

SUMMONS

DEVELOPMENT CONTROL

16th 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 22nd 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 8th October 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/02420/HOUSE 53 Goldsel Road Swanley Kent BR8 8HA – COMMENTS DUE BY 23/10/2025

Erection of new double garage with hardstanding areas including ramp and steps. New fences, posts and gate.

4.2 25/02577/FUL Land North Of 31 To 35 Goldsel Road Swanley Kent – COMMENTS DUE BY 24/10/2025

Erection of a four storey building comprising of 6 residential units.

4.3 25/02614/HOUSE Casa Del Burton 24 New Road Swanley Kent BR8 7JP – COMMENTS DUE BY 27/10/2025

Garage conversion to create annex with rooflights. Internal/facade alterations to main house including new skylight to existing conservatory. Alteration to fenestration.

4.4 25/00980/FUL Land East Of 32 To 40 Alder Way Swanley Kent – COMMENTS DUE BY 28/10/2025

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.

4.5 25/02697/HOUSE 51 Russett Way Swanley Kent BR8 7TR – COMMENTS DUE BY 30/10/2025

Two-storey side extension. Loft conversion with dormer extension and roof lights.

4.6 25/02456/FUL Wood Street Nursery Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 30/10/2025

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.

This application has now been amended, and a summary of the main changes are set out below

The proposed roof plan has been amended.

An updated Tree Survey and Arboricultural Impact Assessment has been provided.

4.7 25/02613/HOUSE Nirvana Moultain Hill Swanley Kent BR8 8BS – COMMENTS DUE BY 31/10/2025

Demolition of outbuilding, proposed two-storey rear extension, secondstorey addition, loft conversion, two roof dormer windows, rooflights, and associated internal and external alterations, landscaping works, bin and cycle store.

4.8 25/02239/HOUSE 40 Swanley Lane Swanley Kent BR8 7JQ – COMMENTS DUE BY 05/11/2025

New dropped kerb and new parking area to front.

4.9 25/02431/HOUSE Park Vale Beechenlea Lane Swanley Kent BR8 8DR– COMMENTS DUE BY 05/11/2025

Summerhouse outbuilding in rear garden

4.10 LONDON BOROUGH OF BROMLEY – CONSULTATION ON UPDATE TO STATEMENT OF COMMUNITY INVOLVEMENT (APPENDIX A) – COMMENTS DUE BY 12/11/2025

The London Borough of Bromley is consulting on a draft Statement of Community Involvement.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/01621/FUL Land Rear Of 27 To 29 Swanley Lane Swanley

Construct five new 3-bedroom terrace houses with associated landscaping and parking. Solar panels.

WITHDRAWN – STC COMMENT – STRONG OBJECTION 30/09/2025

6. INFORMATION ONLY

6.1. 25/02849/WTPO Aldi Supermarket St Marys Road Swanley Kent BR8 7BU Scots Pine the low branch overhanging the road to the southwest to be reduced in length by 3 metres. The branches above this large limb to be reduced to the same length as the low limb to avoid damage to lorries allowing sufficient clearance. At the top of the tree there is a broken branch, this to be removed

DATE OF NEXT MEETING – 5th 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.