

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 15 OCTOBER 2025 AT 7.00PM

**PRESENT:**

Councillor Richard Lees – Vice-Chairman in the Chair  
Councillor Lorna Cross  
Councillor Lesley Howes  
Councillor Graham Taylor  
Councillor Elizabeth Wickham

**ALSO PRESENT:**

Graham Blew – Town Clerk  
Martin Harding – ATC/Responsible Financial Officer  
Indigo Allred – Administration Officer

**ABSENT:**

There were none

**232/25-26. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING THE MEETING.**

The Chairman explained the arrangements and constraints relating to the filming or recording of the meeting.

**233/25-26. APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Ann Duke, due to other commitments.

An apology for absence was received from Councillor Dawn Johnston, due to other commitments.

An apology for absence was received from Councillor Hazel Stephens, due to other commitments.

**Recommended:**

That the reasons for absence, for the Councillor(s) listed, be formally accepted, and approved.

**234/25-26. SUBSTITUTES.**

There were none.

**235/25-26. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

There were none.

***As per Standing Order 34 c) the Chairman adjourned the meeting at this point to allow members of the public to address the meeting in relation to the business being transacted at the meeting.***

**236/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.



**237/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2025.**

**Recommended:** The Minutes of the meeting held on 3 September 2025 were confirmed and signed.

**238/25-26 The following planning applications had been received from Dartford Borough Council / Ebbsfleet Development Corporation / Kent County Council/ Gravesham Borough Council for Members observations** *(full details of these applications can be viewed via the Town Council, DBC, EDC GBC and the KCC websites).*

EDC/25/0171	Garage Conversion to habitable room.  20 Tickner Drive Weldon Ebbsfleet Valley.
OBSERVATIONS:	The Town Council objects to this application as the proposed development would result in the loss of an off-street parking space and would be likely to result in undesirable on-street parking in an area with limited on street parking provision.  The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity.
DA/25/01073/FUL	Erection of a single storey rear/side extension.  44 Church Road Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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.
OBSERVATIONS:	No observations.
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) Ingress Park, Greenhithe.
OBSERVATIONS:	No observations.



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.
OBSERVATIONS:	No observations.
DA/25/01174/FUL	Erection of single storey rear extension and front porch, and replacement of PRC walls with brick cavity walls.  3 Port Avenue, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

**239/25-26. The following Granted Decision Notices had been received from Dartford Borough Council / EDC 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.

**240/25-26. The following Refused Decision Notices had been received from Dartford Borough Council / EDC during the summer 2025 recess for members information.**

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.
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241/25-26. **KENT HIGHWAYS SERVICE – AMENDMENT 2 A PROHIBITION OF TRAFFIC MOVEMENTS ORDER ALKERDEN LANE & COLYER DRIVE – CONSULTATION.**

Kent Highways Service had provided the consultation for consideration.

