

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 12 JULY 2023 AT 7.15PM

PRESENT: Councillor Peter Harman – Chairman
Councillor Ann Duke - Vice - Chairman
Councillor Lorna Cross
Councillor Dawn Johnston
Councillor Richard Lees
Councillor Hazel Stephens
Councillor Elizabeth Wickham

ALSO PRESENT: Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO
x1 Member of the public

ABSENT: There were none

96/23-24. **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.

97/23-24. **APOLOGIES FOR ABSENCE.**

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

Recommended: That the reason for absence, for the Councillor listed, be formally accepted, and approved.

98/23-24. **SUBSTITUTES.**

There were none.

99/23-24. **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.

100/23-24. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

101/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 14 JUNE 2023.

Recommended: The Minutes of the meeting held on 14 June 2023 were confirmed and signed.

102/23-24. KENT COUNTY COUNCIL (KCC) CONSULTATIONS.

Members considered the x2 consultations previously sent, by email, on 15 June 2023. The consultations both had a deadline of 25 July 2023

- A. DRAFT KENT MINERALS AND WASTE LOCAL PLAN 2024 – 2039 – Further proposed changers.
- B. DRAFT KENT MINERAL SITES PLAN INCLUDING DETAILS OF NOMINATED HARD ROCK SITE

Recommended: That the responses to the x2 consultations, as agreed/annexed, be submitted.

103/23-24. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC).

Further to minute 479/22-23 correspondence had been received from the KCC Road Safety Engineering Project Manager Highway Improvements (West Kent – Dartford, Gravesham & Maidstone) regarding the Town Councils HIP.

Members noted the correspondence received and requested that:

The resurfacing of both Milton Road and Manor Road, Swanscombe be placed on the HIP for consideration.

A request be raised with the Highways Improvement Team that a review is undertaken of the directional development signs placed on lamp columns. These signs, at present, are not always correct, misleading with the current diversion routes in place and, in contradiction to the correspondence provided, not approved by the Town Council prior to installation. Members have suggested that no new signs are approved and that any in place that are incorrect or no longer required are removed.

Recommended: That a response be sent to the Highways Improvement Team at KCC advising of the points raised by members as detailed.

TOWN PLANNING:

104/23-24. **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/23/00719/FUL	Demolition of existing rear conservatory and erection of a two-storey side and rear 'wrap around' extension (part retrospective) (revisions to previously approved planning permission DA/22/00996/FUL) 2 Park Road, 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/23/00768/TPO	Application for T1 – Common Lime, Re-pollard to previously pollarded points subject to Tree Preservation Order No. 3 1991. 5 St Pauls Close, Swanscombe
OBSERVATIONS:	No observations.
DA/23/00709/FUL	Demolition of existing outbuilding and erection of a detached outbuilding for storage including cold storage room (retrospective). Akash Tandoori, 54 Milton Road, Swanscombe.
OBSERVATIONS:	The Town Council would like clarification that appropriate mitigation has been considered for the air conditioning / cooling unit installed, in relation to its noise impact on neighbouring properties.
GR/23/376 (KCC/GR/0050/2023) Re-consultation	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 the 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 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, Kent,
OBSERVATIONS:	The Town Council have considered the re-consultation of this planning application and now support the proposal for this development.

105/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00505/FUL	Provision of a vehicle crossing onto A226 and brick boundary wall (east). 5 London Road, Greenhithe.
DA/22/00897/FUL	Installation of 2 no. steel containers to create shop extension, to be internally accessed via existing sales building and erection of 1 no. timber compound. Greenhithe Service Station, London Road, Greenhithe
DA/23/00508/TPO	Application 1 No. Ash tree - to remove to ground level and treat the stump subject to Tree Preservation Order No.11 1990. 12 The Dell, Greenhithe, Kent
DA/23/00488/NONMAT	Non-material amendment following grant of planning permission DA/19/01464/FUL to remove the lean to store to the side elevation; revised footprint to the flats over garages and the removal of the proposed detached garage. Former Block of 43 Lock-Up Garages, Rear of Gilbert Close, Swanscombe, Kent
DA/23/00197/NONMAT	Non-material amendment following grant of planning permission DA/21/01291/FUL for internal alterations to lower ground floor level and removal of proposed conservatory and extending proposed living room at the ground floor to line up with the Kitchen/Diner at the Lower Ground Floor Level; New ground floor extension to have a pitch roof; Walls to be finished with external render to match existing. The Orchard, Mounts Road, Greenhithe, Kent
DA/23/00658/CDNA	Submission of details relating to further intrusive investigation re land contamination pursuant to condition 9 of planning permission DA/19/01464/FUL. Former Block of 43 Lock Up Garages rear of Gilbert Close, Swanscombe.

106/23-24. **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 8.30 pm.

Signed: _____ Date: _____
(Chairman)