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

SUMMONS

DEVELOPMENT CONTROL

11th June 2026

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 17th June 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 J Ferrari, Cllr C Prestedge, Cllr K Mitchell, Cllr E Uttley, Cllr R Wood

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 3rd June 2026.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 26/01078/HOUSE 2 Hart Dyke Road Swanley Kent BR8 7DE

Erection of a first floor 'pilotis' side extension incorporating a catslide roof, with associated alterations including new fenestration and fence.
This application has now been amended, and a summary of the main changes are:
The description has been amended confirming the proposed development is for an upper floor extension only.
COMMENTS DUE BY 19/06/2026

4.2. 26/00764/HOUSE 117 Swanley Lane Swanley Kent BR8 7LB

Single storey rear extension with flat roof and roof light.
This application has now been amended, and a summary of the main changes are:
Floor plans added to match proposal. No other changes.
COMMENTS DUE BY 19/06/2026

4.3. 26/01011/FUL Land West Of 1 Wood Street Swanley Kent

Erection of a self-build single storey dwelling.
COMMENTS DUE BY 23/06/2026

4.4. 26/00412/HOUSE 40 The Oaks Swanley BR9 7YR

New window on the first floor bathroom.
COMMENTS DUE BY 29/06/2026

4.5. 26/00934/HOUSE 26 Pear Tree Close Swanley Kent BR8 7US

Proposed front extension with new front door and rooflight. Loft conversion with dormer with rooflight.
COMMENTS DUE BY 02/07/2026

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 26/00741/HOUSE 11 Lower Croft Swanley Kent

Proposed garage conversion with new window.
GRANTED – STC COMMENT – NO OJECTION 05/05/2026

6. APPEALS

6.1. Appeal Ref: 6005168 (25/02812/HOUSE) 36 Willow Avenue Swanley, Kent BR8 8AT

Erection of part single / part double storey rear extension, double storey side extension, loft conversion with rear dormer extension following demolition of existing side extension and garage.

7. INFORMATION ONLY

7.1. 26/01391/WTCA Jasmine Cottage School Lane Swanley Kent BR8 7PJ
Various works to trees.

7.2. Proposal to Divert part of SD92 at Swanley (PROW/SD92/1739)
The consultation period has now ended, thank you for your comments regarding the proposed diversion of Public Footpath SD92 at Swanley. Your concerns have been carefully noted and Kent County Council responds as follows:

In relation to your comments regarding the historic character of Swanley Village, conservation policies, and the importance of maintaining separation between settlements, these matters are noted. However, the proposed diversion is being considered under Section 119 of the Highways Act 1980, which sets out specific legal tests for public path diversions. These tests do not include planning or development plan policies, as the proposal is not a planning application. Instead, the assessment focuses on whether the diversion is in the interests of the landowner and/or the public, whether the new route is reasonably convenient, and the effect on public enjoyment of the path .While broader planning and landscape considerations may provide context, they are not determinative in the decision-making process for a public footpath diversion. The proposal presents an opportunity to improve the condition and usability of the path through Community Infrastructure Levy (CIL) funding, which is intended to support local infrastructure, including enhancements to public rights of way. You raise concerns regarding the directness of the current route and the potential for the proposed diversion to result in a steeper alignment. Under Section 119 of the Highways Act 1980, the Council must consider whether a proposed route would be *"substantially less convenient to the public than the existing route"*, and this will be assessed as part of the determination process. Your suggestion to retain the existing alignment of Public Footpath SD92 and create an additional route along the boundary of Highland Hill has been noted. However, the current proposal is being considered as a diversion under Section 119 of the Highways Act 1980, rather than the creation of a new route. The assessment must therefore focus on whether the diverted route meets the relevant legal tests, including convenience to the public and the effect on enjoyment. The option of retaining the existing route alongside a new path does not form part of the current proposal, though your comments have been recorded and taken into account in the consideration of the order. I would also like to reiterate that no formal order has been made at this stage. This informal consultation is intended to gather views, all of which will be taken into account before any decision is made on whether to proceed.

DATE OF NEXT MEETING – 1st July 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.