

AGENDA ITEM 5

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 28 SEPTEMBER 2022 AT 7.00PM

PRESENT: Councillor Peter Harris – Vice-Chairman in the Chair
Councillor Lorna Cross
Councillor Ann Duke
Councillor Maurice Weet

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: There were none.

The Chairman called on the meeting to observe a minutes silence in respect, and memory, of Her Majesty Queen Elizabeth II.

151/22-23. 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.

152/22-23. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Linda Hall, due to other commitments.

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

An apology for absence was received from Councillor John Hayes, due to other commitments.

An apology for absence was received from Councillor Lesley Howes, due to other commitments.

Recommended: That the reasons for absence, for the Councillors listed, be formally accepted, and approved.

153/22-23. SUBSTITUTES.

There were none.

154/22-23. 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.

155/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

156/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 7 SEPTEMBER 2022.

Recommended: The Minutes of the meeting held on 7 September 2022 were confirmed and signed.

157/22-23. DARTFORD BOROUGH COUNCIL (DBC) – AIR QUALITY ACTION PLAN.

DBC were carrying out a consultation on a new Air Quality Action Plan which outlined what actions they would take, with their partners, to improve air quality in the borough between 2022 and 2027.

Members were provided with the information on 25 August 2022 with the consultation closing on 30 September 2022.

The Chairman advised that members were able to respond individually.

Recommended: That the item be noted.

TOWN PLANNING:

158/22-23. 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).

DA/22/01080/FUL	Erection of a single storey side and rear extension with garage conversion. 8 Eagles Road, Greenhithe.
OBSERVATIONS:	The Town Council are concerned that the proposal could result in increased parking requirements which would give rise to an increase in on street parking in an area where there is very limited capacity. Please ensure all neighbouring properties are consulted prior to the decision of this application.
DA/22/01093/TPO	Application for 3 No. Horse Chestnut Trees (in the car park next to 21 St. Peters Close) reduce all by 50% in height and 70% in spread (current height 20 metres spread 14 metres-estimated dimensions after works 11 metres height and 5 metres spread same as photos Council Trees 1 and 2) subject to Tree Preservation Order No.3 1991 Car Park adjacent 21 St Peters Close, Swanscombe

OBSERVATIONS:	<p>The Town Council object to this application as the proposed reduction is too severe and would detract from the visual amenity of the area.</p> <p>The trees are healthy and are not causing any risk therefore only the removal of any major dead wood and ivy growth from around the main stems/trunks should be undertaken.</p>
DA/22/01092/TPO	<p>Application for 3 No. Horse Chestnut Trees (in the car park next to 21 St. Peters Close) reduce all by 33% (current height 20 metres spread 14 metres-estimated dimensions after works 13 metres height and 9 metres spread), thin crowns by 30/40%, removal of dead or dangerous (see clarification of works) branches, crown lift to give ground clearance of around 5 metres subject to Tree Preservation Order No.3 1991</p> <p>Car Park adjacent 21 St Peters Close, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to this application as the proposed reduction is too severe and would detract from the visual amenity of the area.</p> <p>The trees are healthy and are not causing any risk therefore only the removal of any major dead wood and ivy growth from around the main stems/trunks should be undertaken.</p>

159/22-23. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

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>
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160/22-23. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/00836/TPO	Application to fell 3 No. Horse Chestnut trees in the car park adjacent 21 St. Peters Close subject to Tree Preservation Order No.3 1991. 21/ 23 and 24 St. Peters Close, Swanscombe.
DA/22/00906/TDA	Application of determination pursuant to Schedule 2 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the proposed 5G telecoms installation: H3G 15m street pole with additional equipment cabinets. Outside British Legion, London Road, Greenhithe.

There being no further business to transact, the Meeting closed at 7.15 pm.

Signed: _____
(Chairman)

Date: _____

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 26 OCTOBER 2022 AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Lorna Cross
Councillor Lesley Howes

ALSO PRESENT: Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO

ABSENT: Councillor Maurice Weet.

237/22-23. 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.

