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# SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

## Planning, Major Developments, Transportation & the Environment Committee.

Councillor Dawn Johnston - Chairman  
Councillor Hazel Stephens - Vice-Chairman  
Councillor Anita Barham  
Councillor Lorna Cross  
Councillor Peter Harman  
Councillor Lesley Howes  
Councillor Richard Lees  
Councillor Elizabeth Wickham

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

**Wednesday 22 May 2024 at 7.00pm**

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

*Graham Blew*

Graham Blew  
Town Clerk

Dated: 16 May 2024

*Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.*

The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.  
Tel: (01322) 385513 Fax: (01322) 385849

To assist Members the following information has been supplied (from the Planning Portal): -

[https://www.planningportal.co.uk/faqs/faq/4/what\\_are\\_material\\_considerations](https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations)

## **What are material considerations?**

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.



## AGENDA

1. To receive Apologies for Absence (*Local Government Act 1972, s.85*).
2. Substitutes.
3. Declarations of interest in items on the Agenda (*Localism Act 2011, s.31*).
- \* ***As per Standing Order 34 c), and at the Chairman's discretion, the meeting will be adjourned at this point to allow any members of the public to address the meeting in relation to the business to be transacted at the meeting. Members of the public are allowed to (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted.***
4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).
5. To confirm and sign the Minutes of the Meeting held on 20 March 2024 (Full Council 18 April 2024) (*Local Government Act 1972, Sch 12, Para 41 (1)*).
6. **TOWN PLANNING.**
- 6.1 **The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation / Kent County Council/ Gravesham Borough Council for Members observations (full details of these applications can be viewed via the Town Council, DBC, EDC GBC and the KCC websites).**

<p>EDC 22/0168 RECONSULTATION</p>	<p>Amended Environmental Statement and Supporting Documents.</p> <p>Outline planning application (with all matters reserved) for mixed use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas.</p> <p>Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal vehicular network, and other ancillary infrastructure, and associated crossings, highway accesses, and junction improvements.</p>
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	Ebbsfleet Central East. Land Adjacent to Ebbsfleet International Railway Station Thames Way, Northfleet.
DA/24/00444TPO	Application for the group of ivy-covered trees believed to be Sycamore - to reduce by 30% in height which at a guess would take the 16m tree down by around 5m leaving it at 10-11m tall then sever the ivy at the base of the trunks, removing/reducing lowest branches overhanging the garden to crown raise to 5m subject to Tree Preservation Order No.11 1990  Rear of 15 The Dell, Greenhithe.
DA/24/00321/FUL	Installation of 4 number roof lights in rear roof slope in connection with providing additional rooms in the roof space.  3 Meriel Walk, Greenhithe.
DA/24/00476/FUL	Demolition of the existing garage, shed and fence. Erection of a new fence and shed.  1 Seymour Walk, Swanscombe.
DA/24/00026/COU	Change of use from residential dwelling (use class C3) to a care home (use class C2) to provide supported accommodation for either Children or Mothers and Babies.  <i>Revised information received: Additional supporting statement received and revised block plan.</i>  110 Milton Street, Swanscombe, DA10 0DT.
20240234	Erection of emissions management building consisting of baghouse and stack.  Britannia Refined Metals, Lower Road, Northfleet.

