

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 4 FEBRUARY 2026 AT 7.00PM

PRESENT:

Councillor Dawn Johnston – Chair
Councillor Lorna Cross
Councillor Lesley Howes
Councillor Graham Taylor
Councillor Elizabeth Wickham

ALSO PRESENT:

Graham Blew – Town Clerk
Indigo Allred – Administration Officer

ABSENT:

There were none

425/25-26. 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.

426/25-26. 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 Richard Lees, 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.

427/25-26. SUBSTITUTES.

There were none.

428/25-26. 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.

429/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

430/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 14 JANUARY 2026.

Recommended: That the Minutes of the Meeting held on 14 January 2026 were approved and signed as a true record.

431/25-26. PUBLIC NOTICE – FASTRACK CASTLE HILL - KENT COUNTY COUNCIL (KCC).

Members considered the Public Notice documents for (Speed Limits) (Consolidation) Order 2025 (Amendment No.2) Order 2026 which were 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: No comments.

432/25-26. PUBLIC NOTICE – CASTLE HILL DRIVE - KENT COUNTY COUNCIL (KCC) (p).

Members discussed the Public Notice documents for (Waiting Restriction and Street Parking Places) (Consolidation) Order 2025 (Amendment No.3) Order 2026 which were 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: No comments.

433/25-26. 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: No comments.

434/25-26. 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/25/01459/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.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/25/01460/LBC	Application for Listed Building Consent for change of use of Coach House from office use to residential use as an

	<p>independent dwelling including the provision of car parking and boundary fencing.</p> <p>Ingress Abbey, Prioress Crescent, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
KCC/GR/0013/2026	<p>Section 73 application to vary conditions 35 & 37 of planning permission GR/23/376 to allow vehicle movements 7 days a week.</p> <p>Britannia Refined Metals Ltd, Britannia Metal Refinery and Premises Lower Road, Northfleet.</p>
OBSERVATIONS:	<p>There Town Council feel that the proposal would increase traffic flow on Sundays and would result in additional traffic in residential areas.</p> <p>Any permission for the application should include a Condition that all HGV's must be directed to, and use, the strategic road network (by Ebbsfleet International Station) and not local residential roads.</p>

435/25-26. **The following Granted Decision Notices had been received from Dartford Borough Council / EDC for members information.**

DA/25/01358/FUL	<p>Loft Conversion with front window and rear dormer.</p> <p>15 Bevans Close, Greenhithe.</p>
DA/23/00709/FUL	<p>Demolition of existing outbuilding and erection of a detached outbuilding for storage (including cold storage room) related to hot food takeaway (retrospective).</p> <p>Akash Tandoori 54 Milton Road, Swanscombe.</p>
DA/25/01370/FUL	<p>Erection of a single storey rear extension and roof replacement.</p> <p>1 Alkerden Lane, Swanscombe.</p>
DA/25/01392/FUL	<p>Erection of a single-storey rear extension and single-storey front extension.</p> <p>18 Gunn Road, Swanscombe.</p>

DA/25/01424/FUL	Erection of a single storey front extension and loft conversion with rear dormer, roof lights and gable window. 70 Trebble Road, Swanscombe.
DA/25/01353/VCON	Erection of a two storey side/rear extension and single storey rear infill extension to form extended veterinary surgery at the ground floor (use Class E€), pet grooming parlour (ancillary) and formation of 1 no. 2 bed apartment (use Class C3a), plus demolition of rear ancillary outbuildings and provision of associated amenity space and car parking (application for variation of conditions 2, 8, 10 and 12 of planning permission 23/00654/FUL in relation to amendments to approved plans including revised fencing, the omission of terraced area, removal of the pet grooming use and alterations to windows in the east elevation). Swanscombe Veterinary Practice 41-43 Swanscombe Street, Swanscombe.
DA/25/01291/VCON	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 of 24/00174/VCON for variation of ground floor café to general class E to allow retail use or a hairdressers). 60 High Street, Swanscombe, Kent, DA10 0AH.

436/25-26. The following Refused Decision Notices had been received from Dartford Borough Council / EDC for members information.

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

Signed: _____
(Chairman)

Date: _____