

SUMMONS

DEVELOPMENT CONTROL

27th November 2025

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 3rd December 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 C Morgan, 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 19th November 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/01508/MMA 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD – COMMENTS DUE BY 05/12/2025

Amendment to 25/00082/MMA to Reduce the height of Block A & Block C (with associated amendments to vertical setting out & fenestration). Increase to height of Block B (with associated amendments to vertical setting out & fenestration). Amendment to finish floor & external ground levels to create consistent structural slab level for each block. Amendment to materiality / brick detailing. Introduction of rear garden footpaths to Block A & C. Amendment to balcony build-ups on Block B. Amendment to external staircase configuration to Block B. Proposal to swap position of bin store & bike store for Block B, with an additional store proposed for Block A & C. Amendment to Block B ASHP positions from roof level to ground level. Amendment to external landscape to remove existing trees and provide replacement planting.

Updated drawings and documents have been provided in response to consultee comments. The following changes are proposed:

- Retention of 10 trees
- Reduced patio areas within the rear gardens
- Cycle stores in rear gardens
- Slight adjustment to position of bin stores
- Elevations have been updated to show brickwork detailing as consented with window

colours updated to match metalworks and rainwater goods. Electrical cupboards are proposed to be recessed and match the brickwork colour o The proposed planting plan has been updated in consideration of the retained trees o An Arboricultural tree protection plan and method statement have been submitted in relation to condition 10

4.2 25/02577/FUL Land North Of 31 To 35 Goldsel Road Swanley Kent – COMMENTS DUE BY 09/12/2025

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

4.3 25/02456/FUL Wood Street Nursery Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 09/12/2025

Residential development comprising 5 no. detached houses with associated car ports, cycle stores and parking. Associated hard and soft landscaping, including parking. Solar panels to roofs of dwellings.

The application has been amended as follows: Visibility splays over highways definition plan provided Access levels drawing provided Vehicle tracking for a Fire Tender and 7.5t Vehicle provided Refuse collection point incorporated into the development Re-arrangement of parking spaces for Unit 3 1 visitor parking space incorporated into the development close to Unit 5 The 3 visitor spaces adjacent to the highway have been removed from the proposal Electric vehicle charging provision shown on plans Cycle provision shown on plans

A revised set of highway drawings have been provided which incorporate the revised layout.

4.4 25/02978/HOUSE 10 Manse Way Swanley Kent BR8 8DD – COMMENTS DUE BY 10/12/2025

Two-storey side extension. Part two-storey, part single-storey rear extension with rooflight. Loft conversion with dormer extension and rooflights. Alterations to landscaping to create off-road parking area.

4.5 25/03272/HOUSE Hawcroft Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 16/12/2025

Loft extension with dormers and rooflights. Demolition of one chimney. Side infill extension. Alterations to fenestration, alterations to external materials, new front/porch door.

4.6 25/03258/HOUSE 49 Russett Way Swanley Kent BR8 7TR – COMMENTS DUE BY 16/12/2025

Single storey rear extension with rooflights.

4.6 25/02569/HOUSE 39 Crescent Gardens Swanley Kent BR8 7HE – COMMENTS DUE BY 17/12/2025

Demolition of existing rear conservatory, erection of a rear extension with rooflights.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/02420/HOUSE 53 Goldsel Road Swanley Kent

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

GRANTED – STC COMMENT – NO OBJECTION 23/10/2025

5.2. 25/02614/HOUSE Casa Del Burton 24 New Road Swanley

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

GRANTED – STC COMMENT – NO OBJECTION 23/10/2025

6. INFORMATION ONLY

6.1. 25/03289/WTPO St Bartholomews Primary School Sycamore Drive Swanley Kent BR8 7AY

Various works to trees.

DATE OF NEXT MEETING – 7th January 2026

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.