

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.

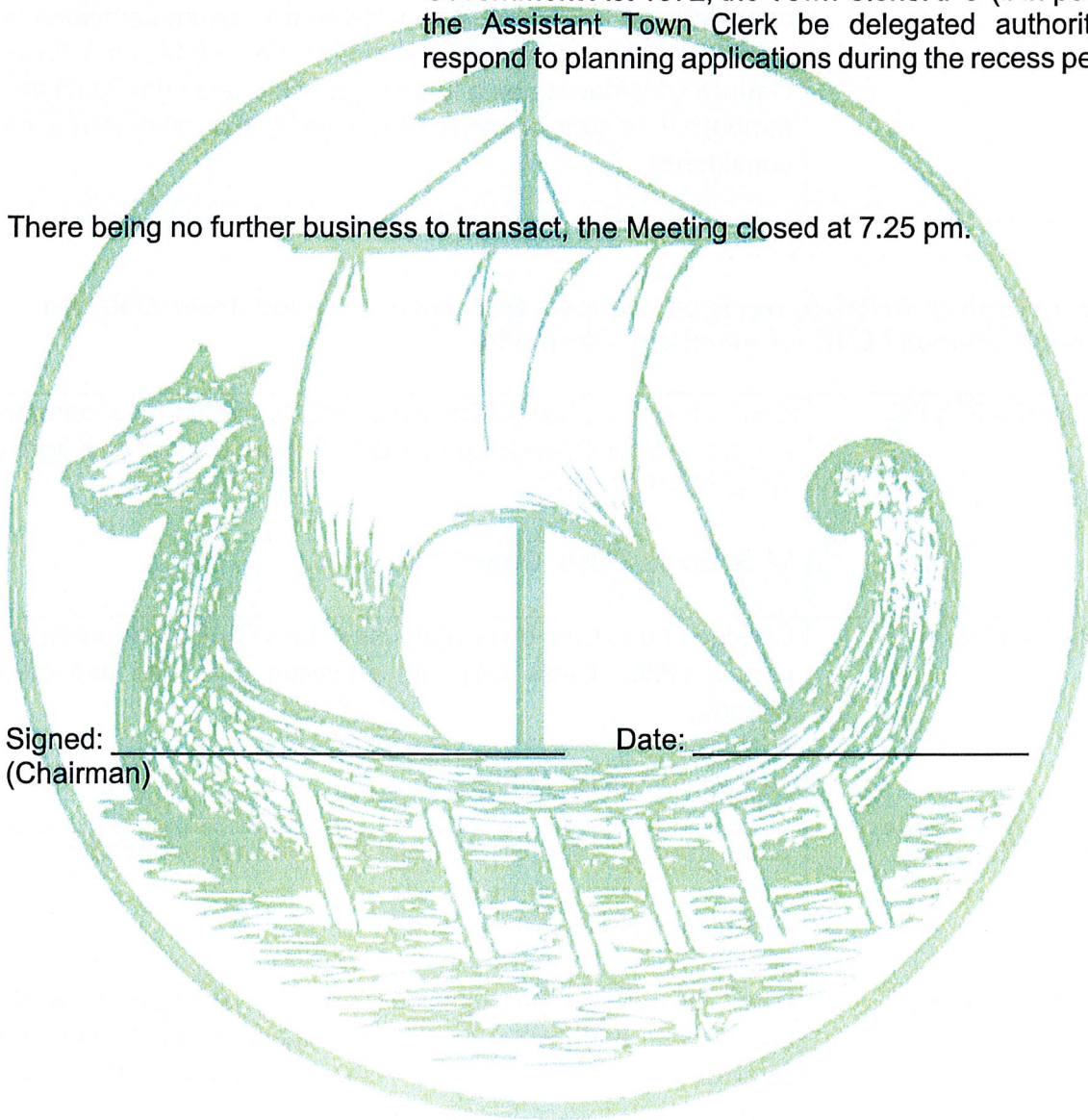
Recommended:

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: _____





DOCUMENTS on DEPOSIT

**These documents should
Remain available for public
inspection until
Friday 26 February 2027**

**In the Borough of Dartford
THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DARTFORD)
(WAITING RESTRICTIONS AND STREET PARKING
PLACES) (CONSOLIDATION) ORDER 2025
(EXPERIMENTAL) ORDER 2026**

Road Traffic Regulation Act 1984

Please return to:

**Traffic Management Team
Kent County Council Highways & Transportation
Kroner House
Eurogate Business Park
Ashford
TN24 8XU**

**THE KENT COUNTY COUNCIL
(VARIOUS ROADS, DARTFORD)
(WAITING RESTRICTIONS AND STREET PARKING PLACES)
(CONSOLIDATION) ORDER 2025 (EXPERIMENTAL) ORDER 2026**

ROAD TRAFFIC REGULATION ACT 1984

The Kent County Council, acting as Local Traffic Authority and in exercise of its powers under Sections 9 and 10 of, and Part VI of Schedule 9 to, the Road Traffic Regulation Act 1984 (hereinafter referred to as "the Act") as amended, and of all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order.

