

SUMMONS

DEVELOPMENT CONTROL

28th January 2026

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 4th 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 21st January 2026.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 26/00014/CONVAR East Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 11/02/2026

Variation of condition(s) 2, 13, 16, 20, 21, re-discharge of condition 19 and removal of condition 22 of 24/01325/CONVAR relating to 20/03825/FUL for (Commercial development of flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, biodiversity mitigation, and landscape planting together with the provision of a new vehicle access; and the reconfiguration of the London Road junction, reconfiguration of the existing access, recladding of the rear of Units 1-5 and provision of new yard to units 1 and 2 of the Gateway Trading Estate) with amendments to parking areas, PROW improvements, revisions to building heights, landscape details, external materials and removal of acoustic fence.

4.2 26/00062/LBCALT & 26/00061/HOUSE Old College Swanley Village Road Swanley Kent BR8 7NG – COMMENTS DUE BY 12/02/2026

Erection of a first floor rear extension with a juliet balcony and white horizontal timber cladding, Existing internal chimney retained and remains untouched, chimney stack raised to match that of the existing chimney, existing extension roof altered to match style and form of existing roof forms, and new windows to match the existing style and distance of existing flank wall windows.

4.3 25/03530/FUL Orchard Cottage And Briar Cottage Church Path Swanley Village Swanley Kent BR8 7NZ – COMMENTS DUE BY 16/02/2026

Demolition of conservatory, storage room, existing x2 garages and outbuildings. Single storey extension to South West elevation and single storey and two storey extensions to North and South West elevations of Orchard Cottage and first floor extension to North East Elevation of Briar Cottage. Construction of detached 3 bay garage to Orchard Cottage and construction of single garage with storage to Briar Cottage. Removal of trees, extension of driveway and erection of two access gates. Alterations to fenestration. Rooflight. Extension to existing fencing. New fence.

4.4 26/00051/HOUSE 65 Cranleigh Drive Swanley Kent BR8 8NZ – COMMENTS DUE BY 17/02/2026

Erection of a single-storey rear extension following the demolition of the existing conservatory. Raising the roof height of the existing side extension to align with the proposed rear extension, forming a continuous roof. Conversion of the existing garage to habitable accommodation. Formation of a front and rear patio with new driveway using permeable surfacing materials. Rooflights.

5. APPEALS

5.1. 25/00053/RFPLN 2 Hart Dyke Road Swanley Kent BR8 7DE

First floor side extension. Alterations to fenestration.

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

DATE OF NEXT MEETING – 18th February 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.