

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 13 JULY 2022 AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Peter Harris – Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Linda Hall
Councillor Lesley Howes
Councillor Maurice Weet

ALSO PRESENT: Martin Harding – Assistant Town Clerk/RFO

ABSENT: There were none.

98/22-23. **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.

99/22-23. **APOLOGIES FOR ABSENCE.**

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

An apology for absence was received from the Town Clerk, due to other commitments.

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

100/22-23. **SUBSTITUTES.**

There were none.

101/22-23. **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.

102/22-23. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

103/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 22 JUNE 2022.

Recommended: The Minutes of the meeting held on 22 June 2022 were confirmed and signed.

TOWN PLANNING:

104/22-23. 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).

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| DA/22/00670/FUL | Erection of part two/part first floor side extension. 18 Caspian Way, Swanscombe. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. 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 EVCP's. |
| DA/22/00745/TPO | Application for G1. 19 Hornbeam, 6 Beech, 1 Lime, 1 Whitebeam - To reduce all overhanging tree to the boundary line subject to Tree Preservation Order No.2 2022. Adjacent SWCS Car Sales, Craylands Lane, Swanscombe. |
| OBSERVATIONS: | The Town Council objects to this application as it believes that the proposed works are unnecessary due to the level/amount of overhang from the trees. |
| DA/22/00827/VCON | Application for variation of condition 8 of planning permission ref DA/21/01409/VCON to increase the number cap from 50,000 visitors per annum to 125,000 visitors per annum. Hangloose Adventure, Bluewater Parkway, Bluewater. |
| OBSERVATIONS: | The Town Council has concerns on the environmental impact this development causes on both neighbouring wildlife habitats, and the increase in traffic generated which will have an adverse effect on the local roads and the air quality of the area. |

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| DA/22/00751/FUL | <p>Erection of a single storey front extension and work to the rear of removing the existing support post and replacing with new support posts.</p> <p>32 Spring Vale, Greenhithe.</p> |
| OBSERVATIONS: | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</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 EVCP's.</p> |
| DA/22/0807/FUL | <p>Erection of a single storey rear infill extension.</p> <p>3 Portland Place, Greenhithe.</p> |
| OBSERVATIONS: | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</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 EVCP's.</p> |
| DA/22/00612/FUL | <p>Erection of a single storey rear extension.</p> <p>32 Pentstemon Drive, Swanscombe.</p> |
| OBSERVATIONS: | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</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 EVCP's.</p> |
| DA/22/00814/TPO | <p>Application to remove leaving stump 1 No. Silver Birch tree subject to Tree Preservation Order No. 11 1990.</p> <p>9 The Dell, Greenhithe.</p> |
| OBSERVATIONS: | <p>The Town Council would like to see a condition placed on the removal of this tree that ensures a suitable alternative is planted, and that a sufficient stump is left in place to act as a habitat for wildlife.</p> |

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| EDC/22/0084 | Reserved matter application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline permission EDC/17/0048 for 83 dwellings, 3264 sqm of non-residential commercial use and associated infrastructure including roads, underground car park and surface water attenuation, together with submission of details relating to a neighbourhood green open space (condition 31) and noise assessment (Condition 28). Alkerden Market Centre, Eastern Quarry, Watling Street. |
| OBSERVATIONS: | No observations. |

105/22-23. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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| DA/22/00548/TPO | Application for Sycamore Tree - remove all ivy throughout the canopy, crown lift to 6m from ground level, and reduce as per annotated photos subject to Tree Preservation Order No.4 1983 within Greenhithe Conservation Area 18 Worcester Close, Greenhithe. |
| DA/22/00530/FUL | Removal of planter (retrospective) and erection of a 2m high timber fence on top of existing patio to provide screening. The Pier Hotel, 6 High Street, Greenhithe. |
| DA/21/00144/FUL | Demolition of existing rear conservatory and erection of a single storey rear extension. 3 Moore Road, Swanscombe. |
| DA/21/01291/FUL | Raising of roof height to provide additional storey of accommodation plus rooms within new roof space, part three storey rear extension, and alterations to convert single dwelling into two semi-detached houses. The Orchard, Mounts Road, Greenhithe. |

106/22-23. **DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD**

Members were requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk will consult with the Chairman and Town Mayor, if appropriate, before any business is transacted. If any emergencies do occur during this time the Executive & Emergency Committee would be convened.

Recommended:

That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk be delegated authority to respond to planning applications during the recess period

There being no further business to transact, the Meeting closed at 7.30 pm.

Signed: _____
(Chairman)

Date: _____

