

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 12 JUNE 2019 AT 7.00PM

**PRESENT:** Councillor Peter Harman - Chairman  
Councillor Lorna Cross  
Councillor Peter Harris  
Councillor Lesley Howes  
Councillor Maurice Weet

**ALSO PRESENT:** Graham Blew – Town Clerk

**ABSENT:** There were none

**59/19-20. 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.

**60/19-20. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Ann Duke, John Hayes and Linda Hall.

**61/19-20. SUBSTITUTES.**

There were none.

**62/19-20. 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.***

**63/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**64/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 11 MAY 2019**

**Recommended:** The Minutes of the meeting held on 1 May 2019 were confirmed and signed.

**65/19-20. PROPOSED DIVERSION OF PART OF PUBLIC FOOTPATH DS3 AT SWANSCOMBE – KENT COUNTY COUNCIL (KCC).**

KCC Public Rights of Way and Access Service had notified the Town Council of a proposed diversion to Public Footpath DS3 at Swanscombe.

Members had been provided with a map for consideration showing the existing footpath and the proposed diversion route. The closing date for comments was 21 June 2019.

**Recommended:** That the item be noted and no objection be made.

**66/19-20. NOTICE OF INTENTION TO MAKE AN ORDER TO TEMPORARILY CLOSE PUBLIC FOOTPATHS DS1 AND DS30 (p).**

KCC had notified of their intention to temporarily close footpaths DS1 and DS30 for a period of six months from 8 July 2019.

After discussion members agreed that KCC be contacted and informed that the Town Council did not think that the footpaths should be closed until the works at The Pier Development had begun and that the Town Council also had concerns that the footpaths would be closed for longer than the “*maximum six months*” stated on the Notice.

**Recommended:** That the Town Clerk contacts KCC as above and feeds back the response to the Chairman of the Committee.

**67/19-20. NATURAL ENGLAND – PROPOSALS FOR IMPROVED ACCESS TO THE COAST FROM GRAIN TO WOOLWICH.**

The Coastal Access Team had notified that it had submitted its compendium of reports to the Secretary of State for Environment, Food and Rural Affairs setting out their proposals from improved access to the coast from Grain to Woolwich.

The deadline for representations and objections was 31 July 2019.

**Recommended:** That the item be noted.

**68/19-20. RENAMING OF AREAS WITHIN EASTERN QUARRY.**

Further to members’ recent enquiry Ebbsfleet Development Corporation had supplied a response informing that the new names for the areas within Eastern Quarry were used for marketing purposes by the developers and that the re-naming of the area may not necessarily affect the postal address.

**Recommended:** That the item be noted.

**TOWN PLANNING:**

69/19-20. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL /  
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS'  
OBSERVATIONS.**

DA/19/00633/FUL	Erection of a two storey side and part two/ part single storey rear extension.  17 Ames Road, Swanscombe.
OBSERVATIONS:	The Town Council have no objections if the property is going to remain a single private dwelling but would have objections if the property were to be used as a home of multiple occupancy as there are no additional parking spaces included in the application.
DA/19/00637/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension.  106 Knockhall Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00657/REM	Reserved matters relating to scale, layout, appearance and landscape pursuant to condition 1 of outline planning permission DA/18/01573/OUT for erection of 4 x 3 bed houses and 1 x 4 bed house (5 units in total).  Land Adjacent De Chancery, Knockhall Chase, Greenhithe
OBSERVATIONS:	The Town Council have no objections provided the configuration of the parking arrangements has not changed and there are adequate parking provisions for the development.
DA/19/00669/TPO	Application to fell 1 No. Spruce tree subject to Tree Preservation Order No.11 1990.  8 Bere Close, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application as the tree contributes to the quality of air and being diseased or dangerous is the only reason a tree should be considered for felled.

	<p>The application form appears to contain contradictory information in Section 5 and Section 6 (1) and the Planning Authority are requested to confirm which is correct before consideration by the Development Control Board.</p> <p>If permission were to be granted a condition should be included requiring the applicant to replace the tree, with a suitably mature tree of a similar variety, at the same location.</p>
Da/19/00696/FUL	<p>Conversion of integral garage into a habitable room together with associated alterations to front elevation.</p> <p>39 Caspian Way, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00720/FUL	<p>Erection of a two storey rear extension, roof light to rear roof slope and removal of chimney stack.</p> <p>34 Broad Road, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/18/0170	<p>Application for Reserved Matters of siting, design, external appearance and landscaping pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission EDC/16/0045 for Phase 2c development of 120 residential units (C3) and including details of streets, buildings and structures, materials, open space, landscaping, car parking, noise and drainage.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/19/0069	<p>Outline application for the Redevelopment of site to provide industrial units within Class B1c, Class B2 and Class B8 (with ancillary Class B1a) together with associated parking and access road.</p> <p>Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet.</p>
OBSERVATIONS:	Out of Area, no observations.

**70/19-20. GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /  
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00273/FUL	Demolition of existing conservatory for erection of a part two/part single storey rear extension and provision of a raised terrace to rear with privacy screen and additional window in side elevation of existing house.  14 Alexander Road, Greenhithe.
DA/19/00299/FUL	Erection of a detached garage (retrospective application)  26 Gasson Road, Swanscombe.
DA/19/00452/TPO	Application to cutting back all branches that overhang and encroach on the building of 25-29 Capability Way to give a 2m clearance of 1 No. Oak Tree (T333) subject to Tree Preservation Order No. 11 1990.  Outside 25-29 Capability Way, Greenhithe.
DA/19/00472/FUL	Erection of a single storey rear extension.  22 Watermans Way, Greenhithe.

**71/19-20. REFUSED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /  
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/19/00333/TPO	Application to cutting back of all branches that overhang the boundary of 21 Calcroft Avenue to the line of the boundary together with necessary shaping to the top of the tree of 1 No. Sycamore (G5) subject to Tree Preservation Order No. 11 1990.  Adjacent 21 Calcroft Avenue, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.45 pm.

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

Date: \_\_\_\_\_