

SUMMONS

DEVELOPMENT CONTROL

13th 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 19th November 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 5th November 2025.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/02941/FUL 52 Lynden Way Swanley Kent BR8 7DW – COMMENTS DUE BY 25/11/2025

Change of use of existing dwellinghouse as a childrens home. Erection of bin & bike store.

4.2 25/02763/ADV Wilkinson 37 Swanley Centre London Road Swanley Kent BR8 7TL – COMMENTS DUE BY 25/11/2025

2 x Fascia signs on both front and rear with window manifestations.

4.3 25/03105/HOUSE 2 Hart Dyke Road Swanley Kent BR8 7DE – COMMENTS DUE BY 26/11/2025

First floor side extension. Alterations to fenestration.

4.4 25/03025/HOUSE 9 Hotham Close Swanley Kent BR8 7UX – COMMENTS DUE BY 26/11/2025

Demolition of existing car port structure. Installation of an open, steel-framed car port.

4.5 25/02762/FUL Wilkinson 37 Swanley Centre London Road Swanley Kent COMMENTS DUE BY 27 /11/2025

Shop front alterations to front and rear.

4.6 25/03159/ADJ Plymouth Brethren Christian Church The Brethrens Meeting Hall Leydenhatch Lane Swanley BR8 7PS – COMMENTS Reference 25/01145/FUL

Change of use of land for car parking associated with Plymouth Brethren Christian Church and burial ground with associated hardstanding (retrospective)

4.7 25/03082/HOUSE 10 Sermon Drive Swanley Kent BR8 7HT – COMMENTS DUE BY 28/11/2025

Demolition of existing conservatory and construction of single storey rear extension with rooflights and rear steps.

4.8 25/02812/HOUSE 36 Willow Avenue Swanley Kent BR8 8AT – COMMENTS DUE BY 28/11/2025

Demolition of existing side extension and garage. Erection of part single / part double storey rear extension, double storey side extension, loft conversion with rear dormer and rooflights to front elevation. Alteration to fenestration.

4.9 25/03081/HOUSE 32 Homefield Close Swanley Kent BR8 7JH – COMMENTS DUE BY 03/12/2025

Demolition of garage, fence and gate to be replaced with double storey side extension and alterations to fenestration. Associated hard and soft landscaping.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/02369/HOUSE 76 Pinks Hill Swanley Kent

Demolition of existing lean to conservatory and the construction of a part one/part 2 rear extension

GRANTED – STC COMMENT – NO OBJECTION 30/09/2025

5.2 25/02651/DETAIL Upper Hockenden Farm Hockenden Lane Swanley

Details pursuant to condition 14 (Contamination) of 22/00303/FU

GRANTED – STC COMMENT – NO OBJECTION 21/09/2022

5.3 25/02583/CONVAR Holly Mobile Home Park Hockenden Lane Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 09/10/2025

5.4 25/00980/FUL Land East Of 32 To 40 Alder Way Swanley

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.

REFUSED – STC COMMENT – OBJECTION 23/09/2025

6. STREET NAMING & NUMBERING

6.1 25/00102/NEWDEV SECTION 64 TOWN IMPROVEMENTS ACT 184 Street Naming Consultation: Broomhill Works, London Road – COMMENTS DUE BY 15/12/2025

Sevenoaks District Council has received an application from the developers of the forthcoming superstore at the above site to officially register an address for the store. This requires naming the new road which serves both the store and the residential development to the north of it.

7. INFORMATION ONLY

7.1. 25/03106/WTCA Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ

Various works to trees.

DATE OF NEXT MEETING – 3rd December 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.