

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 19th 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		✓	Work Commitments
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 John Ettridge, Cllr Luke Taylor, Cllr Rita Wood

Public: None present

MEETING COMMENCED: 19:48

12519 APOLOGIES FOR ABSENCE

None

12520 DECLARATIONS OF INTEREST

None

12521 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 5th November 2025.

APPROVED AND SIGNED

12522 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

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.

Objection

This is a mid terrace house and will be out of context with the surrounding properties due to change of use. It could also be intrusive to the neighbours on either side.

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.

No Objection subject to:

1. Conditions requested by KCC Highways being met in regard to luminescence of the signs.
2. Signs are turned off when the store is closed.

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

First floor side extension. Alterations to fenestration.

Objection

Loss of privacy for the residents in the adjacent property in St Mary's Road.

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.

No Objection

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

Shop front alterations to front and rear.

No Objection

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)

No Objection

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.

No objection

Subject to a 45 degree light test being carried out as the rear extension projects more than the original conservatory it is replacing and may overshadow the neighbour's property.

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.

Objection.

1. Over-intensification
2. Out of context with the surrounding properties. EN1.

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.

No Objection

12523 DECISIONS MADE BY PLANNING AUTHORITY

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

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

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

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

12524 STREET NAMING & NUMBERING

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

Broomhill

12525 INFORMATION ONLY

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

Various works to trees.

DATE OF NEXT MEETING – 3rd December 2025

MEETING CLOSED: 20:15

SIGNED:

03/12/2025

Cllr G Darrington
Chair of Development Control