

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 24 NOVEMBER AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Peter Harris – Vice-Chairman
Councillor Lorna Cross
Councillor Linda Hall
Councillor Lesley Howes

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: There were none.

283/21-22. 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.

284/21-22. APOLOGIES FOR ABSENCE.

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

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

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

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

285/21-22. SUBSTITUTES.

There were none.

286/21-22. 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.

287/21-22. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

288/21-22. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 3 NOVEMBER 2021.

Recommended: The Minutes of the meeting held on 3 November 2021 were confirmed and signed.

TOWN PLANNING:

289/21-22. **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/21/01643/FUL	<p>Conversion of ground floor, disused builders' merchants to 1 x 1 bed flat, with external alterations and associated parking, cycle, refuse and amenity space. Change of use of disused external commercial store to ancillary residential storage.</p> <p>Former A E Frost Builders Merchant, 64 Stanhope Road, Swanscombe, Kent, DA10 0AS</p>
OBSERVATIONS:	<p>The Town Council object to this planning application due to over development of the site and issues regarding parking. The Town Council would like to see confirmation that the proposed parking is of a sufficient standard and that the required pedestrian visibility splay between the parking and the pavement is achievable as well as the required turning space being adequate.</p> <p>The Planning Authority are asked to consider whether the disbenefits of the proposal outweigh any benefits</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>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/21/01670/FUL	<p>Provision of a rear dormer and 3 No. rooflights to front elevation in connection with providing additional rooms in the roof space.</p> <p>17A Childs Crescent, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

DA/21/01409/VCON	<p>Application for variation of condition 11 of planning permission ref DA/18/01377/FUL to allow amended opening hours of March 1st - July 14th (7 days a week) between the hours of 10:00-17:00, July 15th - September 10th (7 days a week) between the hours of 10:00-20:00 and September 11th - February 28th/29th (7 days a week) between the hours of 10:00-16:00.</p> <p>Hangloose Adventure, Bluewater Parkway, Dartford</p>
OBSERVATIONS:	No observations.
DA/21/01725/TPO	<p>Application for Sycamore tree (T565 tag removed) directly next to T564 (Sycamore), in the raised bed, to reduce the lateral branches overhanging the parking and road area. tree is around 20m in height with a spread of 11m -proposal is to reduce the lateral branches back to good growth points by around 3m-3.5m to improve overall balance of the tree. Leaving the height, the same and the spread a more balanced 7.5-8m. And crown raise to 5m subject to Tree Preservation Order No.11 1990</p> <p>Area rear of 5 Watermans Way and rear of garages Worcester Close, Greenhithe</p>
OBSERVATIONS:	No observations.
DA/21/01720/FUL	<p>Demolition of existing garage and erection of two storey side and single storey rear extensions.</p> <p>52 Pentstemon Drive, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council are concerned that the proposed development would result in the loss of a parking space and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies DP3 and DP4 of the Dartford Development Policies Plan.</p> <p>The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/21/01716/FUL	<p>Erection of a detached self-contained annex (retrospective application).</p> <p>19 Riverview Road, Greenhithe</p>

OBSERVATIONS:	The Town Council have no observation on the assumption that the self-contained annex is not for commercial use.
DA/21/01741/FUL	Erection of a detached outbuilding in rear garden for use as home office/study. 2 Lightermans Way, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/21/01747/TPO	Application to pollard to height of 3m from ground level, remove trunk and basal suckers and reduce tree debris of 1 No. Lime tree subject to Tree Preservation order No.3 1991. 3 St Pauls Close, Swanscombe.
OBSERVATIONS:	No observations.

290/21-22. **The following planning applications have been received from Kent County Council for Members observations** (full details of these applications can be viewed via the Town Council and KCC websites).

KCC/DA/0200/2021	Operation of aggregates recycling facility to accept 150,000tpa of construction and demolition waste. Sheerness Recycling Ltd, Land to the South of Manor Way, Swanscombe, Kent DA10 0PP.
OBSERVATIONS:	No observations.

291/21-22. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/20/00830/FUL	Demolition of existing side extension with replacement of single storey side extension to provide garage allowing rear access and single storey rear extension. Accuba House, 35 High Street, Greenhithe.
DA/21/01496/TPO	Application to fell 1 No. Robinia (T6) tree subject to Tree Preservation Oder No. 3 1991. Play Area, Manor Park, St. Peters Close, Swanscombe.

292/21-22. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/21/00742/FUL	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. Land North of Railway Line, Station Road, Greenhithe
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There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: _____ Date: _____
(Chairman)