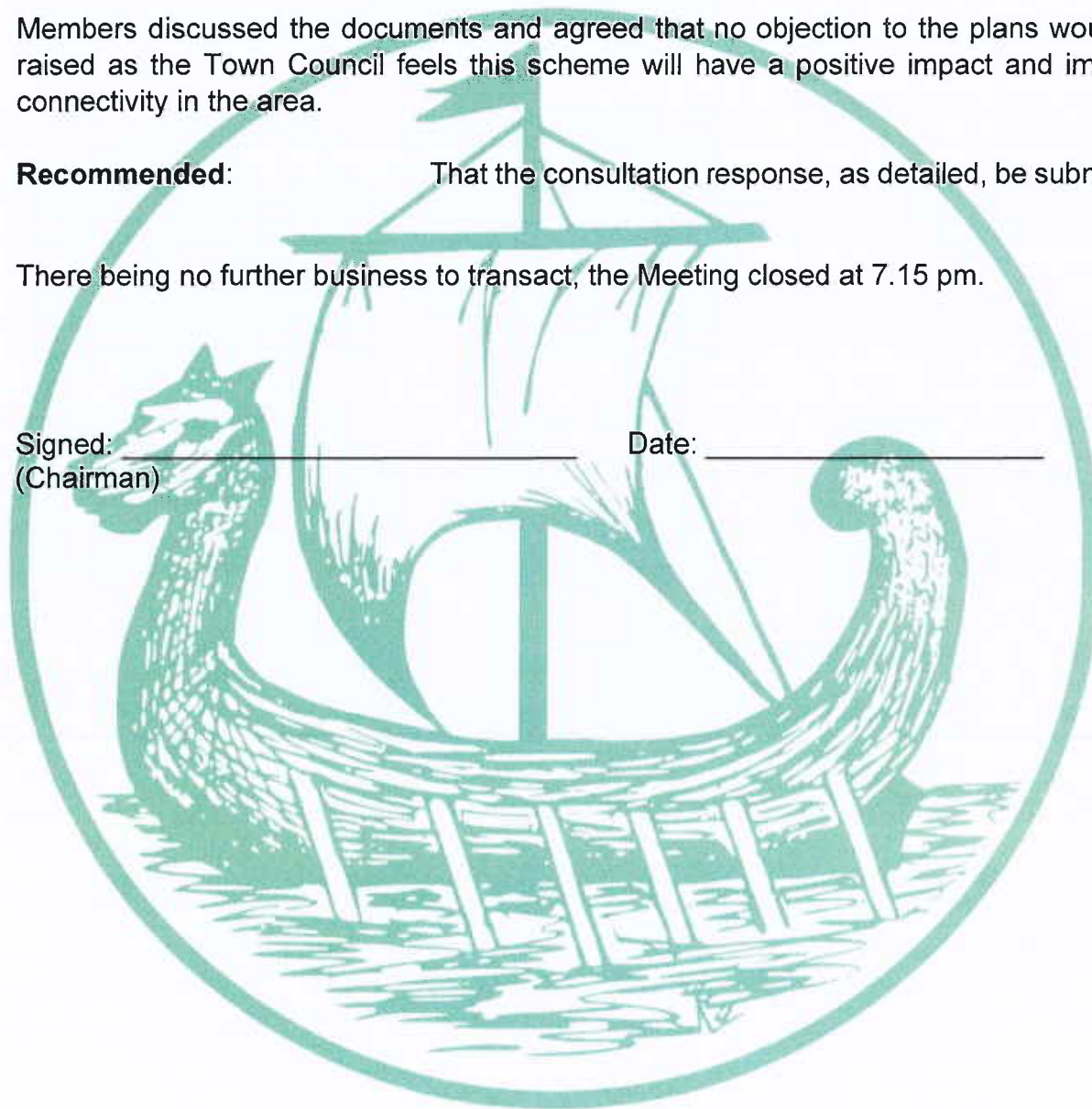
Members were forwarded the documents/information on 24 September 2025 with the deadline for responses being 20 October 2025.

Members discussed the documents and agreed that no objection to the plans would be raised as the Town Council feels this scheme will have a positive impact and improve connectivity in the area.

**Recommended:** That the consultation response, as detailed, be submitted.

There being no further business to transact, the Meeting closed at 7.15 pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairman)



**Graham Blew**

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**From:** Graham Blew  
**Sent:** 06 October 2025 11:29  
**To:** Emma BenMoussa; Lorna Cross; Ann Duke; Peter Harris; Lesley Howes; Cllr Johnston; Cllr Lees; Councillor Paul Parsons; Cllr Pearce; Cllr Reach; Cllr Stephens; Councillor Graham Taylor; Cllr Wickham; Graham Blew; Info; Martin Harding  
**Subject:** Update : Temporary Road Closure: A226 Galley Hill Road

TO ALL MEMBERS - FOR INFORMATION ONLY

Good morning Graham

On site over the past few weeks, teams have been excavating around the water pipe to assess the condition. We are awaiting results as I write. However, due to the legal situation, we will not be able to release any information relating to this. In addition, various ecology surveys have been carried out in and around the chalk spine. Detailed designs based on survey information continue at pace. Full details of the DfT funding stream are awaited.

