

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 15 NOVEMBER 2023 AT 7.00PM

**PRESENT:** Councillor Ann Duke – Vice-Chairman in the Chair  
Councillor Lorna Cross  
Councillor Lesley Howes  
Councillor Richard Lees  
Councillor Hazel Stephens  
Councillor Elizabeth Wickham

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

**ABSENT:** Councillor Dawn Johnston

261/23-24. **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.

262/23-24. **APOLOGIES FOR ABSENCE.**

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

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

263/23-24. **SUBSTITUTES.**

There were none.

264/23-24. **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.***

265/23-24. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

266/23-24. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 18 OCTOBER 2023.**

**Recommended:** The Minutes of the meeting held on 18 October 2023 were confirmed and signed.

**267/23-24. GALLEY HILL ROAD COLLAPSE – CORRESPONDENCE REQUEST.**

The Chairman had requested this item be placed on the agenda for members to discuss and consider whether any correspondence should be sent from the Town Council in relation to the current closure, and if so to whom.

Councillor Ann Duke updated members on the recent meeting she had attended with KCC Member Peter Harman, the then Minister for Transport, Gareth Johnson MP and Toby Howes from Kent Highway Services.

**Recommended:** That the item be noted.

**268/23-24. The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council / Gravesham Borough Council for Members observations (full details of these applications can be viewed via the Town Council, DBC, EDC, GBC and the KCC websites).**

DA/23/00514/FUL	Erection of 3no single storey 1-bed social housing units with associated landscaping and parking spaces.  Rear of 119-133 Milton Street, Swanscombe
OBSERVATIONS:	<p>Whilst sympathetic to the idea of the proposed development the Town Council note the comments from other consultees regarding the inadequate / limited provision of emergency access for vehicles as well as the concerns regarding construction traffic and the detrimental impact they would have on residents.</p> <p>The Town Council object to the application on the grounds that it does not meet the requirements of:</p> <p>DP4.1 sustainability in terms of traffic and transport as it fails to promote this by the lack of provision of storage / space for bicycles.</p> <p>DP8.1 for the minimum space of 50 square meters for properties occupied by up to 2 people, which this proposal does not provide i.e., the individual units are less than 50 square meters.</p> <p>DP8.3 as there is a lack of privacy in relation to the outside space for individual occupants with x3 dwellings only being provided with x1 amenity space which is not sub-divided.</p> <p>There also appears to be a lack of detail for the disposal of surface/rainwater drainage.</p>
DA/23/01201/TPO	Application for G1 - group of trees, cut back to previous pruning points subject to Tree Preservation Order No.11 1990.  Adjacent 15 Bere Close, Greenhithe.
OBSERVATIONS:	The Town Council have no objection to the application provided a tree specialist has confirmed that the proposed actions are acceptable and proportionate for these trees.

DA/23/01027/FUL	<p>Demolition of single storey rear section and erection of part single two storey side/ rear extension.</p> <p>1 Stonely Crescent, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council object to the application on the following grounds:</p> <p>It fails to meet the requirements of DP7.3 as moving the first-floor terrace/balcony by 3 meters significantly increases the capacity to overlook and be overlooked as this opens it up to x2 further properties.</p>
DA/23/00983/FUL	<p>Conversion of 123 and 123A Milton Road to create 5-bedroom HMO (House in Multiple Occupation, Class C4), extension and alterations to front elevation and provision of refuse and cycle storage.</p> <p>123 &amp; 123A Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to the application on the following grounds:</p> <p>DP18.1b. The area is recognised as a Neighbourhood Centre in the Development Plan and as such ground floor changes from retail to dwelling should leave at least x2 A1/A2 sites retained which this proposal does not, and it fails to document a demonstration as to why this is not viable.</p> <p>The HMO standards (amenity) include that kitchen/kitchen space should be no more than x1 floor from any of the rooms but in the proposal for 123 Milton Road it is more than x1 floor away and the kitchen is too small for the size of the bedrooms (should be 11 square meters but they are not).</p> <p>The kitchen allows for x5 persons but if x5 double bedrooms there could be x10 people.</p> <p>The proposal does not provide any outside space for residents other than to park their vehicles therefore it is an over intensification.</p> <p>The Town Council feel the proposal would be an overdevelopment which would not provide homes of the required standard.</p>
DA/23/00970/FUL	<p>Conversion from a retail shop (Class E) to 2 bedrooms and incorporate these bedrooms to the existing 3-bedroom HMO to create a 5-bedroom HMO (Class C4), Alterations to front elevation, provision of refuse and bike storage and use of rear curtilage for parking.</p>

