

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 14 JUNE 2023 AT 7.00PM

PRESENT: Councillor Peter Harman – Chairman
Councillor Ann Duke - Vice - Chairman
Councillor Lorna Cross
Councillor Lesley Howes
Councillor Richard Lees
Councillor Hazel Stephens

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

ABSENT: There were none

53/23-24. 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.

54/23-24. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Dawn Johnston, due to other commitments.

An apology for absence was received from Councillor Elizabeth Wickham, due to other commitments.

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

55/23-24. SUBSTITUTES.

There were none.

56/23-24. 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.

57/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

58/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 25 MAY 2023.

The Minutes of the meeting held on 25 May 2023 were confirmed and signed.

TOWN PLANNING:

59/23-24. 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/23/00654/FUL	<p>Erection of a two-storey side/rear extension and single storey rear infill extension to form extended veterinary surgery at the ground floor (Use Class E(e)), pet grooming parlour (sui generis) and formation of 1 No. 2 bed apartment (Use Class C3a), plus demolition of rear ancillary outbuildings and provision of associated amenity space and car parking.</p> <p>Veterinary Practice, 41 - 43 Swanscombe St, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council request that, should planning permission be granted, a condition is included that requires the applicant to provide a detailed planting scheme that shows it will have a positive impact on the environment in line with the preliminary ecological appraisal. 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/23/0664/COU	<p>Change of use of building/site to facilitate mixed use as a Scout Hall (Use Class F.2(b)) and a Pre-School (Use Class E(f)). (Retrospective)</p> <p>First Galley Hill Group, 110 Church Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to the application as there is a lack of a transport plan with the proposed change of use. The applicant is also requested to provide details of how they will mitigate the negative impact the proposal would have on the neighbouring properties if the area at the front of the property will not be used for parking i.e., children playing in the front of the hall will change the dynamics of the site during the day (noise etc.) and will have a detrimental impact on the on street parking in an area where there is very limited capacity.</p> <p>The Town Council would like to highlight to members of the Development Control Board that there is an inconsistency with the application as it claims that there is no parking at the front of the property but, that area of the site has historically been used for parking.</p>

DA/23/00689/FUL	Erection of a two-storey side extension and a conversion of the existing conservatory into a rear extension. 95 Ames 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/23/00712/FUL	Erection of a rear conservatory. 29 Robinson Way, Northfleet.
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.

60/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/0445/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension. 45 Lewis Road, Swanscombe.
DA/22/01408/VCON	Application for variation of condition 10 of planning permission DA/19/01292/COU to increase the maximum number of children who can be cared for from 8 to 12 and condition 11 to increase the maximum number of staff who are not resident at the property from 1 to 2, pursuant to the consent granted for the material change of use to mixed use residential and childminding, provision of additional doors in ground floor elevation of garage, additional windows in ground floor of side elevation of property. 1 Prioress Crescent, Greenhithe.

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

Signed: _____ Date: _____
(Chairman)