Cllr Mallon has been in discussions with the local transportation team to review the traffic situation in and around Swanscombe High St and Stanhope Road. I do not have details of this as yet.

Kind regards

Toby

**Toby Howe IEng MICE** – Strategic Resilience Manager | Highways & Transportation | Kent County Council | 03000 418181





# Highway Works in Your Area



## A226 Galley Hill – Further Geotechnical Investigation Works

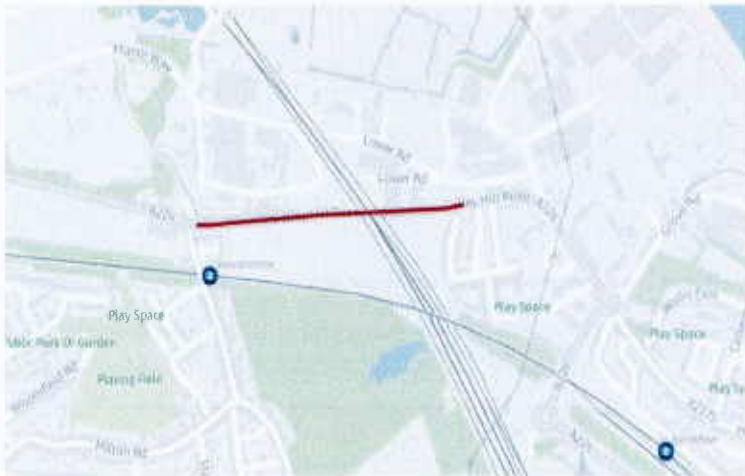
### What we plan to do

As part of the A226 Galley Hill scheme, Kent County Council plan to complete further survey works within the vicinity of the chalk spine collapse. To fully develop the feasibility design, it is necessary to carry out geotechnical investigation works across the whole spine.

During the previous tranche of works, a decision was made to remove the water main from the spine, as such the geotechnical investigation works were pushed back until these works were completed. Our bat surveys have confirmed that there are no bats roosting in the cliffs and therefore, the works can continue as designed.

### When we plan to carry out the work and how long it will take

The ground investigation work will now start Tuesday **28 October 2025** and will take approximately 3 weeks to complete. Arcadis will be carrying out the works on behalf of KCC.



### How we plan to carry out the works

The works are being carried out within the existing road closure so there will be no effect on traffic. However, our contractor will require access from both ends of the site for staff, plant and equipment. We thank you for your cooperation to date in moving parked cars as needed. For this second phase of work, as previously, all vehicles at both end locations will need to be relocated for the duration of the works to enable the drilling rigs and other contractor vehicles to access to the spine.

### How the works affect you

We understand that noise from borehole drilling and other excavation works may have an impact on nearby residents. Unfortunately, the surveying work is required to progress the design for the scheme and cannot be achieved by alternative means. However, we will do our best to keep this to a minimum for the duration of the work.

We ask for your patience and understanding whilst these works are undertaken but if you have any concerns or require further information, please call us on **03000 418181**. You can also visit our website [www.kent.gov.uk](https://www.kent.gov.uk) and find out how we look after the roads throughout Kent or report any faults you see.

Please keep entrances to Galley Hill clear of parked vehicles

**Graham Blew**

**From:** TRO@kent.gov.uk  
**Sent:** 12 November 2025 09:28  
**To:** TRO@kent.gov.uk  
**Subject:** Deposit Document for Amendment 1 - Dartford  
**Attachments:** Proposed Deposit Document Amendment 1 Dartford.pdf; Ingress Park Avenue, Greenhithe Plans.pdf

**[WARNING]** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

Please find attached the proposed deposit documents for Amendment 1 a Waiting Restrictions Order on Ingress Park Avenue, Greenhithe in the Borough of Dartford. This Order will be on public deposit from this Friday 14 November until 8 December 2025 and will be advertised in the Kent Messenger week ending Friday 14 November 2025 and public notices will be placed on site.

