

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 25 MAY 2023 AT 7.00PM

PRESENT: Councillor Peter Harman – Chairman
Councillor Lorna Cross
Councillor Richard Lees
Councillor Hazel Stephens
Councillor Elizabeth Wickham

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

ABSENT: There were none

42/23-24. 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.

43/23-24. 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 Lesley Howes, due to other commitments.

An apology for absence was received from Councillor Dawn Johnston, due to other commitments.

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

44/23-24. SUBSTITUTES.

There were none.

45/23-24. 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.

46/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Town Clerk reminded Members of the x 2 public consultation events being held on Wednesday 31 May 2023 (one daytime and one evening), at St Marys Church, Greenhithe, with the Developer for the proposed new Health Centre on Steele Avenue.

47/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 26 APRIL 2023.

Recommended: The Minutes of the meeting held on 26 April 2023 were confirmed and signed.

48/23-24. CONSULTATION ON PUBLIC FOOTPATH DS20 (PART).

Ebbsfleet Development Corporation had made a Variation Order in respect of (Public Footpath DS20 (part) Swanscombe and Greenhithe) Public Path Diversion Order 2016.

The Variation Order had been made as it had not been possible to provide part of the diversion route for Public Footpath DS20 on the ground exactly as set out in the 2016 Diversion Order. The 2023 Variation Order therefore sought to make a very small amendment to the original Diversion Order to enable the diversion to be certified and to take legal effect.

Recommended: That the Town Council make no comment in relation to this consultation.

49/23-24. CONSULTATION ON PUBLIC FOOTPATH DS3 (PART).

Ebbsfleet Development Corporation had made a Variation Order in respect of (Public Footpath DS3 (part) Swanscombe and Greenhithe) Public Path Diversion Order 2021.

It had recently come to light that the proposed new line of the footpath which had been provided on the ground, did not entirely follow the line of the route required to be provided by the 2021 Order. Members considered the plan which showed the affected sections of the routes that had been provided on the ground by broken black lines and the routes set out in the 2021 Order by solid black lines.

Recommended: That the Town Council make no comment in relation to this consultation.

TOWN PLANNING:

50/23-24. **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/23/00508/TPO	Application 1 No. Ash tree – to remove to ground level and treat stump subject to Tree Preservation Order No. 11 1990. 12 The Dell, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application on the grounds that the tree is healthy, and given that it is an Ash, should be protected given the long-term importance of conserving this species of tree.
DA/23/00505/FUL	Provision of a vehicle crossing onto A226. 5 London Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/23/00451/FUL	Change of use of ground floor dental surgery (Use Class D10 to self-contained studio flat (Use Class C3), erection of a detached building to provide dental surgery, with associated car and cycle parking provision and refuse storage. Cheers Dental Practice, 23 High Street, Swanscombe
OBSERVATIONS:	The Town Council would not like to see any further retail units lost from Swanscombe High Street, given its importance as a district centre. To ensure this, the Town Council would recommend a condition be placed on this application stating that no work is to be undertaken to convert the existing dental surgery to a studio flat, until the replacement dental surgery is constructed and in operation on the land to the rear.
EDC/23/0045	Retrospective full planning application for temporary use of land north of Tiltman Avenue as a construction and contractor vehicle car park. Land North of Tiltman Avenue, Swanscombe.
OBSERVATIONS:	The Town Council objects to this application, but should it be granted, any permission must be temporary with a fixed end date. The land used must be returned to its original state following the end of its use as a car park.

	The Town Council has concerns that the developer has not met the specifications set out by Natural England in relation to biodiversity and would recommend the Planning Authority liaise with Natural England on this point.
DA/23/00522/FUL	Demolition of existing garage and erection of a single storey side extension and first floor rear extension. 25 Eynsford 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/23/00514/FUL	Erection of 4 single storey 1-bed social housing units with associated landscaping and parking spaces. Rear of 119 – 133 Milton Street, 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.
EDC/23/0067	Change of use from existing storage (Use Class B8) to car repairs (Use Class B2) Unit 6, Northfleet Industrial Estate, Northfleet.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/23/0044/TPO	Application for G1- 2 mature self-seeded Sycamore trees with a total of 3 stems -To reduce the lateral branches which overhang property by roughly 3m back to growth points and clean previous poor cuts from overhanging branches back to good growth points; T1 Remove self-seeded Ash tree to below fence height and treat the stump subject to Tree Preservation order No.11 1990. 7 Watermans Way, Greenhithe.

OBSERVATIONS:	Whilst the Town Council does not object to the proposed works to the x 2 Sycamore trees it does object to the removal of the Ash tree on the grounds that the tree is healthy, and given that it is an Ash, should be protected given the long-term importance of conserving this species of tree.
DA/23/00653/FUL	Demolition of the existing conservatory and erection of a single storey extension. 27 Trebble 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.

51/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/00879/FUL	Erection of outbuilding in rear garden. 34A Valley View Greenhithe.
DA/23/00229/FUL	Provision of an external Juliet balcony to first floor level, side elevation including new double French doors and side lights. 27 Frobisher Way, Greenhithe.
DA/23/00416/FUL	Erection of a single storey rear extension incorporating new raised patio area. 44 Mounts Road, Greenhithe.

52/23-24. **The following Refused Decision Notice has been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members Information**

DA/23/00251/LDC	Application for a Lawful Development Certificate for proposed erection of a single storey rear extension. 35 Mounts Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.45 pm.

Signed: _____ Date: _____
(Chairman)

