

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 16 NOVEMBER 2022 AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Peter Harris – Vice-Chairman
Councillor Linda Hall
Councillor Lesley Howes
Councillor Maurice Weet

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

ABSENT: There were none

279/22-23. 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.

280/22-23. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Lorna Cross, due to other commitments.

An apology for absence was received from Councillor Ann Duke, 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.

281/22-23. SUBSTITUTES.

There were none.

282/22-23. 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.

283/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

284/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETINGS HELD ON 28 SEPTEMBER 2022 AND 26 OCTOBER 2022.

Recommended: The Minutes of the meetings held on 28 September 2022 and 26 October 2022 were confirmed and signed.

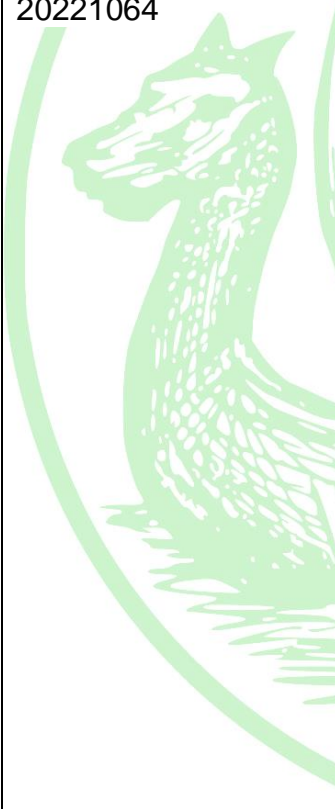
TOWN PLANNING:

285/22-23. 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/22/01298/TDA	<p>Application of determination pursuant to Schedule 2 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the proposed 5G telecoms installation: H3G 15m street pole and equipment cabinets.</p> <p>Outside British Legion, London Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council have concerns regarding the proposed location of the large mast. It appears that it is proposed to place the large mast on the footpath area adjacent to the public entrance to the Greenhithe British Legion, this seems inappropriate and is compounded by the fact that this is a short distance away from the British Legions War Memorial.</p> <p>The Planning Authority Officers are urged to consult with Kent Highway Services over this proposal and the effect it would have on the users of the footpaths, London Road, and the Greenhithe British Legion.</p> <p>The Town Council would ask the applicant to consider siting the mast at alternative locations where there would be far less detrimental impact for the users of the footpaths and of London Road.</p>
EDC/21/0175 RE-CONSULTATION	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 2 and 19 of outline planning permission EDC/16/0045 for the erection of a Neighbourhood House community building, together with details relating to piling and foundations (condition 20) and noise mitigation (condition 26).</p> <p>Neighbourhood House, Ackers Drive, Ebbsfleet.</p>
OBSERVATIONS:	No observations.

<p>EDC/21/0176 RE-CONSULTATION</p>	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 2 and 19 of outline planning permission EDC/16/0045 for the erection of a Community Hub Building, together with details relating to piling and foundations (condition 20), noise mitigation (condition 26), details of playing pitches (condition 30), a Community Use Agreement (condition 61), a Management and Maintenance Scheme (condition 62) and lighting design (condition 63).</p> <p>Community Hub, Talbot Lane, Ebbsfleet.</p>
<p>OBSERVATIONS:</p>	<p>No observations.</p>

286/22-23. **The following planning applications have been received from Gravesham Borough Council for Members observations** (full details of these applications can be viewed via the Town Council and the GBC websites).

<p>20221064</p> 	<p>Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Class E uses including floorspace for retail Class E(a), food/beverage and drinking establishments (Use Class E(b)), local services (Use Class E(c)), indoor sport/recreation/fitness (use Class E(d)), healthcare space (Use Class E(e)), creche/nursery uses (Use Class E(f)), office floorspace (Use Class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (Use Class C1), community uses floorspace (Use Class F2). The phased redevelopment will include other sui generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works.</p> <p>Land Surrounding Ebbsfleet United Football Club, Bounded by Lower Road, Railway Line, Grove Road and The River Thames, Northfleet, Gravesend.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council objects to this application as the proposal would constitute an over intensive development of the site and would result in an undesirable intensification of use to the detriment of the amenities of the surrounding area, whilst adding an unnecessary burden on local infrastructure/services.</p> <p>The proposal would also add to the overcrowding of the local roads which already suffer severe issues with traffic movements/congestion and parking, and it would also increase the air and light pollution.</p>

	<p>The proposal would require construction traffic to use the local roads, and this would increase the noise and traffic pollution with a huge detrimental effect/impact to the local community which already suffers from these issues. We would ask that should the application be granted that conditions be set regarding the hours of construction and movement of vehicles to mitigate the impact.</p> <p>The Town Council are also concerned for the future of the existing 87 small businesses that this proposal will affect and would seek assurances that they have been considered and contacted directly regarding 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 their development and, where possible, include the provision of Electric Vehicle Charging Points.</p>
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287/22-23. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

EDC/21/0195	<p>KCC Application: Operation of Aggregate Recycling Facility to accept 150,000tpa of Construction and Demolition waste.</p> <p>Sheerness Recycling, Land South of Manor Way, Swanscombe.</p>
DA/22/00807/FUL	<p>Erection of a single storey rear infill extension.</p> <p>3 Portland Place, Greenhithe.</p>
DA/22/01080/FUL	<p>Erection of a single storey side and rear extension with garage conversion.</p> <p>8 Eagles Road, Greenhithe.</p>
DA/22/01092/TPO	<p>Application for 3 No. Horse Chestnut Trees (in the car park next to 21 St. Peters Close) crown lift to give ground clearance of around 5 metres subject to Tree Preservation Order No.3 1991.</p> <p>Car Park Adjacent 21 St Peters Close, Swanscombe.</p>

288/22-23. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/01093/TPO	Application for 3 No. Horse Chestnut Trees (in the car park next to 21 St. Peters Close) reduce all by 50% in height and 70% in spread (current height 20 metres spread 14 metres-estimated dimensions after works 11 metres height and 5 metres spread same as photos Council Trees 1 and 2) subject to Tree Preservation Order No.3 1991. Car Park Adjacent 21 St Peters Close, Swanscombe.
DA/22/01092/TPO	Application for 3 No. Horse Chestnut trees (in car park next to 21 St Peters Close) reduce all by 33% (current height 20 metres spread 14 metres-estimated dimensions after works 13 metres height and 9 metres spread), thin crowns by 30/40%, removal of dead or dangerous (see clarification of works) branches subject to Tree Preservation Order No.3 1991. Car Park Adjacent 21 St Peters Close, Swanscombe.

There being no further business to transact, the Meeting closed at 7.15 pm.

Signed: _____ Date: _____
(Chairman)