

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 15 JANUARY 2025 AT 7.00PM

AGENDA ITEM 5
PTE 5/12/25

PRESENT:

Councillor Dawn Johnston - Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Richard Lees
Councillor Graham Taylor
Councillor Elizabeth Wickham

ALSO PRESENT:

Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO

ABSENT:

There were none

355/24-25. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING THE MEETING.

The Chairman explained the arrangements and constraints relating to the filming or recording of the meeting.

356/24-25. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Lesley Howes, due to other commitments.

An apology for absence was received from Councillor Hazel Stephens, due to medical reasons.

Recommended:

That the reasons for absence, for the Councillor(s) listed, be formally accepted, and approved.

357/24-25. SUBSTITUTES.

There were none.

358/24-25. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

As per Standing Order 34 c) the Chairman adjourned the meeting at this point to allow members of the public to address the meeting in relation to the business being transacted at the meeting.

359/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

360/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 18 DECEMBER 2024.

Recommended: The Minutes of the meeting held on 18 December 2024 were confirmed and signed.

361/24-25. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD.

Further to minute 324/24-25 Members were sent the response that had been received from the Cabinet Member for Highways & Transportation, Kent County Council (KCC).

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

After discussion it was proposed, duly seconded and agreed that a reply be sent to the KCC Cabinet Member for Highways & Transport requesting further detail and clarification on the points raised in the original letter regarding additional traffic surveys / modelling and the release of information from the recent reports on geotechnical data and repair options.

It was also requested that the reply include that any update to local councillors, mentioned within the letter, should include Town Councillors.

Recommended: That a Town Council response, as detailed above, be sent.

362/24-25 The following planning applications had 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/24/01421/FUL	Erection of a single storey extension to existing garage/store with a car port and vehicular access, gates and alterations to fencing. 41 Valley View, Greenhithe.
OBSERVATIONS	<p>The Town Council object to this application on the grounds that the proposed vehicular access is limited and with the close proximity to the junction, would constitute safety concerns.</p> <p>The proposed construction, whilst single storey, appears to be the first steps in creating a separate living space as it is disjointed from the existing dwelling and has no direct links with the outside space it is replacing.</p> <p>This development, with its loss of outside space, is contrary to both paragraph 75 of the National Planning Policy Framework and section M1 of the Dartford Local Plan in relation to inappropriate development of a garden space.</p> <p>The Town Council strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for</p>

	their development and, where possible, include the provision of EVCP's.
DA/24/01395/FUL	Erection of a single storey rear extension including demolition of existing garage to side of property and erection of new detached dwelling. 19 Eagles Road, Greenhithe.
OBSERVATIONS	The Town Council object to this application on the grounds that the creation of a separate dwelling within the boundary constitutes an overdevelopment of the site, with the scale of the new property not in-keeping with the rest of the properties in the area. The Town Council would also point out the property's close proximity to a known site of geological instability, and hope that this is reflected in any conditions set, should the application be approved. The Town Council strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for their development and, where possible, include the provision of EVCP's.
DA/25/00001/FUL	Erection of a single storey rear/side extension with wraparound to side, two storey side extension and front porch. 19 Woodland Way, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

23/24-25. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation 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.

EDC/24/187 KCC/DA/0186/2024	New External canopy of 24m2. Ebbsfleet Green Primary School, Ackers Drive, Weldon, Ebbsfleet Valley.
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364/24-25. The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation 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.
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There being no further business to transact, the Meeting closed at 7.50 pm.

Signed: _____
(Chairman)

Date: _____



Mr Graham Blew

Sent via secure email.

graham.blew@swanscombeandgreenhithetowncouncil.gov.uk

**Cabinet Member for
Highway & Transport**

Sessions House
County Hall
Maidstone Kent
ME14 1XQ

Date: 22 January 2025

Reference: 53550921

Dear Graham

Thank you for your further enquiry regarding the temporary closure of the A226 Galley Hill Road, Swanscombe.

