

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 21 MAY 2025 AT 7.00PM

**PRESENT:**

Councillor Dawn Johnston – Chairman  
Councillor Richard Lees – Vice-Chairman  
Councillor Lorna Cross  
Councillor Hazel Stephens  
Councillor Graham Taylor  
Councillor Elizabeth Wickham

**ALSO PRESENT:**

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

**ABSENT:**

There were none

**39/25-26. 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.

**40/25-26. APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Ann Duke, due to other commitments.

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

**Recommended:**

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

**41/25-26. SUBSTITUTES.**

There were none.

**42/25-26. 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.***

**43/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**44/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 23 APRIL 2025**

**Recommended:** The Minutes of the meeting held on 23 April 2025 were confirmed and signed.

**45/25-26** 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/25/00478/TPO	<p>Application to re-pollard Walnut tree crown by the removal of all rejuvenation crown growth back to the vicinity of the previous pollard points whilst retaining any suitable live laterals around these points on the tree, subject to Tree Preservation Order No.1 2018</p> <p>The Sun, 16 Swanscombe Street, Swanscombe.</p>
OBSERVATIONS	<p>The Town Council are concerned that the applicant has not provided “written arboricultural advice or other diagnostic information from an appropriate expert”, as is required under Section 8 (1) of the planning application form.</p>
DA/25/00464/OUT	<p>Outline application with all matters reserved except access for the demolition of all existing structures and hardstanding and redevelopment of the site comprising up to 400 new dwelling houses (Use Class C3) and/or residential institutions (Use Class C2), up to 350 sqm of non-residential floorspace in the form of children's early years learning/day nursery and/or community uses (Use Class E), associated engineering operations, formation of highways accesses (on to London Road and on to Knockhall Chase), landscaping works and all other associated and ancillary works.</p> <p>Pit 11, West of Knockhall Chase, Greenhithe.</p>
OBSERVATIONS	<p>The Town Council strongly object to this application as it is presented (in its current form) for the following reasons:</p> <p>The levels of vehicular movement would not be suitable in an area that already has issues regarding this and on road parking.</p> <p>Access and egress from the site are a huge concern as the Knockhall Chase junction already has issues at peak time with queues frequently being built up.</p> <p>The Planning Authorities Strategic Housing Land Availability Assessment, revised 2022, identifies this area of land as unsuitable for housing.</p> <p>The developers say they have carried out ground investigations but they have not produced or provided the results of these investigations which could go a long way to easing the concerns</p>

	<p>of residents and the Borough Councillors for this area including those regarding environmental matters.</p> <p>When the developer undertook consultation for this proposal, they included 1473 addresses across a 200+ acre area which equates to approximately 7 homes per acre whereas the proposal is for 17 homes per acre which is significantly higher than the current community.</p> <p>There are concerns that the utilities (water and waste) for the area will not be sufficient as residents already raise issues about water pressures being low.</p> <p>With the temporary closure of London Road / Galley Hill any traffic surveys undertaken would not be a true reflection of what the conditions would normally be like and cannot be relied on.</p> <p>There are also concerns regarding the infrastructure of the area not being able to sustain a development of this site with medical and educational facilities already being oversubscribed.</p>
DA/25/00504/FUL	<p>Loft conversion to create two dormers, with two velux windows to the front slope.</p> <p>67 The Boulevard, Greenhithe.</p>
OBSERVATIONS	<p>The Town Council object to this application as there is insufficient parking provision, due to the increased living space created, in an area that is already overstretched and would be detrimental to highway safety, parking conditions and the character and appearance of the locality.</p>

**46/25-26. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/25/00253/FUL	<p>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).</p> <p>22 Beaton Close, Greenhithe.</p>
DA/25/00294/FUL	<p>Demolition of existing conservatory and erection of single storey rear extension.</p> <p>35 Mounts Road, Greenhithe.</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>



DA/24/00941	Retention of a detached building as built to provide dental surgery (retrospective application)  Cheers Dental Practice, 23 High Street, Swanscombe.
-------------	--

47/25-26. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/25/00253/FUL	Erection of a two-storey rear extension.  26 Gasson Road, Swanscombe
-----------------	--

There being no further business to transact, the Meeting closed at 7.35 pm.

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