

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	<p>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.</p> <p>PLA Broadness Lighthouse, Swanscombe Marshes, Green Manorway, Northfleet.</p>
OBSERVATIONS:	<p>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.</p> <p>The Town Council feel that a full Environmental Impact Report should be included.</p>
DA/26/00060/FUL	<p>Proposed roof extension, side dormer, and roof lights to incorporate additional dental surgery and waiting rooms over existing parking area, supported by columns.</p> <p>23 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>This site has had approximately x10 previous planning applications and the previous application DA/25/01179 was refused.</p>

	<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 negative impact the proposal would have on transport and parking. The increased capacity for students would impact 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 three-storey front extension, along with alternation to fenestration and internal alterations.</p> <p>Hillside, 119 Mounts Road, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

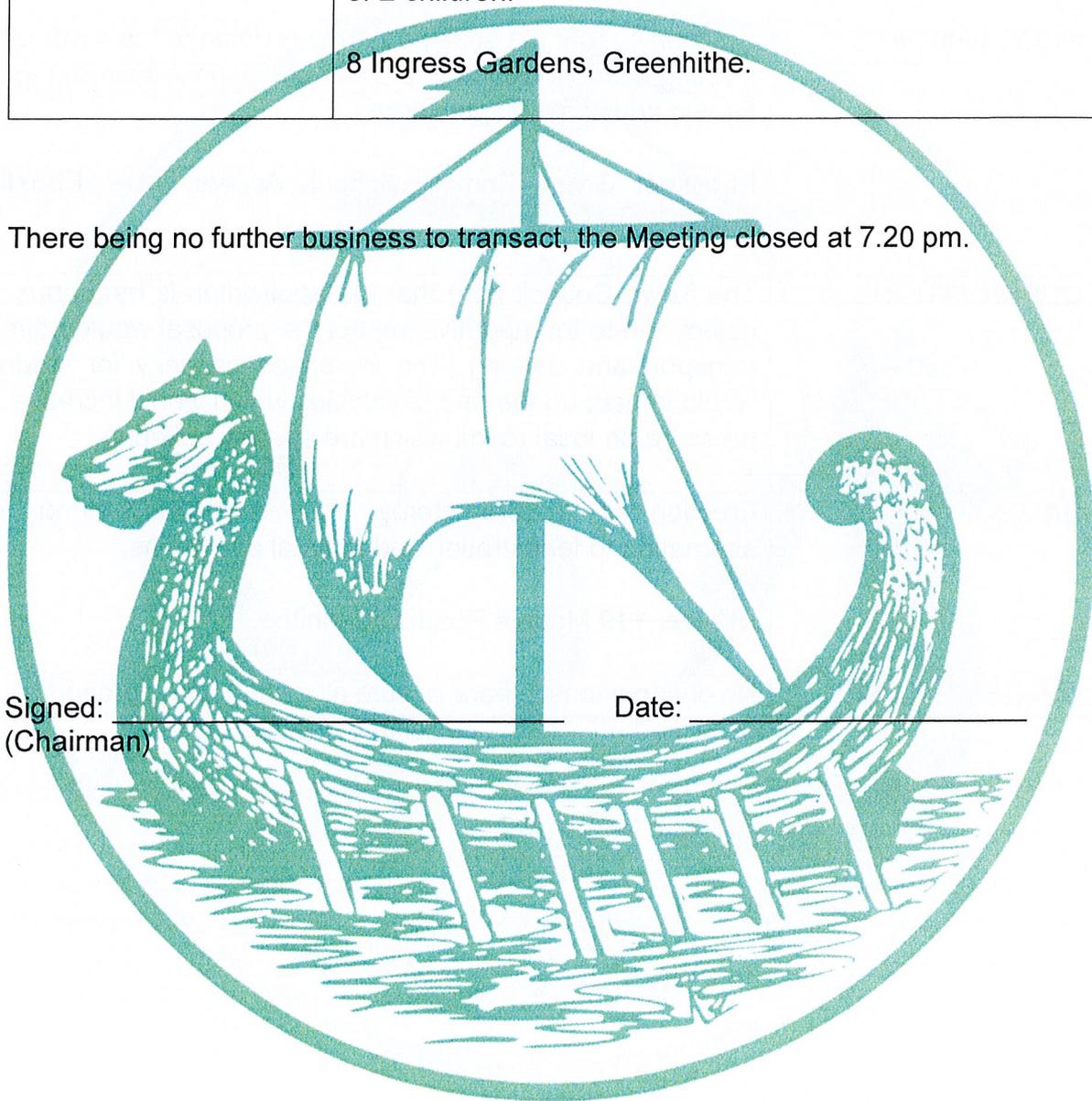
465/25-26. The following Granted Decision Notices had been received from Dartford Borough Council / EDC for members information.

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: _____
(Chairman)

Date: _____



Graham Blew

From: Ian Pullen ~~ian.pullen@nationalhighways.co.uk~~
Sent: 09 March 2026 15:34
To: ceo@nationalhighways.co.uk; info@nationalhighways.co.uk;
jim.dickson.mp@parliament.uk; Graham Blew; chief.executive@dartford.gov.uk;
councillors@dartford.gov.uk
Subject: Fw: Galley Hill Traffic Congestion
Attachments: Letter_4_Dartford_Borough_Council.pdf; Letter_3_Swanscombe_Town_Council.pdf;
Letter_2_Jim_Dickson_MP.pdf; Letter_1_Nick_Harris_National_Highways.pdf

[WARNING] This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear all,

Please find attached four letters relating to the ongoing traffic crisis affecting residents of Swanscombe and surrounding areas following the collapse at Galley Hill Cliff in April 2023.

