

Swanley Town Council
Civic Centre, St Marys Road, Swanley, Kent, BR8 7BU
Tel: 01322 665855
www.swanleytowncouncil.gov.uk

SUMMONS

DEVELOPMENT CONTROL

1st April 2026

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 8th April 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 18th March 2026.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1 26/00450/CONVAR Broom Hill Site London Road Swanley Kent – COMMENTS DUE BY 09/04/2026

Variation to conditions 1 (hybrid areas plan), condition 2 (hybrid areas plan), condition 5 (plans), condition 6 (plans), condition 7 (character area parameters), condition 8 (approved landscape masterplan), condition 35 (detailed sustainable surface water), condition 48 (approved landscape masterplan) of 25/01803/CONVAR (Hybrid planning permission comprising: IN FULL, demolition of existing buildings and the creation of a new access roundabout on London Road and erection of a retail food store (Use Class E(a)), together with associated plant and infrastructure, internal roads and landscaping, and ancillary works; and IN OUTLINE, the erection of 47 dwellings, including public open space and landscaping, with all matters reserved except means of access and layout) with amendments to remove link road and reduce the area of open space area to create a new development parcel.

4.2 26/00451/HOUSE 3 Hillside Court Swanley Kent BR8 8TU – COMMENTS DUE BY 12/04/2026

Demolition of existing front porch to be replaced with new porch. New open pergola at the rear.

4.3 26/00368/HOUSE 10 Manse Way Swanley Kent BR8 8DD – COMMENTS DUE BY 15/04/2026

Two storey side extension, two storey part single storey rear extension, ground floor front extension, loft conversion with rear dormer.

4.4 26/00431/LDCEX Swanley Centre London Road Swanley Kent BR8 7TG – COMMENTS DUE BY 19/04/2026

Lawful development certificate in relation to change of use from Class E (offices) to Class C (dwellinghouses).

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 26/00051/HOUSE 65 Cranleigh Drive Swanley Kent BR8 8NZ

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.

GRANTED – STC COMMENT – NO OBJECTION 09/02/2026

6. INFORMATION ONLY

6.1. 26/00029/NEWDEV Heath Close Swanley Kent

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

The former temporary accommodation units which were on this road have been demolished and are to be replaced by houses and self-contained flats for standard residential use. The addresses for 1-18 will be retained but with new UPRNs, and there are to be four additional dwellings. Please note that Royal Mail have also issued a new postcode.

DATE OF NEXT MEETING – 22nd April 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.