

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 22 APRIL 2026 AT 7.00PM

**PRESENT:** Councillor Dawn Johnston – Chairman  
Councillor Lorna Cross  
Councillor Lesley Howes  
Councillor Hazel Stephens  
Councillor Elizabeth Wickham

**ALSO PRESENT:** Graham Blew – Town Clerk  
Councillor Peter Harris  
x1 Member of the public

**ABSENT:** There were none

**571/25-26. 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.

**572/25-26. 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.

**573/25-26. SUBSTITUTES.**

There were none.

**574/25-26. 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.***

**575/25-26. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**576/25-26. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 18 MARCH 2026.**

**Recommended:** That the Minutes of the Meeting held on 18 March 2026 were approved and signed as a true record.

**577/25-26. PARISH PLAN.**

As per minute 210/25-26, members considered that a Working Group be formed to establish the feasibility / scope of a parish plan.

After discussion it was proposed, duly seconded and agreed that due to the current situation resources situation:

**Recommended:** That the item be deferred until the next financial year (2027 – 2028).

**578/25-26. 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).**

KCC/DA/0033/2026	The Provision of a pedestrian and cycle ramp, landscaping and associated works, between Whitecliffe Road to Ebbsfleet Academy.  Ebbsfleet Academy, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
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.
OBSERVATIONS:	The Town Council strongly object to the application due to the lack of sufficient and appropriate parking provisions.
DA/26/00346/FUL	Change of use from dwellinghouse (class C3) to 5-bedroom 5-Person HMO (Class C4) with provision of refuse and bike storage.  39 Park Cliff Road, Greenhithe.
OBSERVATIONS:	The Town Council strongly object to the application due to the lack of sufficient and appropriate parking provisions with the proposed bike storage not being an appropriate alternative.  The Planning Authority are requested to attend the site as there are concerns that one of the garages is rented out to a non-resident who is operating a commercial business from it.  It also looks like it has already been built.

DA/26/00392/FUL	Demolition of existing parking area and garage, erection of off-road parking and games room (retrospective application).  2 The Orchard, Mounts Road, Greenhithe.
OBSERVATIONS:	The Town Council object to the proposal as the second storey overlooks/shades the neighbouring properties front door resulting in a loss light and privacy.  The water runoff from the roof also appears to fall into the neighbouring property.
DA/26/00264/FUL	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  Mount Croft, 95 Mounts Road, Greenhithe
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/00418/TPO	Application for Sycamore tree – Reduce tree by approximately 5-6m off the top (from approximately 15m to 10m) and approximately 5m off of the radial spread, subject to Tree Preservation Order No.11 1990.  14 The Dell, Greenhithe.
OBSERVATIONS:	The Town Council would request that the applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built.
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.
OBSERVATIONS:	The Town Council have concerns about the negative impact the proposal would have on transport and parking but note the schools walking bus will be in place.

579/25-26. **The following Granted Decision Notices had been received from Dartford Borough Council / EDC 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>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</p>

	<p>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>
DA/26/00297/TPO	<p>Application for works to various trees subject to Tree Preservation Orders No.11 1990 and 3 2008.</p> <p>Ingress Park Site, Ingress Park Avenue, Greenhithe.</p>

579/25-26. **The following Refused Decision Notices had been received from Dartford Borough Council / EDC for members information.**

DA/26/00177/FUL	<p>Erection of a three-storey front extension, along with alterations to fenestration and internal alterations.</p> <p>Hillside 119 Mounts Road, Greenhithe.</p>
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There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: \_\_\_\_\_  
(Chairman)

Date: \_\_\_\_\_