

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 20 MARCH 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 M Harman (substituting for Councillor Dr J M Harman)
Councillor J A Hayes
Councillor Ms L C Howes
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor S J Ryan

514/18-19. **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.

515/18-19. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Dr J M Harman, P C Harris, R J Lees, D J Mote and B E Read.

516/18-19. **SUBSTITUTES.**

Councillor Ms L M Cross substituted for Councillor B E Read.
Councillor P M Harman substituted for Councillor Dr J M Harman.

517/18-19. **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor P M Harman declared a prejudicial interest in application DA/19/00315/TPO as he is a Director on the Board of IPGM.

Councillor P M Harman declared a personal interest in application DA/18/01611/FUL as he is a patient at Eldeme Surgery.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

518/18-19. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

519/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 27 FEBRUARY 2019

Recommended: The Minutes of the meeting held on 27 February 2019 were confirmed and signed.

520/18-19. DRAFT STONE NEIGHBOURHOOD PLAN CONSULTATION.

The Senior Policy Planner, Dartford Borough Council, had advised that Stone Parish Council were consulting on their Draft Neighbourhood Plan.

The closing date for comments was 5 April 2019.

Members went through the questionnaire responding to each question.

Recommended: That the response to the questionnaire be submitted.

TOWN PLANNING:

521/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

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| DA/18/01611/FUL | <p>Erection of one and two storey buildings to provide a Neighbourhood Centre comprising of a mix of A1 (retail), A2 (financial and professional), A3 (restaurant/cafe), B1a (office) and D1 (medical centre/non-residential institution) uses with associated car parking, security fence and delivery space, provision of a Sports Club to comprise of football/sports pitches with clubhouse (use class D2) and associated car park, floodlights, enabling land level changes with retaining walls and security fencing, a new internal access road from London Road and the provision of recreational open space with accesses from London Road and Stone Place Road.</p> <p>Stone Pit 1, Atlas Park, London Road, Stone.</p> |
| OBSERVATIONS: | <p>Whilst the Town Council welcomes an additional new medical centre it objects to this application as it could result in the closure of x3 local doctors' surgeries which will obviously have a negative impact on the existing communities. It would also result in longer distances for local residents to travel to in order to get to the medical centre which, in turn, would increase the traffic movements and increase the already poor air quality in this area.</p> <p>The Town Council would ask that the consultation for this application is promoted to ensure the residents/patients using local doctors surgeries are aware of the implications and that they have an opportunity to respond/submit their comments.</p> |

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| | If the closure of local doctors surgeries used by the existing communities is a possibility as a result of this proposal a wide ranging consultation process should take place that is targeted at the residents of Swanscombe, Greenhithe and Bean. |
| 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. |
| OBSERVATIONS: | The Planning Authority are requested to ensure that the materials proposed to be used are suitable in this location and that all neighbouring properties are consulted prior to the application being considered. |
| 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. |
| OBSERVATIONS: | The Planning Authority are requested to ensure that any permission granted for this application, and future tree management, includes a condition that works can only be undertaken outside of the bird nesting season. |
| DA/19/00287/TPO | 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. |
| OBSERVATIONS: | The Planning Authority are requested to ensure that any permission granted for this application, and future tree management, includes a condition that works can only be undertaken outside of the bird nesting season. |
| DA/19/00299/FUL | Erection of a detached garage (retrospective application). 26 Gasson Road, Swanscombe. |
| OBSERVATIONS: | The Town Council are concerned that the application is not a garage due to its narrowness of the door and also the fact that it is shown on the drawings as being above the |

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| | <p>ground. The building also appears to be unnecessarily high (over 3 metres) for a garage.</p> <p>Please ensure all neighbouring properties are consulted prior to this application being considered.</p> |
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Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision of the following application.

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| DA/19/00315/TPO | <p>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 balcony railing to No. 54 subject to Tree Preservation Order No. 1 1990.</p> <p>The Boulevard, Greenhithe.</p> |
| OBSERVATIONS: | <p>The Planning Authority are requested to ensure that any permission granted for this application, and future tree management, includes a condition that works can only be undertaken outside of the bird nesting season.</p> |
| DA/19/00326/FUL | <p>Provision of a dormer window and roof light in rear elevation and roof lights in front elevation and additional window in flank elevation in connection with providing additional rooms in the roof space.</p> <p>29 Robinson Way, Northfleet.</p> |
| OBSERVATIONS: | <p>The Town Council object to this application as the drawings indicate that this proposal creates a 4 bedroom house but it only has 1 parking space which is insufficient parking for a dwelling of this size and fails to meet the Dartford Borough Council Parking Standards (SPD 2012).</p> <p>Please ensure all neighbouring properties are consulted prior to this application being considered.</p> |
| DA/19/00333/TPO | <p>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.</p> |

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| | Adjacent 21 Calcroft Avenue, Greenhithe. |
| OBSERVATIONS: | The Town Council would ask that the Planning Authority seek professional advice to ensure the proposed works are essential. The Planning Authority are requested to ensure that any permission granted for this application, and future tree management, includes a condition that works can only be undertaken outside of the bird nesting season. |
| EDC/19/0039 | Application for a proposed conservatory to the rear of property. 17 Forrest Shaw, Castle Hill, Ebbsfleet Valley. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |

522/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

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| DA/18/01637/FUL | Conversion of garage into habitable room together with associated alterations to front elevation (retrospective application). 78 Pentstemon Drive, Swanscombe. |
| DA/19/00032/ADV | Display of 1 No. internally illuminated fascia (only the co-op logo illuminates), 3 No. non illuminated wall mounted flat aluminium panels 1 No. non illuminated post office panel (fitted to main fascia). The Co-Operative Group, 29 - 35 High Street, Swanscombe. |

There being no further business to transact, the Meeting closed at 7.50 pm.

Signed: _____ Date: _____
(Chairman)