

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 19 MARCH 2025 AT 7.00PM

PRESENT:

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

ALSO PRESENT:

Councillor Paul Parsons
Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO
Kevin McGeough – Ebbsfleet Development Corporation
Harry Zimmerman – Ebbsfleet Development Corporation

ABSENT:

There were none

440/24-25. 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.

441/24-25. APOLOGIES FOR ABSENCE.

There were none.

442/24-25. SUBSTITUTES.

There were none.

443/24-25. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

The Chairman reminded members that application EDC/23/0031, under agenda item 10.1, related to Ingress Park Community Centre, which as the intended management entity, the Town Council had previously not submitted any comments in relation to applications for this site.

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.

444/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

445/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 5 FEBRUARY 2025

Recommended: The Minutes of the meeting held on 5 February 2025 were confirmed and signed.

446/24-25. UPDATE PRESENTATION FROM EBBSFLEET DEVELOPMENT CORPORATION (EDC).

The Head of Strategy & Placemaking and Placemaking Officer (EDC) both attended the meeting to provide a general update to members and to address any enquiries members had.

After the presentation members asked questions about various aspects of the development which included: Alkerden Barn, Medical Facilities, Transport and Ebbsfleet Car Park D.

Recommended: That the Head of Strategy & Placemaking and the Placemaking Officer be thanked for their attendance at the meeting and that the item be noted.

447/24-25. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD.

Further to the ongoing correspondences (minute 361/24-25) members considered the response that had been received from Mr Thomas Mallon, KCC Member for Swanscombe and Greenhithe, Councillor Graham Taylor and Toby Howe, KCC Highways, for a proposed one-way system in Swanscombe to take the pressure off Stanhope Road and Swanscombe High Street.

After lengthy discussion it was agreed that the committee was extremely unhappy at the lack of work towards a solution being provided by Kent County Council and the general lack of support the community had received from them as the responsible authority.

Members also expressed their grave concern with the current levels of safety on the road network being greatly impacted by both poorly scheduled maintenance and the greater impact when the A2, A226 and Stanhope Road were congested

Recommended: To note the correspondence received and the concerns and unhappiness of members in relation to the current position with the closure of the road and the lack of information and actions from Kent County Council.

448/24-25. INQUIRY – SECRETARY OF STATE – NORTHFLEET HARBOURSIDE – LAND SURROUNDING EBBSFLEET UNITED.

The Secretary of State had called-in the application made to Gravesham Borough Council under application 20221064 - SCON.

This application would now be determined by inquiry and the Town Council, as a previous consultee, were being given the opportunity to make representations to the Planning Inspectorate by 27 March 2025

Recommended: That no further representations, beyond the Town Councils previous objections, be made to the Planning Inspectorate.

449/24-25. FAST TRACK BUS ROUTE

The Chairman had requested that this item be added to the agenda to give Members the opportunity to consider decisions made to the route which are due to be implemented on 5 April 2025.

Members considered correspondences from KCC Councillor Neil Baker, Cabinet Member for Highways and Councillor Brian Garden the Chair of the Joint Transportation Board (JTB) at Dartford Borough Council.

Members agreed that the following concerns would be raised to the JTB via the Parish Representative, Councillor Lesley Howes:

- Disappointment at the lack of public consultation on the changes
- That the new operator had sufficient time to assess the network prior to taking on operation.
- That the current service is disruptive financially with high charges for those needing to change operator to make their journey or use the more expensive Go2 service.
- Request that consideration be given to extending the route of the new F Bus to turn at Darent Valley Hospital rather than Bluewater to aid those needing to get to the hospital.
- That, due to the fact that the temporary closure of Galley Hill is not likely to be resolved in the short-term consideration be given to the long-term solution to this temporary change.

Recommended: That the concerns highlighted, as detailed, be raised to the JTB via the Parish Representative.

450/24-25 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).*

EDC/23/0031	Proposed diversion of PRoW DS1 – to enable the provision of an additional area for car parking consisting of 11no. parking spaces in association with the community centre. Ingress Park Community Centre, Greenhithe.
OBSERVATIONS	Due to the Town Councils involvement with the future ownership of the site no comments be submitted.
DA/25/00136/LDC	Application for a Lawful Development Certificate (existing) for use of land and premises for the keeping and exercise of horses and storage with development of access road, buildings and structures to serve the site from Knockhall Chase.

	Pit 11 West of Knockhall Chase, Greenhithe.
OBSERVATIONS	No observations.
DA/25/00229	Permanent removal of public payphone under section 49 of the Communications Act 2003. PC01 Pier Road, Greenhithe.
OBSERVATIONS	Whilst the Town Council do not object to the removal of the actual payphone, they would object to any proposal for the removal of the kiosk due to it having Grade II listed status.
DA/25/00294/FUL	Demolition of existing conservatory and erection of a single storey rear extension. 35 Mounts Road, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

451/24-25. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/24/01312/FUL	Erection of a two-storey side extension with new door, sidelight and windows to match existing style. 5 Mayfields, Swanscombe.
DA/24/00995/FUL	Provision of a container to facilitate use as a food bank storage and visitor facility to the rear of the of the St Peter and St Paul church hall incorporating removal of an existing storage shed. Church Centre, 112 Swanscombe Street, 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/25/00031/CDNA	Submission of details relating to archaeological watching brief pursuant to condition 3 of planning permission DA/23/00654/FUL for erection of a two storey side/rear extension and single storey rear infill extension to form extended veterinary surgery at the ground floor (Use Class E(e), pet grooming parlour (ancillary) and formation of 1 No. 2 bed apartment (Use Class C3a), plus demolition of

	rear ancillary outbuildings and provision of associated amenity space and car parking 41- 43 Swanscombe Street, Swanscombe.
DA/24/01353/FUL	Erection of a single storey rear extension with new balcony at first floor level. 45 Pentstemon Drive, Swanscombe.
DA/25/00037/FUL	Replacement of a rear conservatory roof. 2 Empire Walk, Greenhithe.

452/24-25. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/24/01395/FUL	Erection of a single storey rear extension including demolition of existing double garage to side of property and erection of new detached dwelling. 19 Eagles Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 8.45 pm.

Signed: _____ Date: _____
(Chairman)