

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 23 APRIL 2025 AT 7.00PM

**PRESENT:** Councillor Dawn Johnston – Chairman  
Councillor Hazel Stephens – Vice-Chairman  
Councillor Lorna Cross  
Councillor Ann Duke  
Councillor Paul Parsons (substituting for 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

**504/24-25. 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.

**505/24-25. 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 Richard Lees, due to other commitments.

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

**506/24-25. SUBSTITUTES.**

Councillor Paul Parsons substituted for Councillor Richard Lees.

**507/24-25. 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.***

**508/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**509/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 19 MARCH 2025**

**Recommended:** The Minutes of the meeting held on 19 March 2025 were confirmed and signed.

**510/24-25. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC).**

Further to minute 104/24-25, Members considered the latest version of the HIP and asked for the following points to be raised with the West Kent Community Engagement Team Leader for possible inclusion on the HIP.

That the proposed bollards (item 1 on the existing HIP) for the western side of Swanscombe High Street be installed for the stretch of pathway not affected by the development of the former Wheatsheaf Public House, with the remainder being undertaken on completion of the construction works.

That a red route is considered for the entire length of both Swanscombe High Street and Stanhope Road between the junctions of London Road and Southfleet Road. This would be to mitigate the impact of on street parking in the area and traffic flow and the detrimental effect this has on pedestrians and vehicle users in relation to road safety.

**Recommended:** That the proposed updates to the HIP, as detailed, be taken forward and submitted to West Kent Community Engagement Team.

**511/24-25. ORDER TO DIVERT PUBLIC FOOTPATH DS1 (PART)**

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

The Order had been made as a result of an application received from the developer to whom planning permission had 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.

**Recommended:** Due to the Town Councils involvement with the future ownership of the site no comments be submitted.

**512/24-25 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/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.
OBSERVATIONS	The Town Council note that this is a retrospective application and would like to raise concerns regarding the proposal to place a Juliet balcony on the western aspect of the building as this would face a brick wall from a neighbouring property which

	<p>seems strange. It could also potentially become an access point should an additional external staircase attempt to be installed at a later date.</p> <p>In addition, the scale and style of the works undertaken are not in keeping with the other properties in the area.</p>
DA/25/00333/FUL	<p>Erection of a two-storey rear extension.</p> <p>26 Gasson Road, Swanscombe.</p>
OBSERVATIONS	<p>The Town Council object to this application on the basis that the scale of the extension is not in keeping with other properties in the area and the building would both overshadow and overlook neighbouring dwellings causing a loss of light and privacy.</p>
DA/25/00291/VCON	<p>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)</p> <p>Builders Yard, Harmer Road, Swanscombe.</p>
OBSERVATIONS	<p>The Town Council strongly object to this application as the inclusion of the extensions to the rear would result in an increase to internal floor space resulting in the possibility of the properties being utilised as two-bedroom dwellings without sufficient parking to accommodate this.</p> <p>The Town Council would like to re-iterate the comments already submitted by local residents that this extension would cause an intrusion into neighbouring properties with this scale of building having previously been refused on prior applications.</p> <p>Members would strongly recommend a site visit is undertaken, by the Planning Authority, at the earliest convenience to enable checks on both the size and position of the buildings under construction meet the previously agreed plans.</p>
DA/25/00376/FUL	<p>Demolition of existing conservatory and erection of a double storey rear extension</p> <p>31 Bean Road, Greenhithe.</p>
OBSERVATIONS	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/25/00394/TPO	<p>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</p> <p>3 Watermans Way, Greenhithe.</p>

OBSERVATIONS	No observations provided the work is carried out by professional tree surgeons, please ensure all neighbouring properties are consulted prior to the decision of the application.
20250138	Erection of single storey building for storage of lead products.  Britannia Metal Refinery and Premises, Northfleet, Gravesend.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/25/00117/FUL	Conversion of existing store to a new dwelling (retrospective application)  Rear of 64 Stanhope Road, Swanscombe.
OBSERVATIONS	The Town Council strongly object to this application.  The created parking provision is inadequate given the visibility and manoeuvrability of the road to enter the spaces created.  With development underway on neighbouring land this constitutes an overdevelopment of a street with limited space and no provision provided/detailed for waste storage. The building also has the potential for use as a two-bedroom property with the provision of home working area included and the two-storey development does not match the space standards document included with the application.  The Town Council have grave concerns that the building may have been developed without due consideration to building regulations for both insulation and fire control and strongly recommend a site visit by the Planning Authority to check this is undertaken.
DA/25/00344/FUL	Change of use from residential garden yod siting of portacabin as office use together with excavation of site by 0.5m and erection of 2m high close boarded fencing along Eynsford Road street frontage (Retrospective)  11 Knockhall Chase, Greenhithe.

OBSERVATIONS	<p>The Town Council note that this is a retrospective application and have concerns about the loss of off-street parking as a result of the siting of the portacabin. Unfortunately, members do not feel they can adequately consider this application without sufficient details/further clarity.</p> <p>The applicant needs to provide details regarding the nature of the use of the office, will it be being used as a business that may attract visitors as opposed to a space to work from home. This could affect how this development would impact the wider parking provision alongside the existing loss of off-street parking for the property.</p>
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513/24-25. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/24/01407/FUL	<p>Provision of a dropped kerb onto Albert Road and creation of a car parking space in front garden</p> <p>6 Albert Road, Swanscombe.</p>
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There being no further business to transact, the Meeting closed at 8.00 pm.

Signed: \_\_\_\_\_  
(Chairman)

Date: \_\_\_\_\_