

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 18 OCTOBER 2023 AT 7.00PM

**PRESENT:** Councillor Peter Harman – Chairman  
Councillor Ann Duke – Vice-Chairman  
Councillor Lorna Cross  
Councillor Lesley Howes  
Councillor Richard Lees  
Councillor Elizabeth Wickham

**ALSO PRESENT:** Graham Blew – Town Clerk  
Martin Harding – Assistant Town Clerk/RFO  
x1 member of the public

**ABSENT:** There were none

**202/23-24. 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.

**203/23-24. 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 Hazel Stephens, due to other commitments.

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

**204/23-24. SUBSTITUTES.**

There were none.

**205/23-24. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor Lorna Cross declared a prejudicial interest in application DA/23/00145/FUL as she is a member of the Patient Participation Group (PPG).

Councillor Ann Duke declared a prejudicial interest in application DA/23/00145/FUL as she is a member of the PPG.

Councillor Peter Harman declared a prejudicial interest in application DA/23/00145/FUL as he is a member of the PPG.

**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.**

The member of public advised the meeting that they were interested in application DA/23/00145/FUL and that they were keen for some sort of medical centre to go ahead.

**206/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**207/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 27 SEPTEMBER 2023.**

**Recommended:** The Minutes of the meeting held on 27 September 2023 were confirmed and signed.

**208/23-24. HIGHWAYS IMPROVEMENT PLAN (HIP).**

Further to minutes 103/23-24, 146/23-24 and 187/23-24 Members considered the contents of the current HIP and, after discussion it was proposed, duly seconded and upon being put to a vote agreed.

That a request be put to Kent Highway Services, via the HIP, for wooden bollards to be installed in Swanscombe High Street from the southern extent of the zig-zag lines opposite the Co-Op, to the corner of the road at the junction with The Grove.

**Recommended:** That a request be put to Kent Highway Services, via the HIP, for wooden bollards to be installed in Swanscombe High Street from the southern extent of the zig-zag lines opposite the Co-Op, to the corner of the road at the junction with The Grove.

**209/23-24. 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).**

Having already declared a prejudicial interest Councillor Peter Harnan left the chamber and took no part in the discussion or decision of application DA/23/00145/FUL.

Vice - Chairman, Councillor Ann Duke took the Chair for application DA/23/00145/FUL.

DA/23/00145/FUL	Development of a medical centre with undercroft car parking, landscaping, and other associated works.  Car Park, Steele Avenue, Greenhithe.
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OBSERVATIONS:	<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><i>The design of the building is not in keeping with the area.</i></p> <p><i>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.</i></p> <p><i>As highlighted by the holding objection of the Highway Authorities Director of Highways &amp; Transportation the proposal does not include sufficient parking facilities.</i></p> <p><i>The proposal would result in an increase in vehicular movements which would result in an increase in air pollution.</i></p> <p><i>The proposal would increase highway safety issues on the already busy dual carriageway.</i></p> <p><i>The proposal contravenes the Stone Parish Council Neighbourhood Plan.</i></p>
DA/23/01091/LBC	<p>Application for Listed Building Consent for installation of a lectern-style interpretative plaque in the pub garden to the rear of the building, adjacent to the jetty wall to commemorate the 175th anniversary of the Sir John Franklin Northwest Passage expedition.</p> <p>Sir John Franklin, High Street, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council support the application and request that the applicant keep the Town Council fully informed of any events held to recognise the installation of the interpretative plaque.</p>
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 Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council notes the internal changes to the application but, this has not addressed the issues previously raised by the Town Council and that these still apply:</p> <p><i>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</i></p>

	<i>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.</i>
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**210/23-24. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00942/FUL	Demolition of existing conservatory and erection of a single storey rear extension.  12 Atlantic Close, Swanscombe
DA/23/00931/FUL	Erection of a single storey rear extension.  11 Park Terrace, Greenhithe.

**211/23-24. The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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.
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There being no further business to transact, the Meeting closed at 7.50 pm.

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

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