238/22-23. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Ann Duke, due to medical reasons.

An apology for absence was received from Councillor Linda Hall, due to other commitments.

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

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

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

239/22-23. SUBSTITUTES:

There were none.

240/22-23. 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.

241/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

242/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 28 SEPTEMBER 2022.

As there was only one member of the committee present that had attended the previous meeting it was agreed:

Recommended: That the Minutes of the meeting held on 28 September 2022 be placed on the next meeting's agenda for confirmation and signing.

243/22-23. ENVIRONMENT AGENCY (EA) – THAMES ESTUARY 2100: SHAPING THE FUTURE OF THE THAMES ESTUARY.

EA were carrying out a public consultation which ran until 20 November 2022. Members had been provided with the information on 6 October 2022.

The Chairman advised that members were able to respond individually

Recommended: That the item be noted.

TOWN PLANNING:

244/22-23. 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).

KCC/GR/0168/2022	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. The proposed development includes 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 re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf. Britannia Refined Metals Ltd, Britannia Metal Refinery and Premises, Lower Road, Northfleet, Gravesend.
OBSERVATIONS:	The Town Council have concerns, regarding the pressure on the local infrastructure that the additional traffic and vehicular movements from the proposed development would have.
DA/22/01081/FUL	Erection of a detached building to house Class 7 MOT bay and car workshop (revisions to previous planning permission 20/00856/FUL omitting industrial workshop and relocation of MOT bay and car workshop).

	122A Knockhall Chase, Greenhithe.
OBSERVATIONS:	<p>No observations.</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/22/01192/FUL	<p>Provision of a dormer window with Juliette balcony to the rear roof slope and roof lights to the front roof slope in connection with providing additional rooms in the roof space.</p> <p>3 Beaton Close, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council would seek assurance from the Planning Authority that the proposal would not result in any overlooking or impingement on neighbouring properties.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/22/01215/FUL	<p>Provision of roof lights in side roof slopes in connection with providing additional rooms in the roof space.</p> <p>10 Ingress Park Avenue, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council would seek assurance from the Planning Authority that the proposal would not result in any overlooking or impingement on neighbouring properties.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
EDC/22/0168 DA/22/01181/EDCCON	<p>Outline planning application (with all matters reserved) for mixed-use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas. Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal vehicular network, and other ancillary infrastructure; and associated</p>

	<p>crossings, highway accesses, and junction improvements.</p> <p>Ebbsfleet Central East, Land Adjacent to Ebbsfleet International Railway Station, Thames Way.</p>
OBSERVATIONS:	The Town Council objects to this application on the grounds that the external infrastructure will not be able to absorb the additional traffic / vehicular movements that would result from this proposal.
DA/22/01224/ADV	<p>Display of Community Notice Board next to the post box at the bottom of the Abbey Green.</p> <p>Along Ingress Park Avenue, Greenhithe.</p>
OBSERVATIONS:	The Town Council would like clarity on which community the proposed notice board would be for i.e., would it be used to display details of Community Events that only take place within Ingress Park and to display information that only relates to Ingress Park?

245/22-23. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/22/00921/FUL	<p>Installation of 9 solar panels on south facing roof.</p> <p>28 Ingress Park Avenue, Greenhithe.</p>
DA/22/00992/FUL	<p>Installation of solar panels on the east and south faces of the roof.</p> <p>19 Watermans Way, Greenhithe.</p>
DA/22/00975/FUL	<p>Replacement of the conservatory roof and facade alterations to the existing extension.</p> <p>11 The Dell, Greenhithe.</p>
DA/22/00670/FUL	<p>Erection of part two/part first floor side extension.</p> <p>18 Caspian Way, Swanscombe.</p>

