

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 17 DECEMBER 2025 AT 7.00PM

PRESENT:

Councillor Dawn Johnston – Chair
Councillor Richard Lees – Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Graham Taylor

ALSO PRESENT:

Graham Blew – Town Clerk
Indigo Allred – Administration Officer

ABSENT:

There were none

342/25-26. 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.

343/25-26. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Lesley Howes, 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.

344/25-26. SUBSTITUTES.

There were none.

345/25-26. 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.

346/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

347/25-26. 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.

346/25-26. PROPOSED CHANGES OF USE TO SMALL HMOs (HOUSES IN MULTIPLE OCCUPATION) - DARTFORD BOROUGH COUNCIL.

Members considered the directions addressing proposed changes of use to small HMOs provided by the Head of Planning Services (Dartford Borough Council).

Recommended: That the council is in support of the directions addressing proposed changes of use to small HMOs provided by the Head of Planning Services (Dartford Borough Council) and that members seek clarity on whether these changes effects new builds or just change of use applications.

346/25-26. STANHOPE ROAD, SWANSCOMBE.

Members discussed the review provided by The West Kent Highway Improvements Community Manager (KHS) detailing work undertaken regarding the issues of anti-social driving being experienced at Stanhope Road. Members also considered the additional paperwork submitted by Councillor Graham Taylor.

Recommended:

1. That the work done by Councillor Graham Taylor be noted.
2. That clarity on who has priority right of way on Stanhope Road be requested from Kent Highway Services (KHS) and, that a request for adequate and appropriate signage be made to me made to KHS.
3. That KHS be made aware of the Town Councils disappointment that the issues at Stanhope Road do not seem to a priority for KHS.

- 348/25-26. 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/25/01277/ADV	Display of 1 no. fascia sign and 1 no. projecting sign (Retrospective) 5A Stanley Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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.
OBSERVATIONS:	The Town Council strongly objects to this application on the grounds that there is insufficient parking provision for employees, visitors or customers, and that there is not adequate space for the delivery of materials and the storage of waste materials. Additionally, the initial noise report readings were made (September) when the business was already in operation (May) and so cannot provide an accurate baseline for levels of noise at the location.
DA/25/01358/FUL	Loft conversion with front roof windows and rear dormer. 15 Bevans Close, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/25/01370/FUL	Erection of a single storey rear extension and roof replacement. 1 Alkerden Lane, Swanscombe.
OBSERVATIONS:	The Town Council has no formal objections to the application; however, the Planning Authorities attention is drawn to the connection with application DA/25/01322 as the relationship between the two seems unclear.

EDC/25/0020	<p>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).</p> <p>Manor Way Business Park, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council would like to highlight that this application does not consider the complex nature of the Galley Hill Road temporary closure and any potential works to rebuild the road and surrounding area and as such the application should not be considered until after the re-opening of Galley Hill Road.</p>
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>
OBSERVATIONS:	<p>The Town Council objects to this application in the absence of an arborist report that supports the proposed works and clarifies the effect of the proposed works, and any clear images of the current condition of the tree.</p>
DA/25/01392/FUL	<p>Erection of single-storey rear extension and single storey front extension.</p> <p>18 Gunn Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/25/01424/FUL	<p>Erection of a single storey front extension and loft conversion with rear dormer, roof lights and gable window.</p> <p>70 Trebble Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

349/25-26. The following Granted Decision Notices had been received from Dartford Borough Council / EDC 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.

350/25-26. The following Refused Decision Notices had been received from Dartford Borough Council / EDC 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.

There being no further business to transact, the Meeting closed at 7.50 pm.

Signed: _____
(Chairman)

Date: _____