

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 6 SEPTEMBER 2023 AT 7.00PM

PRESENT: Councillor Ann Duke – Vice-Chairman in the Chair
Councillor Lorna Cross
Councillor Richard Lees
Councillor Hazel Stephens

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

ABSENT: There were none.

139/23-24. 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.

140/23-24. APOLOGIES FOR ABSENCE.

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

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

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.

141/23-24. SUBSTITUTES.

There were none.

142/23-24. 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.

143/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

144/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 12 JULY 2023.

Recommended: The Minutes of the meeting held on 12 July 2023 were confirmed and signed.

145/23-24. DARTFORD BOROUGH (DBC) – DARTFORD LOCAL PLAN: PROPOSED MODIFICATIONS.

Members were sent the above consultation by email, on 1 August 2023. The consultation has a deadline of 25 September 2023. After discussion it was agreed that no further comments be submitted.

Recommended: That no further comments be submitted.

146/23-24. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC)

Further to minute 103/23-24, members were issued the correspondence from the West Kent Community Engagement Team Leader containing the newly updated Highway Information Pack which has been designed to provide details of the HIP process.

Members discussed the updated Highway Information Pack and suggested that the Town Council look at participating in the Lorry Watch Scheme detailed in the pack (page 52) and that KCC Highways Officers be asked to advise on where within Swanscombe and Greenhithe, it would work best.

Recommended: That KCC Highways Officers be asked to advise on where, within Swanscombe and Greenhithe, the Lorry Watch Scheme would work best.

TOWN PLANNING:

147/23-24. **Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 106/23-24).**

DA/23/00819/FUL	Erection of a first-floor side extension (over existing attached garage), part two/part single storey rear extension, provision of dormer window with Juliette balcony in rear elevation and roof lights in front roof slope in connection with providing additional rooms in the roof space. 10 Bevans Close, Greenhithe.
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/23/00931/FUL	Erection of a single storey rear extension. 11 Park Terrace, Greenhithe.
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/23/00901/FUL	Erection of a single storey rear extension and reduction in size of existing detached storage building. Booze Mini Market, 62 High Street, 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/23/00729/FUL	Changes to existing front and rear elevations to provide front entrance to flat over and new shop front to ground floor retail unit. 125 and 125A Milton 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/23/00728/FUL	Changes to existing front and rear elevations to provide front entrance to flat over and new shop front to ground floor retail unit. (retrospective application) 123 and 123A Milton 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/23/00942/FUL	Demolition of existing conservatory and erection of a single storey rear extension 12 Atlantic Close Swanscombe Kent DA10 0LJ
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.

Recommended:

That the responses submitted during the recess period be endorsed.

148/23-24. **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/23/00959/FUL	Erection of a single storey rear extension and two storey side extension and front porch. 17 Woodland Way, Greenhithe
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/23/00989/TPO	Application for removal of one No. tree in rear garden subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.
OBSERVATIONS:	The Town Council object to this application as the tree is healthy and the applicant has not demonstrated any reason to remove it. There are more suitable solutions available to improve light other than the removal of a healthy tree.
DA/23/00969/REM	Reserved matters relating to landscaping scheme pursuant to condition 1 of outline planning permission 20/00816/OUT for erection of a 3-storey building to provide 5 No. 2 bedroom apartments with associated car parking and cycle storage provision. SWCS Car Sales, Craylands Lane, Swanscombe
OBSERVATIONS:	No observations.
DA/23/00957/VCON	Erection of 4 semi-detached houses with associated, parking, amenity, and landscaping (variation of condition 2 of planning permission DA/22/01353/FUL for revised roof design, provision of rooms in roofspace and change to approved plan numbers. Former Builders Yard, Harmer Road, Rear of 64 Stanhope Road, Swanscombe
OBSERVATIONS:	The Town Council are mindful of the concerns of residents regarding this application and request that, should permission be granted, that this includes the following conditions: 1. A condition to remove permitted development rights which would stop future occupiers/owners from converting the roof spaces into bedrooms.