Representations supporting or objecting to the proposed Order can be made via our website from 14 November at [www.kent.gov.uk/highwaysconsultations](http://www.kent.gov.uk/highwaysconsultations) or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Kroner House, Traffic Management Team, Highways & Transportation, Eurogate Business Park, Ashford, TN24 8UX by 12 noon on Monday 8 December 2025.

Regards

Robin

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# **DOCUMENTS on DEPOSIT**

**These documents should  
remain available for  
public inspection until  
8 December 2025**

**In the Borough of Dartford  
THE KENT COUNTY COUNCIL  
(VARIOUS ROADS, DARTFORD) (WAITING  
RESTRICTIONS AND STREET PARKING PLACES)  
(CONSOLIDATION) ORDER (AMENDMENT No.1) ORDER  
2025**

**Road Traffic Regulation Act 1984**

**Please return to:**

**Traffic Management Team**

Kent County Council Highways & Transportation  
Kroner House  
Eurogate Business Park  
Ashford  
TN24 8XU

# PUBLIC NOTICE

**Kent  
County  
Council**  
kent.gov.uk



## In the Borough of Dartford

### **THE KENT COUNTY COUNCIL (VARIOUS ROADS, DARTFORD) (WAITING RESTRICTIONS AND STREET PARKING PLACES) (CONSOLIDATION) ORDER (AMENDMENT No.1) ORDER 2025**

#### **Road Traffic Regulation Act 1984**

Notice is given that The KENT COUNTY COUNCIL acting as the Local Traffic Authority and in exercise of its powers under Sections 1, 2, 3, 4, 5, 19, 32, 35, 36, 45, 46, 47, 49, 53, 124 of and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984, (hereinafter called "the Act"), and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby proposes to make the following Order:-

The effect of the named Order will introduce various waiting restrictions on the following lengths of road (in this part of the notice DYLS means double yellow lines) waiting to be prohibited at any time:-

#### **Roads in Greenhithe in Borough of Dartford**

**INGRESS PARK AVENUE** – (1) On the west side from its junction with The Dell for a distance of 35 meters in a northerly direction. (2) On the southern side from a point opposite the western boundary of 59 Ingress Park Avenue extend the existing DYLS for a distance of 36 metres in a westerly direction. (3) On the south east side from a point opposite the western boundary of 72 Ingress Park Avenue extend the existing DYLS for a distance of 18 metres in an easterly direction.

A full statement of the Council's reasons for making the proposed Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by appointment booked through [tro@kent.gov.uk](mailto:tro@kent.gov.uk) or viewed online from 14 November 2025 at [www.kent.gov.uk/highwaysconsultations](http://www.kent.gov.uk/highwaysconsultations)

Representations supporting or objecting to the proposed Order (your objection must explain the impact on traffic in the local area to be valid) can be made via our website using the above link or alternatively you can write to The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Kent Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by 12 noon Monday 8 December 2025.

**Simon Jones**

Corporate Director Growth, Environment & Transport

# STATEMENT of REASON

**Kent  
County  
Council**  
kent.gov.uk



## **In the Borough of Dartford**

### **THE KENT COUNTY COUNCIL (VARIOUS ROADS, DARTFORD) (WAITING RESTRICTIONS AND STREET PARKING PLACES) (CONSOLIDATION) ORDER (AMENDMENT No.1) ORDER 2025**

**Road Traffic Regulation Act 1984**

The Kent County Council acting as the Local Traffic Authority intends to make the Order referred to above to improve the local bus service as shown on the drawing accompanying this document:-

- For avoiding danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising.
- For preserving or improving the amenities of the area through which the road runs.
- For facilitating the passage on the road or any other road of any class of traffic (including pedestrians).

