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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor John Hayes - Chairman
Councillor Peter Harris - Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Linda Hall
Councillor Peter Harman
Councillor Lesley Howes
Councillor Maurice Weet

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 30 June 2021 at 7:00pm

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

Graham Blew
Town Clerk

Dated: 25 June 2021

Due to Covid secure space restrictions a limit has had to be placed on public attendance. Admission will be on a first come first served basis.

Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.

AGENDA

1. To receive Apologies for Absence.
2. Substitutes.
3. To Declare Interests in Items on the Agenda.
- * ***As per Standing Order 34 c), and at the Chairman's discretion, the meeting will be adjourned at this point to allow any members of the public to address the meeting in relation to the business to be transacted at the meeting. Members of the public are allowed to (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted.***
4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).
5. To confirm and sign the Minutes of the Meeting held on 18 March 2020 (*full Council 14 July 2020*).
6. **TOWN PLANNING.**
- 6.1 **Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman and members, during the Covid 19 restriction period (as per minute 238/20-21).**

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, Kent</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The Town Council note that similar applications for this site have previously been refused or withdrawn (14/01035/OUT, 20/00565/FUL). 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 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 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>
DA/21/00872/OBB	<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>
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 Electric Vehicle Charging Points.</p>

DA/21/00826/COU	<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>
OBSERVATIONS:	<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: To note and endorse the responses submitted during the Covid restriction period.

6.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/21/00476/TPO	<p>Application for works to various trees (B&C class trees only) subject to Tree Preservation Orders No.11 1990 and 3 2008.</p> <p>East Side of Ingress Park, Greenhithe.</p>
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7. INFORMAL MEETING WITH DEVELOPERS – SITE OF FORMER WHEATSHEAF PH.

Members are reminded that an informal, member only meeting, with the developer has been arranged to take place at 11.30am on Friday 2 July 2021 via Zoom.

Recommended: That the item be noted.

8. DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.

Members are 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



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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithe town council.gov.uk>



