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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 25 February 2026 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 18 February 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.

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

6. HIGHWAYS IMPROVEMENT PLAN (HiP).

The Swanscombe Neighbourhood Watch have been trying to get "7.5 Tonne except buses" signs installed at the entrances to Swanscombe (London Road, High Street, Craylands Lane (London Road end) and Southfleet Road as they feel the current signs are confusing HGC drivers was they include "except for loading"

Unfortunately, they have been informed this request cannot be considered unless it is on the Town Councils HIP.

Recommended: To add the request for additional signage, as detailed above, to the Town Council HIP.

7. TOWN PLANNING.

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

EDC/25/0211	Retrospective crushed chalk surfacing of an existing unmade track and creation of a turning/parking area of crushed chalk surface, together with excavation of drainage ditches.
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	PLA Broadness Lighthouse, Swanscombe Marshes, Green Manorway, Northfleet.
DA/26/00060/FUL	Proposed roof extension, side dormer, and roof lights to incorporate additional dental surgery and waiting rooms over existing parking area, supported by columns. 23 High Street, Swanscombe.
KCC/DA/0019/2026	Erection of a single storey modular building to the north of the existing school building to provide additional classroom space for two additional bulge classes. Ebbsfleet Green Primary School, Ackers Drive, Ebbsfleet Valley.

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

DA/25/01032/COU	Change of use of the site from a residential dwelling (C3 use class) to a children's care home (C2 use class) for a maximum of 2 children. 8 Ingress Gardens, Greenhithe.
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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithetowncouncil.gov.uk>

