



© 2009

# 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**

**Thursday 21 May 2026 at 7.00pm**

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

*Graham Blew*

Graham Blew  
Town Clerk

Dated: 15 May 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 22 April 2026 (p) (*Local Government Act 1972, Sch 12, Para 41(1)*).

### **6. STANHOPE ROAD, SWANSCOMBE (p).**

The West Kent Highway Improvements Community Engagement Road Safety Engineering Project Manager submitted the enclosed draft proposal for parking restrictions experimental order to address the congestion issues being experienced currently at the top end of Stanhope Road, Swanscombe.

Members are asked to consider the proposal and provide comments / feedback.

Members were previously emailed the proposal on 6 May 2026.

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

### **7. DARTFORD PLANNING POLICY – PUBLIC CONSULTATION (p).**

The Strategic Planning & Infrastructure Manager (DBC) has provided the enclosed invitation to take part in the public consultation for the Dartford Planning Policy.

The draft Supplementary Planning Documents (SPDs) can be viewed using the following link: <https://www.dartford.gov.uk/policy-1/supplementary-planning-documents> and the consultation, which has a deadline of 27 May 2026, can also be accessed from there.

Members were previously supplied with this information by email on 1 May 2026.

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

### **8. PUBLIC NOTICE – VARIOUS ROADS, DARTFORD - KENT COUNTY COUNCIL (KCC) (p).**

The attached Public Notice documents for (Waiting Restriction and Street Parking Places) (Consolidation) Order 2025 (Amendment No.7) Order 2026 have been received from KCC and will be available for public inspection until 1 June 2026. The deadline for representations is 12 noon on Monday 1 June 2026.

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

**9. TOWN PLANNING.**

**9.1 The following planning applications have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation / Gravesham Borough Council / Kent County Council for Members information.**

DA/26/00404/FUL	Extension to building and roof improvements to building E. 149 Church Road, Swanscombe.
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.
DA/26/00501/FUL	Erection of a front porch and single storey rear extension. 41 Eglington Road, Swanscombe.
DA/26/00511/TPO	Application for 1 No. Lime tree - Crown reduction by 20% (approximately 1.5-2m) (estimated finished dimensions 7m height and 5m spread), crown lift to 3m above ground level, and removal of deadwood subject to Tree Preservation Order No.5 1980. 1 Ivy Bower Close, Greenhithe.
DA/26/00508/FUL	Demolition of existing conservatory and erection of single storey rear and two storey side extension, along with the removal of protected tree T6 Ash and extension of existing driveway. Ingress Priory, Ingress Park, High Street, Greenhithe.

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

<p>DA/26/00380/CDNA</p>	<p>Submission of details relating to vehicular access pursuant to condition 8 of planning permission DA/26/00724/FUL (granted on appeal) for the erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach.</p> <p>Land North of Railway Line and East of Station Road, Station Road Dartford Greenhithe.</p>
<p>DA/26/00366/CDNA</p>	<p>Submission of details relating to Construction Management Plan pursuant to condition 5 of planning permission DA/26/00724/FUL (granted on appeal) for the erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach.</p> <p>Land North of Railway Line and East of Station Road, Station Road Dartford Greenhithe.</p>
<p>DA/26/00368/CDNA</p>	<p>Submission of details relating to Arboricultural Method Statement pursuant to condition 5 of planning permission DA/26/00724/FUL (granted on appeal) for the erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach.</p> <p>Land North of Railway Line and East of Station Road, Station Road Dartford Greenhithe.</p>
<p>KCC/DA/0019/2026 DA/26/144</p>	<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, Weldon, Ebbsfleet Valley.</p>
<p>EDC/22/0110/RVARA</p>	<p>Submission of a Verification Report confirming the completion and effectiveness of Phase 2 remediation works (Condition 12), and a Surface Water Drainage Verification Report (Condition 13), pursuant to planning permission reference EDC/22/0110 for a waste management facility.</p>

	Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet, Kent DA11 9SN.
DA/25/00136/LDC	Application for a Lawful Development Certificate (existing) for use of land and premises for the keeping and exercise of horses and storage of domestic items with development of buildings, structures and an access road to serve the site from Knockhall Chase.  Pit 11 West of Knockhall Chase Greenhithe.
DA/25/01277/ADV	Display of 1 no. fascia sign and 1 no. projecting sign (Retrospective).  5A Stanley Road Swanscombe.

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

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.
-----------------	---



You can follow us on social media and via our website.

Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhithe town council.gov.uk>