When the road was first closed, a number of options including creating a one way system around Swanscombe to take the pressure off Stanhope Road and Swanscombe High Street was considered. In addition, parking restrictions along Stanhope Road was also looked into. Peter Harman was actively involved with these early discussions, and appreciated the fact that a solution for one issue may well cause further problems. For the options discussed, it was determined that they would cause a detrimental effect to the community. Whilst I fully appreciate that there is already a negative impact on the area, due to the closure, making changes will frequently make the situation worse.

In regard the reports, as soon as we have information that may be shared, please be assured, you will be included.

I will ensure that when there are updates available, the town council will be informed.

Yours sincerely

**Neil Baker
Cabinet Member for Highways and Transport**

**Member for Whitstable East and Herne Bay West
Kent County Council**

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Graham Blew

COPY

From: Graham Blew
Sent: 16 January 2025 15:31
To: Kent County Council
Cc: Neil.Baker@kent.gov.uk; KCC Member - Thomas Mallon - S&G ; DBC Member - Claire Pearce - Swanscombe; DBC Member - Emma Ben-Moussa - Swanscombe
Subject: Temporary Closure of A226 Galley Hill : Enquiry Response (ref: 53550921)
Attachments: 2024 - Ltr back from KCC - 23 Dec.pdf; Temporary Closure of A226 Galley Hill Road.
Importance: High

Dear Mr Neil Baker, Kent County Council Cabinet Member for Highways and Transport

Thank you for your response dated 23 December 2024 and attached.

The Town Council have taken the opportunity to review your comments and would like to raise some further points / seek clarity with yourself.

Regarding our request for new traffic surveys and modelling, whilst we welcome the conversations you are having with the Transportation Team regarding this and we welcome this being taken forward, as you will appreciate, a lot has changed since the original hypothetical forecast work was undertaken when the road initially collapsed some 18+ months ago. The Town Council members would welcome the opportunity to work directly with the team on this to ensure that local views are considered.

In your letter you indicate that other than signage and restrictions very little could be done that would not have a detrimental knock-on effect to other roads in the area. Please be assured that all roads in the area are already affected by the additional congestion and large vehicles accessing the town. Could you please elaborate on what other options were considered to help with traffic management that were not taken forward and adopted?

Whilst the Town Council understands that elements of the surveys undertaken in relation to both geotechnical data and options for repair may have to be treated as legally privileged could you please advise whether any information contained within the reports can be shared either with the Town Council in a confidential capacity, or with the public, to help Councillors reassure the community that progress is being made?

With the surveys being treated as legally privileged due to pending litigation, could you advise on any timeline for when any litigation is likely to begin and a forecast on how long it could take to resolve?

Finally, you have advised in your letter that local councillors will be kept updated as things progress. The Town Council would like to respectfully request that this includes the Town Councillors and that this can be done via our office. Town Councillors work at the most local level and therefore can both pass on this information effectively and reassure the public during each stage.

Many thanks in advance for your time and consideration on this.

Yours sincerely,

LAUREN SULLIVAN MP

From: SULLIVAN, Lauren (MP) <lauren.sullivan.mp@parliament.uk>
Sent: 28 January 2025 14:59
To: Graham Blew <graham.blew@swanscombeandgreenhithetowncouncil.gov.uk>
Cc: DICKSON, Jim (MP) <jim.dickson.mp@parliament.uk>; SULLIVAN, Lauren (MP) <lauren.sullivan.mp@parliament.uk>
Subject: RE: 2: Galley Hill Temporary Road Closure

Dear Graham

Thank you for your email and apologies for the delay in coming back to you.

As you will know, the issues at Galley Hill Road currently fall under the responsibility of KCC – who I understand are continuing investigations and work in the background. Lauren continues to apply pressure to KCC to come up with a resolution for this issue, which has been ongoing for too long and as you rightly point out, is also negatively impacting residents in Gravesham. Since the Minister for Roads visited the site last autumn, Lauren has also followed up with her seeking central government support, although I understand the Department for Transport is still awaiting further information from KCC before they can fully consider the matter.

