

# Swanley Town Council

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

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[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

### MINUTES

Wednesday 10<sup>th</sup> September 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                   |         |           | Absent |
| Cllr E Uttley                   | ✓       |           |        |

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

**Also Present:** Cllr C Barnes, Cllr L Dyball, Cllr J Ettridge, Cllr R Wood,

**Public:** None present

#### MEETING COMMENCED: 19:52

**12496 APOLOGIES FOR ABSENCE**  
None

**12497 DECLARATIONS OF INTEREST**  
Cllr M Horwood and Cllr J Ferrari

**12498 MINUTES OF PREVIOUS MEETING**  
To approve as correct the Minutes of the Meeting held on Wednesday 30<sup>th</sup> July 2025.  
**APPROVED AND SIGNED**

**19:53 Cllr M Horwood and Cllr J Ferrari left the meeting**

**19:55 Cllr L Dyball left the meeting**

**12499 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL**

**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.

**NO OBJECTION – Subject to:**

1. A suitable Construction Management Plan is set in place.
2. We welcome the suggestion that three homes could be adapted for disabled use.
3. A condition is put in place for a Crime Prevention Strategy by Kent Police.
4. Subject to Kent County Council Flood and Water Management receiving the necessary information they have requested.
5. Strongly suggest a gated entry or parking permits for this residential development. At the moment, there are adequate numbers of parking bays for this site, however, there is always a danger of an overspill from White Oak Leisure Centre if their car parking area becomes full.

**20:07 Cllr M Horwood, Cllr J Ferrari and Cllr L Dyball returned to meeting**

**25/00980/FUL Land East Of 32 To 40 Alder Way Swanley Kent – COMMENTS DUE BY 23/09/2025**

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:**

1. No affordable housing. However, this is not required because of the size of the development.
2. Environmental Health Report required in respect of the air source heat pump emissions.
3. Local flood risk has been mentioned by nearby residents relating to this site. Therefore, a Flood Risk Management Report should be carried out.
4. All points raised by Kent County Council Highways and Transportation need to be met.
5. A suitable Construction Management Plan needs to be put in place if this planning application should be approved.
6. Children's play equipment is mentioned in the Design and Access Statement and should have been shown on the proposed block plan.

**12500 DECISIONS MADE BY PLANNING AUTHORITY**

**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**

**25/01592/HOUSE 32 Strawberry Fields Swanley Kent**

Conversion of garage into habitable rooms.

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

**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**

**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**

**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**

**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**

**25/01834/HOUSE 40 Cranleigh Drive Swanley Kent**

Garage conversion into annexe.

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

**12501 INFORMATION ONLY**

**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.

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

Various works to trees.

**DATE OF NEXT MEETING - 8<sup>th</sup> October 2025**

**MEETING CLOSED: 20:33**

**SIGNED:**

**08/10/2025**

**Cllr G Darrington  
Chair of Development Control**