

Swanley Town Council

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

Tel: 01322 665855

www.swanleytowncouncil.gov.uk

DEVELOPMENT CONTROL

MINUTES

Wednesday 29th July 2026

Present:

Members	Present	Apologies	Reason
Chair: Cllr G Darrington	✓		
Deputy Chair: Cllr P Darrington	✓		
Cllr P Brown	✓		
Cllr S Durden	✓		
Cllr J Ferrari	✓		
Cllr K Mitchell	✓		
Cllr C Prestedge	✓		
Cllr E Uttley	✓		
Cllr R Wood	✓		

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

Also Present: Cllr J Ettridge & Cllr M Horwood

Public: None present

MEETING COMMENCED: 19:43

12602 APOLOGIES FOR ABSENCE

None

12603 DECLARATIONS OF INTEREST

None

12604 MINUTES OF PREVIOUS MEETING

To approve as correct the Minutes of the Meeting held on Wednesday 15th July 2026.

APPROVED AND SIGNED

12605 DECISIONS TO BE CONSIDERED BY SWANLEY TOWN COUNCIL

26/00964/OUT Land West Of The Croft Swanley Kent - COMMENTS DUE BY 30/07/2026

Outline planning application with all matters reserved for 9 dwellinghouses.

This application has now been amended, and a summary of the main changes are set out below:

The site address was updated to better reflect the location of the development.

OBJECTION – Original objections of 16/07/2026 still stand for the above location:

Swanley Town Council objects to this outline planning permission on a number of grounds. We recognise there is very limited potential for development at this location, but the proposed number of houses, the height and orientation of the houses create negative impact on neighbouring properties of Sermon Drive, The Croft, Heathwood Gardens and Farm Avenue and the proposed road access and lack of safety for pedestrians is unsuitable.

We object as follows:

EN1 of the ADMP 2015 - The development's third storey element, combined with the height would be visible and dominate the views from The Croft and Sermon Drive, clearly establishing backland development which this entire area does not have. The height of the properties, along with their orientation, will have an overbearing effect on properties in The Croft and Sermon Drive.

EN2 of the ADMP 2015 - The proximity to properties in The Croft, especially with a third storey dormer overlooking, causes a substantial amount of harm. In some cases, the built form looks to be around 15 metres from the rear of the nearest property, an impact which is amplified by the third storey elements and orientation of the properties. On the layout plans the windows on the first and second floors could not be obscure glazed or fixed shut as they are the only principle light element for the habitable rooms. In addition, the use of the unmade track as the only entrance to the site is inadequate and unsuitable and would have a very negative impact on all the properties in Heathwood Gardens and the Heathwood Bungalows. The access path is narrow with no passing places so only one vehicle at a time could use it. A more intense usage would have an unacceptable impact on the enjoyment of the residents in Heathwood Gardens and Heathwood Bungalows.

SP1 of the Core Strategy 2011 - There is concern on the poor air quality and noise impact this could have on the proposed owners due to the proximity to the main A20 road. In fact, any removal of trees will exacerbate these problems for all living in the area.

T1 of the ADMP 2015 - With the intensification of the unmade dirt track, residents of Heathwood Bungalows (and Farm Avenue if that is used) have previously highlighted that in winter, they have to park their vehicles in Heathwood Gardens, as the mud and flooding on this causes vehicles to get stuck. Should this occur, this would lead to even larger amounts of noise as vehicles attempt to get free. There could be serious access issues for emergency vehicles. Furthermore, this is a Public Right Of Way which is well used by the public. The further intensification of the site would leave no safe or segregated path for pedestrians, and no mention has been made by the applicant as to improvements that they would make to protect their safety. There are a number of TPO's in the area of the proposed site around Heathwood Gardens and these need to be taken into consideration.

Overall, this development will result in a loss of public amenity space which is enjoyed by children. The residents have also mentioned that this area is also known for its biodiversity including a range of birds recorded as having declining numbers.

26/01569/ADV Ladbroke's 53 Swanley Centre London Road Swanley Kent BR8 7TQ - COMMENTS DUE BY 30/07/2026

Installation of 1 no digital marketing screen

OBJECTION - We have objected because KCC Highways has stated the proposed luminance of the sign exceeds maximum permitted level. The advertisement must be at least 2.6 metres above the footway.

If approved the hours of illumination must not be more than 22:00 hrs and the lights must not pulsate.

26/01217/FUL 21 St Marys Road Swanley Kent BR8 7BU - COMMENTS DUE BY 03/08/2026

Subdivision of plot, demolition of single storey kitchen side extension and garage.

