

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

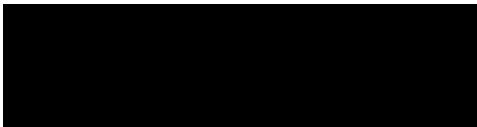
SUMMONS

DEVELOPMENT CONTROL

17th September 2026

Dear Member

You are hereby summoned to attend a meeting of the **Town Council** at the **Council Chamber, St Marys Road on Wednesday 23rd September 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 9th September 2026.

4. DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

4.1. 26/02414/DEMNOT Parkwood Hall School Beechenlea Lane Swanley

Demolition of existing modular teaching block (classroom) and shed.

COMMENTS DUE BY 05/10/2026

4.2. 26/02280/FUL Unit 6 Mark Way Swanley Kent BR8 8NJ

Installation of three external condenser units.

COMMENTS DUE BY 05/10/2026

4.3. 26/02019/CONVAR Broom Hill Site London Road Swanley Kent

Variation of condition 5 (Planning Permission Drawings) 6 (Outline Permission Drawings) 11 (visibility splays) 14 (Vehicle parking, Circulation and Delivery Spaces) 17 (Cycle Stands) 19 (EV Chargers) 22 (Travel Plan) 24 (Ecological Mitigation and enhancement strategy) 25 (Ecological Management and Monitoring plan) 30 (External Plant) 31 (Acoustic Fencing) 45 (Remediation Strategy) 48 (Planting) 49 (Landscaping scheme) 50 (Crime Prevention strategy) 51 (External Lighting) of 25/01803/CONVAR with amendment to relocate substation. Add and additional parent and child bay within car park. Two rapid EV charging spaces. Two outside benches. Two air conditioning units. Minor alteration to siting of some of the proposed trees. Update drawing numbers with conditions.

COMMENTS DUE BY 06/10/2026

5. DECISIONS MADE BY PLANNING AUTHORITY

5.1. 26/01455/LDCEX 26 Dahlia Drive Swanley Kent

Confirmation the erection of a replacement garage used as garage and household storage area located at the end of the garden is lawful.

GRANTED – STC COMMENT – NO OBJECTION 31/07/2026

5.2. 26/01664/HOUSE 25 Woodview Road Swanley Kent

Proposed side wrap-around single storey extension to the existing rear extension, conversion of part of the attached garage to form a shower room and associated external and internal alterations. Alteration to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 17/08/2026

5.3. 26/01408/HOUSE 36 Willow Avenue Swanley Kent

Roof alteration.

GRANTED – STC COMMENT – NO OBJECTION 17/08/2026

5.4. 26/01406/HOUSE 115 Swanley Lane Swanley Kent

Proposed demolition of the existing rear lean-to extension and front porch, and construction of a single-storey wrap-around extension with rooflights to rear. New front entrance porch. Internal alterations.

GRANTED – STC COMMENT – NO OBJECTION 17/08/2026

DATE OF NEXT MEETING – 7th October 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.