



© 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 Celedonia Krawczyk
Councillor Hazel Stephens
Councillor Elizabeth Wickham

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 2 September 2026 at 7.00pm

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

Adil Iftakhar

Interim Town Clerk / Responsible Financial Officer

Dated: 27 August 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 8 July 2026 (p) (*Local Government Act 1972, Sch 12, Para 41(1)*).
6. **PROPOSED DEPOSIT DOCUMENT WAITING RESTRICTIONS AND STREET PARKING PLACES CONSOLIDATION ORDER 2025 (EXPERIMENTAL) ORDER 2026 – KENT COUNTY COUNCIL (KCC) (p).**

The attached proposed documents for the Experimental 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 Stanhope Road in Swanscombe, Dartford – 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.

Recommended: To discuss and advise accordingly

7. **TOWN PLANNING.**

- 7.1 **Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period** (*as per minute 133/26-27*).

DA/26/00783/FUL	Erection of a single storey rear extension and fenestration alterations. 71 Ingress Park Avenue, Greenhithe.
DA/26/00789/FUL	Erection of a boundary wall (Part-retrospective). 14 Ivy Villas Station Road, Greenhithe.
DA/26/00742/FUL	Loft conversion with rear dormer roof extension and roof window to front roof (Retrospective).

	5 Western Cross Close, Greenhithe.
DA/26/00632/FUL	Erection of a freestanding timber pergola (retrospective application). 3 High Street, Swanscombe.
DA/26/00838/COU	Change of use to House in Multiple Occupation (HMO) (Sui Generis) for 10 people. 1 The Orchard, Mounts Road, Greenhithe.
DA/26/00958/FUL	Proposed loft conversion comprising rear dormer window and roof lights to front roof slope and erection of a single storey rear extension. 11 Rectory Road, Swanscombe.

Recommended: To note, and endorse, the responses submitted during the recess period.

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

DA/26/00945/FUL	Proposed roof extension, side dormer and roof lights to incorporate additional dental surgery over existing parking area, supported by columns. 23 High Street, Swanscombe.
DA/26/00482/VCON	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 (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.

7.3 Members are advised that the following Granted Decision Notices were received from Dartford Borough Council / Ebbsfleet Development Corporation / Kent County Council for Members during the summer 2026 recess.

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.
DA/26/00589/LBC	Listed Building application for removal and replacement of sections of stone window mullions and associated works (Amendments to previous application Ref 25/00659/LBC). The Grange Follie, Ingress Abbey, Ingress Park, Greenhithe.
DA/26/00622/FUL	Erection of a single storey rear extension 93 Knockhall Road, Greenhithe.
DA/26/00729/FUL	Conversion of existing garage to form habitable room. 10 Atlantic Close, 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>

