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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 Elizabeth Wickham  
VACANCY

To all other Councillors: For information only.

**A Meeting of the above Committee will be held on**

**Wednesday 22 April 2026 at 7.00pm**

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

Graham Blew  
Town Clerk

Dated: 16 April 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](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 25 February 2026 (*Town Council 26 March 2026*) (*Local Government Act 1972, Sch 12, Para 41(1)*).

### 6. PARISH PLAN (p).

It was previously agreed, minute 210/25-26, that a Working Group be formed to establish their feasibility / scope of a parish plan.

**Recommended:** To discuss and advise accordingly.

### 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.**

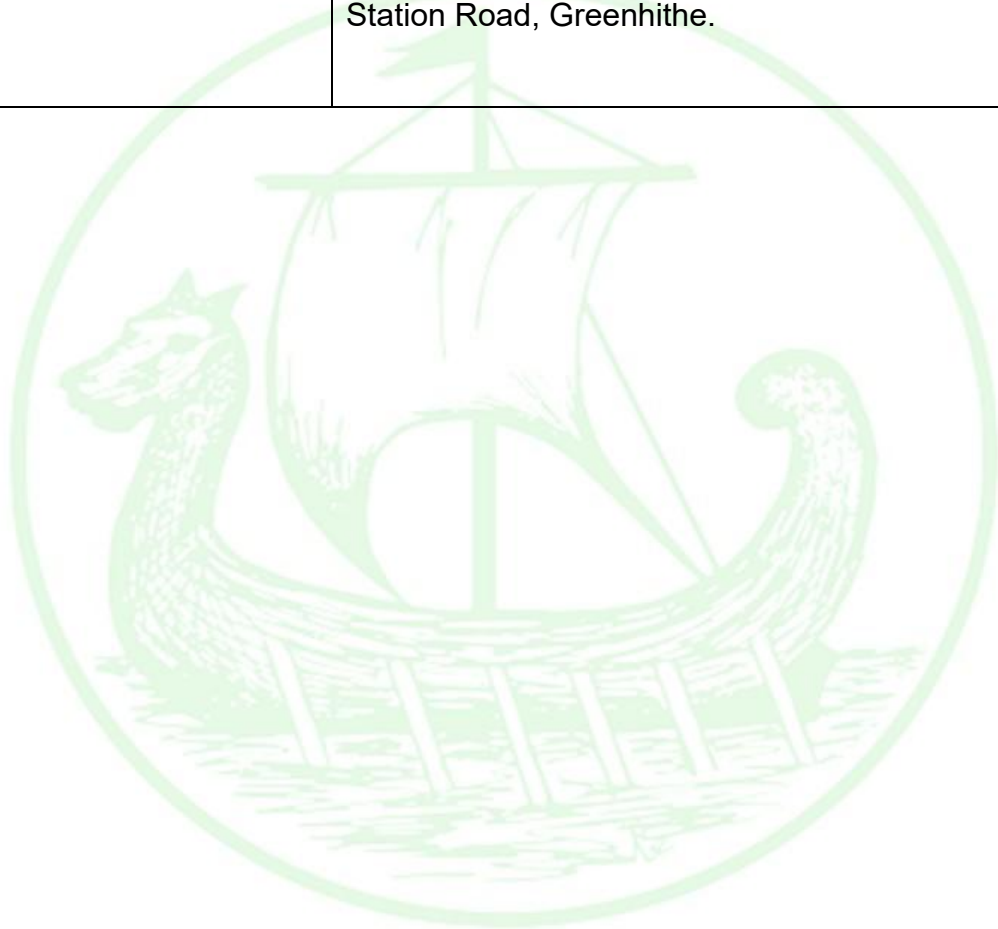
KCC/DA/0033/2026	The provision of a pedestrian and cycle ramp, landscaping and associated works, between Whitecliffe Road and Ebbsfleet Academy.  Ebbsfleet Academy, Southfleet Road, Swanscombe.
DA/26/00318/COU	Change of use from a single dwelling house (Class C3) to 5-bedroom 5 person HMO (Class C4).  101 Knockhall Chase, Greenhithe.

DA/26/00346/FUL	<p>Change of use from dwellinghouse (Class C3) to 5-bedroom 5-person HMO (Class C4) with provision of refuse and bike storage.</p> <p>39 Park Cliff Road, Greenhithe.</p>
DA/26/00392/FUL	<p>Demolition of existing parking area and garage, erection of off-road parking and games room (retrospective application).</p> <p>2 The Orchard, Mounts Road, Greenhithe.</p>
DA/26/00264/FUL	<p>Demolition of existing garage and front dormer. Erection of a front porch, single-storey side, rear, lower ground floor basement extension, with a terrace, alongside excavation and land level changes. Internal reconfiguration and alteration to external materials, fenestration, and roof</p> <p>Mount Croft, 95 Mounts Road, Greenhithe</p>
DA/26/00418/TPO	<p>Application for Sycamore tree – Reduce tree by approximately 5-6m off the top (from approximately 15m to 10m) and approximately 5m off the radial spread, subject to Tree Preservation Order No.11 1990.</p> <p>14 The Dell, Greenhithe.</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> <p><i>The Planning Applications Group, KCC have written to advise that the County's Highways and Transportation Officers concerns had been addressed by the applicant and that they now had no objection to the application subject to conditions being attached.</i></p> <p><i>In addition, a letter from the headteacher of the school had confirmed that the walking bus would be up and running from September 2026.</i></p> <p><i>Nb. Previous comments: 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.</i></p>

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

EDC/22/0168	<p>Outline planning application (with all matters reserved) for mixed-use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas. Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal vehicular network, and other ancillary infrastructure; and associated crossings, highway accesses, and junction improvements.</p> <p>Ebbsfleet Central East, Land Adjacent To Ebbsfleet International Railway Station, Thames Way.</p>
DA/25/01460/LBC	<p>Listed Building Consent for change of use of Coach House to residential use as an independent dwelling and associated internal works.</p> <p>Ingress Abbey Prioress Crescent, Greenhithe.</p>
DA/25/01459/FUL	<p>Change of use of Coach House to residential use as an independent dwelling including the provision of a car parking and boundary fencing.</p> <p>Ingress Abbey Prioress Crescent, Greenhithe.</p>
DA/26/00138/LDC	<p>Land situated at 82 Church Road Swanscombe Kent DA10 0HF as specified in the Second Schedule was lawful.</p> <p>82 Church Road, Swanscombe.</p>
DA/26/00122/LDC	<p>In respect of land situated at 1 Alkerden Lane Swanscombe Kent DA10 0EG as specified in the Second Schedule was lawful.</p> <p>1 Alkerden Lane, Swanscombe.</p>

DA/26/00354/NONMAT	<p>Non-material amendment following the grant of planning permission DA/21/00724/FUL – Erection of 3 buildings up to four storeys in height to provide 47 flats, in respect altering the wording of conditions 4 (Contamination), 6 (Tree Protection), 7 (Surface Water Drainage), 8 (Vehicular Access and Visibility Splays), 17 (Habitat Establishment and Management Plan) and 18 (Ecological Enhancement Plan) in respect of the timing of the submission of details and condition 2 (Approved Plans and Documents) in respect of adding a drawing to show initial development works.</p> <p>Land North of Railway Line and East of Station Road, Station Road, Greenhithe.</p>
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Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhithe town council.gov.uk>

