

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 30 JUNE 2021 AT 7.00PM

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

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor Ann Duke
Councillor Maurice Weet

70/21-22. 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.

71/21-22. APOLOGIES FOR ABSENCE.

There were none.

72/21-22. SUBSTITUTES.

There were none.

73/21-22. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

74/21-22. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

75/21-22. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 18 MARCH 2020.

Recommended: The Minutes of the meeting held on 18 March 2020 were confirmed and signed.

TOWN PLANNING:

76/21-22. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION AND RESPONDED TO BY THE TOWN CLERK, IN CONSULTATION WITH THE CHAIRMAN AND MEMBERS, DURING THE COVID-19 RESTRICTION PERIOD.

<p>DA/21/00724/FUL</p>	<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, Kent</p>
<p>OBSERVATIONS:</p>	<p>The Town Council note that similar applications for this site have previously been refused or withdrawn (14/01035/OUT, 20/00565/FUL). The Town Council objects to the application as it is an overdevelopment of the site which is not compatible with surrounding developments.</p> <p>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 pickups 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 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 Electric Vehicle Charging Points. It is not felt that the benefits of developing this site for high density housing would be outweighed by the disbenefits.</p>

<p>DA/21/00872/OBB</p>	<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 Adj to Northfleet Harbour Grove Road Northfleet Gravesend.</p>
<p>OBSERVATIONS:</p>	<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 Electric Vehicle Charging Points.</p>
<p>DA/21/00826/COU</p>	<p>Change of use of ground floor dental surgery (Use Class D1) to self-contained studio flat (Use Class C3). Erection of a single storey rear infill extension to provide bin storage. As well as the erection of a detached building to provide dental surgery, with associated car and cycle parking provision and refuse storage.</p> <p>Cheers Dental Practice, 23 High Street, Swanscombe Kent DA10 0AG.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council would seek assurances from the Planning Authority that this proposal meets the requirements of the Dartford Parking Standards.</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 Electric Vehicle Charging Points.</p>

Recommended:

That the responses submitted be noted and endorsed.

77/21-22. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/21/00476/TPO	Application for works to various trees (B&C class trees only) subject to Tree Preservation Orders No.11 1990 and 3 2008. East Side of Ingress Park, Greenhithe.
DA/21/00635/FUL	Conversion of existing internal garage into a habitable room with associated alterations to front elevation. 76 Pentstemon Drive, Swanscombe.

78/21-22. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/21/00974/FUL	Demolition of existing conservatory and erection of a part two/part single storey rear extension and detached outbuilding. 4 Lewis Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of this 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 Electric Vehicle Charging Points.

79/21-22. INFORMAL MEETING WITH DEVELOPERS – SITE OF FORMER WHEATSHEAF PH.

Members were invited to attend an informal meeting with the developer on Friday 2 July 2021 at 11.00am via Zoom.

Recommended: That the item be noted.

80/21-22. **DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.**

Members were requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk will consult with the Chairman and Town Mayor, if appropriate, before any business is transacted. If any emergencies do occur during this time the Executive & Emergency Committee would be convened.

Recommended:

That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk be delegated authority to respond to planning applications during the recess period

There being no further business to transact, the Meeting closed at 7.10 pm.

Signed: _____ Date: _____
(Chairman)