1. This Order shall come into effect on the 27th day of August 2026 for a period not exceeding 18 months and may be cited as "The Kent County Council (Various Roads, Dartford) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2025 (Experimental) Order 2026" ('this Order').
2. The purpose of this Order is to remove 16 meters of free parking and replace with double yellow lines due to provide additional safe passing for traffic including buses.
3. This Experimental Order effects Map Tile reference W42 of the Originating Order and the changed details are shown as in the plan revision 1 attached to this Order. The Experimental restrictions are on Stanhope Road, Swanscombe, Dartford and are as follows:-

Double Yellow Lines from the boundary of 19/21 Stanhope Road to the boundary of 25/27 Stanhope Road.

Unless this Order is revoked or made permanent by a subsequent Order, this Order shall cease to have effect on 26th February 2028.

GIVEN under the Common Seal of the Kent County Council

This day of 2026

**THE COMMON SEAL OF THE
KENT COUNTY COUNCIL was
hereunto affixed in the
presence of:-**

Authorised Signatory

STATEMENT of REASON

**Kent
County
Council**
kent.gov.uk



In the Borough of Dartford

THE KENT COUNTY COUNCIL (VARIOUS ROADS, DARTFORD) (WAITING RESTRICTIONS AND STREET PARKING PLACES) (CONSOLIDATION) ORDER 2025 (EXPERIMENTAL) ORDER 2026

The Kent County Council as Local Traffic Authority hereby make the Order referred to above to improve traffic flow as this road is being used as part of the diversion route for Galley Hall Road and as shown on the drawing accompanying this document for the following reasons: -

- to avoid the danger to persons or other traffic using the road or any other road or for preventing the likelihood of any such danger arising
- for preserving or improving the amenities of the area through which the road runs
- for facilitating the passage on the road or any other road of any class of traffic (including pedestrians).

Lorna Day
Kent Parking & Enforcement Manager

PUBLIC NOTICE

**Kent
County
Council**
kent.gov.uk



In the Borough of Dartford

THE KENT COUNTY COUNCIL (VARIOUS ROAD, DARTFORD) (WAITING RESTRICTIONS AND STREET PARKING PLACES) (CONSOLIDATION) ORDER 2025 (EXPERIMENTAL) ORDER 2026

THE KENT COUNTY COUNCIL ('the Council'), acting as Local Traffic Authority and in exercise of its powers under Sections 9 and 10 and Part VI of Schedule 9 to, the Road Traffic Regulation Act 1984 (hereinafter referred to as "the Act") as amended, and all other enabling powers and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order.

The effect of the Order would be to remove a build out and some parking bays and replace with DYs (Double Yellow Lines no parking at any time) on the following length of road in Swanscombe, Dartford:-

STANHOPE ROAD – On the north east side remove the build out outside 19/21 Stanhope Road and replace with DYs to the boundary of 25/27 Stanhope Road.

