

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 21st 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	✓		
Cllr M Horwood		✓	Personal Circumstances
Cllr C Morgan	✓		
Cllr C Prestedge	✓		
Cllr E Uttley		✓	Personal Circumstances

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

Also Present: Cllr Lesley Dyball, Cllr John Ettridge, George Brooker Parks & Open Spaces Manager, Jack Furniss Assistant Manager-Operations & Administration

Public: None present

MEETING COMMENCED: 20:43

12538 APOLOGIES FOR ABSENCE

Cllr Clare Barnes, Cllr Michael Horwood, Cllr Evie Uttley

12539 DECLARATIONS OF INTEREST

None

12540 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 7th January 2026.

APPROVED AND SIGNED

12541 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/03418/HOUSE 15 Manse Way Swanley Kent BR8 8DD – COMMENTS DUE BY 28/01/2026

Demolition of existing outbuilding, construction of replacement outbuilding. Part single storey, part two storey rear extension with roof lantern, roof extension with loft conversion, rear dormer and rooflights, front porch, internal

alterations and alterations to fenestration.

OBJECTION The outhouse is out of context with the surrounding properties due to size and bulk.

25/01603/FUL 21 St Marys Road Swanley Kent BR8 7BU – COMMENTS DUE BY 04/02/2026

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.

Amended drawings.

OBJECTION Until such time that the Ecological Advice Survey get a suitable response in respect of a landscaping plan.

12542 DECISIONS MADE BY PLANNING AUTHORITY

25/02978/HOUSE 10 Manse Way Swanley Kent

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.

REFUSED – STC COMMENT – OBJECTION 04/12/2025

25/02569/HOUSE 39 Crescent Gardens Swanley Kent

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

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

25/00481/FUL Land Rear Of White Oak Leisure Centre Hilda May Avenue Swanley

The erection of 15 dwellinghouses and an apartment block comprising 45 units, as well as general groundworks, landscaping works, installation of EV charging points, formation of hardstanding and landscaping.

GRANTED – STC COMMENT – NO OBJECTION 09/10/2025

25/03272/HOUSE Hawcroft Beechenlea Lane Swanley

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

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

25/03258/HOUSE 49 Russett Way Swanley Kent

Single storey rear extension with rooflights.

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

DATE OF NEXT MEETING – 4th February 2026

MEETING CLOSED: 20:59

SIGNED:

04/02/2026

**Cllr G Darrington
Chair of Development Control**