I believe there are plans to hold an open meeting on the issue in late March/ early April, ~~the meeting will be held on the 28th of March at 10am at the Galley Hill Road~~ – my understanding is that the organisers are just waiting on some other attendees to confirm before firming up the date and time. I am sure you will be notified when that meeting is firmed up – ~~the meeting will be held on the 28th of March at 10am at the Galley Hill Road~~

I know this may be a bit disappointing in terms of specific details but rest assured Lauren completely recognises the importance of a resolution for Galley Hill Road (as I know Jim does too) and will continue to press the relevant authorities on this.

Best wishes

Kim

Kimberley Glendenning

Chief of Staff to Dr Lauren Sullivan MP
Member of Parliament for Gravesham



a: House of Commons | London | SW1A 0AA
e: glendenningk@parliament.uk

From: Graham Blew <graham.blew@swanscombeandgreenhithetowncouncil.gov.uk>
Sent: Tuesday, January 28, 2025 1:18 PM
To: DICKSON, Jim (MP) <jim.dickson.mp@parliament.uk>; SULLIVAN, Lauren (MP) <lauren.sullivan.mp@parliament.uk>
Subject: 2: Galley Hill Temporary Road Closure
Importance: High

From: Graham Blew
Sent: 20 January 2025 12:30
To: Jim Dickson MP <jim.dickson.mp@parliament.uk>; Lauren.Sullivan.MP@parliament.uk
Subject: Galley Hill Temporary Road Closure
Importance: High

Dear Lauren and Jim

I am writing to see if, as the local MP's directly impacted by this long standing temporary road closure, you have any updates on the current situation regarding the repair and re-opening of the Galley Hill Road in Swanscombe ?

Any assistance you can offer would be greatly appreciated.

Yours sincerely,

Graham Blew
Town Clerk

EXTRACT OF MINUTES

361/24-25. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD.

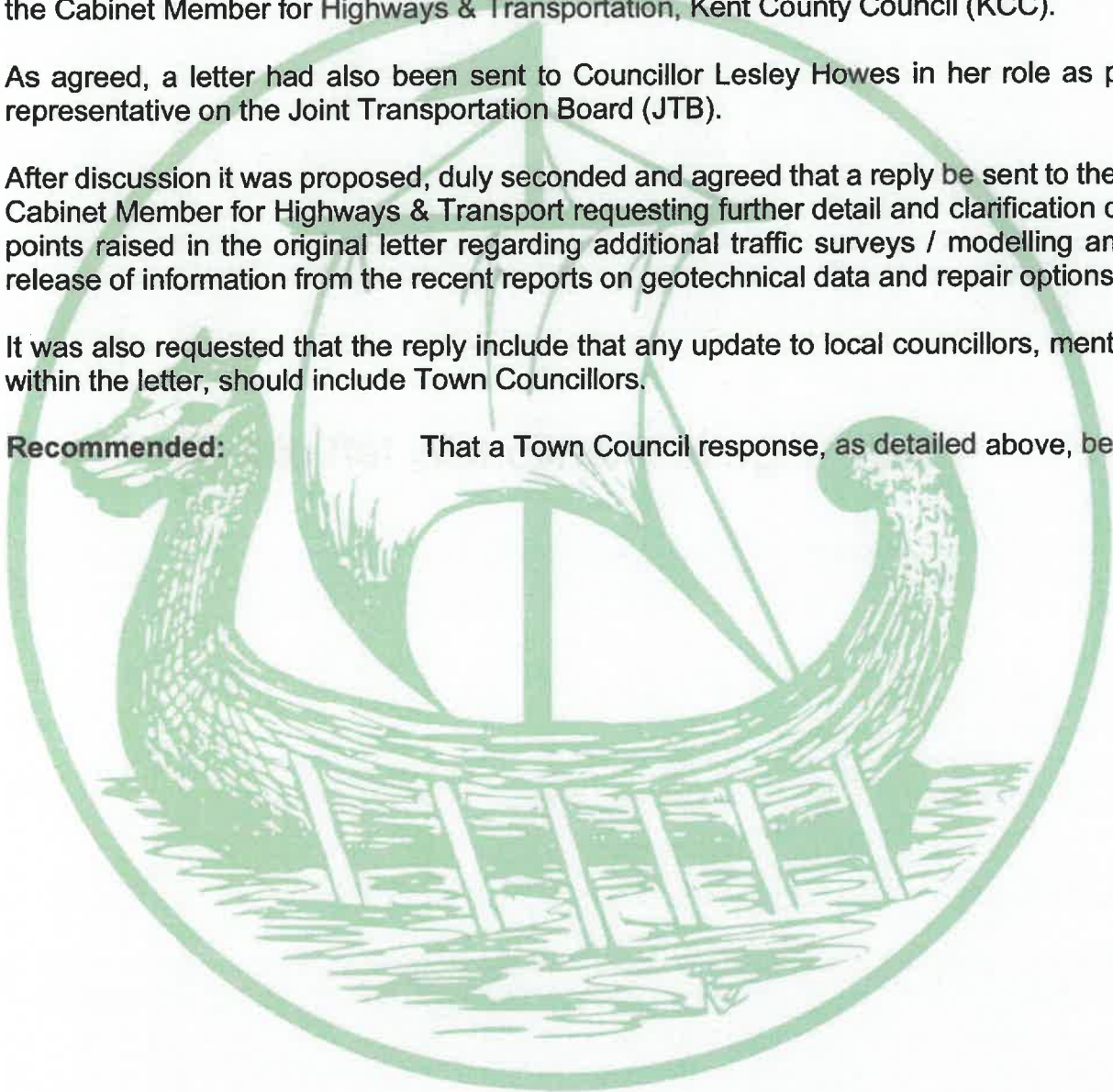
Further to minute 324/24-25 Members were sent the response that had been received from the Cabinet Member for Highways & Transportation, Kent County Council (KCC).

