

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 22 JUNE 2022 AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Peter Harris – Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Lesley Howes
Councillor Maurice Weet

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

ABSENT: There were none.

46/22-23. 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.

47/22-23. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Linda Hall, due to other commitments.

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.

48/22-23. SUBSTITUTES.

There were none.

49/22-23. 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.

50/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

51/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 25 MAY 2022.

Recommended: The Minutes of the meeting held on 25 May 2022 were confirmed and signed.

TOWN PLANNING:

52/22-23. **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/22/00634/TPO	<p>Application to reduce height of 2 No. Sycamore trees to height of gutter and give 2m clearance from house subject to Tree Preservation Order no.11 1990.</p> <p>19 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council request that any permission granted include a condition that a tree maintenance schedule is put in place by the applicant to avoid this amount of reduction in the future.</p>
EDC/22/0092	<p>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.</p> <p>Alkerden Barn, Alkerden Lane, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council support the letter, dated 19 June 2022, submitted to the Ebbsfleet Development Corporation by Mr G Baker regarding this application and suggest the application is reviewed and re-submitted with the following:</p> <ol style="list-style-type: none"> 1. The plans for this application need to be more detailed and at a more appropriate scale, showing the interface between proposed contours and the surrounding retained levels at the existing access track to the farm from Alkerden Lane and at the retained woodland edge. 2. The application should not rely on previous topographical surveys where the levels have already been changed. There should be a new survey so that actual existing levels on site can be better compared with what is proposed. 3. A detailed plan at an appropriate scale and with sections should be provided to show how the proposed landform can successfully accommodate the agreed design for the open space shown in the Area Masterplan. 4. If the proposed levels require modifications to that part of the Area Masterplan, then these changes should be consulted on and agreed before approval is given for the proposed earthwork levels – this is because approval of this application may predetermine the outcome in terms of the detailed design of the open space and the new setting for the barn.

DA/22/00717/FUL	<p>Erection of a building to accommodate 6 flats along with 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> <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>
EDC/22/0090 DA/22/00711/EDCON	<p>Change of use from Public House (sui generis) to Pizza Delivery and Takeaway (sui generis) and installation of ancillary equipment including extraction duct.</p> <p>The former George and Dragon PH, London Road, Swanscombe.</p>
OBSERVATIONS:	<p>Members of the Town Council, as local people, know that the proposal would bring more traffic flow to the immediate vicinity which already suffers from heavy use and cannot absorb this.</p> <p>The Town Council do not feel that this application does enough to mitigate the reasons the previous application (EDC/19/0203) was refused with the refusal being upheld on appeal by The Planning Inspectorate (Ref: APP/J2285/W/20/3259455) therefore the Town Council strongly object to this application on the following grounds:</p> <p>Poor access - this appears to be over private land which raises concerns about its availability and suitability.</p> <p>Inadequate parking provision - the proposed parking seems to be inadequate for the proposed use which will result in users parking anti-socially in the surrounding area which, in turn, will then have an adverse impact on the local roads and the busy junction the property is located on.</p>

	<p>Increase of pollution - The Town Council have concerns regarding the detrimental effect the proposed use would have on both the air quality of the area and the addition to the noise pollution.</p> <p>Extra litter in surrounding area - The proposed change of use will result in additional litter being deposited in/on the local roads and footpaths.</p> <p>Out of keeping with character of area - the George & Dragon PH is a well-established community facility which provided a meeting place and focus for the locals and this historic use would be lost forever with the proposed change of use. This location is also one of the main entry points for Swanscombe and as such the location would not be suitable for this application.</p> <p>Traffic / Highways - The proposal would result in an increase in vehicular movements in an area already suffering from high traffic volumes and congestion, the busy junction adjacent to the property, and on London Road, is already heavily used and has been the scene of numerous accidents. Kent Highways (KCC) have had to repair the island on numerous occasions and the property very recently had its side wall knocked over by a vehicle.</p> <p>The Town Council do not feel that that there has been sufficient evidence of a need for the proposed use. There are already at least 5 takeaway food facilities in close proximity and the addition of another one would not only appear to be un-needed it would also go against the objectives of the Ebbsfleet Development Corporation wanting to promote Healthy Cities/Towns/Lifestyle?</p> <p>The proposal would result in a loss of the areas amenity and have a negative impact on the character of the local area and also on the highway safety.</p> <p>Whilst no longer located within the Dartford Borough Council planning area the Town Council would ask that confirmation is given that the application meets the principles of the Dartford Adopted Local Plan.</p> <p>The sheer volume of responses to this applications consultation gives a very good indication on whether the application is wanted or needed by the local community and the EDC are asked to take this into account when considering this application.</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</p>
--	---

	their development and, where possible, include the provision of EVCP's.
--	---

53/22-23. **The following Appeal Consultation Letters have been received from Dartford Borough Council for Members observations.**

DA/21/00724/FUL	<p>Erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach.</p> <p>Land North of Railway Line, Station Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council note that similar applications for this site have previously been refused or withdrawn (14/01035/OUT, 20/00565/FUL).</p> <p>The Town Council objects to the application as it is an overdevelopment of the site which is not compatible with surrounding developments. This proposal would have adverse effects on nearby existing properties.</p> <p>There are concerns that the parking provisions contained in the proposal do not meet the requirements/standards of the Planning Authority and would be insufficient for all residents and visitors which will result in excess vehicles parking in adjacent roads that already suffer with serious parking issues.</p> <p>The proposed access/egress points are not suitable as these are already busy roads (for the train station) and especially at peak times when drop offs and pick-ups occur. Further traffic in this area will make it dangerous and more difficult for the users of the roads in this area.</p> <p>The Town Council strongly urge that the applicant must consider, 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 Electric Vehicle Charging Points.</p> <p>It is not felt that the benefits of developing this site for high density housing would be outweighed by the disbenefits.</p>

54/22-23. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/00391/TPO	Application for T1 sycamore tree, proposed to remove and treat the stump subject to Tree Preservation Order No.11 1990. 15 Watermans Way, Greenhithe.
DA/22/00393/TPO	Application for T1 Ash, to remove to near ground level subject to Tree Preservation Order No.11 1990. Adjacent Garages Eliza Cook Close, Greenhithe.
DA/22/00286/FUL	Provision of dormer window in rear elevation, raising part of the ridge, roof lights in front, rear and side elevations and new window in front gable in connection with providing additional rooms in the roof space. 101 Caspian Way, Swanscombe.
DA/21/00300/FUL	Erection of second floor extension with dormer windows to southern, eastern and northern elevations to provide 13 additional bedrooms including provision of a 3-storey extension to north side of building to house a lift and staircase, erection of a 2-storey rear extension to house a fire escape, removal of a Copper Beach tree subject to a Tree Preservation Order and provision of a hardstanding within the front garden to provide 4 additional car parking spaces (Revised description) Rosewood, 28 Bean Road, Greenhithe

There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: _____
(Chairman)

Date: _____