

# Swanley Town Council

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

Tel: 01322 665855

[www.swanleytowncouncil.gov.uk](http://www.swanleytowncouncil.gov.uk)

## DEVELOPMENT CONTROL

### MINUTES

Wednesday 4<sup>th</sup> February 2026

#### Present:

| Members                         | Present | Apologies | Reason                 |
|---------------------------------|---------|-----------|------------------------|
| Chair: Cllr G Darrington        | ✓       |           |                        |
| Deputy Chair: Cllr P Darrington | ✓       |           |                        |
| Cllr C Barnes                   |         | ✓         | Personal Circumstances |
| Cllr P Brown                    | ✓       |           |                        |
| Cllr S Durden                   | ✓       |           |                        |
| Cllr J Ferrari                  | ✓       |           |                        |
| Cllr M Horwood                  | ✓       |           |                        |
| 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 Lesley Dyball, Cllr John Ettridge

**Public:** None present

#### MEETING COMMENCED: 20:49

#### 12543 APOLOGIES FOR ABSENCE

Cllr Clare Barnes

#### 12544 DECLARATIONS OF INTEREST

None

#### 12545 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 21st January 2026.

#### APPROVED AND SIGNED

#### 12546 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

##### 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.

**OBJECTION**

**Acoustic barrier proposed should not be removed as this was to prevent unacceptable noise on neighbouring occupiers (residential).**

**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.

**NO OBJECTION SUBJECT TO:**

- 1. It is felt that the flat roof extension which stands at the moment does not comply with the rest of the building and the proposed gable style roof is more in keeping with the ancient historical building. The gable style roof is an important element of the character of the conservation area as mentioned in the Swanley Village Design Guide which is part of the approved Swanley Neighbourhood Plan. It says shallow pitched and flat roof should be avoided in this area.**
- 2. There is some concern over the privacy for the neighbouring property with the juliet balcony.**

**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.

**NO OBJECTION SUBJECT TO:**

- 1. The property lies within the metropolitan green belt. It would appear the extensions proposed on both properties will be below 50% of their original footprint but only just in relation to Orchard Cottage. The new garages to be erected are more than 5 metres from the properties concerned and so would not constitute part of that footprint.**
- 2. The garages and gates should be in keeping with the Swanley Village Design Guide that is part of the approved Swanley Neighbourhood Plan.**
- 3. KCC Ecology as yet to respond in respect to the impact mitigation on the bats which are roosting in and around the vicinity of these properties. Their guidelines such as bat boxes and appropriate lighting etc should be followed.**
- 4. Trees are retained to create the leafy ambience required.**

**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.

**NO OBJECTION**

**12547 APPEALS**

**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 – 18<sup>th</sup> February 2026**

**MEETING CLOSED: 21:12**

**SIGNED:**

**18/02/2026**

**Cllr G Darrington  
Chair of Development Control**