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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor Dawn Johnston - Chairman
Councillor Richard Lees - Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Lesley Howes
Councillor Hazel Stephens
Councillor Graham Taylor
Councillor Elizabeth Wickham

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 9 July 2025 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 4 July 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.

AGENDA

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 11 June 2025 (p).
6. **BUS SERVICES ACROSS SWANSCOMBE AND GREENHITHE (p).**

Councillor Graham Taylor has submitted his thoughts about bus services across the area and possible improvements the Town Council could suggest.

Recommended: To discuss and advise accordingly.

7. **TOWN PLANNING.**

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

DA/25/00630/COU	Change of use of Coach House from Office Use (Class E(g)(i)) to residential use, ancillary to Ingress Abbey. Ingress Abbey, Prioress Crescent, Greenhithe.
DA/23/00631/LBC	Listed Building Consent for internal works related to Change of use of Coach House from office use (Class E(g)(i)) to residential use, ancillary to Ingress Abbey. Ingress Abbey, Prioress Crescent, Greenhithe.
DA/25/00618/FUL	Erection of composite, modular garden room to the rear corner of the garden (Retrospective). 6 Peacock Close, Greenhithe.

DA/25/00653/FUL	Erection of a single-storey rear extension. 64 Knockhall Road, Greenhithe.
DA/25/00659/LBC	Listed Building application for removal and replacement of sections of stone window mullions and associated works. The Grange Follie, Ingress Abbey, Ingress Park, Greenhithe.
DA/25/00615/FUL	Erection of a single storey rear/ side extension. 44 Church Road, Swanscombe.
DA/25/00664/FUL	Erection of two external canopies. Ebbsfleet Academy, Southfleet Road, Swanscombe.

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

DA/25/00478/TPO	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 The Sun, 16 Swanscombe Street, 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) Former Builders Yard, Harmer Road rear of 64 Stanhope Road, Swanscombe
DA/25/00504/FUL	Loft conversion to create one dormer window to rear roof slope and velux windows to the front roof slope. 67 The Boulevard, Greenhithe.

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

DA/25/00344/FUL	Change of use from residential garden to 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.
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7.4 The following Withdrawn Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/24/01309/FUL	Provision of additional flood defence wall with railings. Open Space at The Boulevard, Greenhithe.
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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithe town council.gov.uk>

