

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 19 NOVEMBER 2025 AT 7.00PM

PRESENT: Councillor Richard Lees – Vice-Chairman in the Chair
Councillor Lorna Cross
Councillor Graham Taylor

ALSO PRESENT: Graham Blew – Town Clerk
Martin Harding – ATC/Responsible Financial Officer
x 3 members of the public

ABSENT: There were none

298/25-26. 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.

299/25-26. 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 Lesley Howes, 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.

An apology for absence was received from Councillor Elizabeth Wickham, due to other commitments.

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

300/25-26. SUBSTITUTES.

There were none.

301/25-26. 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.

The x3 residents each addressed the meeting to raise concerns regarding application DA/25/01268/FUL considered under agenda item 8.1.

The concerns raised included:

- Size, scale and overall mass of the development
- Anomalies within the parking survey in relation to available on-street parking
- A lack of sufficient off-street parking provision within the development
- A lack of active frontage resulting in a covered entranceway and parking area enabling the potential for congregation and a hotspot for anti-social behaviour
- The property out of character with the surrounding residential area
- No amenity space for the development
- A lack of engagement with neighbouring properties
- Potential boundary issues as the structure is being built abutting the boundary with neighbouring properties
- The potential for overlooking and loss of light
- Concerns regarding the site during construction, given the scale of the development, and other issues with anti-social behaviour and thefts from construction sites.

The Chairman thanked the residents for their feedback and assured them that members would take on board the points raised during the discussion of the application.

302/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

303/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 15 OCTOBER 2025.

Recommended: That the Minutes of the Meeting held on 15 October 2025 were approved and signed as a true record.

304/25-26 TEMPORARY ROAD CLOSURE – A226 GALLEY HILL ROAD, SWANSCOMBE.

Members discussed the latest update provided by the Strategic Resilience Manager, Highways & Transportation, Kent County Council (6 October 2025).

Members noted that the current level of progress hadn't changed and that the project was still dependant on a successful bid to central Government.

Recommended: That the update be noted.

305/25-26 PROPOSED DEPOSIT DOCUMENT AMENDMENT 1, INGRESS PARK AVENUE, GREENHITHE – KENT COUNTY COUNCIL.

Members considered the proposed documents for Amendment 1 a Waiting Restriction Order on Ingress Park Avenue, Greenhithe.

Members supported the Waiting Restriction Order, in principle, as the proposal intended to improve traffic flow in the area.

Recommended: That the response as detailed be submitted.

306/25-26. 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).*

DA/25/01268/FUL	<p>Re-development of yard to create nine new apartments (consisting of eight one-bed and one two-bedroom dwellings) with parking.</p> <p>600 Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council strongly objects to this application on the following grounds:</p> <p>The sheer size, scale and positioning of the building on the site constitutes an overdevelopment of the plot that will result in a loss of light and privacy to neighbouring properties.</p> <p>The development is not in-keeping with and is out of character with the residential developments in the area in design, appearance and materials used.</p> <p>The Town Council have major concerns how the build of a development this size would be managed on site as the building covers over 90% of the space with no allowance for the storage of materials or plant / vehicles with no option or opportunity to use surrounding roads given the impact to on-street parking.</p> <p>The parking provisions allocated for the development, 8 spaces for 9 units, would not meet the expected parking standards and will add pressure to the surrounding streets regarding on-street parking.</p> <p>The development proposal does not include sufficient amenity space for the size of the development in line with Dartford Local Plan Policy M9 (criteria 2 and 3) in relation to outside space for all the units being built. The Dartford Local Plan includes a</p>

	minimum provision of amenity space for each dwelling, the proposed development has none.
DA/25/01179/FUL	Erection of a single storey extension to provide two additional dental surgery rooms. 23 High Street, Swanscombe.
OBSERVATIONS:	<p>The Town Council strongly objects to this application on the following grounds:</p> <p>This site has had at least x9 previous planning applications and the planning decision notice for application DA/06/00044/FUL expressly stipulated, under condition 5, that the two car parking spaces and means of access shown on the approved plans shall be kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or to preclude vehicular access thereto. The reason for this was to ensure the permanent retention of satisfactory car parking facilities in accordance with the Local planning Authority's standards in accordance with Policies B1 and T22 of the adopted Dartford Local Plan.</p> <p>The planning decision notice for application DA/23/00451/FUL expressly stipulated, under condition 16, that the x3 parking spaces created were allocated to the three flats on site and that no development shall be carried out on that area of land or to prevent vehicular access.</p> <p>The development of the land between the existing surgery and residential dwellings would result in the loss of all amenity space allocated to the properties, constituting a failure under Dartford Local Plan Policy M9.</p> <p>The proposal stipulates provision for disabled facilities within one of the new surgeries but does not provide any disabled parking provision on site for customers with mobility issues requiring the new facilities.</p>

DA/25/01291/VCON	<p>Demolition of the existing Public House (Sui Generis) and erection of a 3-storey building to provide café (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision (variation of Conditions 1, 3, 9, 20, 28 and removal of Condition 22 for variation of ground floor café to general Class E to allow for retail use or a hairdressers).</p> <p>60 High Street, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA25/01303/ADV	<p>Replacement of existing double-sided internally illuminated 6-sheet Bus Shelter advertising displays with Double-sided digital displays.</p> <p>Bus Shelter East of Knockhall Chase, London Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as the installation of an illuminated double-sided display with changing imagery at this location would constitute a highway safety concern.</p> <p>The display risks becoming a distraction to drivers on a section of road very close to a busy crossing serving a local school, two junctions, and the entrances to commercial units (garage and petrol station).</p>

307/25-26. **The following Granted Decision Notices had been received from Dartford Borough Council / EDC for members information.**

DA/25/01021/FUL	<p>Erection of a single storey rear extension.</p> <p>16 Glasson Road, Swanscombe.</p>
DA/25/01082/TPO	<p>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.</p> <p>Entrance of Ingress Park Avenue (in front of Hyndford Crescent) Ingress Park, Greenhithe.</p>

308/25-26. The following Refused Decision Notices had been received from Dartford Borough Council / EDC 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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There being no further business to transact, the Meeting closed at 7.35 pm.

Signed: _____ Date: _____
(Chairman)