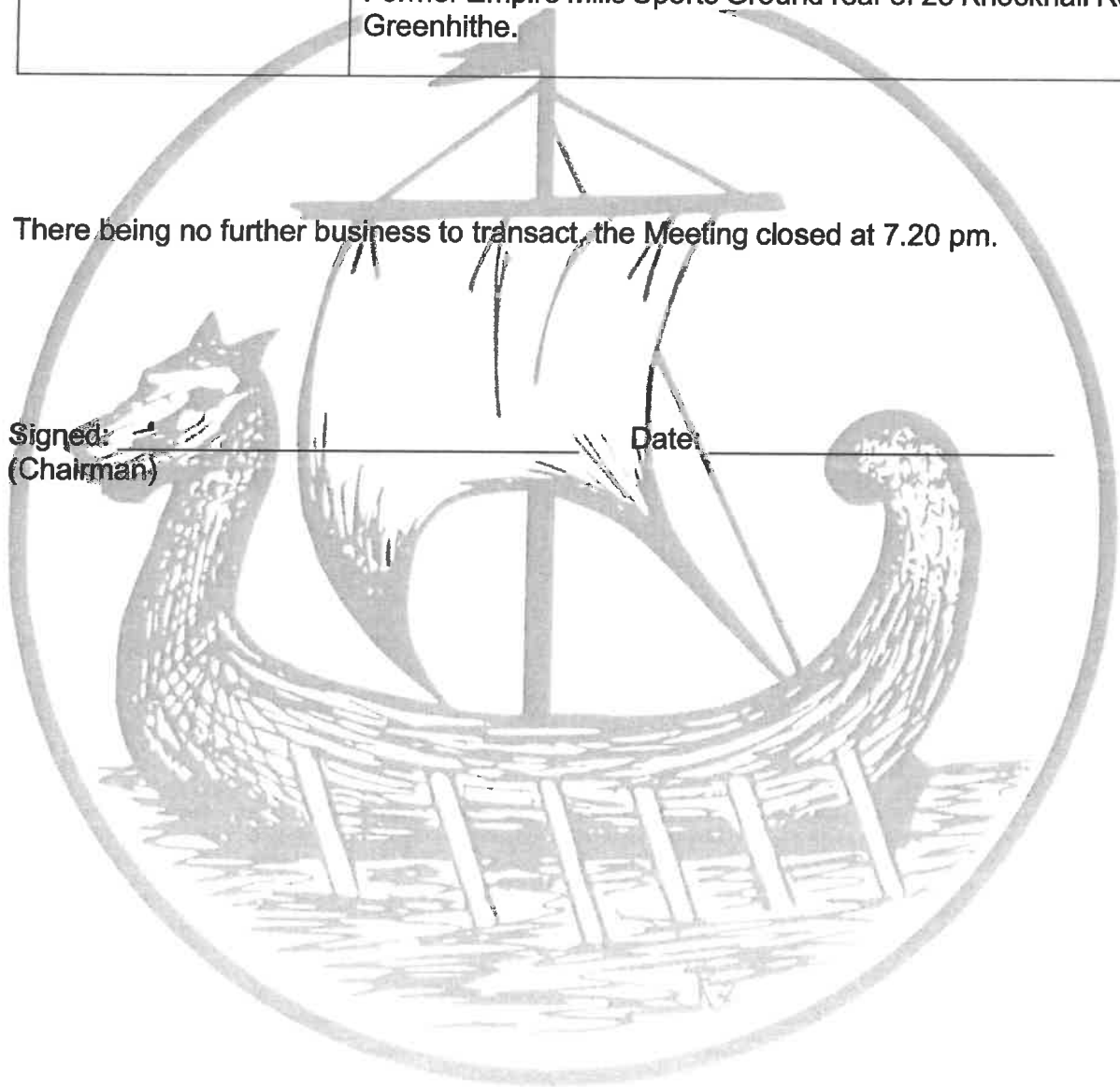
246/22-23. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/00859/S106	Application for modification of a Section 106 agreement in respect of DA/12/01325/OUT, to allow the removal of an area of land from the approved open space obligations should the appeal be allowed for six houses that was refused under ref 21/01308/FUL. Former Empire Mills Sports Ground rear of 25 Knockhall Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.20 pm.

Signed: _____
(Chairman)

Date: _____



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