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

After discussion it was proposed, duly seconded and agreed that a reply be sent to the KCC Cabinet Member for Highways & Transport requesting further detail and clarification on the points raised in the original letter regarding additional traffic surveys / modelling and the release of information from the recent reports on geotechnical data and repair options.

It was also requested that the reply include that any update to local councillors, mentioned within the letter, should include Town Councillors.

Recommended: That a Town Council response, as detailed above, be sent.



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AGENDA ITEM
PTE 15/1/25



Mr Graham Blew

Sent via secure email.

graham.blew@swanscombeandgreenhithetowncouncil.gov.uk

**Cabinet Member for
Highways & Transport**
Sessions House
County Hall
Maidstone Kent
ME14 1XQ

Date: 23 December 2024

Reference: 53550921

Dear Graham

Thank you for your enquiry regarding the temporary closure of the A226 Galley Hill Road Swanscombe.

I will discuss with our transportation team your request for new traffic surveys and modelling to be undertaken throughout the Town of Swanscombe and Greenhithe. I am aware that the team looked at the area when Galley Hill was first closed. Other than restrictions and signage, there was very little that could be done that would not have a detrimental knock on effect to other roads in the area.

I appreciate the impact that the closure has on the whole area and can assure you that the teams involved are doing all they can to remedy the situation. I am sure that you understand that this is a very complicated situation, both due to ownership and liability, and due to the structure of the chalk spine.

The results of the surveys are legally privileged, so whilst this remains a legal matter, they cannot be shared. I can confirm that following the initial surveys to assess the stabilisation of the chalk spine, one of Kent's consultants is continuing to develop options analysis to be shared with the Department for Transport for us to be able to build a case for government funding. I'm sure you appreciate that this is not a speedy process but we will keep local councillors updated as things progress

