

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 20 MARCH 2024 AT 7.00PM

PRESENT: Councillor Peter Harman - Chairman
Councillor Ann Duke – Vice-Chairman
Councillor Dawn Johnston
Councillor Richard Lees
Councillor Hazel Stephens
Councillor Elizabeth Wickham

ALSO PRESENT: Graham Blew - Town Clerk

ABSENT: There were none

460/23-24. 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.

461/23-24. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Lorna Cross, due to other commitments.

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.

462/23-24. SUBSTITUTES.

There were none.

463/23-24. 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.

464/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

465/23-24. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 28 FEBRUARY 2024.**

Recommended: The Minutes of the meeting held on 28 February 2024 were confirmed and signed.

466/23-24. **The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council / Gravesham Borough Council for Members observations** (full details of these applications can be viewed via the Town Council, DBC, EDC, GBC and the KCC websites).

<p>DA/24/00260/OBB (20221064)</p>	<p>Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Class E uses including floorspace for retail Class E(a)), food/beverage and drinking establishments (Use Class E(b)), local services (Use Class E(c)), indoor sport/recreation/fitness (use Class E(d)), healthcare space (Use Class E(e)), creche/nursery uses (Use Class E(f)), office floorspace (Use Class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (Use Class C1), community uses floorspace (Use Class F2). The phased redevelopment will include other sui generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works.</p> <p>Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council objects to this application.</p> <p>The Town Council have concerns that the information supplied inadequately addresses the impact that this development will have on local infrastructure including the roads and public travel network along with ecology, especially local wildlife. The uncertainty of the current Galley Hill Road closure adds to the concerns of the viability of this proposal regarding the traffic and infrastructure issues and makes it genuinely difficult for the applicants Transport Strategy.</p> <p>The planning assumption is flawed, and the proposed parking provision is sub-standard and does not meet any of the required parking standards. Any property with less than</p>

	<p>x4 bedrooms has only one parking space allocated which is inadequate.</p> <p>The stated parking aspiration for the development must fall short of parking standards given the expected numbers of both residents and visitors to the retail and commercial areas who will use it.</p> <p>There are significant concerns on the direct and indirect impact on the SSSI area (Swanscombe Peninsular) along with concerns that the current archaeological significance of the site is not being taken into account.</p> <p>The wharfs in the area covered by the application are supposed to be safe guarded but this proposal would shut them down.</p> <p>The application is based on the proposed Fastrack routes which are not certain at this time due to the current closure of Galley Hill Road which means they cannot be relied upon.</p> <p>The development proposes an insufficient level of open space given the number of residents who will wish to use it, when compared with both the existing and other emerging communities.</p> <p>This application does not adequately address the concerns previously submitted by consultees.</p>
EDC/24/0022	<p>Change of use from public house (sui generis) to pizza delivery and takeaway (sui generis) and installation of ancillary equipment including extraction duct.</p> <p>The Former George and Dragon, London Road, Swanscombe.</p>
OBSERVATIONS	<p>As this application had been received just prior to the meeting it was agreed that members would submit their comments to the Town Clerk by Wednesday 27 March 2024 and that the Town Clerk, in consultation with the Chairman, be delegated to construct and submit a response.</p>
DA/24/00246/ADV	<p>Display of 4 x free standing, non-illuminated fascia advertising boards.</p> <p>Roundabout at junction of London Road and St Clements Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as the proposed signs appear to be larger than the previously refused application (Appeal Ref: APP/T2215/H/08/1203319).</p>

	<p>The proposed non-illuminated signs would affect the character and appearance of the site and its surroundings; and the signs would result in an unacceptable increase in visual clutter detrimental to the visual amenities of the surrounding area.</p> <p>This key junction has been the subject of many accidents, and the proposed signs would pose a hazard to public safety.</p>
DA/24/00269/FUL	<p>Provision of external insulation and applying render finish to all sides of the property; changing windows and increasing an existing window opening to a pair of patio doors at rear.</p> <p>3 Alma Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

467/23-24. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/23/00970/FUL	<p>Conversion from a retail shop (Class E) to 2 bedrooms and incorporate these bedrooms to the existing 3-bedroom HMO to create a 5-bedroom HMO (Class C4), Alterations to front elevation, provision of refuse and bike storage and use of rear curtilage for parking</p> <p>125 & 125A Milton Road, Swanscombe.</p>
DA/23/00983/FUL	<p>Conversion of 123 and 123A Milton Road to create 5-bedroom HMO (House in Multiple Occupation, Class C4), extension and alterations to front elevations and provision of refuse and cycle storage.</p> <p>123 & 123A Milton Road, Swanscombe.</p>

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

Signed: _____
(Chairman)

Date: _____