

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 7 FEBRUARY 2024 AT 7.00PM

**PRESENT:** Councillor Ann Duke – Vice-Chairman in the Chair  
Councillor Lorna Cross  
Councillor Lesley Howes  
Councillor Dawn Johnston  
Councillor Richard Lees  
Councillor Elizabeth Wickham

**ALSO PRESENT:** Graham Blew – Town Clerk  
Martin Harding – Assistant Town Clerk/RFO

**ABSENT:** There were none

**393/23-24. 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.

**394/23-24. APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Peter Harman, due to other commitments.

An apology for absence was received from Councillor Hazel Stephens, due to other commitments.

**Recommended:** That the reasons for absence, for the Councillor(s) listed, be formally accepted, and approved.

**395/23-24. SUBSTITUTES.**

There were none.

**396/23-24. 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.***

**397/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**398/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 13 DECEMBER 2023.**

**Recommended:** The Minutes of the meeting held on 13 December 2023 were confirmed and signed.

**399/23-24. 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).**

DA/23/01456/FUL	Installation of a heat pump in the garden area.  2 Robinson Way, Northfleet.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/24/0005	Detailed planning application for temporary use of land north of Tiltman Avenue as a vehicle car park and temporary storage for construction materials.  Land North of Tiltman Avenue, Swanscombe.
OBSERVATIONS:	Although not objecting to this application the Town Council have serious concerns regarding what appears to be a retrospective application.  The storage of building materials on this site could be a hazard to reptiles and the Town Council request that the applicant provide a detailed Reptile Mitigation Strategy for this site and one that is strictly adhered to.  The Development Control Board should be made aware that the applicant is failing to comply with Reptile Mitigation Strategy that was a condition for the permission for their site opposite this one.
DA/24/00068/VCON	Site clearance, building operations and other operational works to the existing cliffs to enable the erection of an adventure centre comprising a reception building, aerial trekking course, 360 vertigo swings, skydiving machine, zip wire, zip wire start tower and landing platform, 'giant swing', adventure platform and external rock climbing wall, with associated hard and soft landscaping (Variation of condition 2 on Ref 22/00827/VCON (approved plans) and condition 6 (opening hours)).  Hangloose Adventure, Bluewater Parkway, Greenhithe.
OBSERVATIONS:	No observations.

DA/24/00107/FUL	<p>Conversion of an existing garage to office/gym and associated external works including the replacement of yard facing metal garage door with French doors (retrospective application)</p> <p>3 College Place, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council object to this application on the grounds that it does not meet the requirements of the Dartford Local Plan Policy M11 – Extensions, New Dwellings and Garden Land, paragraph 3.</p> <p>The proposal would result in the access into the development creating an undue disruption to the character and appearance of the existing road frontage and would result in an unacceptable disturbance to adjacent properties.</p> <p>It would also materially harm the existing residential amenity through visual impact, noise and increased level of activity and disturbance (it would obstruct refuse lorries, delivery vehicles and the emergency services).</p> <p>There is already very limited parking on Ingress Park and the removal of the garage would take away the choice of any future tenants from using it as an off-road parking space.</p>
DA/23/01352/COU	<p>Change of use from house under use Class C3 to a House in Multiple Occupation (HMO) with 9 bedrooms (14 person) (use class Sui Generis) with associated internal alterations</p> <p>1 The Orchard, Mounts Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council are concerned that the property is not designed for 9 units/14 people and that there is not adequate capacity for this amount.</p> <p>An increase in the number of units/occupiers will result in an increase in required parking facilities, waste, and noise etc. which all need to be considered.</p> <p>The Town Council strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for their development and, where possible, include the provision of EVCP's.</p>

400/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00819/FUL	Erection of a first-floor side extension (over existing attached garage), single storey rear extension, provision of dormer window with Juliette balcony in rear elevation and roof lights in front roof slope in connection with providing additional rooms in the roof space.  10 Bevans Close, Greenhithe.
DA/23/01207/FUL	Demolition of single storey rear section and erection of single storey rear extension  1 Stonely Crescent, Greenhithe.
EDC/22/01110/R3 &4	Details of a contaminated land remediation strategy (condition 3) and a site drainage scheme (condition 4) pursuant to planning permission EDC/22/01110 for a new waste management facility.  Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet
DA/23/01071/FUL	Shop front alterations and refurbishment and re-configuration of the existing commercial unit.  43 High St, Swanscombe
DA/23/01427/FUL	Demolition of existing rear extension and erection of a single storey rear extension.  26 Leonard Ave, Swanscombe.
DA/23/00728/FUL	Changes to existing front and rear elevations to provide front entrance to flat over and new shop front to ground floor retail unit. (Retrospective Application)  123 & 123A Milton Road, Swanscombe.
DA/23/00729/ FUL	Changes to existing front and rear elevations to provide front entrance to flat over and new shop front to ground floor retail unit. (Retrospective Application)  125 & 125A Milton Road, Swanscombe.
DA/19/00270/VCON	Application for variation of condition 2 (approved drawings) and removal of condition 9 (materials to match existing building) of planning permission DA/16/01698/FUL in respect of change of external materials to be used: Render system to be changed to a Plastisol Pre-finished steel

	external cladding system. Colours to match the existing application New Red and Ivory (retrospective application)  Knockhall Academy, Eynsford Road, Greenhithe.
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401/23-24. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/22/01192/FUL	Provision of a dormer window with Juliette balcony to the rear roof slope and roof lights to the front roof slope in connection with providing additional rooms in the roof space.  3 Beaton Close, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.35 pm.

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

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