Yours sincerely

Neil Baker
Cabinet Member for Highways and Transport

Member for Whitstable East and Herne Bay West
Kent County Council

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kent.gov.uk

From: Graham Blew
Sent: 19 December 2024 11:36
To: Neil.Baker@kent.gov.uk
Cc: KCC Member - Thomas Mallon - S&G ; DBC Member - Claire Pearce - Swanscombe; DBC Member - Emma Ben-Moussa - Swanscombe; DBC Member - Carol Gale - Greenhithe & Knockhall; DBC Member - David Mote - Greenhithe & Knockhall; DBC Member - Michael Brown - Greenhithe & Knockhall
Subject: Temporary Closure of A226 Galley Hill Road.
Importance: High

Dear Mr Neil Baker, Kent County Council Cabinet Member for Highways and Transport

The Town Council are writing to you to respectfully request that consideration is given for new traffic surveys and modelling to be undertaken throughout the Town of Swanscombe and Greenhithe to better understand the challenges being faced by the area with the temporary closure of Galley Hill Road.

We would like to ask that any work undertaken includes engagement with residents/local representatives to collate the issues/experiences faced, and to understand the patterns with excessive traffic and oversized vehicles.

Traffic surveys were undertaken by KCC early on following the temporary closure of Galley Hill but, given the extension of 36 months (3 years) to the temporary closure notice, the Town Council feels that this must be readdressed to gauge the current and potential ongoing matters that desperately require attention.

Could you also please provide the results of the geo surveys and the initial summaries of the options report that were previously expected to be available by this point.

We have included the County Councillor for the Swanscombe, Greenhithe and Ebbsfleet Ward, along with the Dartford Borough Councillors for Swanscombe and Greenhithe into this email as we would like to invite their collaborative support in taking this forward with an aim to finding better solutions to the traffic issues facing the area.

We thank you for your time and look forward to hearing back from you.

Yours sincerely,

Graham Blew
Town Clerk

Swanscombe & Greenhithe Town Council | Council Offices |
The Grove | Swanscombe | Kent | DA10 0GA.
Tel: 01322 385513 | Fax: 01322 385849

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SWANSCOMBE AND GREENHITHE TOWN COUNCIL



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DBC JTB

COPY

COUNCIL OFFICES
THE GROVE
SWANSCOMBE
KENT, DA10 0GA

Tel: 01322 385513
Fax: 01322 385849

19 December 2024

Dear Parish Council Representative of the Joint Transportation Board (JTB)

Swanscombe and Greenhithe Town Council would like to ask that you submit this letter to the next available JTB for their attention/action.

The Town Council are aware that this board have previously discussed the ongoing matter of the temporary closure of Galley Hill Road at past meetings.

The Town Council wish to reiterate, and bring to the attention of the JTB, the issues that are being faced within the local community and some of the challenges being encountered with finding solutions.

Residents are frustrated with the ongoing traffic, heavy congestion and, at times, gridlock facing all areas of the Town on a regular basis. This includes the frequent incursions through the Town of HGV's that exceed the size and weight limit restrictions in place.

Following the announcement of the temporary closure being extended to 36 months (3 years) with no indication of what options are being considered and any timescales for resolution, this is becoming an intolerable situation.

The Town Council have contacted Kent Highways for both an update and support in relation to the traffic problems and have been told that signage is in place and that Kent Highways modelled everything very early on and that the issue sits with a lack of enforcement in the area.

When contacting Dartford Borough Council and Kent Police regarding enforcement levels for both HGV's breaching the weight limits and parking, we are presented with a response that there is a lack of resources.

To compound this every time the A2 or M25 is closed, or has large delays, the Town becomes completely gridlocked with no chance of emergency services vehicles getting through if they were needed.

We have tried to contact all the parties involved with this, Kent Highways, Highways England, Kent Police and Dartford Borough Council to formulate a collaborative approach to managing traffic in the Town, but with little to no effect.

The Joint Transportation Board was created, by definition, to facilitate a joint working approach to the challenges of travel within Dartford. We would like to ask that this Board co-

ordinates the assistance of DBC, KCC and the Police to take forward this major transportation concern facing not just our Parish, but others that have seen additional traffic affecting their roads because of this temporary closure along with the impact on public transport.