This correspondence is being sent simultaneously to National Highways, my Member of Parliament Jim Dickson, Swanscombe Town Council, and Dartford Borough Council due to the prolonged impact this situation is having on residents.

Nearly three years have now passed since the collapse, yet residents continue to face severe congestion, daily disruption, and ongoing uncertainty with no clear resolution in place. The sustained pressure this places on daily life is becoming increasingly difficult for many people in the community.

There is also growing frustration locally regarding the decision for the new road connection from Castle Hill towards Alkerden Lane to operate as a bus-only route. With the surrounding road network under sustained pressure since the Galley Hill collapse, many residents feel this represents a missed opportunity to help relieve congestion for those travelling from the new developments towards the A2.

Opening that route more broadly, even temporarily or with limited restrictions, could have provided some meaningful relief to the daily congestion and stress experienced by residents. Instead, it appears that an opportunity to ease the situation, even slightly, has once again been overlooked.

I hope the attached correspondence will encourage constructive engagement between all relevant authorities so that both short-term mitigation and a long-term resolution can finally be progressed.

I look forward to receiving your responses.

Kind regards,

Ian Pullen

DA ~~XXXXXXXXXX~~



Dear Council Leader / Town Clerk,

I am writing to formally notify Swanscombe Town Council of ongoing concerns regarding the traffic crisis affecting residents following the Galley Hill Cliff collapse in April 2023.

Nearly three years later there remains no permanent resolution and residents continue to experience severe congestion and disruption. This situation is now affecting wellbeing and mental health across the community.

While the town council is not the highways authority, it plays an important role in representing and advocating for residents.

Copies of my correspondence to National Highways and my Member of Parliament are enclosed for reference.

I would welcome confirmation of what actions the council is taking to advocate for residents and support a resolution.

Yours faithfully,

Ian Pullen
DA 

Dear Council Leader,

I am writing to raise a formal complaint regarding the prolonged traffic crisis affecting Swanscombe and surrounding areas following the Galley Hill Cliff collapse in April 2023.

Residents have endured nearly three years of disruption without a permanent solution or clear timeline for works. This has resulted in severe congestion and growing impacts on residents' wellbeing and mental health.

I ask Dartford Borough Council to outline what steps it is taking to coordinate with relevant authorities and advocate for a resolution on behalf of residents.

Copies of correspondence sent to National Highways and my Member of Parliament are enclosed.

Yours sincerely,

Ian Pullen
DA [REDACTED]

FORMAL COMPLAINT – FAILURE OF DUTY OF CARE

Dear Mr Harris,

I am writing to you to raise a formal complaint regarding the prolonged and unresolved traffic crisis affecting Swanscombe and surrounding areas following the collapse at Galley Hill Cliff.

The collapse occurred in April 2023. Nearly three years later residents remain without a permanent solution, confirmed programme of works, or clear delivery timeline. The continued disruption has caused severe congestion, daily delays, and ongoing uncertainty for the community.

As the strategic highways authority, National Highways holds a duty of care under the Highways Act 1980 and the Health and Safety at Work etc. Act 1974 to ensure highways are managed safely and effectively for the public.

The ongoing disruption is now seriously impacting residents' wellbeing and mental health, including my own. Access to employment, healthcare, schools, and emergency services is regularly affected.

I formally request: 1. A clear explanation for the delay in resolving this issue 2. Confirmation of plans, funding, and delivery timelines 3. Immediate interim traffic management measures 4. Recognition of the wellbeing and mental health impacts on residents 5. Clarification of how National Highways considers its duty of care is currently being met

I look forward to your response.

Yours sincerely,

Ian Pullen
DA [REDACTED]

Dear Mr Dickson,

I am writing to request your intervention regarding the ongoing traffic crisis affecting Swanscombe following the collapse at Galley Hill Cliff in April 2023.

Residents have now endured almost three years of disruption with no permanent solution delivered and no clear timetable for works. The situation is causing serious congestion, daily delays, and increasing stress for the community.

This prolonged disruption is now impacting residents' wellbeing and mental health. Access to work, medical appointments, and schools is frequently affected.

I ask that you raise this matter with National Highways and the Department for Transport and press for urgent action and accountability.

Thank you for your attention to this matter.

Yours sincerely,

Ian Pullen
DA1 [REDACTED]

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Graham Blew

From: Thomas.Mallon@kent.gov.uk
Sent: 09 March 2026 19:23
To: Graham Blew
Subject: Re: Signage at entrances to Swanscombe

[WARNING] This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello Graham,

Apologies for the late reply I have had alot on at the moment.

I too have enquired about additional signage and was informed that, the town council can request these signs by using the allocation of the HIP budget, for local and specific needs.

I know this is not the answer you where hoping for, but if this is what it takes it is an option.

Another option is the if the town Council can price up what the signage and installation would be, I would be happy to put a small percentage of the members grant to the project after we work out what the bill would be.

Kindest regards

Thomas Mallon

County Councillor for Swanscombe, Greenhithe and Ebbsfleet
Chairman of Kent and Medway Fire and Rescue Authority

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From: Graham Blew <graham.blew@swanscombeandgreenhithetowncouncil.gov.uk>
Sent: Thursday, February 26, 2026 8:03 AM
To: Thomas Mallon - MEM <Thomas.Mallon@kent.gov.uk>
Subject: Signage at entrances to Swanscombe

Dear Thomas

The At a recent Community Safety Committee meeting Swanscombe Neighbourhood Watch advised that they 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 received a negative response from Kent Highway Services.

Is it possible for you, as KCC Member, to ask officers at KCC what the options are regarding signage to assist the problem ?

Yours sincerely,

Graham Blew
Town Clerk

Swanscombe & Greenhithe Town Council | Council Offices |
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