Construction of two x 1 bed dwellings. 2 new accesses, parking, and associated landscaping. Single-storey rear extension to existing house, new dormer to rear, alterations to landscaping. We can now confirm that this application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

New drawings and certificate has been provided.

NO OBJECTION

26/01820/ADJ (26/00773/OUT) The Birches Birchwood Road Swanley Kent BR8 7QA
Cross boundary outline application for demolition of existing bungalow and erection of 5 No. dwellings and engineered changes in ground levels with access road, parking and cycle stores (consideration of access and layout only).

Details of the application and expiry dates for comments are available directly via Dartford Borough Council's web site.

NO OBJECTION LODGED

26/01455/LDCEX 26 Dahlia Drive Swanley Kent BR8 7XS - COMMENTS DUE BY 12/08/2026

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

NO OBJECTION

26/01394/CONVAR 1-12 And 14-19 Heath Close Swanley Kent BR8 7FD - COMMENTS DUE BY 12/08/2026

Variation of Condition 2 (Approved Plans) and Variation of Condition 10 (Arboriculture Method Statement & Trees) of 25/01508/MMA to include a roof above the external staircase for Block B and to remove an additional tree.

NO OBJECTION – Subject to the Sevenoaks Arboricultural Manager viewing the tree to confirm whether it is diseased. If so that this is replaced with a suitably sized mature tree and not a tree whip.

26/01917/ADJ (25/01314/FUL) Landscape Centre Provender Nursery Birchwood Road Wilmington Kent BR8 7PS

Provision of access tracks for existing horticultural use (Retrospective application) and proposed improved access from Birchwood Road (amendment to 25/03443/ADJ)

If you wish to make comments you should do so in writing, quoting reference 25/01314/FUL, direct to Dartford Borough Council and copy any response to Sevenoaks District Council.

NO OBJECTION LODGED

26/01692/CONVAR 6 Philip Avenue Swanley Kent BR8 8HG - COMMENTS DUE BY 12/08/2026

Variation of condition 3 of SE/98/2622 (Single storey front extension. Two storey side extension. Single storey rear conservatory) with amendment to use of the garage as a habitable room.

NO OBJECTION. Off road parking spaces available.

12606 DECISIONS MADE BY PLANNING AUTHORITY

26/00933/HOUSE 2 Philip Avenue Swanley Kent

Ground floor rear/side infill extension to existing rear extension with rooflight, Demolish the existing front porch and build a new front porch, garage conversion. Alteration to fenestration.

GRANTED – STC COMMENT – NO OBJECTION 04/06/2026

26/00785/HOUSE The Oaks Birchwood Road Swanley

Proposed infill dormers and additional dormers to front, side and rear elevations. Removal of existing photovoltaic panels. Alterations to roof line.

REFUSED – STC COMMENT – NO OBJECTION 04/06/2026

26/01078/HOUSE 2 Hart Dyke Road Swanley Kent

Erection of a first floor 'pilotis' side extension incorporating a catslide roof, with associated alterations including new fenestration and fence.

REFUSED – STC COMMENT – OBJECTION 04/06/2026

26/00888/HOUSE 25 St Marys Road Swanley Kent

Second-storey side extension, single-storey rear extension, loft conversion with roof lights. Associated internal and external alterations. Alterations to fenestration, including new dormer window.

GRANTED – STC COMMENT – OBJECTION 02/07/2026

26/00412/HOUSE 40 The Oaks Swanley Kent

New window on the first floor for Bathroom.

GRANTED – STC COMMENT – NO OBJECTION 18/06/2026

25/02172/OUT Land North Of Maidstone Road Swanley Kent

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.

GRANTED – STC COMMENT – NO OBJECTION 19/02/2026

12607 APPEALS

Appeal Ref: 6007758 (25/02941/FUL) 52 Lyden Way, Swanley BR8 7DW

The development proposed was described as “Change of use of existing dwellinghouse as a children's home.”

APPEAL DISMISSED

12608 INFORMATION ONLY

26/01425/HOUSE 32 Dahlia Drive, Swanley Kent

Demolition of the existing rear conservatory and the erection of a single storey rear extension. Installation of 2 rooflights. The application has now been amended, and a summary of the main changes is set out below;

The proposed materials for the windows and door have been changed to aluminium.

DATE OF NEXT MEETING – 9th September 2026

MEETING CLOSED: 20:11

SIGNED:

09/09/2026

**Cllr G Darrington
Chair of Development Control**