

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 1 MAY 2019 AT 7.00PM

PRESENT: Councillor B R Parry - Chairman
Councillor K G Basson
Councillor Ms L M CROSS (substituting for Councillor B E Read)
Councillor P C Harris
Councillor J A Hayes
Councillor Ms L C Howes

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor Dr J M Harman
Councillor K M Kelly
Councillor S J Ryan
Councillor A S Reach

617/18-19. **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.

618/18-19. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' R J Lees, D J Mote and B E Read.

619/18-19. **SUBSTITUTES.**

Councillor Ms L M Cross substituted for Councillor B E Read.

620/18-19. **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.

621/18-19. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

622/18-19. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 10 APRIL 2019**

Recommended: The Minutes of the meeting held on 10 April 2019 were confirmed and signed.

TOWN PLANNING:

623/18-19. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS'
OBSERVATIONS.**

DA/19/00511/TPO	<p>Application to fell 1 No. Silver Birch tree subject to Tree Preservation Order No. 3 1991.</p> <p>6 St Peters Close, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to this application as the tree surgeons report does not consider that the felling of the tree is necessary.</p> <p>The tree makes an important contribution to the visual amenities of the locality as part of the area covered by TPO No.3 1991 and it's lose would be prejudicial to those amenities.</p> <p>A proper management scheme for the tree should be implemented rather than proposing felling the tree.</p> <p>The Development Control Board previously refused the same application under reference DA/98/00662/TPO.</p> <p>Any works approved for the tree should take into account nesting birds between March and September, in accordance with the Wildlife and Countryside Act 1991.</p>
DA/19/00516/FUL	<p>Erection of a balcony on top of the extended part of the property at first floor (retrospective application).</p> <p>23 Church Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council objects to this retrospective application for the material consideration of overlooking/loss of privacy to neighbouring properties.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00524/ADV	<p>Display of 2 No. externally illuminated sales signs on land adjacent to junction of St Clements Way and London Road (retrospective application).</p> <p>Land at St Clements Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this retrospective application due to the continuing impact on the Grade II listed St Marys Church, Greenhithe.</p>

	<p>The signs, by their size and location are detrimental to the quality and character of the area and they are unsympathetic to their locality and are detrimental to the visual amenities of the area, contrary to Policy DP2 of the adopted development plan and paragraph 132 of the National Planning Policy Framework.</p> <p>The applicant has done a good job delivering St Clement Lakes, and while it is appreciated that they are bringing forward another scheme at the inappropriately named "Ebbsfleet Cross," the illuminated signs on the roundabout where St Clements Way and London Road intersect have clearly served their purpose as they have no more properties to market on that legacy scheme.</p> <p>Advertising hoardings in this location no longer add any value to the communities of Swanscombe, Greenhithe or Stone. There is no utility for the local built environment or amenity derived from their presence. In fact it would appear that the signs only purpose is to deliver economic value to the applicant without any proposal to share that benefit with the community?</p> <p>Contrary to the applicant's assertion that the signs are not close to dwellings, this is no longer the case because they shield the properties the applicant themselves built and obscure their line of sight.</p> <p>These advertising hoardings represent an unwelcome precedent for other advertising in an area that should be conserving views of St Mary Greenhithe, not potentially encouraging further obscuring of it.</p> <p>The local community has hosted this commercial intrusion for long enough. It is now time for the applicant to be a good neighbour and to remove them.</p>
EDC/19/0050	<p>Application for the discharge of conditions 3 & 6 attached to planning permission reference no. EDC/18/0033 relating to submission of Detailed Sustainable Surface Water Drainage Scheme and Surface Water infiltration Details.</p> <p>Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe.</p>

OBSERVATIONS:	The Town Council respectfully request that the Planning authority confirms that, unless there is a good environmental reason, all pavings will be of a permeable type.
EDC/19/0060	Erection of a single story rear extension. 6 Clapperknapper, Castle Hill, Ebbsfleet Valley
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

624/18-19. **PLANNING APPLICATIONS SUBMITTED BY NEIGHBOURING AUTHORITIES FOR MEMBERS OBSERVATIONS.**

20190328	Application for the removal of condition 1 attached to planning permission reference number 20140529 for the change of use of premises from a car showroom to Class D2 24 hour gym incorporating replacement of roller shutters on the side (north-west & south east) elevations with glazed panels and an emergency exit door; to allow the continued use as 24 hour gym. Snap Fitness, Unit 1 Eagle House, Eagle Way, Northfleet.
OBSERVATIONS:	Out of area, no observations.
20190355	Application for the removal of condition 1 attached to planning permission reference number 20150034 for the change of use of existing warehouse to a mixed use A1/A3 coffee shop and an A1 sandwich shop; to allow the continued use as A1/A3. Costa Coffee, Unit 3 Eagle House, Eagle Way, Northfleet.
OBSERVATIONS:	Out of area, no observations.

625/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00284/TPO	Application to remove leaning limbs and deadwood over footpath of 1 No. Ash Tree (T415) subject to Tree Preservation Order No 11 1990. Opposite 34 - 42 Empire Walk, Greenhithe.
DA/19/00287/FUL	Application to cut back all branches that overhang boundary 21 Watermans Way to the line of the boundary together with necessary shaping to the top of the tree and remove ivy to Sycamore tree (G2) subject to Tree Preservation Order No.11 1990. Communal Area rear of 21 Watermans Way, Greenhithe.
DA/19/00315/TPO	Application for continued maintenance programme for 34 Lime Trees (T215-T248) to allow crown lifting (up to 3m), pruning (to result in a finished radius for each tree of 3m minimum and reduction in height of the tree outside No. 54 by 1m together with reduction in height of all remaining trees to match this height to provide uniformity through the Boulevard, subject to the requirement that the trees shall not be reduced in height below the upper level of the second floor balcony railing to No. 54 subject to Tree Preservation Order No. 11 1990. The Boulevard, Greenhithe.

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

Signed: _____
(Chairman)

Date: _____