

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 25 SEPTEMBER 2019 AT 7.00PM

PRESENT: Councillor Peter Harman - Chairman
Councillor John Hayes – Vice- Chairman
Councillor Lorna Cross
Councillor Linda Hall
Councillor Peter Harris
Councillor Lesley Howes
Councillor Maurice Weet

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: There were none

230/19-20. **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.

231/19-20. **APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Ann Duke.
An apology for lateness was received from Councillor Maurice Weet.

232/19-20. **SUBSTITUTES.**

There were none.

233/19-20. **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

The Town Clerk declared a prejudicial interest on behalf of members of the Town Council regarding applications DA/09/01256/TPO, DA/19/012571/TPO and DA/19/01258/TPO as the Town Council were the applicant.

Councillor Peter Harris declared a personal interest in application DA/19/0129/COU as he lives on Ingress Park.

Councillor Lesley Howes declared a personal interest in agenda item 6 – Dartford Borough Council Joint Transportation – Parish Representative, as she is also a Stone Parish Councillor.

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

234/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

235/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2019

Recommended: The Minutes of the meeting held on 4 September 2019 were confirmed and signed.

236/19-20. DARTFORD BOROUGH COUNCIL (DBC) JOINT TRANSPORTATION BOARD (JTB) – PARISH REPRESENTATIVE.

Members were asked to select which of the x2 candidates they would like to be the Parish Representative on the JTB.

- Yvonne Seymour – Darenth Parish Council
- Stephanie Thredgale – Stone Parish Council

After discussion it was out to a vote and agreed;

Recommended: That Yvonne Seymour - Darenth Parish be the Town Council's selected candidate as the Parish Representative on the JTB.

TOWN PLANNING:

237/19-20. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

The Town Clerk having already declared a prejudicial interest on behalf of the Town Council no discussion or observations were made on the following three applications.

DA/19/01256/TPO	Application for various works to various trees subject to Tree Preservation Order No.3 1984. Swanscombe Park, Park Road, Swanscombe.
OBSERVATIONS:	No observations as the Town Council is the applicant.
DA/19/01257/TPO	Application for various works to various trees subject to Tree Preservation Order No.3 1991. Manor Park (Playground and surrounding Church) St Peters Close, Swanscombe.

OBSERVATIONS:	No observations as the Town Council is the applicant.
DA/19/01258/TPO	Application for various works to various trees subject to Tree Preservation Order No.17 1991. Children's Play Area, Valley View, Greenhithe.
OBSERVATIONS:	No observations as the Town Council is the applicant.
DA/19/01268/FUL	Demolition of existing rear extension and erection of a two storey side extension and front porch (revisions to previously approved planning permission DA/18/01290/FUL) 144 Knockhall Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/19/01292/COU	Change of use of ground floor of property and first floor above detached garages from C3 residential to D1 children's nursery, provision of additional doors in ground floor elevation of garage, additional windows in ground floor of side elevation of property and part conversion of garage to store. 1 Prioress Crescent, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application as the proposal would have inadequate off street parking to serve the needs of the proposed use, the absence of which would give rise to an increase in on street parking in an area where there is very limited capacity. The proposal would be an unacceptable form of development as it would result in the loss of a useable off street parking space within the application site, and would consequently give rise to indiscriminate on-street parking, detrimental to highway safety and parking conditions within the locality. The proposal would thus not be in accordance with policies T23 and B1 of the adopted Dartford Local Plan, Policy CS17 of the Core Strategy, and the Parking Standards Supplementary Planning Document (SPD). The Town Council also feels that the location of the property is inappropriate for a commercial / business use.
DA/19/01296/REM	Submission of Reserved Matters pursuant to Conditions 1 and 3 of the West Village Outline Planning Permission (ref:

	16/01207/OUT) relating to details of access, appearance, landscaping, layout and scale of Major Space Unit 7 comprising internal reconfiguration, two storey extension, and associated works. Major Space Unit 7 (MSU7), West Village & Service Yards 5, 8 And 12, Bluewater.
OBSERVATIONS:	Out of area, no observations.
DA/19/01316/TPO	Application to monolith (reduce the tree to its main stem) of 1 No. Sycamore tree (T412) subject to Tree Preservation Order No.11 1990. South of Capability Way adj. Electricity Sub-Station, Greenhithe.
OBSERVATIONS:	No observations.

238/19-20. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00952/VCON	Application for variation of condition 2 (approved drawings) of planning permission DA/14/00444/FUL in respect of change of rear roof. 91 - 95 Church Road, Swanscombe.
DA/19/01020/TPO	Application to reduce by 2m to the sides and no more than 1.5m from the height and sever Ivy of 1. No. large Oak tree (T1) subject to Tree Preservation Order No. 7 2007. Mounts Court, Mounts Road, Greenhithe.
DA/19/00998/FUL	Conversion of garage into habitable room together with associated alterations to front and rear elevations. 37 Watermans Way, Greenhithe.
DA/19/01122/LDC	Dormer window in rear elevation. The proposed development falls within Class b of part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

	5 Rectory Road, Swanscombe.
DA/19/00910/CDNA	Submission of details relating to external materials pursuant to condition 5 of planning permission DA/15/01790/FUL for erection of a detached 3 bedroom house with associated parking. Land adjacent 188A Milton Road, Swanscombe.
DA/19/01023/FUL	Erection of a single storey rear extension. 22 Liverymen Walk, Greenhithe.
DA/19/01067/FUL	Erection of a single storey rear extension. 38 Liverymen Walk, Greenhithe.
DA/19/01072/FUL (tabled at the meeting)	Erection of single storey side extension. 1 Riverview Road, Greenhithe.

There being no further business to transact, the Meeting closed at 7.20 pm.

Signed: _____ Date: _____
(Chairman)