**Lorna Day**  
Kent Parking & Enforcement Manager  
Highways & Transportation



**THE KENT COUNTY COUNCIL**  
**(VARIOUS ROADS, DARTFORD)**  
**(WAITING RESTRICTIONS AND STREET PARKING PLACES)**  
**(CONSOLIDATION) ORDER (AMENDMENT No.1) ORDER 2025**

**Road Traffic Regulation Act 1984**

The KENT COUNTY COUNCIL, acting as the Local Traffic Authority and in exercise of its powers under Sections 1, 2, 3, 4, 5, 19, 32, 35, 36, 45, 46, 47, 49, 53, 124 of and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 ('the Act') and all other enabling powers, after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby intends to make the following order:-

1. This Order shall come into operation on the       day of       2025 and may be cited as "The Kent County Council (Various Roads, Dartford) (Waiting Restrictions and Street Parking Places) (Consolidation) Order (Amendment No.1) Order 2025" ('this Order').
2. The Interpretation Act 1978 shall apply to this Order as it applies for the interpretation of an Act of Parliament.
3. Without prejudice to the validity of anything done or to any liability incurred in respect of any act or omission before the coming into operation of this Order, "The Kent County Council (Various Roads, Dartford) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2025" ('the Order of 2025') shall have effect as though:

- (a) Schedule 2 to the Order of 2025 is amended by the issue or replacement of the following Map Tiles:

T38 revision 0 replaced by	T38 revision 1
T39 revision 0 replaced by	T39 revision 1
U38 revision 0 replaced by	U38 revision 1

GIVEN under the Common Seal of The Kent County Council

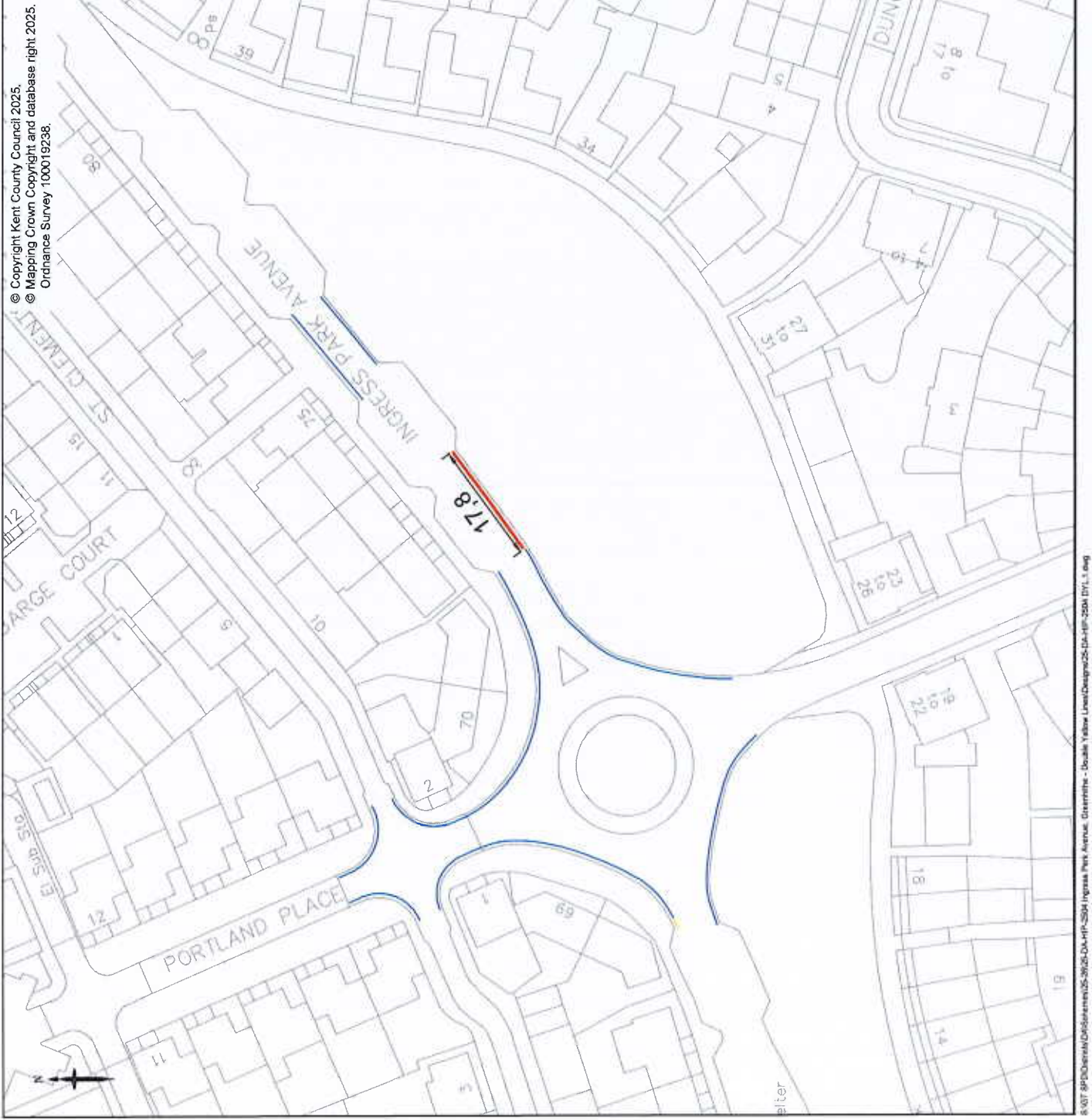
This                      day of                      2025

