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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 08 July 2026 at 7.00pm

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

Graham Blew

Graham Blew
Town Clerk

Dated: 3 July 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

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.

A G E N D A

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 21 May 2026 (p) (*Local Government Act 1972, Sch 12, Para 41(1)*).

6. Bus Stop Infrastructure Proposal – St Peter & St Paul Church, Swanscombe (p).

To consider the attached Kent County Council's request for comments on two proposed locations for a permanent bus stop opposite St Peter & St Paul Church, Swanscombe.

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.

DA/26/00672/LDC	Application for a Lawful Development Certificate (Existing) for use of the property as a small House in Multiple Occupation (HMO) falling within Use Class C4 101 Knockhall Chase, Greenhithe.
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7.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/26/00421/LDC	Application for a Lawful Development Certificate for proposed loft conversion comprising rear dormer window and roof lights in front roof slope. 11 Skippers Close, Greenhithe.
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.
DA/26/00501/FUL	Erection of a front porch and single storey rear extension. 41 Eglinton Road, Swanscombe.

8. DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.

Members are requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk / Responsible Financial Officer if in post or Assistant Town Clerk will consult with the Chairman and Town Mayor, if appropriate, before any business is transacted. If any emergencies do occur during this time the Executive & Emergency Committee would be convened.

Recommended: That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk / Responsible Financial Officer if in post or the Assistant Town Clerk be delegated authority to respond to planning applications during the recess period.



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

