

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 3rd December 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		✓	Work Commitments

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 Rita Wood, George Brooker -Park & Open Spaces Manager

Public: None present

MEETING COMMENCED: 19:44

12526 APOLOGIES FOR ABSENCE

None

12527 DECLARATIONS OF INTEREST

None

12528 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 19th November 2025.

APPROVED AND SIGNED

12529 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/01508/MMA 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD – COMMENTS DUE BY 05/12/2025

Amendment to 25/00082/MMA to Reduce the height of Block A & Block C (with associated amendments to vertical setting out & fenestration). Increase to height of Block B (with

associated amendments to vertical setting out & fenestration). Amendment to finish floor & external ground levels to create consistent structural slab level for each block. Amendment to materiality / brick detailing. Introduction of rear garden footpaths to Block A & C. Amendment to balcony build-ups on Block B. Amendment to external staircase configuration to Block B. Proposal to swap position of bin store & bike store for Block B, with an additional store proposed for Block A & C. Amendment to Block B ASHP positions from roof level to ground level. Amendment to external landscape to remove existing trees and provide replacement planting.

Updated drawings and documents have been provided in response to consultee comments. The following changes are proposed:

- Retention of 10 trees
- Reduced patio areas within the rear gardens
- Cycle stores in rear gardens
- Slight adjustment to position of bin stores
- Elevations have been updated to show brickwork detailing as consented with window colours updated to match metalworks and rainwater goods. Electrical cupboards are proposed to be recessed and match the brickwork colour
- The proposed planting plan has been updated in consideration of the retained trees
- An Arboricultural tree protection plan and method statement have been submitted in relation to condition 10

NO OBJECTION, Subject to:

1. **A condition is set in place as advised by the Sevenoaks Environmental Protection Officer in respect of the Air Source Heat Pumps.**
2. **The Sevenoaks Senior Arboricultural & Landscape Officer agrees with the new tree proposals as one of the trees to be removed has bat roost potential.**
3. **The need to instate TPO's on existing trees.**
4. **A suitable Construction Management Plan is put in place.**

25/02577/FUL Land North Of 31 To 35 Goldsel Road Swanley Kent – COMMENTS DUE BY 09/12/2025

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

OBJECTION

1. **Our original comment, which also mirrors the Sevenoaks Strategic Head of Direct Services, still stands in regards to the lack of parking spaces indicated on this site as we are aware of parking issues that will ensue in the surrounding areas.**
2. **Overlooking of the further proposed four storey building will invade the privacy of neighbouring houses.**
3. **Kent Fire and Rescue Service are not happy with the access to the development proposed.**
4. **By subdividing the site the developer has evaded affordable housing.**

25/02456/FUL Wood Street Nursery Wood Street Swanley Kent BR8 7PA – COMMENTS DUE BY 09/12/2025

Residential development comprising 5 no. detached houses with associated car ports, cycle stores and parking. Associated hard and soft landscaping, including parking. Solar panels to roofs of dwellings.

The application has been amended as follows:

- Visibility splays over highways definition plan provided
- Access levels drawing provided
- Vehicle tracking for a Fire Tender and 7.5t Vehicle provided
- Refuse collection point incorporated into the development
- Re-arrangement of parking spaces for Unit 3

1 visitor parking space incorporated into the development close to Unit 5
The 3 visitor spaces adjacent to the highway have been removed from the proposal
Electric vehicle charging provision shown on plans
Cycle provision shown on plans
A revised set of highway drawings have been provided which incorporate the revised layout.

NO OBJECTION and no further comments to those already made on 23.10.2025.

25/02978/HOUSE 10 Manse Way Swanley Kent BR8 8DD – COMMENTS DUE BY 10/12/2025

Two-storey side extension. Part two-storey, part single-storey rear extension with rooflight. Loft conversion with dormer extension and rooflights. Alterations to landscaping to create off-road parking area.

OBJECTION

- 1. Due to height, scale and bulk.**
- 2. Out of context with the surrounding area due to excessive roof height.**

25/03272/HOUSE Hawcroft Beechenlea Lane Swanley Kent BR8 8DR – COMMENTS DUE BY 16/12/2025

Loft extension with dormers and rooflights. Demolition of one chimney. Side infill extension. Alterations to fenestration, alterations to external materials, new front/porch door.

NO OBJECTION

25/03258/HOUSE 49 Russett Way Swanley Kent BR8 7TR – COMMENTS DUE BY 16/12/2025

Single storey rear extension with rooflights.

NO OBJECTION

25/02569/HOUSE 39 Crescent Gardens Swanley Kent BR8 7HE – COMMENTS DUE BY 17/12/2025

Demolition of existing rear conservatory, erection of a rear extension with rooflights.

NO OBJECTION

12530 DECISIONS MADE BY PLANNING AUTHORITY

25/02420/HOUSE 53 Goldsel Road Swanley Kent

Erection of new double garage with hardstanding areas including ramp and steps. New fences, posts and gate.

GRANTED – STC COMMENT – NO OBJECTION 23/10/2025

25/02614/HOUSE Casa Del Burton 24 New Road Swanley

Garage conversion to create annex with rooflights. Internal/facade alterations to main house including new skylight to existing conservatory. Alteration to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 23/10/2025

12531 INFORMATION ONLY

25/03289/WTPO St Bartholomews Primary School Sycamore Drive Swanley Kent BR8 7AY

Various works to trees.

DATE OF NEXT MEETING – 7th January 2026

MEETING CLOSED: 20:14

SIGNED:

07/01/2026

**Cllr G Darrington
Chair of Development Control**