

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 08 JULY 2026 AT 7.00PM

PRESENT:

Councillor Dawn Johnston – Chairman
Councillor Richard Lees – Vice-Chairman
Councillor Lorna Cross
Councillor Lesley Howes
Councillor Hazel Stephens

ALSO PRESENT:

Graham Blew – Town Clerk
Indigo Allred – Assistant Town Clerk

ABSENT:

There were none.

124/26-27. 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.

125/26-27. 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 Elizabeth Wickham due to medical reasons.

Recommended:

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

126/26-27. SUBSTITUTES.

There were none.

127/26-27. 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.

128/26-27. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

129/26-27. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 21 MAY 2026.

Recommended:

That the Minutes of the Meeting held on 21 May 2026 were approved and signed as a true record.

130/26-27. BUS STOP INFRASTRUCTURE PROPOSAL – ST PETER & St PAULS CHURCH, SWANSCOMBE.

Members considered the options provided by the Infrastructure Support Officer, Kent County Council and, after discussion it was agreed that option 2 was the more suitable location.

Recommended; That Option 2 be selected as the preferred location.

131/26-27. 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/26/00672/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.
OBSERVATIONS:	Members noted that the previous proposal had been submitted as a planning application and was refused due to Article 4, and that this proposal had now been submitted as a Lawful Development. Members highlighted that the proposal included a kitchen area that was only 4.9m square when the minimum standard was 7m square. The Town Council strongly objects to this proposal as it does not meet the minimum standards required.
DA/26/00729/FUL	Proposed garage conversion into habitable room. 10 Atlantic Close, Swanscombe.
OBSERVATIONS:	The Town Council strongly objects to this application as the proposed development would result in the loss of a parking space which could not be replaced within the curtilage of the site and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to the Planning Authorities Dartford Development Policies Plan. The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity.

EDC/25/0020	RE-CONSULTATION - Full planning application for the phased demolition of existing buildings and the erection of flexible B2/B8/E(g)(ii)/E(g)(iii) units, with new accesses, internal roads, parking, drainage, landscaping and associated works (Manor Way Business Park). Manor Way Business Park, Manor Way, Swanscombe.
OBSERVATIONS:	The Town Council strongly objects to the application as it considers the temporary Galley Hill Road closure continues to significantly impact on traffic in the local area which the Town Council considers to be a material consideration and, until this temporary closure is resolved the application should not be considered.

132/26-27. **The following Granted Decision Notices had been received from Dartford Borough Council / EDC 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.
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.

133/26-27. DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.

Members were requested to delegate authority to the Town Clerk/RFO (if in post) or the Assistant 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/RFO (if in post) or the Assistant Town Clerk would consult with the Chairman and Town Mayor, if appropriate, before any business was transacted.

Recommended:

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

There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: _____
(Chairman)

Date: _____