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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 17 December 2025 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 12 December 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. **PROPOSED CHANGES OF USE TO SMALL HMOs (HOUSES IN MULTIPLE OCCUPATION) - DARTFORD BOROUGH COUNCIL (p).**

The Head of Planning Services (DBC) has written advising that DBC is making/has made Article 41 (1) directions addressing proposed changes of use to small HMOs.

A copy of the directions including the maps defining the areas can be viewed on at <https://publicaccess.dartford.gov.uk/online-applications/search.do> by searching references 25/01366/ARTIMM (parts of the Borough of Dartford north of the A2 highway) and 25/0137/ARTNON (parts of the Borough of Dartford south of the A2 highway).

The deadline for representations is 13 January 2026.

Recommended: To discuss and advise accordingly.

7. **STANHOPE ROAD, SWANSCOMBE (p).**

The West Kent Highway Improvements Community Engagement Manager (KHS) has provided the results of the recent review undertaken regarding the issues of anti-social driving being experienced at Stanhope Road.

NB.

Previously, minute 510/24-25, the Town Council had included a request that urgent investigation is carried out to see if making Southfleet Road to London Road a red route was possible. Kent Highway Services had advised that this is not something that Kent operate and that red routes were a London Borough initiative.

To assist members previous minutes and correspondences are attached,

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/25/01277/ADV	Display of 1 no. fascia sign and 1 no. projecting sign (retrospective) 5A Stanley Road, Swanscombe.
DA/25/01276/FUL	Change of use of land and buildings for tyre fitting, vehicle servicing and repairs with associated office (retrospective) 5A Stanley Road, Swanscombe.
DA/25/01358/FUL	Loft conversion with front roof windows and rear dormer. 15 Bevans Close, Greenhithe.
DA/25/01370/FUL	Erection of a single storey rear extension and roof replacement. 1 Alkerden Lane, Swanscombe.
EDC/25/0020	Full planning application for the phased demolition of existing buildings and the erection of flexible B2/B8/E(g)(ii)/E(g)(iii) units, with new accesses, internal roads, parking, drainage, landscaping and associated works (Manor Way Business Park). Manor Way Business Park, Swanscombe.

DA/25/01398/TPO	<p>Application for T1 - Oak tree - crown lift to 4.5m and cutting away from the building to give 2m clearance; G1 - 6 x Holm Oak - cut away from building to give clearance of 2m; T2 - Elm - cut back from building giving 2m clearance, subject to Tree Preservation Order No.1 2000</p> <p>Rear of 26 to 35 Mount Nod, London Road, Greenhithe.</p>
DA/25/01392/FUL	<p>Erection of single-storey rear extension and single storey front extension.</p> <p>18 Gunn Road, Swanscombe.</p>



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

DA/25/01083/TPO	Application to re-pollard one London Plane, subject to Tree Preservation Order No.3 2008 East of 8-20 Capability Way Ingress Park, Greenhithe.
DA/25/01174/FUL	Erection of a single storey rear extension and front porch, and replacement of PRC walls with new brick cavity walls. 3 Port Avenue, Greenhithe.
EDC/25/0143	Section 73 application to vary Condition 2 of planning permission EDC/21/0046 to allow for the use of the site for recycling for a further 5-year period. Land off Watling Street, Eastern Quarry, Swanscombe.

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

DA/25/00753/FUL	Demolition of existing workshop for the erection of a two-storey extension to create a 1-bedroom self-contained dwelling and alterations to the existing self-contained dwelling. 25 High Street, Swanscombe.
DA/25/01073/FUL	Erection of a single storey rear/side extension. 44 Church Road, Swanscombe.



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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithetowncouncil.gov.uk>

