

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 8th April 2026

Present:

Members	Present	Apologies	Reason
Chair: Cllr G Darrington	✓		
Deputy Chair: Cllr P Darrington	✓		
Cllr C Barnes	✓		
Cllr P Brown	✓		
Cllr S Durden	✓		
Cllr J Ferrari	✓		
Cllr M Horwood	✓		
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 Rita Wood, Cllr John Ettridge

Public: None present

MEETING COMMENCED: 20:18

12562 APOLOGIES FOR ABSENCE

Cllr E Uttley

12563 DECLARATIONS OF INTEREST

None

12564 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 18th March 2026.

APPROVED AND SIGNED

12565 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

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.

NO OBJECTION SUBJECT TO:

1. **Acoustic fencing to the east of the development as it is close to the M25.**
2. **Access to Beechenlea Lane to be used for residential purposes.**
3. **Removal of trees from the boundary of Uplands (Beechenlea Lane) to be retained or replaced to protect the amenity of that property.**

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.

NO OBJECTION

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.

OBJECTION

Due to excessive scale, bulk, mass and design. It would result in harm to the character of the area and would not comply with policy EN1.

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).

NO OBJECTION

Residents to be made aware that there are no parking facilities set in place for this development.

12566 DECISIONS MADE BY PLANNING AUTHORITY

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

INFORMATION ONLY

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

MEETING CLOSED: 20:37

SIGNED:

22/04/2026

**Cllr G Darrington
Chair of Development Control**