

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 7th January 2026

Present:

Members	Present	Apologies	Reason
Chair: Cllr G Darrington	✓		
Deputy Chair: Cllr P Darrington	✓		
Cllr P Brown	✓		
Cllr S Durden	✓		
Cllr J Ferrari		✓	Personal Circumstances
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 Clare Barnes

Public: None present

MEETING COMMENCED: 19:49

12532 APOLOGIES FOR ABSENCE

Cllr Jasmine Ferrari, Cllr Michael Horwood

12533 DECLARATIONS OF INTEREST

None

12534 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 3rd December 2025.

APPROVED AND SIGNED

12535 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/01603/FUL 21 St Marys Road Swanley Kent BR8 7BU – COMMENTS DUE BY 08/01/2026

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.

An updated bat survey has been provided following KCC Ecology's comments.
NO OBJECTION Subject To: KCC Ecological Advice Survey receiving satisfactory submission of the biodiversity gain plan (if granted) and a clear landscaping plan is submitted demonstrating the area of vegetated garden to be created.

25/02812/HOUSE 36 Willow Avenue Swanley Kent BR8 8AT – COMMENTS DUE BY 21/01/2026

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.

Amended drawings have been submitted.

OBJECTION Previous comments dated 25/11/2025 still stand. It is suggested that a 45-degree light test is done to cover potential loss of light to neighbouring property.

25/03436/HOUSE 48 Waylands Swanley Kent BR8 8TA – COMMENTS DUE BY 21/01/2026

Single storey front extension.

NO OBJECTION

12536 DECISIONS MADE BY PLANNING AUTHORITY

25/02697/HOUSE 51 Russett Way Swanley Kent

Two-storey side extension. Loft conversion with dormer extension and roof lights.

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

25/02431/HOUSE Park Vale Beechenlea Lane Swanley

Summerhouse outbuilding in rear garden.

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

25/02239/HOUSE 40 Swanley Lane Swanley Kent

New dropped kerb and new parking area to front

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

25/02613/HOUSE 40 Nirvana Moultain Hill Swanley

Demolition of outbuilding proposed two-storey rear extension, second-storey addition, loft conversion, two roof dormer windows, rooflights, and associated internal and external alterations, landscaping works, bin and cycle store.

REFUSED – STC COMMENT – OBJECTION 23/10/2025

25/002456/FUL Wood Street Nursery Wood Street Swanley

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.

GRANTED – STC COMMENT – NO OBJECTION 04/12/2025

25/03105/HOUSE 2 Hart Dyke Road Swanley Kent

First floor side extension. Alterations to fenestration.

REFUSED – STC COMMENT – OBJECTION 21/11/2025

25/01508/MMA 1-12 And 14-19 Heath Close Swanley Kent

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. 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.

GRANTED – STC COMMENT – NO OBJECTION 18/07/2025

25/03443/ADJ Landscape Centre Provender Nursery Birchwood Road Wilmington

Provision of access tracks for existing horticultural use

GRANTED – STC COMMENT – NO OBJECTION 15/12/2025

25/02763/ADV Wilkinson 37 Swanley Centre London Road

2 x Fascia signs on both front and rear with window manifestations.

GRANTED – STC COMMENT – NO OBJECTION 21/11/2025

25/03025/HOUSE 9 Hotham Close Swanley Kent

Demolition of existing car port structure. Installation of an open, steel framed car port.

GRANTED – STC COMMENT – NO OBJECTION 21/11/2025

25/03082/HOUSE 10 Sermon Drive Swanley Kent

Demolition of existing conservatory and construction of single storey rear extension with rooflights and rear steps.

GRANTED – STC COMMENT – NO OBJECTION 21/11/2025

25/03081/HOUSE 32 Homefield Close Swanley Kent

Demolition of garage, fence and gate to be replaced with double storey side extension and alterations to fenestration. Associated hard and soft landscaping.

GRANTED – STC COMMENT – NO OBJECTION 21/11/2025

25/02762/FUL Wilkinson 37 Swanley Centre London Road

Shop front alterations to front and rear.

GRANTED – STC COMMENT – NO OBJECTION 21/11/2025

12537 INFORMATION ONLY

1.1. 25/03455/WTCA Field View 15 Hotham Close Swanley Kent BR8 7UX

Removal of dead Holly tree. Removal of fallen section of leylandii.

DATE OF NEXT MEETING – 21st January 2026

MEETING CLOSED: 20:00

SIGNED:

21/01/2026

**Cllr G Darrington
Chair of Development Control**