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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 24 September 2025 at 7.00pm**

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

Graham Blew  
Town Clerk

Dated: 18 September 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](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 3 September 2025 (p) (*Local Government Act 1972, Sch 12, Para 41(1)*).

### 6. NEIGHBOURHOOD AND PARISH PLANS (p).

Please see the attached report for members consideration.

**Recommended:**

To consider whether the Town Council should begin the process of creating a plan for the parish, and if so, which route to pursue.

### 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/25/01021/FUL	Erection of a single storey rear extension.  16 Glasson Road, Swanscombe.
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- 7.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/25/00687/FUL	Conversion of garage into a habitable room with associated alterations to rear elevation (retrospective).  29 Watermans Way, Greenhithe.
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DA/25/00631/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/25/00630/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

**7.3 The following Withdrawn Applications have been notified by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.**

DA/25/00784/TPO	Application for Horse Chestnut tree - fell to stump, subject to Tree Preservation Order No.3 1991  Verge In Car Park, St Pauls Close, Swanscombe
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Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhithe town council.gov.uk>