	<p>2. A condition that the velux windows be obscured glass.</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/23/00767/ FUL	<p>Demolition of existing side extension with replacement of single storey side extension to provide garage allowing rear access and single storey rear extension with partial window replacement to the rear of existing house.</p> <p>Accuba House, 35 High Street, 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/23/00833/FUL	<p>Conversion of existing integral garage to habitable room and removal of garage door and installation of windows to the front elevation.</p> <p>12 Boleyn Way, Swanscombe,</p>
OBSERVATIONS:	<p>Whilst sympathetic to the applicant the Town Council objects to this application as it does not provide any sound evidence that the proposal will not have an adverse impact on residential amenity or highway safety.</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>
KCC/DA/0046/2023	<p>Renewal of temporary planning permission DA/17/1646 for the existing two, five bay mobile classroom units for a further period of up to 5 years.</p> <p>Craylands Primary School, Craylands Lane, Swanscombe.</p>
OBSERVATIONS:	<p>Whilst not objecting to the application the Town Council requests that the Planning Authority provides a definition of what "temporary" means with regards to this proposal and also seeks clarity on how long this provision will go on for i.e. what are the long term plans?</p>

DA/23/00997/FUL	<p>Erection of a first-floor side extension and single storey rear extension</p> <p>65 Empire Walk, 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>
DA23/01003/FUL	<p>Erection of a single storey rear extension.</p> <p>11 Ivy Bower Close, 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/23/00973/FUL	<p>Demolition of existing rear conservatory and erection of a single storey rear extension.</p> <p>21 Pilgrims View, 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>

149/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00644/TPO	<p>Application for G1- 2 mature self-seeded Sycamore trees with a total of 3 stems -To reduce the lateral branches which overhang property by roughly 3m back to growth points and clean previous poor cuts from overhanging branches back to good growth points; T1 Remove self-seeded Ash tree to below fence height and treat the stump subject to Tree Preservation order No.11 1990</p> <p>7 Watermans Way, Greenhithe</p>
DA/23/00653/FUL	<p>Demolition of the existing conservatory and erection of a single storey rear extension.</p> <p>27 Trebble Road, Swanscombe</p>
DA/23/00689/FUL	<p>Erection of a two-storey side extension and a conversion of the existing conservatory into a rear extension.</p> <p>95 Ames Road, Swanscombe.</p>
DA/23/00118/FUL	<p>Demolition of the existing building and erection of a new community hub / sports facility and associated ancillary works.</p> <p>Swanscombe Pavilion, The Grove, Swanscombe</p>
DA/23/00768/TPO	<p>Application for T1 – Common Lime, Re-pollard to previously pollard points subject to Tree Preservation Order No. 3 1991</p> <p>5 St Pauls Close, Swanscombe</p>
DA/23/00522/FUL	<p>Demolition of existing garage and erection of a single storey extension and first floor rear extension.</p> <p>25 Eynsford Road, Greenhithe.</p>
DA/23/00439/VCON	<p>Erection of second floor extension with dormer windows to southern, eastern and northern elevations to provide 13 additional bedrooms including provision of a 3 storey extension to north side of building to house a lift and staircase, erection of a 2 storey rear extension to house a fire escape, removal of a Copper Beach tree subject to a Tree Preservation Order and provision of a hardstanding within the front garden to provide 4 additional car parking spaces (variation of condition 2 (approved drawings) of planning permission DA/21/00300/FUL in respect of re-siting of approved fire escape/staircase to rear/eastern elevation, amending approved stair and lift on side/northern elevation to provide change to lift location).</p> <p>Rosewood, 28 Bean Road, Greenhithe.</p>

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150/23-24. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00627/LDC	Demolition of existing rear conservatory and erection of a single storey rear extension. 3 Eagles Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.35 pm.

Signed: _____
(Chairman)

Date: _____

