



© 2009

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 3 September 2025 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 28 August 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 9 July 2025 (*full council 24 July 2025*) (*Local Government Act 1972, Sch 12, Para 41(1)*).
6. **TOWN PLANNING.**
- 6.1 **Members are advised that the following planning applications were received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period** (*as per minute 123/25-26*).

DA/25/00784/TPO	Application of Horse Chestney tree - fell to stump subject to Tree Preservation Order No13 1991. Verge in Car Park, St Pauls Close, Swanscombe.
OBSERVATIONS:	<p>The Town Council object to this application to fell a perfectly healthy tree.</p> <p>The purpose of TPOs is to protect trees that are considered to have significant visual or landscape value, contributing to the character and appearance of an area and to safeguard trees for the public to enjoy, particularly those visible from public spaces.</p> <p>Despite the applicant's assertion, a look at Google Earth shows a young tree at this location in 1990, before the current residential development was installed, on what was the amenity space surrounding the old council offices. In this sense, while this is undoubtedly a young tree, it connects us with the history of the site – a cultural value that is impossible to replace.</p>

	<p>Trees in this area of Swanscombe have been lost to disease and vandalism and the felling of a healthy tree is an unnecessary loss. Trees such as this Horse Chestnut provide vital habitat to wildlife, as well as helping combat climate change, both critical needs in an urban setting.</p> <p>The Town Council would support an application for reasonable pruning/pollarding work on the tree, subject to the Planning Authorities tree specialist providing a report and advice.</p>
DA/25/00687/FUL	<p>Conversion of garage into habitable room with associated alterations to rear elevation (Retrospective)</p> <p>29 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council strongly objects to this retrospective application as the application makes no provision for the loss of parking arising from the proposed conversion.</p> <p>This proposed development would result in the loss of a parking space and would be likely to result in undesirable on-street parking in an area with limited on-street parking provision contrary to policies of the Dartford Development Policies Plan, any conversion of the garage would take away the choice of any future tenants from using it as an off-road parking space.</p> <p>This loss of parking will undoubtedly have a detrimental impact on the street amenity and, the applicant confirms this by stating that they intend to street park as a form of mitigation for the loss.</p> <p>The built parking spaces were allocated on the number of bedrooms the property had, and this included the parking space in the garage. Watermans Way is an area that already has many difficulties with parking and another recent similar application in the same area, for the conversion of a garage, was refused by the Planning Authority (DA/24/00107/FUL)</p>
DA/25/00664/FUL	<p>Erection of two external canopies</p> <p>Ebbsfleet Academy, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

DA/25/00866/FUL	Erection of a part single, part double storey rear extension and new porch to front elevation. 15 Stanley Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/25/00867/FUL	Erection of a part single, part double storey rear extension 17 Stanley Road, Swanscombe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/25/00874/FUL	Erection of part two/part first floor side extension. 18 Caspian Way, Swanscombe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/25/00869/FUL	Erection of a single storey rear extension for laundry room. Rosewood, 28 Bean Road, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

Recommended: That the responses submitted during the summer recess 2025 period be noted and endorsed.

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

KCC/DA/0109/205	Section 73 application to vary Condition 2 of planning permission EDC/21/0046 to allow for the use of the site for recycling for a further 5-year period. Land off Watling Street, Eastern Quarry.
DA/25/00950/ FUL	Erection of a part single storey/part two-storey rear extension and loft conversion comprising rear dormer window with Juliette balcony in rear elevation and roof lights in front roof slope in connection with providing additional rooms in the roof space. 93 Knockhall Road, Greenhithe.

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

DA/25/00544/FUL	Conversion of garage into a habitable room. 6 Sara Crescent, Greenhithe.
DA/25/00618/FUL	Erection of a 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/25/00664/FUL	Erection of two external canopies. Ebbsfleet Academy, Swanscombe
DA/25/00659/LBC	Listed Building application for removal and replacement of sections of stone window mullions and associated works. The Grange Follies, Ingress Abbey, Ingress Par, Greenhithe.
DA/2500593/FUL	Erection of a single storey rear extension. 3 Stonely Crescent, Greenhithe.

DA/24/01421/FUL	Erection of a single storey extension to existing garage / store with a car port and vehicular access, gates and alterations to fencing. 41 Valley View, Greenhithe.
-----------------	---

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

DA/25/00644/FUL	Erection of a single storey rear extension. 26 Gasson Road, Swanscombe.
DA/25/00117/FUL	Conversion of existing store to a new dwelling (retrospective application). Rear of 64 Stanhope Road, Swanscombe.
DA/25/00615/FUL	Erection of single storey rear/side extension. 44 Church Road, Swanscombe.
DA/25/00682/ADV	Display of 1 no. freestanding 48-sheet internally illuminated poster display of static advertisements Greenhithe Service Station London Road Greenhithe



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

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