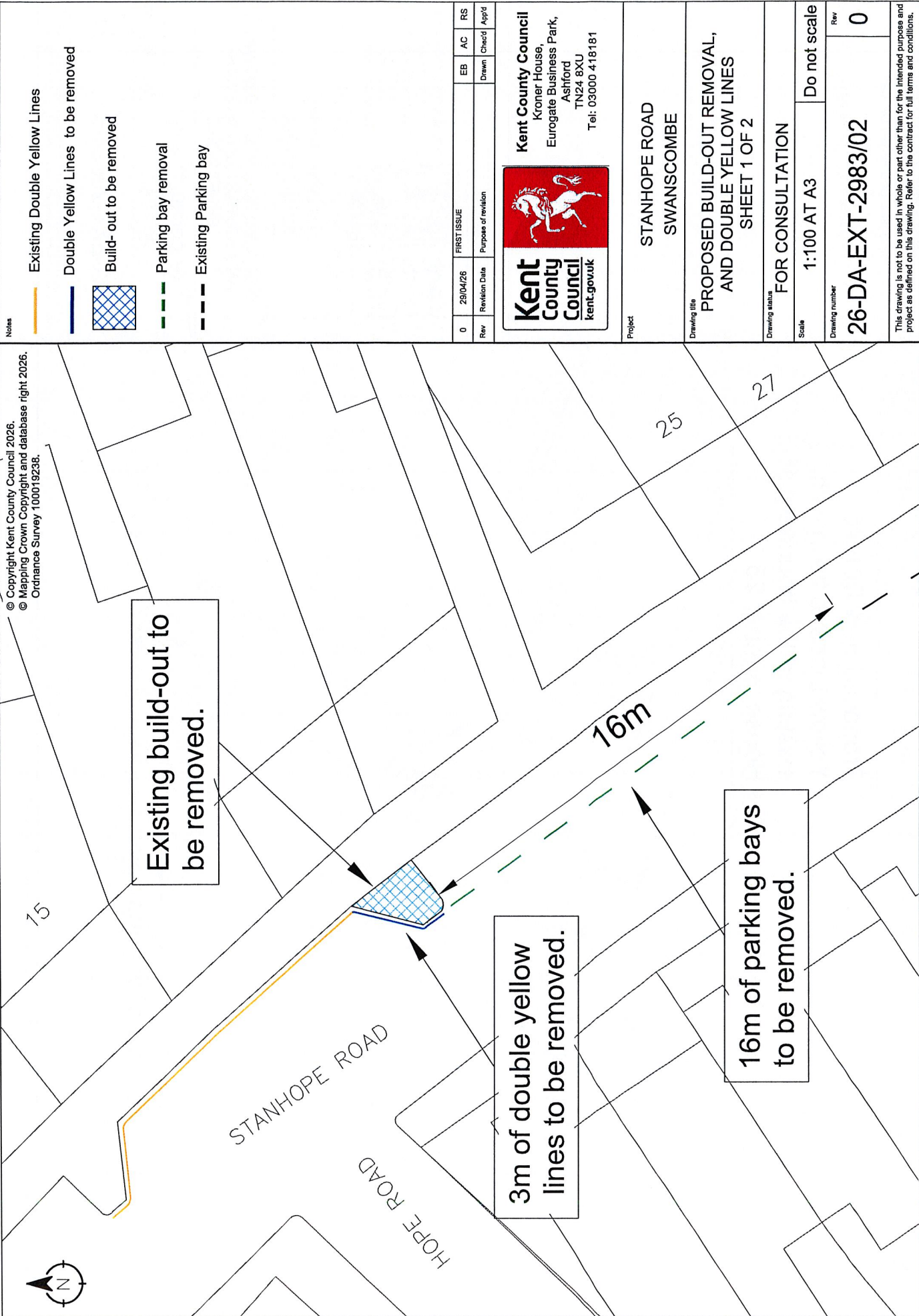
The Order will be implemented by the 27 August 2026 on an experimental basis for a period of eighteen months after which time it will be reviewed. The Council may then consider whether to make the Order permanent or abandon it.

A full statement of the Council's reasons for making the Experimental Order, a plan indicating the location and the effect and a copy of any other Orders which will be amended by the proposed Order may be examined at Kent Highways & Transportation, Kroner House, Eurogate Business Park, Ashford, Kent TN24 8XU by appointment booked through tro@kent.gov.uk or viewed online from 14 August 2026 at www.kent.gov.uk/highwaysconsultations

Any person wishing to make representations whether to object or support the Order (your objection must explain the impact on traffic in the local area to be valid) before it is made permanent must do so via our website using the above link or alternatively you can write quoting the reference (TRO/Experimental/StanhopeRoadSwanscombe) specifying the grounds on which they are made within 6 months (midnight on Friday 26 February 2027) of the Experimental Order coming into force or if the Order is subsequently varied or modified within 6 months of the variation or modification coming into force to, The Senior Parking & Traffic Regulation Officer, Traffic Management Team, Highways & Transportation, Kent County Council, Kroner House, Eurogate Business Park, Ashford, TN24 8XU by 12 midnight on Friday 26 February 2027.

Simon Jones
Corporate Director Growth, Environment & Transport

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Ordnance Survey 100019238.



Notes

Existing Double Yellow Lines

Double Yellow Lines to be removed

Build-out to be removed

Parking bay removal

Existing Parking bay

Rev	29/04/26	FIRST ISSUE	EB	AC	RS
0	Revision Date	Purpose of revision	Drawn	Checked	Appd



Project

STANHOPE ROAD
SWANSCOMBE

Drawing title

PROPOSED BUILD-OUT REMOVAL,
AND DOUBLE YELLOW LINES
SHEET 1 OF 2

Drawing status

FOR CONSULTATION

Scale

1:100 AT A3

Do not scale

Drawing number

26-DA-EXT-2983/02

Rev

0

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.

- Existing Double Yellow Lines
- Proposed Double yellow lines
- Proposed start of parking bay

Proposed new Double Yellow Lines to tie in with existing to the boundary of House number 25.

19m

Proposed start of parking bays.



STANHOPE ROAD

HOPE ROAD

32

25

27



Kent County Council
Kroner House,
Eurogate Business Park,
Ashford
TN24 8XU
Tel: 03000 418181

FIRST ISSUE		EB	AC	RS
0	29/04/26			
Rev	Revision Date	Purpose of revision		
		Drawn	Checked	App'd

Project

STANHOPE ROAD
SWANSCOMBE

Drawing title

PROPOSED BUILD-OUT REMOVAL,
AND DOUBLE YELLOW LINES
SHEET 2 OF 2

Drawing status

FOR CONSULTATION

Scale

1:100 AT A3

Do not scale

Drawing number

26-DA-EXT-2983/03

Rev

0

This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.