

Swanley Town Council
Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU
Tel: 01322 665855
www.swanleytowncouncil.gov.uk

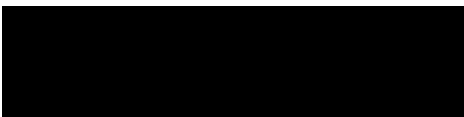
SUMMONS

DEVELOPMENT CONTROL

12th February 2026

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 18th February 2026 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 Barnes, 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 4th February 2026.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 25/02577/FUL Land North Of 31 To 35 Goldsel Road Swanley Kent – COMMENTS DUE BY 19/02/2026

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

Written response letter from applicant and CWD Fire Safety Consultant to concerns raised by Kent Fire and Rescue Services and KCC Highways.

4.2 25/02941/FUL 52 Lynden Way Swanley Kent BR8 7DW – COMMENTS DUE BY 24/02/2026

Change of use of existing dwellinghouse as a children's home. Erection of bin & bike store.

Further information and revised plans have been provided to try to address KCC Highways comments made.

4.3 25/02172/OUT Land North Of Maidstone Road Swanley Kent – COMMENTS DUE BY 26/02/2026

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.

Updated and revised documents submitted in response to consultee comments, including the Flood Risk Assessment, Archaeological Assessment, Air Quality Assessment and the Design and Access Statement. Refer to covering letter for more detail. Updated Air Quality Assessment has been provided.

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 25/02812/HOUSE 36 Willow Avenue Swanley Kent

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.

REFUSED – STC COMMENT – OBJECTION 08/01/2026

5.2. 25/03271/HOUSE 43 Laburnum Avenue Swanley Kent

Demolition of existing garage to construct a single-storey outbuilding to form an annexe with rooflights. Associated hard and soft landscaping.

GRANTED – STC COMMENT – OBJECTION 15/12/2025

5.3. 25/03436/HOUSE 48 Waylands Swanley Kent

Single storey front extension

GRANTED – STC COMMENT – NO OBJECTION 08/01/2026

5.4. 25/01603/FUL 21 St Marys Road Swanley Kent

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.

REFUSED – STC COMMENT – OBJECTION 21/01/2026

DATE OF NEXT MEETING – 4th March 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.