	125 & 125A Milton Road, Swanscombe.
OBSERVATIONS:	<p>The Town Council object to the application on the following grounds:</p> <p>DP18.1b. The area is recognised as a Neighbourhood Centre in the Development Plan and as such ground floor changes from retail to dwelling should leave at least x2 A1/A2 sites retained which this proposal does not, and it does not document a demonstration why this is not viable.</p> <p>The HMO standards (amenity) include that kitchen/kitchen space should be 11 square meters which it is not in this application.</p> <p>The kitchen allows for x5 persons but if x5 double bedrooms there could be x10 people.</p> <p>The proposal does not provide any outside space for residents other than to park their vehicles therefore it is an over intensification.</p> <p>The Town Council feel the proposal would be an overdevelopment which would not provide homes of the required standard.</p>
DA/23/01249/FUL	<p>Demolition of existing garage and erection of an attached two storey, three-bedroom dwelling.</p> <p>13 Mounts Road, Greenhithe</p>
OBSERVATIONS:	<p>The Town Council objects to this application on the following grounds:</p> <p>There is inadequate parking provision.</p> <p>The ingress and egress from the site would cause issues/ danger to other road users.</p> <p>It is an inappropriate residential development.</p>
DA/23/00145/FUL (Revised Application)	<p>Development of a medical centre with undercroft car parking, landscaping, and other associated works.</p> <p>Car Park, Steel Ave, Greenhithe</p>
OBSERVATIONS:	<p>The Town Council have considered this application and would like to submit the following comments/ observations:</p> <p>While in principle the Town Council recognise the need for a surgery, we object to the application due to the lack of clarity and details provided, specifically failing to fully address our previously submitted concerns.</p>

	<p>The design of the building is not in keeping with the area.</p> <p>The proposed building would be overlooking the properties in King Edward Road which could result in a loss of privacy, light, and result in overshadowing.</p> <p>As highlighted by the holding objection of the Highway Authorities Director of Highways &amp; Transportation the proposal does not include sufficient parking facilities.</p> <p>The proposal would result in an increase in vehicular movements which would result in an increase in air pollution.</p> <p>The proposal would increase highway safety issues on the already busy dual carriageway.</p> <p>The proposal contravenes the Stone Parish Council Neighbourhood Plan.</p>
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269/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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>
DA/23/00719/FUL	<p>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)</p> <p>2 Park Road, Swanscombe.</p>
DA/23/01054/TRCON	<p>Notification of works to T1 Norway maple - Located front boundary, reduce height and average radial spread of tree by approximately 2.0 metres and 2.0 metres respectively, taking care to prune to live secondary growth and maintaining even, balanced shape appropriate to species and T2 Yew - Located front boundary, trim all sides by approximately 1.5 metres circa, taking care to prune to live secondary growth and maintaining even, balanced shape appropriate to species.</p> <p>20-26 High Street, Greenhithe.</p>
DA/23/00973/FUL	<p>Demolition of existing rear conservatory and erection of a single storey rear extension</p>

	21 Pilgrims View, Greenhithe.
DA/23/01003/FUL	Erection of a single storey rear extension.  11 Ivy Bower Close, Greenhithe.
DA/23/00959/FUL	Erection of a single storey rear extension and two storey side extension and front porch.  17 Woodland Way, Greenhithe.
DA/23/01033/FUL	Installation of air source heat pump to rear of property.  3 Bendigo Wharf, Pier Road, Greenhithe.

270/23-24. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00997/FUL	Erection of a first-floor side extension and single storey rear extension  65 Empire Walk, Greenhithe
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271/23-24. **ESTIMATES FOR 2024 – 2025.**

Officers began work on the Annual Estimates for 2024 – 2025 earlier in the year and members were first asked for any suggestions in July (minute 120/23-24), with an agreed deadline of 31 August 2023, which were then duly considered at the Town Council meeting on 19 October 2023.

The Town Council meeting on 7 December 2023 will need to consider the draft Annual Estimates 2024 – 2025 which will then pass to be approved and endorsed by the full Council in January 2024 before setting the Council Tax Base for the 2024 – 2025 financial year.

**Recommended:** That the item be noted.

There being no further business to transact, the Meeting closed at 8.20 pm.

Signed: \_\_\_\_\_  
(Chairman)

Date: \_\_\_\_\_