

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON THURSDAY 21 MAY 2026 AT 7.00PM

PRESENT: Councillor Dawn Johnston – Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Lesley Howes
Councillor Hazel Stephens

ALSO PRESENT: Graham Blew – Town Clerk
Indigo Allred – Assistant Town Clerk
Councillor Peter Harris

ABSENT: None

29/26-27. 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.

30/26-27. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Richard Lees, due to other commitments.

An apology for absence was received from Councillor Elizabeth Wickham, due to other commitments.

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

31/26-27. SUBSTITUTES.

There were none.

32/26-27. 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.

33/26-27. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

34/26-27. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 22 APRIL 2026.

Recommended: That the Minutes of the Meeting held on 22 April 2026 were approved and signed as a true record.

35/26-27. STANHOPE ROAD, SWANSCOMBE (p).

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

Recommended: Members had no comments to make on the draft proposal and noted that residents had done a lot of work and research on this issue.

36/26-27. DARTFORD PLANNING POLICY – PUBLIC CONSULTATION (p).

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

Recommended: That the item be noted.

37/26-27. PUBLIC NOTICE – VARIOUS ROADS, DARTFORD - KENT COUNTY COUNCIL (KCC) (p).

Members considered the Public Notice documents for (Waiting Restriction and Street Parking Places) (Consolidation) Order 2025 (Amendment No.7) Order 2026 which had been received from KCC.

Recommended: Members had no comments but requested that any additional restrictions put in place be monitored, and enforced, by the appropriate and responsible council.

38/26-27. 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/26/00404/FUL	Front extension, raising of overall height to facilitate a pitched roof, and external alterations to Building E 149 Church Road Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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/26/00501/FUL	Erection of a front porch and single storey rear extension. 41 Eglinton Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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.
OBSERVATIONS:	The Town Council objects to this application for the removal of a protected tree T6 Ash on the basis that the tree is protected and that it is in good health with no signs of disease.
DA/26/00482/VCON	Demolition of the existing Public House (Sui Generis) and erection of a 3 storey building to provide café (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision (Variation of conditions 1 and 15 and removal of condition 14 of planning permission DA/25/01291/VCON to allow for revised drawings). 60 High Street Swanscombe.

OBSERVATIONS:	The Town Council can not pass comments on this application as the reports were not readily available. Members would like to request that they be supplied with the reports so that they can make individual comments.
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39/26-27.

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

DA/26/00380/CDNA	<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>
DA/26/00366/CDNA	<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>
DA/26/00368/CDNA	<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>
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, Weldon, Ebbsfleet Valley, Kent, DA10 1AL.
EDC/22/0110/RVARA	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 at: 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.

40/26-27. **The following Refused Decision Notices had been received from Dartford Borough Council / EDC 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.
DA/25/01291/VCON	Submission of details relating to soft landscaping pursuant to condition 7 of planning permission DA/25/01291/VCON for demolition of the existing Public House (Sui Generis) and erection of a 3-storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision. 60 High Street Swanscombe.

DA/25/01291/VCON	Submission of details relating to travel plan pursuant to condition 8 of planning permission DA/25/01291/VCON for demolition of the existing Public House (Sui Generis) and erection of a 3-storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision. 60 High Street Swanscombe.
DA/26/00318/COU	Change of use from a single dwellinghouse (Class C3) to 5-bedroom 5 person HMO (Class C4). 101 Knockhall Chase Greenhithe.

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

Signed: _____
(Chairman)

Date: _____