**THE COMMON SEAL OF THE  
KENT COUNTY COUNCIL**  
was hereunto affixed  
in the presence of: -

Authorised Signatory







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Ordnance Survey 100019238.

1. All dimensions are given in metres

Proposed Double yellow lines  
Existing Double yellow lines

1018.1 Road marking TSRGD 2016 diagram number

Rev	Revision Date	First Issue	SA	LG	RS
0	07.10.2025	Purpose of revision	Drawn	Checked	Appr



**Kent County Council**  
Kroner House,  
Eurogate Business Park,  
Ashford  
TN24 8XU  
Tel: 03000 418181

Project  
**INGRESS PARK AVENUE, GREENHITHE**

Drawing title  
**LINING ENHANCEMENTS  
DOUBLE YELLOW LINES**

Drawing status  
**FOR CONSULTATION**

Scale  
**NTS at A3**

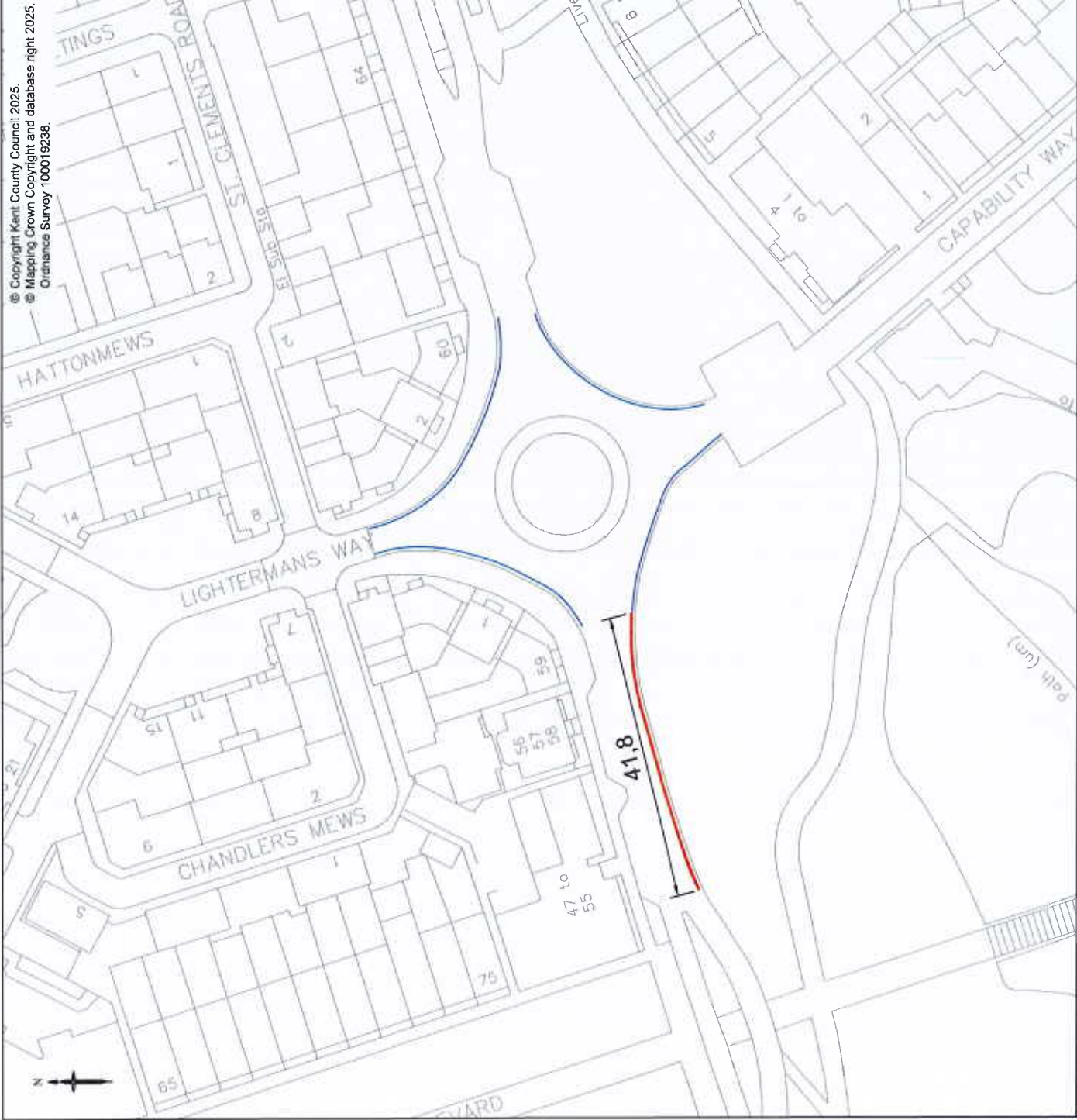
Do not scale

Drawing number  
**25-DA-HIP-2504/1201**

Rev  
**0**

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.





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Ordnance Survey 100019238.

- Notes
1. All dimensions are given in metres
- Proposed Double yellow lines
- Existing Double yellow lines
- 1018.1** Road marking TSRGD 2016 diagram number

Rev	Revision Date	First Issue	SA	LD	RS
0	07.10.2025	Purpose of revision:			

