

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 25 FEBRUARY 2026 AT 7.00PM

PRESENT: Councillor Dawn Johnston – Chair
Councillor Lorna Cross
Councillor Richard Lees
Councillor Graham Taylor
Councillor Elizabeth Wickham

ALSO PRESENT: Councillor Peter Harris
Graham Blew – Town Clerk
Indigo Allred – Administration Officer

ABSENT: There were none

457/25-26. 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.

458/25-26. 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 Lesley Howes, 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.

459/25-26. SUBSTITUTES.

There were none.

460/25-26. 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.

461/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

462/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 FEBRUARY 2026.

Recommended: That the Minutes of the Meeting held on 4 February 2026 were approved and signed as a true record.

463/25-26. HIGHWAYS IMPROVEMENT PLAN (HiP).

The Swanscombe Neighbourhood Watch had 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 felt the current signs were confusing HGV drivers as they included “except for loading”

Unfortunately, they had been informed this request could not be considered unless it was on the Town Councils HIP.

Recommended: That the item not be added to the HiP and contact be made with KCC Thomas Mallon to investigate what options are available for signage.

464/25-26. 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).

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. PLA Broadness Lighthouse, Swanscombe Marshes, Green Manorway, Northfleet.
OBSERVATIONS:	Members were uncomfortable with the retrospective nature of the application which was made worse by the fact that the site was of a sensitive nature. The Town Council feel that a full Environmental Impact Report should be included.
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.
OBSERVATIONS:	This site has had approximately x10 previous planning applications and the previous application DA/25/01179 was refused.

	<p>The Town Council strongly objects to this application on the same grounds as the previous refusal decision.</p> <p>While there are x3 parking indicated in the proposal this looks very questionable as the area does not look sufficient for vehicles.</p> <p>The proposal would result in a material loss of residential off-street parking. constituting a failure under Dartford Local Plan Policy M1, M2, M10, M15 and M16.</p>
KCC/DA/0019/2026	<p>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.</p> <p>Ebbsfleet Green Primary School, Ackers Drive, Ebbsfleet Valley.</p>
OBSERVATIONS:	<p>The Town Council note that the application is temporary but object due to the <u>negative impact</u> the proposal would have on <u>transport and parking</u>. The <u>increased capacity</u> for students would <u>impact</u> on the use of vehicles which would increase the pressure on local roads which are already suffering.</p>
DA/26/00177/FUL	<p>Erection of a <u>three-storey front extension</u>, along with alternation to fenestration and internal alterations.</p> <p>Hillside, 119 Mounts Road, Greenhithe.</p>
OBSERVATIONS:	<p><u>No observations</u>, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

465/25-26. The following Granted Decision Notices had been received from Dartford Borough Council / EDC 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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There being no further business to transact, the Meeting closed at 7.20 pm.

Signed: _____ Date: _____
(Chairman)