

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 18th February 2026

Present:

Members	Present	Apologies	Reason
Chair: Cllr G Darrington	✓		
Deputy Chair: Cllr P Darrington	✓		
Cllr C Barnes	✓		
Cllr P Brown	✓		
Cllr S Durden		✓	Personal Circumstances
Cllr J Ferrari	✓		
Cllr M Horwood	✓		
Cllr C Prestedge	✓		
Cllr E Uttley	✓		

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

Also Present: Cllr Rita Wood

Public: None present

MEETING COMMENCED: 19:29

12548 APOLOGIES FOR ABSENCE

Cllr Stephen Durden

12549 DECLARATIONS OF INTEREST

None

12550 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 4th February 2026.

APPROVED AND SIGNED

12551 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

25/02577/FUL Land North Of 31 To 35 Goldsel Road Swanley Kent – COMMENTS DUE BY 19/02/2026

Erection of a four storey building comprising of 6 residential units.

Written response letter from applicant and CWD Fire Safety Consultant to concerns raised by Kent Fire and Rescue Services and KCC Highways.

OBJECTION

1. Shortage of car parking spaces in the Swanley area already. There should be one car parking space per unit as proposed by KCC Parking Standards C3(a)Jan 25.
2. Over-intensification of the site.
3. Overlooking onto properties in the vicinity.
4. Removing permitted development rights for further storeys on the site.

25/02941/FUL 52 Lynden Way Swanley Kent BR8 7DW – COMMENTS DUE BY 24/02/2026

Change of use of existing dwellinghouse as a children's home. Erection of bin & bike store. Further information and revised plans have been provided to try to address KCC Highways comments made.

OBJECTION

1. Out of context with the surrounding properties due to the change of use and the erection of bin store and cycle storage to the front of the property.
2. KCC Highways are not happy with the provision of car parking spaces as three parking spaces will be required. Only two have been provided therefore, it does not comply with KCC parking standards.
3. Intrusive to neighbours on either side of the terraced property as reported by SDC Environmental Health.

25/02172/OUT Land North Of Maidstone Road Swanley Kent – COMMENTS DUE BY 26/02/2026

Outline planning application for all matters reserved except access for up to 277 dwellings and up to 1,050sqm (GIA) Class E floor space alongside parking, landscaping, and associated works.

Updated and revised documents submitted in response to consultee comments, including the Flood Risk Assessment, Archaeological Assessment, Air Quality Assessment and the Design and Access Statement. Refer to covering letter for more detail. Updated Air Quality Assessment has been provided.

OBJECTION - Our original comments dated 12th November 2025 still apply.

Additional observations:

1. Thames Water have since replied and identified an inability of the existing water network infrastructure to accommodate the needs of such a large development proposal.
2. Dartford and also Bexley Borough Councils both classify the area as Green Belt. Why should Sevenoaks District Council classify this as Grey Belt?
3. Strain on the already severely stretched infrastructure.

12552 DECISIONS MADE BY PLANNING AUTHORITY

25/02812/HOUSE 36 Willow Avenue Swanley Kent

Demolition of existing side extension and garage. Erection of part single / part double storey rear extension, double storey side extension, loft conversion with rear dormer and rooflights to front elevation. Alteration to fenestration.

REFUSED – STC COMMENT – OBJECTION 08/01/2026

25/03271/HOUSE 43 Laburnum Avenue Swanley Kent

Demolition of existing garage to construct a single-storey outbuilding to form an annexe with rooflights. Associated hard and soft landscaping.

GRANTED – STC COMMENT – OBJECTION 15/12/2025

25/03436/HOUSE 48 Waylands Swanley Kent

Single storey front extension

GRANTED – STC COMMENT – NO OBJECTION 08/01/2026

25/01603/FUL 21 St Marys Road Swanley Kent

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.

REFUSED – STC COMMENT – OBJECTION 21/01/2026

DATE OF NEXT MEETING – 4th March 2026

MEETING CLOSED: 19:53

SIGNED:

04/03/2026

**Cllr G Darrington
Chair of Development Control**