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kent.gov.uk



**Kent County Council**  
Kroner House,  
Eurogate Business Park,  
Ashford  
TN24 8XU  
Tel: 03000 418181

Project  
**INGRESS PARK AVENUE, GREENHITHE**

Drawing title  
**LINING ENHANCEMENTS  
DOUBLE YELLOW LINES**

Drawing status  
**FOR CONSULTATION**

Scale  
**NTS at A3**

Do not scale

Drawing number  
**25-DA-HIP-2504/1202**

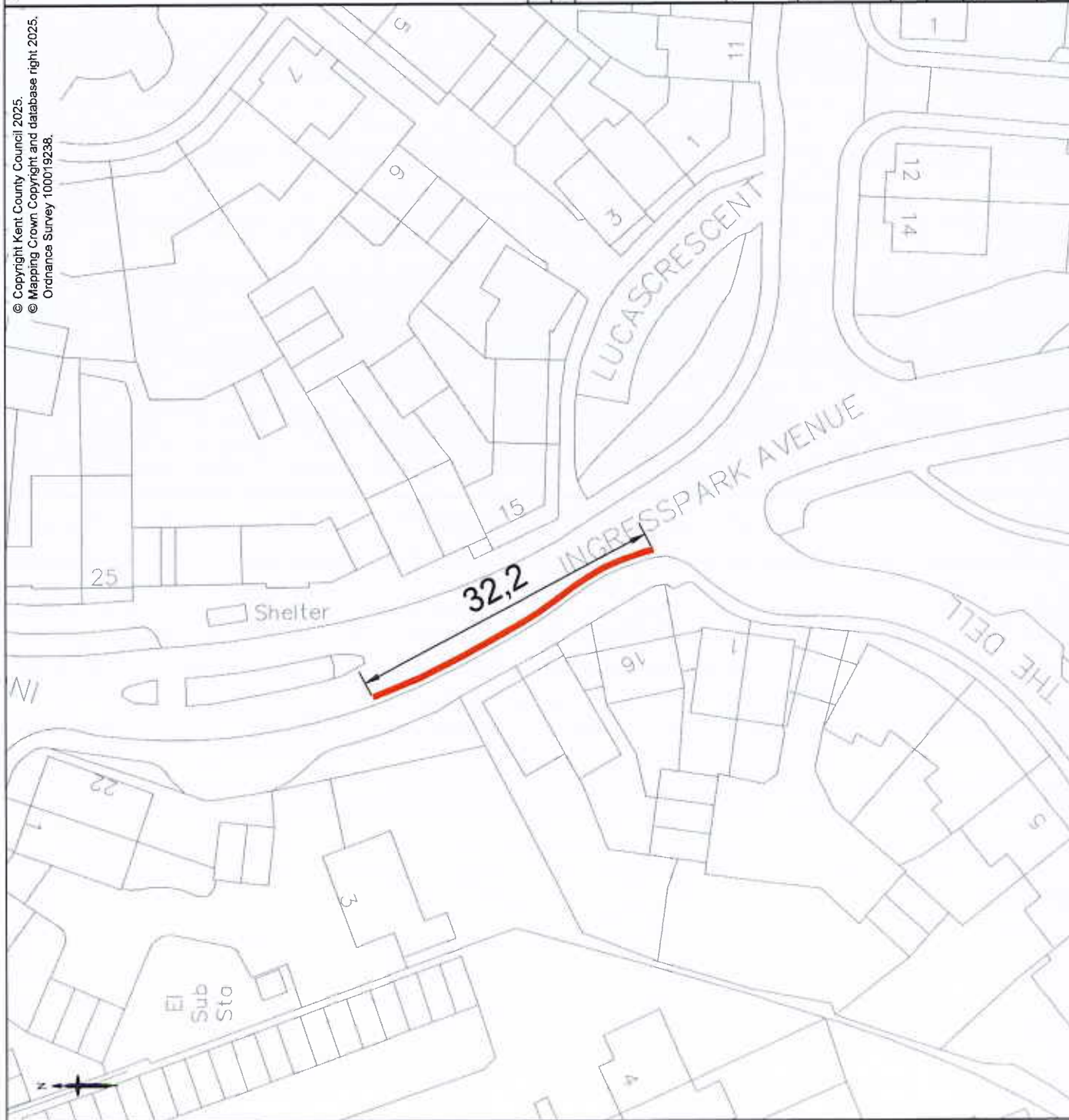
Rev  
**0**

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1. All dimensions are given in metres

Proposed Double yellow lines  
Existing Double yellow lines

**1018.1** Road marking TSRGD 2016 diagram number



U	07.10.2025	FINIST ISSUE	SA	LG	RS
Index	Revision Date	Purpose of revision	Drawn	Checked	Asst

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**Kent County Council**  
Kroner House,  
Eurogate Business Park,  
Asnford  
TN24 8XU  
Tel: 03000 418181

**Symptoms**

INGRESS PARK AVENUE, GREENHITHE

Drawing title

**LINING ENHANCEMENTS  
DOUBLE YELLOW LINES**

Drinking status

FOR CONSULTATION

Scale

NTS at A3

Do not scale

Drawing number

25-DA-HIP-2504/1203

1997

0

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