

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 23 FEBRUARY 2022 AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Lorna Cross
Councillor Linda Hall
Councillor Peter Harman
Councillor Lesley Howes

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

ABSENT: There were none.

434/21-22. 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.

435/21-22. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Ann Duke, due to other commitments.

An apology for absence was received from Councillor Peter Harris, due to medical reasons.

Councillor Maurice Weet had previously received dispensation from attending meetings for a six-month period commencing 28 October 2021 (minute 251/21-22).

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

436/21-22. SUBSTITUTES.

There were none.

437/21-22. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor Linda Hall declared a personal interest in application DA/22/00141/FUL as she resides close to the application.

Councillor John Hayes declared a personal interest in application DA/22/00141/FUL as he resides close to the application.

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.

438/21-22. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

439/21-22. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 19 JANUARY 2022.

Recommended: The Minutes of the meeting held on 19 January 2022 were confirmed and signed.

TOWN PLANNING:

440/21-22. 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/21/01884/FUL	<p>Erection of a single-storey building for mixed use restaurant and hot food takeaway, incorporating a dedicated 'drive-thru' facility and associated reconfiguration of car park and landscaping.</p> <p>Asda Superstores, Crossways Boulevard, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application as it will decrease the parking provision in the car park which is regularly at near capacity due to the number of customers using the Asda Store.</p> <p>Due to the proposed 24 hours/day 7 days a week operational hour the proposal will also create additional disturbance and disruption to residents as it will result in additional vehicular movements and litter and anti-social behaviour issues.</p>
DA/21/00872/OBB EDC/21/0102	<p>Consultation on outline planning application (with all matters reserved) for residential-led mixed-use development comprising demolition of existing buildings and structures and provision of residential (Class C3), flexible commercial use (Class E), community use (Class F2, E), hard and soft landscaping, public open spaces, car parking, pedestrian and vehicular access and other associated infrastructure works within Gravesham BC.</p> <p>Land adjacent to Northfleet Harbour, Grove Road, Northfleet.</p>
OBSERVATIONS:	No observations.

DA/21/01308/FUL	Erection of six residential dwellings, together with associated parking, amenity space and landscaping. Land East of Parkwood Hill and Knockhall Road, Greenhithe.
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/22/00141/FUL	Erection of boundary fence and gates (retrospective application) 149 Church Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/22/00108/ADV	Provision of a freestanding illuminated double sided information and advertisement panel. Greenhithe Railway Station, Station Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/22/00137/FUL	Erection of a single storey rear and side extension with rooflights to rear and side (part retrospective). 74 Broomfield Road, 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.

DA/21/01893/FUL	<p>Demolition of the existing Public House (Sui Generis) and erection of a 3-storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision.</p> <p>Former Wheatsheaf Public House, 60 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application on the following grounds:</p> <p>There is no provision for the residents, or their visitors to park vehicles anywhere within the curtilage of the site. The Planning Authority are requested to clarify whether this application reaches the Parking Standards required.</p> <p>There are also concerns as to where the employees and, deliveries using the proposed ground floor Class E facility would park.</p> <p>The proposed design is not in keeping with the character of the other buildings in the area.</p>
DA/22/00159/FUL	<p>Provision of dormer windows to front and rear roof slopes in connection with providing additional rooms in the roof space.</p> <p>79 Broomfield Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the 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 their development and, where possible, include the provision of EVCP's.</p>

441/21-22. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/21/01795/TPO	Application to pollard 1 No. Lime tree to 5 metres above ground level every 2-3 years and remove any ivy and suckers annually subject to Tree Preservation Order No.3 1991. 4 St Pauls Close, Swanscombe.
DA/21/01868/VCON	Variation of condition 2 (approved drawings) of planning permission DA/19/01465/FUL in respect of amendments to site entrance in relation to consent granted for demolition of garages and erection of 4 flats and 3 houses including new access drive, off-street parking, bin & cycle storage and both private and communal garden areas. Land rear of 150-160 Milton Road, Milton Road, Swanscombe.
DA/21/01827/FUL	Demolition of existing shed and garage and erection of a detached outbuilding and associated works. 34 Broad Road, Swanscombe.
DA/21/01830/FUL	Erection of a detached garage. 123A Milton Road, Swanscombe.
DA/21/01852/FUL	Conversion of garage to habitable room for playroom / office with bay window with pitched roof to replace garage door and double door for rear garden access. 9 Parkwood Hill, Greenhithe.
DA/21/01729/FUL	Demolition of existing rear conservatory and erection of a part two/part single storey rear extension and single storey front extension. 42 Trebble Road, Swanscombe.

There being no further business to transact, the Meeting closed at 7.35 pm.

Signed: _____
(Chairman)

Date: _____