MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 2 SEPTEMBER 2026 AT 7.00PM

PRESENT: Councillor Richard Lees – Vice-Chairman
Councillor Lorna Cross
Councillor Lesley Howes
Councillor Celedonia Krawczyk
Councillor Hazel Stephens

ALSO PRESENT: Indigo Allred – Assistant Town Clerk

ABSENT: None

182/26-27. **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.

183/26-27. **APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Dawn Johnston, due to other commitments.

An apology for absence was received from Councillor Ann Duke, due to other commitments.

An apology for absence was received from Councillor Hazel Stephens and Elizabeth Wickham due to other commitments.

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

184/26-27. **SUBSTITUTES.**

There were none.

185/26-27. **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.

186/26-27. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

187/26-27. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 8 July 2026.

Recommended: That the Minutes of the Meeting held on 8 July 2026 were approved and signed as a true record.

188/26-27. PROPOSED DEPOSIT DOCUMENT WAITING RESTRICTIONS AND STREET PARKING PLACES CONSOLIDATION ORDER 2025 (EXPERIMENTAL) ORDER 2026 – KENT COUNTY COUNCIL (KCC) (p).

Members considered the proposed documents for the Experimental Order to remove a build out and some parking bays and replace with DYLs (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 DYLs to the boundary of 25/27 Stanhope Road.

Recommended: That the experimental order be noted, and that the item be revisited prior to the end of the consultation period 26 February 2027 for further consideration.

189/25-26. The following planning applications had been received from Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council / Gravesham Borough Council and were responded to by the Town Clerk, in consultation with the Chairman, during the 2026 recess period *(as per minute133/26-27)*.

DA/26/00783/FUL	Erection of a single storey rear extension and fenestration alterations. 71 Ingress Park Avenue, Greenhithe
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/00789/FUL	Erection of a boundary wall (Part-retrospective). 14 Ivy Villas Station Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/00742/FUL	Loft conversion with rear dormer roof extension and roof window to front roof (Retrospective). 5 Western Cross Close, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/00632/FUL	Erection of a freestanding timber pergola (retrospective application). 3 High Street, Swanscombe.

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/00838/COU	Change of use to House in Multiple Occupation (HMO) (Sui Generis) for 10 people. 1 The Orchard, Mounts Road, Greenhithe.
OBSERVATIONS:	Concerns were raised regarding intensity of use, particularly in relation to the number of occupants, parking provision, highway safety, and the cumulative impact on local services and residential amenity. Councillors noted that rooms previously shown as bedrooms now appear to be designated as communal or storage space, despite additional bathrooms being proposed; clarification of the revised layout is recommended. Furthermore, concerns remain that the submitted drawings do not clearly reflect the three additional parking spaces referenced in the application, and that the narrow road network, proximity to a primary school and nursery, and increasing concentration of HMOs in the area may give rise to parking, traffic, safeguarding and residential amenity issues.
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.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

190/26-27. **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/26/00945/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.
OBSERVATIONS:	Provided that an order is raised to ensure that the parking bays remain strictly for residents only, the Town Council has no further observations and welcomes the increase to dental health access on the High Street. Please ensure all

	neighbouring properties are consulted prior to the decision of the application.
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.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

191/26-27. **The following Granted Decision Notices had been received from Dartford Borough Council / EDC for members information.**

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.

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

Signed: _____ Date: _____
(Chairman)