

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 27 SEPTEMBER 2023 AT 7.00PM

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

ALSO PRESENT: Martin Harding – Assistant Town Clerk/RFO

ABSENT: Councillor Dawn Johnston

181/23-24. **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.

182/23-24. **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 Hazel Stephens, due to other commitments.

An apology for absence was received from Councillor Liz Wickham, due to other commitments.

An apology for absence was received from the Town Clerk, due to other commitments.

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

183/23-24. **SUBSTITUTES.**

There were none.

184/23-24. **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.

185/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

186/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETINGS HELD ON 12 JULY 2023 AND 6 SEPTEMBER 2023.

Recommended: The Minutes of the meetings held on 12 July 2023 and 6 September 2023 were confirmed and signed.

187/23-24. LORRY WATCH – KENT COUNTY COUNCIL (KCC).

Further to minute 146/23-24 members considered the correspondence/information which had been obtained from KCC and the Town Councils insurers.

Members discussed the merits of the scheme and the most suitable locations for Lorry Watch to be undertaken.

It was agreed that the Town Council would undertake the co-ordination of volunteers to participate in a Lorry Watch scheme within the Town, and that the following roads be indicated as monitoring locations:

- Mounts Road, Greenhithe
- Craylands Lane, Swanscombe
- High Street, Swanscombe
- Stanhope Road, Swanscombe
- Southfleet Road, Swanscombe

Recommended: That the Town Council undertake the co-ordination of volunteers to participate in a Lorry Watch scheme within the Town, with monitoring undertaken at the roads detailed.

188/23-24. 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).

20221064	Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Class E uses including floorspace for retail Class E(a)), food/beverage and drinking establishments (Use Class E(b)), local services (Use Class E(c)), indoor sport/recreation/fitness (use Class E(d)), healthcare space (Use Class E(e)), creche/nursery uses (Use Class E(f)), office floorspace (Use Class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (Use Class C1), community uses floorspace (Use Class F2). The phased redevelopment will include other sui
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	<p>generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works.</p> <p>Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet</p>
OBSERVATIONS:	<p>The Town Council have concerns that the information supplied inadequately addresses the impact that this development will have on local infrastructure including the roads and public travel network along with ecology, especially local wildlife.</p> <p>The development proposes an insufficient level of open space given the number of residents who will wish to use it, when compared with both the existing and other emerging communities.</p> <p>The stated parking aspiration for the development must fall short of parking standards given the expected numbers of both residents and visitors to the retail and commercial areas who will use it.</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>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/23/01033/FUL	<p>Installation of air source heat pump to rear of property.</p> <p>3 Bendigo Wharf, Pier Road, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/23/01071/FUL	<p>Change of use of ground floor unit from (Class E) to mixed use (Class E & Sui Generis), internal re-configuration, shop front alterations and refurbishment of the existing unit</p> <p>43 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

EDC/22/0092	Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to Conditions 2 and 25 of outline planning permission EDC/17/0048 for infrastructure works in the form of land forming and earthworks around Alkerden Barn - AMENDED RED LINE BOUNDARY Alkerden Barn, Alkerden Lane, Swanscombe.
OBSERVATIONS:	No observations.
EDC/22/0007 (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 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.
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/23/01109/FUL	Erection of single storey rear/side extension. 31 Craylands Lane, 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.

189/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00451/FUL	Change of use of ground floor dental surgery (Use Class D1) to self-contained studio flat (Use Class C3), erection of a detached building to provide dental surgery, with associated car and cycle parking provision and refuse storage. Cheers Dental Practice, 23 High Street, Swanscombe.
DA/23/00901/FUL	Erection of a single storey rear extension and reduction in size of existing detached storage building. Booze Mini Mart – 62 High St, Swanscombe

There being no further business to transact, the Meeting closed at 8.00 pm.

Signed: _____
(Chairman)

Date: _____