SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

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Planning, Major Developments, Transportation & the Environment Committee.

Councillor Dawn Johnston - 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 18 November 2026 at 6:30pm

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

Adil Iftakhar

Interim Town Clerk / Responsible Financial Officer

Dated: 12 November 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.

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 and accept 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 14 October 2026 (p) (Local Government Act 1972, Sch 12, Para 41(1)).

6. TO ELECT A VICE CHAIR.

7. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC) (p).

An online meeting was held on 6 October 2026 with the KCC Road Safety Engineering Project Manager Highway Improvements (West Kent – Dartford, Gravesham & Maidstone) regarding the Town Councils HIP which is attached for members' reference.

Members are asked to consider whether they wish to further develop and expand Priority 2 (Town Centre Car Park Signage) within the Council's Highway Improvement Plan before it is resubmitted to Michelle Norris for assessment by Kent County Council. Michelle Norris has advised that, if additional detail is provided, she can arrange for the proposal to be reviewed.

Members are also asked to note that the Council is awaiting a response from Helen Cobby regarding the request for additional bollards in Swanscombe High Street, and that further background information has now been added to Priority 1 within the updated HIP document

Recommended: To discuss and advise accordingly.

8. PROPOSED ALKERDEN LANE / COLYER DRIVE ROAD TRAFFIC REGULATION ORDERS, FOR THE WHITECLIFFE DEVELOPMENT, EBBSFLEET. 2026 – KENT COUNTY COUNCIL (KCC) (p).

The measures proposed are to install double yellow lines as shown on enclosed drawing B18075/AL/102 Rev P1. These can be summarised as follows:

- Provision of double yellow lining, on both sides of the carriageway, from the junction of Gilbert Close with Alkerden Lane up to the junction with Childs Crescent and the existing bus stops on Alkerden Lane.
- Provision of double yellow lining on Colyer Drive from the junction with Alkerden Lane, south towards the newly constructed pedestrian crossing.

Members are asked to consider the proposal and provide comments / feedback.

Recommended: To discuss and advise accordingly.

9. PUBLIC NOTICE – VARIOUS ROADS, DARTFORD - KENT COUNTY COUNCIL (KCC) (p).

The attached Public Notice documents for (Various roads, Dartford) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2025 (Amendment No.8) Order 2026 have been received from KCC and will be available for public deposit from 6 November until 21 December 2026 and can be viewed online from 6 November 2026.

Recommended: To discuss and advise accordingly

10. <u>TOWN PLANNING</u>.

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

EDC/26/0172	Discharge of conditions 18 (Area Master Plan) and 22 (EC2 Area Design Code) pursuant to outline planning permission reference EDC/22/0168 (Ebbsfleet Central East, EC2). Ebbsfleet Central East Land Adjacent To Ebbsfleet International Railway Station, Thames Way.
DA/26/01262/FUL	Conversion of rear of existing garage space to habitable room, new vertical roller security shutter to garage and amendments to rear elevation, fenestration changes. 4 Lucas Crescent, Greenhithe.
DA/26/01264/FUL	Conversion of existing garage/store into a home office, including replacement of the garage door with a window.

	Highover, Manor Road, Swanscombe.
DA/26/01229/FUL	Erection of a single storey rear extension. 16 Lewis Road, Swanscombe.
DA/26/01301/FUL	Retention of excavation and alteration of front garden levels, removal of front boundary wall and formation of a permeable block-paved driveway, together with a proposed vehicular crossover. 59 Swanscombe Street, Swanscombe.

10.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/26/01055/FUL	Proposed render, windows, doors and roof tiles. 1 Alkerden Lane, Swanscombe.
DA/26/01049/TPO	Along The Boulevard And Portland Place, Greenhithe. 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.