

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 14 JANUARY 2026 AT 7.00PM

PRESENT: Councillor Dawn Johnston – Chair
Councillor Lorna Cross
Councillor Lesley Howes
Councillor Hazel Stephens
Councillor Graham Taylor
Councillor Elizabeth Wickham

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

ABSENT: There were none

380/25-26. 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.

381/25-26. 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.

Recommended: That the reasons for absence, for the Councillor(s) listed, be formally accepted, and approved.

382/25-26. SUBSTITUTES.

There were none.

383/25-26. 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.

384/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

385/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 17 DECEMBER 2025.

Recommended: That the Minutes of the Meeting held on 17 December 2025 were approved and signed as a true record.

386/25-26 PROPOSED DEPOSIT DOCUMENT AMENDMENT 1, INGRESS PARK AVENUE, GREENHITHE – KENT COUNTY COUNCIL.

Members considered the proposed documents for Amendment 1 a Waiting Restriction Order on Ingress Park Avenue, Greenhithe.

Whilst Members supported the Waiting Restriction Order, in principle, it was agreed that that the restrictions needed to be on both sides of the road and not just the proposed one side of the road.

Recommended: That the response as detailed be submitted.

387/25-26. 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/25/01458/COU	Change of use to a house in multiple occupation (HMO) (Sui Generis) for 10 people 1 The Orchard, Mounts Road, Greenhithe.
OBSERVATIONS:	After discussion Members strongly objected to the application on the following grounds: By the size and scale of the proposal it would be out of character with the other properties in the area and is an over intensification of use. The provision of x2 parking spaces for x10 people is insufficient and would lead to further on road parking issues in an area that already suffers with limited on-street parking. There are no easily accessible public transport links nearby which would lead to the occupants using their own vehicles. The proposal would have huge implications on the local infrastructure and would negatively impact the residential amenity of residents. The access to the proposal for refuse collection, emergency services etc. would be very limited and difficult.

388/25-26. The following Granted Decision Notices had been received from Dartford Borough Council / EDC for members information.

DA/25/01303/ADV	Replacement of existing double-sided internally illuminated 6 sheet Bus Shelter advertising displays with double-sided digital displays. Bus Shelter East of Knockhall Chase, London Road, Greenhithe.
DA/25/01398/TPO	Application for T1 - Oak tree - crown lift to 4.5m and cutting away from the building to give 2m clearance; G1 - 6 x Holm Oak - cut away from building to give clearance of 2m; T2 - Elm - cut back from building giving 2m clearance, subject to Tree Preservation Order No.1 2000 Rear of 26 To 35 Mount Nod, London Road, Greenhithe.

389/25-26. The following Refused Decision Notices had been received from Dartford Borough Council / EDC for members information.

DA/25/01179/FUL	Erection of a single storey extension to provide two additional dental surgery rooms. 23 High Street, Swanscombe.
DA/25/01268/FUL	Redevelopment of yard to create nine new apartments (consisting of eight one-bedroom and one two-bedroom dwellings) with parking. 600 Milton Road, Swanscombe.

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

Signed: _____
(Chairman)

Date: _____