

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 5th November 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 Morgan	✓		
Cllr C Prestedge	✓		
Cllr E Uttley	✓		

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

Also Present: Cllr Lesley Dyball, Cllr John Ettridge, Cllr Cathy Morgan, Cllr Rita Wood,
Cllr Dean Truder

Public: None present

MEETING COMMENCED: 19:59

12514 APOLOGIES FOR ABSENCE

None

12515 DECLARATIONS OF INTEREST

None

12516 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 22nd October 2025.

APPROVED AND SIGNED

12517 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/01603/FUL 21 St Marys Road Swanley Kent BR8 7BU – COMMENTS DUE BY 11/11/2025

Subdivision of plot, demolition of single storey kitchen side extension and garage.
Construction of two x 2 bed dwellings. 2 new accesses, parking, and associated

landscaping. Two-storey front extension to existing house, new rooflights to rear, alterations to landscaping.

NO OBJECTION SUBJECT TO:

1. **A suitable construction management plan.**
2. **Ensure development does not impede highway safety or create inconvenience to other highway users. EN1.**
3. **Must have at least a 10% biodiversity net gain.**

25/02456/FUL Wood Street Nursery Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 12/11/2025

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. **An updated Arboricultural Report has been provided.**

NO OBJECTION. No further comments to add to those already made on 23.10.2025

25/02172/OUT Land North Of Maidstone Road Swanley Kent – COMMENTS DUE BY 20/11/2025

Outline planning application for all matters reserved except access for up to 277 dwellings and up to 1,050sqm (GIA) Class E floor space alongside parking, landscaping, and associated works.

OBJECTION:

1. **253 dwellings were shown on the Sevenoaks District Local Plan- Reg.18 Consultation 2025. The outline planning application shows 277. Appropriate densities must be taken into consideration similar to Pucknells Close. The dph should be in line with the approved Swanley Neighbourhood Plan.**
2. **Road safety. The development to be incorporated into the upgrading of the Maidstone Road.**
 - a) **an unsegregated footway/cycling facility should be provided in Maidstone Road.**
 - b) **the road leading out of the estate should not be directly opposite the turnoff to the A20.**
 - c) **increase of traffic due to the proposed new development and also the proposed new warehouses in Hockenden Lane etc. will create extra pressure on the road infrastructure and an extra car lane on the left of Maidstone Road prior to the turnoff to Birchwood Road should be installed.**
3. **Car parking not to be in tandem on site.**
4. **Thames Water to be consulted into whether there is sufficient capacity.**

12518 DECISIONS MADE BY PLANNING AUTHORITY

25/02405/HOUSE 67 Cranleigh Drive Swanley Kent

Part first floor, part two-storey, part single-storey, side extension. Single-storey rear extension with rooflights. New porch to front. Demolish garden wall and replace with 1.8m high fence on new alignment.

GRANTED – STC COMMENT – NO OBJECTION 23/09/2025

DATE OF NEXT MEETING – 19th November 2025

MEETING CLOSED: 20:31

SIGNED:

19/11/2025

**Cllr G Darrington
Chair of Development Control**