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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 4 February 2026 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 29 January 2026

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.

A G E N D A

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 14 January 2026 (*Town Council 29 January 2026*) (*Local Government Act 1972, Sch 12, Para 41(1)*).

6. PUBLIC NOTICE – FASTRACK CASTLE HILL - KENT COUNTY COUNCIL (KCC) (p).

The attached Public Notice documents for (Speed Limits) (Consolidation) Order 2025 (Amendment No.2) Order 2026 have been received from KCC and will be available for public inspection until 16 February 2026. The deadline for representations is 12 noon on Monday 16 February 2026.

Recommended: To discuss and advise accordingly.

7. PUBLIC NOTICE – CASTLE HILL DRIVE - KENT COUNTY COUNCIL (KCC) (p).

The attached Public Notice documents for (Waiting Restriction and Street Parking Places) (Consolidation) Order 2025 (Amendment No.3) Order 2026 have been received from KCC and will be available for public inspection until 16 February 2026. The deadline for representations is 12 noon on Monday 16 February 2026.

Recommended: To discuss and advise accordingly.

8. PUBLIC NOTICE – CASTLE HILL DRIVE - KENT COUNTY COUNCIL (KCC) (p).

The attached Public Notice documents for (Various Traffic Movements) (Consolidation) Order 2024 (Amendment No.3) Order 2026 have been received from KCC and will be available for public inspection until 16 February 2026. The deadline for representations is 12 noon on Monday 16 February 2026.

Recommended: To discuss and advise accordingly.

9. TOWN PLANNING.

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

DA/25/01459/FUL	Change of Use of Coach House from office use to residential use as an independent dwelling including the provision of car parking and boundary fencing. Ingress Abbey, Prioress Crescent, Greenhithe.
DA/25/01460/LBC	Application for Listed Building Consent for change of use of Coach House from office use to residential use as an independent dwelling including the provision of car parking and boundary fencing. Ingress Abbey, Prioress Crescent, Greenhithe.
KCC/GR/0013/2026	Section 73 application to vary conditions 35 & 37 of planning permission GR/23/376 to allow vehicle movements 7 days a week. Britannia Refined Metals Ltd, Britannia Metal Refinery and Premises Lower Road, Northfleet.

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

DA/25/01358/FUL	Loft Conversion with front roof windows and rear dormer 15 Bevans Close, Greenhithe.
DA/23/00709/FUL	Demolition of existing outbuilding and erection of a detached outbuilding for storage (including cold storage room) related to hot food takeaway (retrospective). Akash Tandoori 54 Milton Road, Swanscombe.
DA/25/01370/FUL	Erection of a single storey rear extension and roof replacement. 1 Alkerden Lane, Swanscombe.

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

DA/25/01275/FUL	Change of use of land and buildings for tyre fitting, vehicle servicing and repairs with associated office (retrospective). 5A Stanley Road, Swanscombe.
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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithetowncouncil.gov.uk>

