

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 22nd April 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 Rita Wood, Cllr John Ettridge, Cllr Lesley Dyball, Shelley Fillipi - Swanley Link Manager

Public: None present

MEETING COMMENCED: 20:02

12567 APOLOGIES FOR ABSENCE

Cllr C Barnes

12568 DECLARATIONS OF INTEREST

None

12569 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 8th April 2026.

APPROVED AND SIGNED

12570 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

26/00635/HOUSE 36 Oakleigh Close Swanley Kent BR8 7WJ – COMMENTS DUE BY 24/04/2026

Demolition of external rear stairs. Proposed Single Storey Rear Extension + Garage Conversion with alterations to fenestration.

NO OBJECTION but recommend a 45-degree light test.

APPLICATION FOR DISABLED PERSONS (BLUE BADGE) PARKING BAY RUSSETT WAY, SWANLEY (REVISED) – COMMENTS DUE BY 06/05/2026

This application was considered by members and it was agreed that the red flagged area would possibly be more suitable so that the applicant would not have to cross the busy road to reach their home.

25/03530/HOUSE Orchard Cottage Church Path Swanley Village Swanley Kent BR8 7NZ – COMMENTS DUE BY 07/05/2026

Demolition of conservatory, storage room and all existing outbuildings and garage. Two storey side and rear extensions and construction of two bay garage and adjoining carport. New driveway and entrance gate. Extension to existing fencing. New Fence. Extension of driveway. Alterations to fenestration.

A summary of the main changes are set out below; Correct documents received for a householder application for this address.

NO OBJECTION SUBJECT TO:

- 1. A condition set in place that a bat licence is obtained so that a registered consultant can attend during disturbance works to ensure bats are safely removed and located to suitable habitats, such as bat boxes, close to their original locations.**
- 2. A condition that a sensitive lighting design is used at night e.g. low light narrow spectrum, so that bats are not disturbed in flight.**
- 3. A Construction Ecological Management Plan to incorporate the above in (2) and that additional native planting and habitats are made available for not just bat boxes but also bird boxes, log piles, hedgehog homes and access via openings in close boarded fencing for hedgehog highways.**
- 4. Clearance of the site and demolition should be undertaken outside bird nesting season.**

12571 DECISIONS MADE BY PLANNING AUTHORITY

26/00340/HOUSE 93 Pinks Hill Swanley Kent

Single storey front extension to garage and conversion of garage and new permeable block paved driveway.

GRANTED – STC COMMENT – NO OBJECTION 19/03/2026

DATE OF NEXT MEETING – 20th May 2026

MEETING CLOSED: 20:11

SIGNED:

20/05/2026

**Clr G Darrington
Chair of Development Control**