

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 14 DECEMBER 2022 AT 5.30PM

PRESENT: Councillor John Hayes – Chairman
Councillor Lorna Cross
Councillor Linda Hall
Councillor Maurice Weet

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

ABSENT: There were none

347/22-23. 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.

348/22-23. 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 Peter Harman, due to other commitments.

An apology for absence was received from Councillor Peter Harris, 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 Councillor(s) listed, be formally accepted, and approved.

349/22-23. SUBSTITUTES.

There were none.

350/22-23. 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.

351/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

352/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 16 NOVEMBER 2022.

Recommended: The Minutes of the meeting held on 16 November 2022 were confirmed and signed.

TOWN PLANNING:

353/22-23. 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/22/01385/P20A	<p>Application under Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for the construction of a single storey upwards extension to the roof to provide 3 dwellings on detached block of flats.</p> <p>Kingsdale Court, Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council are concerned that the proposal will give rise to an increase in on street parking in an area where there is very limited capacity and would ask the Planning Authority for confirmation that the proposal is not contrary to any Policies of the Dartford Local Plan and Parking Standards.</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/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>
OBSERVATIONS:	<p>The Town Council would like to submit the following comments regarding this application: -</p> <p>Immediate concerns are the lack of parking in High Street, Greenhithe; and although there are some limited spaces available next to the property suitable for a single dwelling, they are certainly not adequate for an HMO.</p> <p>Under "Proposal" on the application form it states that the development or work has not been started without consent.</p>

Could this be confirmed by the Planning Authority as residents have advised that the property has been run as an HMO for several years and it was assumed that all the relevant permissions and licences were in place for this?

The building does not appear to be listed as an HMO on the Dartford Borough Council website?

It is understood that the property was given Listed Building, Grade II status in 1971 and permission should be sought for internal and external alterations. The Design and Access Statement states there are no changes to the internal or external fabric of the building. Whilst this may be the case now it does raise the issue of when the alterations to the interior (to create two additional bathrooms and alter the second-floor layout) were made? These are alterations to the plans granted listed building approval in 1996 and there does not appear to be any record of listed building approval for these changes?

The application form says that the building is neither in Flood Zone 2 or 3 but the Dartford Borough Council My Property Page states that it is in Flood Zone 2 and the Environment Agency maps indicate it is in Flood Zone 3?

With this confusion and lack of clarity the Town Council would request that a flood risk assessment be carried out.

A major concern with the proposal is the fact that there is a bedroom in the basement which would seem to be contrary to other properties in the area that have conditions in place that prohibit sleeping accommodation at this level due to the risk of flooding.

The only access and escape from the rooms in the basement appears to be through the kitchen which raises concerns regarding the safety of occupants and confirmation is sought as to whether this meets the regulations and requirements for an HMO.

The application advises that there are four parking spaces (these are dimensioned on the 1996 application) however these are shorter than the current acceptable lengths as indicated on the Dartford Borough Council Parking Standards.

The parking spaces are two rows in tandem which appears to go against the Dartford Borough Council Parking Standards document which states that this is only acceptable in single not multiple households? Current usage shows that there is a demand for this level of parking at this HMO but it does impact on the safety of pedestrians and other road users.

The Town Council respectfully request that the Planning Authority ensure the officer responsible for HMO's investigates

	<p>the concerns raised to ensure that all the required regulations and standards are being met.</p> <p>The Town Council would ask that the Development Control Board undertake a site visit prior to consideration and decision of this application.</p>
DA/22/01408/VCON	<p>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 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.</p> <p>1 Prioress Crescent, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as the proposed 50% increase in the maximum number of children who can be cared for will result in inadequate off-street parking to serve the need of the site and would give rise to an increase in indiscriminate on street parking in an area where there is very limited capacity and that would be detrimental to highway safety.</p> <p>The Planning Authority are requested to provide confirmation that the proposal is not contrary to any Policies of the Dartford Local Plan and Parking Standards.</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/22/01535/FUL	<p>Erection of 4 semi-detached houses with associated, parking, amenity, and landscaping.</p> <p>Former Builders Yard, Harmer Road, Rear of 64 Stanhope Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application on the following grounds:</p> <p>There is inadequate and insufficient parking provision to serve the needs of the development which would give rise to an increase in indiscriminate on-street parking in an area where there is very limited, if any capacity.</p> <p>The proposal would constitute an over intensive development of the site which would be detrimental to and have an overbearing impact on surrounding properties.</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.
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354/22-23. The following lawful consent Notice has been submitted by Dartford Borough Council for Members information.

DA/22/01132/LDC	Single storey rear extension. 4 Broad Road Swanscombe.
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355/22-23. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/22/01215/FUL	Provision of roof lights, inside roof slopes in connection with providing additional rooms in the roof space. 10 Ingress Park Avenue, Greenhithe.
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There being no further business to transact, the Meeting closed at 5.45 pm.

Signed: _____ Date: _____
(Chairman)

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