We would like to request that, with the support of the Borough and County Councillors within the affected wards, a plan is put in place to find a collaborative solution to the traffic congestion issues facing this area and to keep this item on the agenda for all future meetings of the JTB until such time as a resolution has been found.

The Town Council would like to thank the Board for taking the time to consider our request and we look forward to receiving a response.

Yours sincerely

Graham Blew
Town Clerk

From: Peter Harris

<clirpeter.harris@swanscombeandgreenhithetowncouncil.gov.uk>

Subject: FW: RELOCATION OF MANOR PARK HGV TRANSPORT HUB

Date: 7 December 2024 at 09:14:11 GMT

To: 'Dawn Johnston'

Dear Chair,

The SGRA committee has asked me to write to you with regard to the proposal to relocate the Manor Park HGV transport hub to a more economic and pro-business site nearer to either the A2 or M25.

Introduction.

1. The Manor Park HGV transport hub is used by several haulage companies as a 24 hour overnight/rest staging post for their drivers for onward movement either to Europe or the UK, a sort of temporary motorway service station. The London Road from the MacDonaldis Roundabout through to the Ebbsfleet football stadium sits on a chalk cliff spine which has been acknowledged by Ebbsfleet Implementation Framework as having major issues about its future resilience to heavy traffic.
2. The current collapse of Galley Hill has caused a major traffic headache and is unlikely to reopen for a number of months if not years. Despite KCC redirecting HGV away from built up areas some HGVs have entered residential roads especially Swanscombe and caused traffic holdups and in some cases damage to residents legitimately parked cars. London Road has also been subject to 70 leaks over the last 5 years from Thames Water underground pipes. Most leaks were left for several days before being repaired resulting in many thousands of litres of water seeping above and below the road surface causing disruption through temporary traffic lights whilst repairs have been carried out. It would appear that the Galley Hill collapse may have been caused by a water leak, but this has yet to be established. It is also believed that these pipes had been laid by the Victorians using cast iron pipes which were not designed to withstand the stresses and strains of modern-day traffic.
3. Manor Park is owned by Swanscombe LLP (Limited Liability Partnership) which is in a 50/50 with Aggregate Industries and Anglo American International Holdings and has been up for sale through Savills with a deadline of 26 Jul 24 though the outcome is still unknown. The Manor Park site is not part of the adjacent SSSI and therefore could be bought by a housing developer.

Aim.

4. The aim of this request is to make best use of the position of the Town Council as the lower level of local government to facilitate support from both public and private organisations for the relocation of the 24 hr Manor Park HGV transport hub to a more suitable site closer to the A2 and/or M25.

Main Issues/facts for consideration.

5. There are several factors that may need to be considered when dealing with this issue:
 - a. The proposal is aimed at relocating 40 ton plus HGV haulage vehicles only.
 - b. There does not seem to be any suitable motorway service station close by to take on a similar overnight rest area for drivers.
 - c. Parts of the London Road are close to vertical chalk cliffs and susceptible to rock falls with its resilience in doubt.
 - d. Many leaks have occurred over the last few years with unknown consequences for the integrity of the road especially when 2 sink holes appeared at the Swanscombe junction.
 - e. The Lower Thames Crossing (LTC) if and when built, may reduce/remove the requirement for a transport hub at Manor Park.
 - f. The site is not part of the nearby SSSI and therefore could be sold to a residential developer and the haulage companies would have to move anyway.
 - g. Removing the constant HGV traffic will reduce the potential for leaks and the consequential disruption to long suffering residents.
 - h. There are several sites near both the A2 and/or M25 that could be used as a transport hub one of which is offered for sale and is situated on Crossways Boulevard, less than ½ mile from the M25.
 - i. Help haulage companies to reduce traffic conditions within a residential environment
 - j. Cross party cooperation is required.
 - k. The Dartford MP will support when and where he can but will mainly use his position to open doors.
 - l. This proposal could take several years to affect a move or quite quickly depending on who buys the site.

6. As the Chair of the Planning and Major Developments Committee I would request you consider this proposal and recommend submission to the main Town Council.

Regards

Peter