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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 19 November 2025 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 13 November 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 15 October 2025 (p) (*Local Government Act 1972, Sch 12, Para 41(1)*).

6. TEMPORARY ROAD CLOSURE – A226 GALLEY HILL ROAD, SWANSCOMBE (p).

The Town Mayor has requested that the latest update be included on this agenda for members information and to discuss.

Recommended: To discuss and advise accordingly.

7. PROPOSED DEPOSIT DOCUMENT AMENDMENT 1, INGRESS PARK AVENUE, GREENHITHE – KENT COUNTY COUNCIL (KCC) (p).

The attached proposed documents for Amendment 1 a Waiting Restrictions Order on Ingress Park Avenue, Greenhithe have been received from KCC and will be on public deposit from 414 November 2025 until 8 December 2025.

Recommended: To discuss and advise accordingly.

8. TOWN PLANNING.

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

DA/25/01179/FUL	Erection of a single storey extension to provide two additional dental surgery rooms. 23 High Street, Swanscombe.
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8.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/25/01021/FUL	Erection of a single storey rear extension. 16 Glasson Road, Swanscombe.
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 Orders No.11 1990 and No.3 2008 Entrance of Ingress Park Avenue (in front of Hyndford Crescent) Ingress Park, Greenhithe.

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

DA/25/00916/LDC	Application for a Lawful Development Certificate for proposed change of use to C4 small HMO (6 person) including loft conversion with rear dormer window and roof lights in front roof slope, single storey rear and side extension, chimney removal 1 Alkerden Lane, Swanscombe.
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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithe town council.gov.uk>

