

**MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 28 FEBRUARY 2024 AT 7.00PM**

**PRESENT:** Councillor Ann Duke – Vice-Chairman in the Chair  
Councillor Lorna Cross  
Councillor Lesley Howes  
Councillor Dawn Johnston  
Councillor Elizabeth Wickham

**ALSO PRESENT:** Martin Harding – Assistant Town Clerk/RFO

**ABSENT:** There were none

**435/23-24. 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.

**436/23-24. APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Peter Harman, due to other commitments.

An apology for absence was received from Councillor Hazel Stephens, due to other commitments.

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

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

**437/23-24. SUBSTITUTES.**

There were none.

**438/23-24. 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.***

**439/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Assistant Town Clerk advised members that Kent Highways Service had advised that the proposal to install bolt down bollards on the High Street, Swanscombe, would not be considered until the construction works at the former Wheatsheaf Public House was completed.

**440/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 7 FEBRUARY 2024.**

**Recommended:** The Minutes of the meeting held on 7 February 2024 were confirmed and signed.

**441/23-24. The following planning applications have 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/24/00158/FUL	Erection of a single storey rear extension.  2 Palladian Circus, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/24/00157/FUL	Erection of a detached building to provide garden office, gym space.  14 Pacific Close, Swanscombe.
OBSERVATIONS:	The Town Council does not object to this application but ask that sufficient noise insulation is utilised within the building to lesson the impact on neighbouring properties.
DA/24/00174/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 condition 15 of 21/01893/FUL in respect of M4 (3) and M4(2) accessibility standards for the dwellings such that the dwelling on the ground floor is built to M4(3), but the dwellings on upper floors are not built to M4(2) or M4(3))  Former Wheatsheaf PH, 60 High Street, Swanscombe.

OBSERVATIONS:	<p>The Town Council object to this application on the grounds that applying a standard for wheelchair accessibility to a property, whilst not offering any suitable parking provision on site may hinder the viability of the unit in question.</p> <p>The Town Council also ask that suitable fire escape regulations are utilised for the wider building if the required standards regarding accessibility are being lowered.</p>
DA/24/00201/TPO	<p>Application for a single tree (among a group of mainly Sycamore trees) which overhangs the rear garden of 21 Watermans Way- to crown raise the tree up to 6m in height overhanging the property subject to Tree Preservation Order No.11 1990</p> <p>Communal Area Between 19 and 21 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/24/00026/COU	<p>Change of use from residential dwelling (use class C3) to a care home (use class C2) to provide supported accommodation for either Children or Mothers and Babies</p> <p>110 Milton Street, Swanscombe.</p>
OBSERVATIONS:	<p>Whilst the Town Council support the need for a facility of this type, it objects to the proposed property being utilised for this purpose.</p> <p>The building itself has limited space and facilities for shared use, and with the supporting statement outlining up to 10 members of staff coming to site the current parking provision is insufficient.</p> <p>The supporting statement is also felt to have insufficient detail to fully understand the client base this property will serve, including the definition of a child regarding age and maximum capacity for the building.</p>

442/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

GR/23/376	<p>Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities, including demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a realigned access point off Manor Way and retention of vehicular access to the adjacent wharf, referred to within the application for permission for development dated 29 March 2023, received on 30 March 2023, as amplified and amended by details referred to in the attached Schedule 1.</p> <p>Britannia Refined Metals (BRM) Ltd, Lower Road, Northfleet.</p>
DA/23/00514/FUL	<p>Erection of 3no single storey 1-bed social housing units with associated landscaping and parking spaces.</p> <p>Rear of 119-133 Milton Street, Swanscombe.</p>

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

Signed: \_\_\_\_\_  
(Chairman)

Date: \_\_\_\_\_