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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 15 October 2025 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 10 October 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 24 September 2025 (p) (*Local Government Act 1972, Sch 12, Para 41(1)*).
6. **TOWN PLANNING.**
- 6.1 **The following planning applications have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation / Gravesham Borough Council / Kent County Council for Members information.**

EDC/25/0171	Garage Conversion to habitable room. 20 Tickner Drive Weldon Ebbsfleet Valley.
DA/25/01073/FUL	Erection of a single storey rear/side extension. 44 Church Road Swanscombe.
EDC/22/0110/RVARA	Submission of a Verification Report confirming the completion and effectiveness of Phase 2 remediation works (Condition 12), and a Surface Water Drainage Verification Report (Condition 13), pursuant to planning permission reference EDC/22/0110 for a waste management facility. Unit 6 Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet.
DA/25/01082/TPO	Application for 6 Maple trees - To reduce the lateral branches by 1-1.5m (spread approx. 3.5-5m from trunk to lateral ends), subject to Tree Preservation Order No.11 1990.

	Entrance of Ingress Park Avenue (In front of Hyndford Crescent), Greenhithe.
DA/25/01083/TPO	Application to re-pollard one London Plane, subject to Tree Preservation Order No.11 1990 East Of 8-20 Capability Way Ingress Park, Greenhithe.

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

DA/25/00869/FUL	Erection of single storey rear extension for laundry room. Rosewood 28 Bean Road, Greenhithe.
DA/25/00958/PDE	Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension. Will not require prior approval. 26 Gasson Road, Swanscombe.
DA/25/00876/CDNA	Submission of details relating to acoustic fencing pursuant to Condition 2 of planning permission DA/23/00664/COU for change of use of building/site to facilitate mixed use as a Scout Hall (Use Class F.2(b)) and a Pre-School (Use Class E(f)) (Retrospective). 110 Church Road, Swanscombe.

7. KENT HIGHWAYS SERVICE – AMENDMENT 2 A PROHIBITION OF TRAFFIC MOVEMENTS ORDER ALKERDEN LANE & COLYER DRIVE – CONSULTATION (p).

Kent Highways Service has provided the attached consultation for consideration.

Members were forwarded the documents/information on 24 September 2025 and previously considered this at the meeting on 24 September and subsequently deferred this for discussion.

The deadline for responses is 20 October 2025.

Recommended: To discuss and advise accordingly.



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

