



© 2009

# 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 Graham Taylor  
Councillor Elizabeth Wickham

To all other Councillors: For information only.

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

**Wednesday 15 January 2025 at 7.00pm**

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

Graham Blew  
Town Clerk

Dated: 10 January 2025

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

*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.*

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 18 December 2024 (Special Town Council 9 January 2025) (*Local Government Act 1972, Sch 12, Para 41 (1)*).
6. **TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD (p).**

Further to minute 324/24-25 the attached response has been received from the Cabinet Member for Highways & Transportation, Kent County Council (KCC).

As agreed, a letter was also sent to Councillor Lesley Howes in her role as parish representative on the Joint Transportation Board (JTB).

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

### 7. TOWN PLANNING.

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

DA/24/01358/NONMAT	Non-material amendment following grant of planning permission DA/23/00654/FUL for adjustments to internal room layouts and windows on eastern elevation.  Veterinary Practice, 41-43 Swanscombe Street, Swanscombe.
--------------------	---

DA/24/00961/FUL	Erection of a part two/part single storey rear extension.  9 Worcester Close, Greenhithe, DA9 9NU.
DA/24/01259/FUL	Erection of a single storey rear extension (retrospective application).  18 Stanley Road, Swanscombe, DA10 0HY.

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

DA/24/00862/VCON	Variation of condition (22)(operating hours) of planning permission DA/21/00923/VCON [Provision of a new drive thru lane, ground floor extension to building with new drive thru booths, new site access/egress, with the re-arrangement of the car park, a new patio area, bin store and substation (variation of conditions 2 and 20 of planning permission 20/00140/FUL to change the type and specification of external plant to be installed to the rear of the building)] to enable the restaurant to operate 24 hours a day, seven days a week.  McDonalds, Bean Road, Greenhithe.
------------------	---



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

Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhithetowncouncil.gov.uk>