**6.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.**

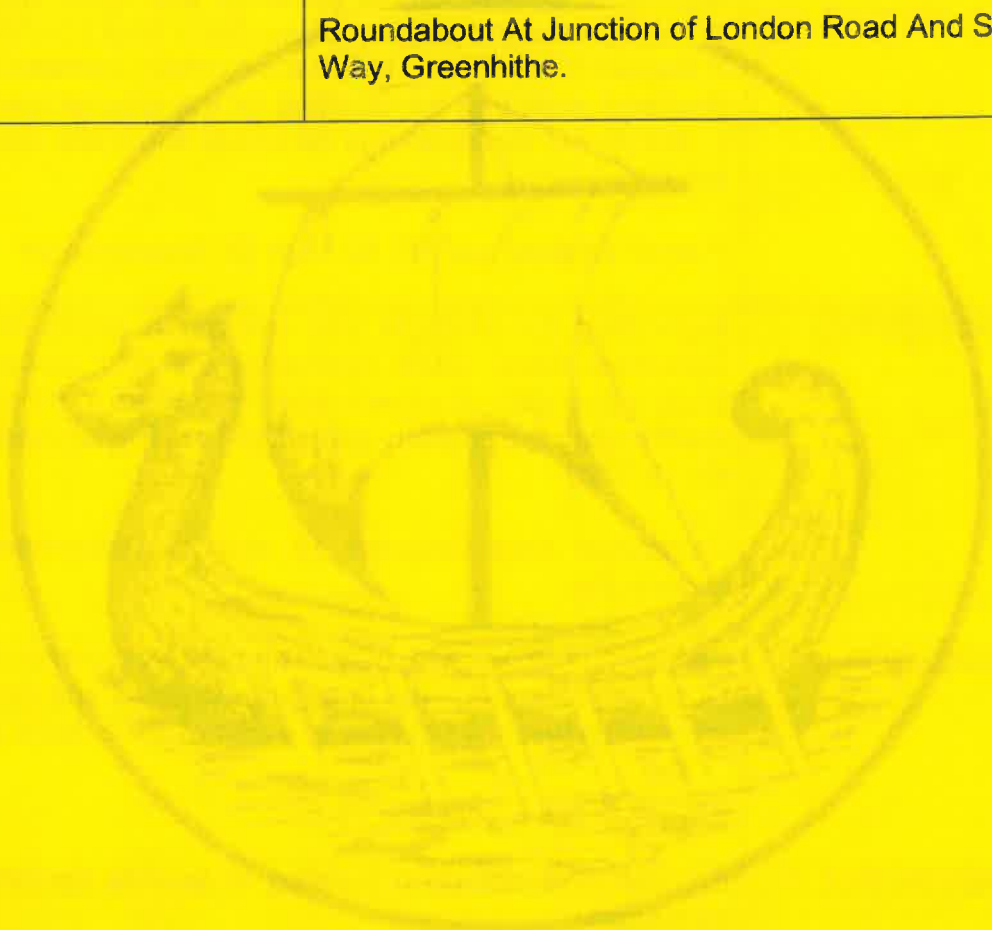
EDC/22/0110/RVAR	Details of Site Drainage (Condition 4), Bund Landscape Works (Condition 8), Vehicle Parking, Cycle Storage and EV Charging Points (Condition 9), Surface Water Maintenance and Management Plan for Phases I & II (Condition 10), Phase II details of Concrete Pad, Drainage Details (Condition 11), and three new external storage bays (Conditions 2 and 11) pursuant to planning permission EDC/22/0110 for a new waste management facility.
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	Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet
DA/24/00158/FUL	Erection of a single storey rear extension.  2 Palladian Circus, Greenhithe.
DA/24/00174/VCON	Demolition of the existing Public House (Sui Generis) and erection of a 3 storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision (variation of condition 15 of 21/01893/FUL in respect of M4 (3) and M4(2) accessibility standards for the dwellings such that the dwelling on the ground floor is built to M4(3), but the dwellings on upper floors are not built to M4(2) or M4(3))  Former Wheatsheaf PH, 60 High St, Swanscombe
DA/24/00201/TPO	Application for a single tree (among a group of mainly Sycamore trees) which overhangs the rear garden of 21 Watermans Way- to crown raise the tree up to 6m in height overhanging the property subject to Tree Preservation Order No.11 1990  Communal Area Between 19 and 21 Watermans Way, Greenhithe.
DA/24/00269/FUL	Provision of external insulation and applying render finish to all sides of the property; changing windows and increasing an existing window opening to a pair of patio doors at rear.  3 Alma Road, Swanscombe
DA/24/00157/FUL	Erection of a detached building to provide garden office, gym space.  14 Pacific Close, Swanscombe

**6.3 The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.**

DA/23/01352/COU	Change of use from house under use Class C3 to a House in Multiple Occupation (HMO) with 9 bedrooms (14 person) (use class Sui Generis) with associated internal alterations.  1 The Orchard, Mounts Road, Greenhithe
DA/24/00246/ADV	Display of 4 x free standing, non-illuminated fascia advertising boards.  Roundabout At Junction of London Road And St Clements Way, Greenhithe.



You can follow us on Social Media and via our website.

Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhithe town council.gov.uk>

