

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 23 SEPTEMBER 2026 AT 6:30PM

PRESENT: Councillor Dawn Johnston – Chairman
Councillor Celedonia Krawczyk
Councillor Hazel Stephens

ALSO PRESENT: Indigo Allred – Assistant Town Clerk

ABSENT: None

216/26-27. 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.

217/26-27. 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 Lorna Cross due to other commitments.

An apology for absence was received from Councillor Lesley Howes due to other commitments.

An apology for absence was received from Councillor Richard Lees due to other commitments.

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

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

218/26-27. SUBSTITUTES.

There were none.

219/26-27. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillors Dawn Johnston, Celedonia Krawczyk and Hazel Stephens declared an interest in Agenda Item 6.1, planning application DA/26/01049/TPO.

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.

220/26-27. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

221/26-27. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 2 SEPTEMBER 2026.

Councillor Hazel Stephens noted that there was an administrative typo under minute 180/26-27, which was corrected.

Recommended: That the Minutes of the Meeting held on 2 September 2026 were approved and signed as a true record.

222/26-27. 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/26/01049/TPO	Application for the group of Lime Trees - Re-pollard the 34 trees along The Boulevard back to previous pollard points and re-pollard the 18 trees along Portland Place back to previous points, subject to Tree Preservation Order No.3 2008 and Tree Preservation Order No.1 1990. Along The Boulevard And Portland Place, Greenhithe.
OBSERVATIONS:	No observations to be made as there were no Councillors present able to discuss this application.
DA/26/01055/FUL	Proposed render, windows, doors and roof tiles. 1 Alkerden Lane, Swanscombe.
OBSERVATIONS:	None.
DA/26/01091/FUL	Erection of a two storey rear/side extension and partial conversion of existing garage. 19 Eagles Road, Greenhithe.
OBSERVATIONS:	No observations as long as there is sufficient parking is available to the household.
DA/25/00464/OUT	Outline application with all matters reserved except access for the demolition of all existing structures and hardstanding and redevelopment of the site comprising up to 323 new dwellinghouses (Use Class C3) and/or residential institutions (Use Class C2), up to 400 sqm of non-residential floorspace in the form of children's early years learning/day nursery and/or community uses (Use Class E), associated engineering

	operations, formation of highways accesses (on to London Road and on to Knockhall Chase), landscaping works and all other associated and ancillary works. Pit 11 West of Knockhall Chase, Greenhithe.
OBSERVATIONS:	The Town Council strongly object to this application as it is presented (in its current form) for the following reasons: The levels of vehicular movement would not be suitable in an area that already has issues regarding this and on road parking. Access and egress from the site are a huge concern as the Knockhall Chase junction already has issues at peak time with queues frequently being built up. The Planning Authorities Strategic Housing Land Availability Assessment, revised 2022, identifies this area of land as unsuitable for housing. The developers say they have carried out ground investigations, but they have not produced or provided the results of these investigations which could go a long way to easing the concerns of residents and the Borough Councillors for this area including those regarding environmental matters. When the developer undertook consultation for this proposal, they included 1473 addresses across a 200+ acre area which equates to approximately 7 homes per acre whereas the proposal is for 17 homes per acre which is significantly higher than the current community. There are concerns that the utilities (water and waste) for the area will not be sufficient as residents already raise issues about water pressures being low. With the temporary closure of London Road / Galley Hill any traffic surveys undertaken would not be a true reflection of what the conditions would normally be like and cannot be relied on. There are also concerns regarding the infrastructure of the area not being able to sustain a development of this site with medical and educational facilities already being oversubscribed.

223/26-27. The following Granted Decision Notices had been received from Dartford Borough Council / EDC for members information.

DA/26/00632/FUL	Erection of a freestanding timber pergola. 3 High Street, Swanscombe.
DA/26/00742/FUL	Loft conversion with rear dormer roof extension and roof window to front roof. 5 Western Cross Close, Greenhithe.
DA/26/00783/FUL	Erection of a single storey rear extension and fenestration alterations. 71 Ingress Park Avenue, Greenhithe.

224/26-27. The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/26/00681/FUL	Erection of a part two/part single storey side extension. 14 The Crescent, Greenhithe.
DA/26/00789/FUL	Erection of a boundary wall. 14 Ivy Villas, Station Road, Greenhithe.

There being no further business to transact, the Meeting closed at 6.45 pm.

Signed: _____ Date: _____
(Chairman)