

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 23 MARCH 2022 AT 7.00PM

**PRESENT:**

Councillor John Hayes – Chairman  
Councillor Peter Harris – Vice-Chairman  
Councillor Lorna Cross  
Councillor Ann Duke  
Councillor Linda Hall  
Councillor Peter Harman  
Councillor Lesley Howes

**ALSO PRESENT:**

Graham Blew – Town Clerk  
Martin Harding – Assistant Town Clerk/RFO  
x 1 Member of the public

**ABSENT:**

There were none.

**473/21-22. 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.

**474/21-22. APOLOGIES FOR ABSENCE.**

There were none.

Councillor Maurice Weet had previously received dispensation from attending meetings for a six-month period commencing 28 October 2021 (minute 251/21-22).

**475/21-22. SUBSTITUTES.**

There were none.

**476/21-22. 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.*

**477/21-22. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**478/21-22. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 23 FEBRAURY 2022.**

**Recommended:** The Minutes of the meeting held on 23 February 2022 were confirmed and signed.

**479/21-22. KENT COUNTY COUNCIL (KCC) BUS FUNDING REDUCTION – CONSULTATION.**

Members were sent a copy of the consultation questionnaire that had previously been emailed to members on 24 February 2022 and can be viewed electronically at [www.kent.gov.uk/bussavings](http://www.kent.gov.uk/bussavings)

The deadline for responses was 20 April 2022.

**Recommended:** That the response, as detailed, be submitted.

**480/21-22. DARTFORD BOROUGH COUNCIL (DBC) PUBLIC SPACE PROTECTION ORDER – NUISANCE VEHICLES – CONSULTATION.**

Members were sent a copy of the consultation questionnaire that had previously been emailed to members 7 March 2022 and can be viewed electronically at <https://www.dartford.gov.uk/community-safety/public-space-protection-order>

The deadline for responses was 1 April 2022.

**Recommended:** That the response, as detailed, be submitted.

**481/21-22. KCC – ENFORCEMENT OF MOVING TRAFFIC OFFENCES – CONSULTATION.**

Members were sent a copy of the consultation questionnaire that had previously been emailed to members 7 March 2022 and can be viewed electronically at <https://letstalk.kent.gov.uk/traffic-management-act>

The deadline for responses was 9 May 2022.

**Recommended:** That the response, as detailed, be submitted.

**TOWN PLANNING:**

482/21-22. **The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation for Members observations (full details of these applications can be viewed via the Town Council, DBC and the EDC websites).**

DA/22/00185/FUL	Erection of a detached garage.  125A Milton Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/22/00129/FUL	Erection of a single storey rear extension.  6 Eleanor Walk, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/21/00986/FUL	Demolition of existing buildings and re-development of the site to provide a total of 32 residential dwellings (Use Class C3) consisting of 17 No. 3 bed semi-detached and terraced houses and 15 No. -1, 2 and 3 bed flats. As well as the provision of associated infrastructure including a road extension / access road, footpaths, parking provision, refuse and bike store, pumping station, private and communal amenity space and ecological habitat areas.  Former Builders Yard, Spring Vale, Greenhithe.
OBSERVATIONS:	<p>The Town Council has considered this application and would like to submit the following observations/ comments:</p> <p>The Town Council strongly objects to this application as the proposal would constitute an over intensive development of the site and would result in an undesirable intensification of use to the detriment of the amenities of the surrounding area (residential properties and street scene). It is felt that the proposal would, by reason of its siting and overall bulk, result in an overbearing impact on the surrounding residential properties.</p> <p>The proposal would also add to the overcrowding of the local roads which already suffer severe issues with traffic movements/congestion and parking (the local roads are also used as through roads when London Road regularly succumbs to congestion) and it would also increase the air and light pollution.</p> <p>The proposal would require construction traffic to use the local roads, and this would increase the noise and traffic pollution with</p>

	<p>a huge detrimental effect/impact to the local community which already suffers from these issues. We would ask that should the application be granted that conditions be set regarding the hours of construction and movement of vehicles to mitigate the impact.</p> <p>Whilst acknowledging that the site is a brown field site residents have been subjected to enough development in this area and this site should be left to nature. Please ensure that the developer has considered the stability of the land bank to the rear of the property boundary.</p> <p>The Town Council strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for their development and, where possible, include the provision of Electric Vehicle Charging Points.</p>
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**483/21-22. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/21/01879/FUL	<p>Erection single storey rear extension and new steps from patio to rear garden.</p> <p>59 Caspian Way, Swanscombe.</p>
DA/21/01857/FUL	<p>Erection of a single storey side extension.</p> <p>50 Knockhall road, Greenhithe.</p>
DA/22/00038/FUL	<p>Conversion of integral garage to habitable room with associated alternation to front elevation.</p> <p>8 Pilgrims View, Greenhithe.</p>

There being no further business to transact, the Meeting closed at 8.00 pm.

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

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