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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

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

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 8 February 2023 at 7.00pm

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

Graham Blew
Town Clerk

Dated: 3 February 2023

Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.

A G E N D A

1. To receive Apologies for Absence (*Local Government Act 1972, s.85*).
2. Substitutes.
3. Declarations of interest in items on the Agenda (*Localism Act 2011, s.31*).
- * ***As per Standing Order 34 c), and at the Chairman's discretion, the meeting will be adjourned at this point to allow any members of the public to address the meeting in relation to the business to be transacted at the meeting. Members of the public are allowed to (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted.***
4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).
5. To confirm and sign the Minutes of the Meeting held on 14 December 2022 (p) (*Local Government Act 1972, Sch 12, Para 41 (1)*).

6. **TOWN PLANNING.**

- 6.1 **The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation / Kent County Council for Members observations** (*full details of these applications can be viewed via the Town Council, DBC, EDC and the KCC websites*).

KCC/DA/0232/2022	Erection of a storage building with mezzanine floor to facilitate a change of use from trailer and vehicle parking (sui generis) to clinical waste transfer station (sui generis) at Bungalow Yard together with re-siting of existing vehicular access, and change of use from clinical waste transfer station (sui generis) to trailer and vehicle parking (sui generis) at Oakwood Yard. Land adjacent to Oakwood and at Bungalow Yard, Watling Street, Bean, Dartford.
DA/23/00027/TPO	Application for 1 No. Cherry tree in rear garden - Reduce the crown all over by an average of 2m, leaving a finished radius of approx. 4m as per annotated photo subject to Tree Preservation Order No.6 2017. 19 The Grove, Swanscombe.

<p>DA/21/00986/FUL (RECONSULTATION)</p>	<p>Demolition of existing buildings and re-development of the site to provide a total of 32 residential dwellings (Use Class C3) consisting of 17 No. 3 bed semi-detached and terraced houses and 15 No. 1, 2 and 3 bed flats. As well as the provision of associated infrastructure including a road extension / access road, footpaths, parking provision, refuse and bike store, pumping station, private and communal amenity space and ecological habitat areas.</p> <p>Former Builders Yard, Spring Vale, Greenhithe.</p>
<p>EDC/22/0110 KCC/DA/0082/2022 (RECONSULTATION)</p>	<p>Change of use of industrial yard to create a facility for the collection and distribution of hazardous wastes (including liquid waste oils/petrochemicals, liquid waste coolants, automotive wastes and packaged hazardous wastes); installation of new offices, weighbridge, laboratory, oil storage tanks, oil interceptor, new hard surfacing/hard standing and impermeable bunding; demolition of part of building 5 and a fire damaged structure; and retention, reprofiling and landscaping of the northern bund</p> <p>Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet.</p>
<p>DA/23/00082/TPO</p>	<p>Application for G1 1x multi-stem and 1 single stem sycamore currently around 16m tall. To reduce down in height by around 8m leaving it around gutter height as per annotated photo subject to Tree Preservation Order No.11 1990.</p> <p>19 Watermans Way, Greenhithe.</p>
<p>DA/23/00087/FUL</p>	<p>Removal of 1 No. Lime tree and partial demolition of the front boundary wall for the installation of a 2.3m high vehicular gate and create a parking area.</p> <p>The Warren, 29 High Street, Greenhithe.</p>

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

DA/21/01893/FUL	<p>Demolition of the existing Public House (Sui Generis) and erection of a 3-storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision.</p> <p>Former Wheatsheaf Public House, High Street, Swanscombe.</p>
DA/22/00996/FUL	<p>Demolition of existing rear conservatory and erection of two storey side and rear 'wrap around' extension.</p> <p>2 Park Road, Swanscombe.</p>
DA/21/01884/FUL	<p>Erection of a single-storey building for mixed use restaurant and hot food takeaway, incorporating a dedicated 'drive-thru' facility and associated reconfiguration of car park and landscaping.</p> <p>Asda Superstores, Crossways Boulevard, Dartford.</p>
DA/19/01305/COU	<p>Change of use from residential house (use class C3) to larger HMO (House of Multiple Occupation)</p> <p>18 High Street, Greenhithe.</p>
DA/20/00375/LBC	<p>Listed Building Consent for replacement window to basement on rear elevation, re-rendering of external walls, railings to rear patio doors and internal alterations in connection with change of use from residential house (use class C3) to larger HMO (House of Multiple Occupation)</p> <p>18 High Street, Greenhithe.</p>

6.3 The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/22/01298/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 and equipment cabinets. Outside British Legion, London Road, Greenhithe.
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<http://www.swanscombeandgreenhithe town council.gov.uk>

