MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 18 NOVEMBER 2026 AT 6:30PM

PRESENT: Councillor Lorna Cross
Councillor Celedonia Krawczyk
Councillor Hazel Stephens

ALSO PRESENT: Indigo Allred – Assistant Town Clerk
1x Member of the Public

ABSENT: None

304/26-27. TO ELECT A CHAIRPERSON FOR THE MEETING.

As both the Chairman and Vice-Chairman were unable to attend the meeting it was duly proposed, seconded, and agreed:

Recommended: That Councillor Hazel Stephens be elected as the Chairperson for the meeting.

305/26-27. 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.

306/26-27. 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 Lesley Howes due to other commitments.

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

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

307/26-27. SUBSTITUTES.

There were none.

308/26-27. 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.

309/26-27. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

310/26-27. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 14 OCTOBER 2026.

Recommended: That the Minutes of the Meeting held on 14 October 2026 were approved and signed as a true record.

311/26-27. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC) (p).

Members considered a proposal to include additional signage within the Highways Improvement Plan. Members noted the existing signage provision and were of the view that additional signage at the opposite end of the High Street would improve wayfinding for visitors. It was noted that the proposed location was on column AHKM013.

Recommended: that additional signage for The Grove Car Park and improvements to existing signage as detailed above be included under priority 2 in the Town Council's Highways Improvement Plan.

312/26-27. PROPOSED ALKERDEN LANE / COLYER DRIVE ROAD TRAFFIC REGULATION ORDERS, FOR THE WHITECLIFFE DEVELOPMENT, EBBSFLEET. 2026 – KENT COUNTY COUNCIL (KCC) (p).

Members considered the proposed Traffic Regulation Orders. Concerns were raised that the introduction of additional parking restrictions may displace vehicles into surrounding roads and place further pressure on existing parking provision. Members also expressed concerns regarding the capacity for enforcement within the Borough and requested further information regarding the wider parking management proposals for the area.

Recommended: that further information be sought regarding the wider parking management arrangements associated with the development.

313/26-27. PUBLIC NOTICE – VARIOUS ROADS, DARTFORD - KENT COUNTY COUNCIL (KCC) (p).

Members received and considered the public notice relating to Kent County Council's (Various Roads, Dartford) (Waiting Restrictions and Street Parking Places) (Consolidation) Order 2025 (Amendment No. 8) Order 2026. Members noted that the Order had been made and came into effect on 6 November 2026.

Recommended: That the item be noted.

314/26-27. 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)***.**

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.
OBSERVATIONS:	Members noted that the application could not be considered due to a server/network issue affecting access to the consultation documents and that the determining authority would be notified accordingly.
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.
OBSERVATIONS:	No objection is raised, provided that the proposal does not result in any reduction of existing parking provision.
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.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/01229/FUL	Erection of a single storey rear extension. 16 Lewis Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

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.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/01267/VCON	Development of a medical centre with under-croft car parking, landscaping, and other associated works (variation of condition 2 and 5 of planning permission DA/23/00145/FUL in respect of changes to the design, including to the massing of the building, and the addition of a substation on site. Variation of Condition 5, archaeology, to change it from requiring submission of details to being a compliance condition). Car Park Steele Avenue, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/26/01322/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 before Article 4 designation. 101 Knockhall Chase, Greenhithe.
OBSERVATIONS:	The Town Council strongly objects to this application. Members noted that the proposal relates to the same property previously considered and remain of the view that the accommodation is significantly undersized for use as a House in Multiple Occupation (HMO). Members reiterate their previous concerns regarding the inadequate floor area, including the kitchen provision, which was considered to fall below the minimum standards expected for the number of occupants proposed.

315/26-27. The following Granted Decision Notices had been received from Dartford Borough Council / EDC 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.
DA/26/00501/FUL	Non-material amendment following grant of planning permission DA/26/00501/FUL in respect of reducing the depth of single storey rear extension. 41 Eglinton Road, 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, 7 and 15 and removal of condition 14 of planning permission DA/25/01291/VCON to allow for revised drawings increasing the footprint of the building, revised materials, changes to brickwork detailing, wording error and alteration from oriel windows to windows with external privacy screens on the northern elevation). 60 High Street, Swanscombe.
DA/26/01091/FUL	Erection of a two-storey rear/side extension and partial conversion of existing garage. 19 Eagles Road, Greenhithe.

There being no further business to transact, the Meeting closed at 7.20 pm.

Signed: _____ Date: _____
(Chairman)