

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 22nd October 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 Prestedge	✓		
Cllr L Taylor	✓		
Cllr E Uttley	✓		

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

Also Present: Cllr R Wood
Kerina Hunt – Venues Manager
George Brooker - Park & Open Spaces Manager
Claire Cormack – Swanley Link Manager

Public: None present

MEETING COMMENCED: 20:00

12508 APOLOGIES FOR ABSENCE

None

12509 DECLARATIONS OF INTEREST

None

12510 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 8th October 2025.

APPROVED AND SIGNED

12511 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

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.

NO OBJECTION - Subject to private use only.

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.

OBJECTION

- 1. There is a shortage of car parking in the Swanley area already. There should be 1 car parking space per unit as proposed by Kent County Council Parking Standards C3(a) Jan 25.**
- 2. Overintensification of the site.**
- 3. Overlooking of properties on Goldsel Road.**
- 4. Removing permitted development rights for further storeys on this site.**

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.

NO OBJECTION

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.

OBJECTION

- 1. All points raised by KCC Highways and Transportation need to be met.**
- 2. Environmental Health Report required in respect of the air source heat pumps emissions.**
- 3. A suitable Construction Management Plan needs to be put in place should this planning application be approved.**
- 4. Local Flood Risk Management Report should be carried out as it has been mentioned by local residents that this area regularly floods.**
- 5. Children's play equipment is mentioned in the Design and Access Statement and should have been shown on the proposed block plan.**

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.

NO OBJECTION

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.

NO OBJECTION – Subject to:

- A suitable Construction Management Plan.**
- Landscaping to improve the screening for properties in Wood Street.**

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.

OBJECTION

- 1. EN1 due to height, size and bulk and completely out of character with neighbouring properties.**
- 2. EN2 loss of amenity for West View Road properties.**
- 3. 45 degree light test on neighbouring properties to be carried out by Sevenoaks Planning Officer.**

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.

NO OBJECTION

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

Summerhouse outbuilding in rear garden

NO OBJECTION – Subject to the summer house not being used as self contained accommodation.

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.

NO COMMENTS RECEIVED

12512 DECISIONS MADE BY PLANNING AUTHORITY

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

12513 INFORMATION ONLY

25/02849/WTP0 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

MEETING CLOSED: 20:25

SIGNED:

05/11/2025

**Cllr G Darrington
Chair of Development Control**