



© 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 23 April 2025 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 15 April 2025

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

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.

A G E N D A

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 19 March 2025 (Town Council 27 March 2025) (*Local Government Act 1972, Sch 12, Para 41 (1)*).

6. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC) (p).

Further to minute 104/24-25, that attached is the latest version of the HIP and members are asked to consider whether they wish to submit any other issues to the West Kent Community Engagement Team Leader for possible inclusion on the HIP.

To assist members a copy of the HIP information Pack is included.

Recommended: To discuss and advise accordingly.

7. ORDER TO DIVERT PUBLIC FOOTPATH DS1 (PART) (p)

Ebbsfleet Development Corporation has made an Order to divert part of public footpath DS1 under section 257 of the Town and County Planning Act 1990.

The Order has been made as a result of an application received from the developer to whom planning permission has been granted for an additional area for car parking consisting of 11 parking spaces in association with the community centre. planning application reference: EDC/23/0031. As a consequence, the diversion of this part of public footpath DS1 is necessary in order for development to be carried out.

Recommended: To discuss and advise accordingly.

8. TOWN PLANNING.

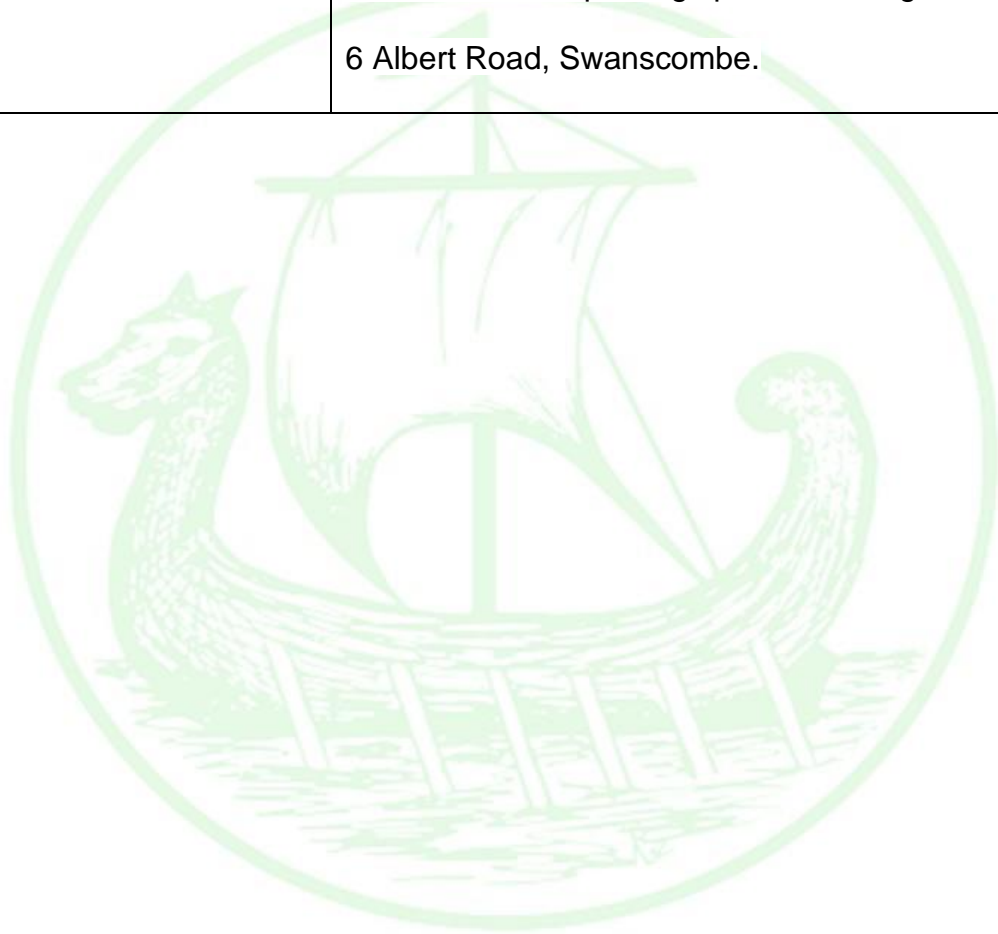
8.1 The following planning applications have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation / Gravesham Borough Council / Kent County Council for Members information.

DA/25/00253/FUL	Erection of a part two/part single storey side/rear extension and canopy over front entrance (retrospective application for alterations to previously approved planning permission DA/17/00869/FUL). 22 Beaton Close, Greenhithe.
DA/25/00333/FUL	Erection of a two storey rear extension. 26 Gasson Road, Swanscombe.
DA/25/00291/VCON	Erection of 4 semi-detached houses with associated, parking, amenity and landscaping (variation of condition 1 of planning permission DA/23/00957/VCON in respect of adding single storey rear extensions to each of the houses) Builders Yard, Harmer Road, Swanscombe.
DA/25/00376/FUL	Demolition of existing conservatory and erection of a double storey rear extension 31 Bean Road, Greenhithe.
DA/25/00394/TPO	Application for Ash tree in rear garden marked 1 - Whole crown reduction to previous pollard points (as per annotated photos) subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.
20250138	Erection of single storey building for storage of lead products. Britannia Metal Refinery and Premises, Northfleet, Gravesend.
DA/25/00405/FUL	Conversion of garage into habitable rooms and associated alteration to front elevation and reinstate railing on first floor balcony. 16 Spring Vale, Greenhithe.

DA/25/00117/FUL	Conversion of existing store to a new dwelling (retrospective application) Rear of 64 Stanhope Road, Swanscombe.
-----------------	--

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

DA/24/01407/FUL	Provision of a dropped kerb onto Albert Road and creation of a car parking space in front garden 6 Albert Road, Swanscombe.
-----------------	---



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

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

