		

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

Also Present: Cllr R Wood, George Brooker Park and Open Spaces Manager, Jack Furniss
Assistant Park Manager

Public: None present

MEETING COMMENCED: 20:13

12502 APOLOGIES FOR ABSENCE

Cllr L Taylor

12503 DECLARATIONS OF INTEREST

Cllr M Horwood

12504 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 10th September 2025.

APPROVED AND SIGNED

12505 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

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.
NO OBJECTION. This brings it in line with National Planning Policy.

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.

NO OBJECTION

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.

NO OBJECTION

12506 DECISIONS MADE BY PLANNING AUTHORITY

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

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

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

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

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

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

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

12507 INFORMATION ONLY

25/02496/WTPO 19 Edgar Close Swanley Kent BR8 7JJ

T1 Oak. cut back branch overhanging the roof. cut back to give 2m clearance.

25/02753/WTPO Kennett Court Oakleigh Close Swanley Kent BR8 7WP

Various works to trees.

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

MEETING CLOSED: 20:29

SIGNED:

22/10/2025

**Cllr G Darrington
Chair of Development Control**