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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 Lorna Cross  
Councillor Ann Duke  
Councillor Lesley Howes  
Councillor Richard Lees  
Councillor Elizabeth Wickham  
VACANCY

To all other Councillors: For information only.

**A Meeting of the above Committee will be held on**

**Wednesday 18 December 2024 at 7.00pm**

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

*Graham Blew*

Graham Blew  
Town Clerk

Dated: 12 December 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 November 2024 (Town Council 5 December 2024) (*Local Government Act 1972, Sch 12, Para 41 (1)*).

### 6. **TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD (p).**

Further to minute 261/24-25 the attached response has been received from the Strategic Resilience Manager, Highways & Transportation, KCC.

**Recommended:** To discuss and advise accordingly.

### 7. **TOWN PLANNING.**

- 7.1 **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*).

DA/24/01353/FUL	Erection of a single storey rear extension with new balcony at first floor level.  45 Pentstemon Drive, Swanscombe.
DA/24/01382/FUL	Installing new external insulation and render to all sides of the existing property and garden building and erection of a single storey rear extension to connect the main house to the garden building.  3 Alma Road, Swanscombe.

DA/24/01309/FUL	Provisional of additional flood defence wall and railings.  Open Space at The Boulevard, Greenhithe.
KCC/DA/0186/2024	New external canopy of 24m2  Ebbsfleet Valley Primary School, Ackers Drive, Weldon, Ebbsfleet Valley.

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

DA/24/00595/FUL	Enclosure of patio area to allow provision of enlarged residents lounge and erection of single storey side extension to rear of building to provide 4 additional rooms with en-suite bathrooms, two storey rear infill extension to provide tea station, lift and lobby at ground floor level and reconfiguration of first floor space and engineering works to within grounds including provision of retaining walls  Rosewood, 28 Bean Road, Greenhithe.
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Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhithetowncouncil.gov.uk>

