

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 8 FEBRUARY 2023 AT 7.00PM

**PRESENT:** Councillor Lorna Cross – Chairman for the meeting.  
Councillor Ann Duke  
Councillor Linda Hall

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

**ABSENT:** Councillor Maurice Weet

**391/22-23. 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.

**392/22-23. APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Peter Harman, due to other commitments.

An apology for absence was received from Councillor Peter Harris, due to other commitments.

An apology for absence was received from Councillor John Hayes, due to medical reasons.

An apology for absence was received from Councillor Lesley Howes, due to other commitments.

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

**393/22-23. ELECTION OF CHAIRMAN FOR THE MEETING.**

It was proposed, duly seconded, and agreed:

**Recommended:** That Councillor Lorna Cross be elected as Chairman for the meeting.

**394/22-23. SUBSTITUTES.**

There were none.

**395/22-23. 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.***

**396/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**397/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 DECEMBER 2022.**

**Recommended:** The Minutes of the meeting held on 14 December 2022 were confirmed and signed.

**TOWN PLANNING:**

**398/22-23. 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).**

KCC/DA/0232/2022	<p>Erection of a storage building with mezzanine floor to facilitate a change of use from trailer and vehicle parking (sui generis) to clinical waste transfer station (sui generis) at Bungalow Yard together with re-siting of existing vehicular access and change of use from clinical waste transfer station (sui generis) to trailer and vehicle parking (sui generis) at Oakwood Yard.</p> <p>Land adjacent to Oakwood and at Bungalow Yard, Watling Street, Bean, Dartford.</p>
OBSERVATIONS:	<p>The Town Council have concerns regarding the type/s of clinical waste that will be involved in the proposed use.</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 EVCP's.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of this application.</p>
DA/23/0027/TPO	<p>Application for 1 No. Cherry tree in rear garden - Reduce the crown all over by an average of 2m, leaving a finished radius of approx. 4m as per annotated photo subject to Tree Preservation Order No.6 2017.</p> <p>19 The Grove, Swanscombe.</p>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/21/00986/FUL (RECONSULTATION)	<p>Demolition of existing buildings and re-development of the site to provide a total of 32 residential dwellings (Use Class C3) consisting of 17 No. 3 bed semi-detached and terraced houses and 15 No. 1, 2 and 3 bed flats. As well as the provision of associated infrastructure including a road extension / access road, footpaths, parking provision, refuse and bike store, pumping station, private and communal amenity space and ecological habitat areas.</p> <p>Former Builders Yard, Spring Vale, Greenhithe.</p>
OBSERVATIONS:	<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 of the site to the detriment of the amenities of the surrounding area (residential properties and street scene). It is felt that the proposal would, by reason of its siting and overall bulk, result in an overbearing impact on the surrounding residential properties.</p> <p>The proposal would also add to the overcrowding of the local roads which already suffer sever issues with traffic movements/congestion and parking (the local roads are also used as through roads when London Road regularly succumbs to congestion) 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.</p> <p>Whilst acknowledging that the site is a brown field site residents have been subjected to enough development in this area and this site should be left to nature.</p>
EDC/22/0110 KCC/DA/0082/2022 (RECONSULTATION)	<p>Change of use of industrial yard to create a facility for the collection and distribution of hazardous wastes (including liquid waste oils/petrochemicals, liquid waste coolants, automotive wastes and packaged hazardous wastes); installation of new offices, weighbridge, laboratory, oil storage tanks, oil interceptor, new hard surfacing/hard standing and impermeable bunding; demolition of part of building 5 and a fire damaged structure; and retention, reprofiling and landscaping of the northern bund</p> <p>Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet.</p>

OBSERVATIONS:	<p>The Town Council have concerns regarding the proximity for this kind of unit whilst there are residential dwellings all around.</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 EVCP's.</p>
DA/23/00082/TPO	<p>Application for G1 1x multi-stem and 1 single stem sycamore currently around 16m tall. To reduce down in height by around 8m leaving it around gutter height as per annotated photo subject to Tree Preservation Order No.11 1990.</p> <p>19 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/23/00087/FUL	<p>Removal of 1 No. Lime tree and partial demolition of the front boundary wall for the installation of a 2.3m high vehicular gate and create a parking area.</p> <p>The Warren, 29 High Street, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council object to this application as it will be an overdevelopment of the site which already contains sufficient off-road parking facilities within its curtilage.</p> <p>The Development Control Boards attention is drawn to the quantity of previous applications at this site including similar ones regarding the removal of trees and demolition of part boundary walls.</p> <p>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 EVCP's.</p>
DA/23/00067/FUL	<p>Erection of a single storey rear extension with balcony over and ground floor flank window.</p> <p>57 Pentstemon Drive, Swanscombe.</p>

<b>OBSERVATIONS:</b>	<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 EVCP's.</p>
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**399/22-23. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/21/01893/FUL	<p>Demolition of the existing Public House (Sui Generis) and erection of a 3-storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision.</p> <p>Former Wheatsheaf Public House, High Street, Swanscombe.</p>
DA/22/00996/FUL	<p>Demolition of existing rear conservatory and erection of two storey side and rear 'wrap around' extension.</p> <p>2 Park Road, Swanscombe.</p>
DA/21/01884/FUL	<p>Erection of a single-storey building for mixed use restaurant and hot food takeaway, incorporating a dedicated 'drive-thru' facility and associated reconfiguration of car park and landscaping.</p> <p>Asda Superstores, Crossways Boulevard, Dartford.</p>
DA/19/01305/COU	<p>Change of use from residential house (use class C3) to larger HMO (House of Multiple Occupation)</p> <p>18 High Street, Greenhithe.</p>
DA/20/00375/LBC	<p>Listed Building Consent for replacement window to basement on rear elevation, re-rendering of external walls, railings to rear patio doors and internal alterations in connection with change of use from residential house (use class C3) to larger HMO (House of Multiple Occupation)</p> <p>18 High Street, Greenhithe.</p>

400/22-23. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/01298/TDA	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.  Outside British Legion, London Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.35 pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairman)

