

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 22 MAY 2024 AT 7.00PM

PRESENT: Councillor Dawn Johnston – Chairman
Councillor Lorna Cross
Councillor Peter Harman
Councillor Richard Lees
Councillor Elizabeth Wickham

ALSO PRESENT: Martin Harding – Assistant Town Clerk/RFO

ABSENT: There were none

36/24-25. 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.

37/24-25. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Anita Barham, due to other commitments.

An apology for absence was received from Councillor Lesley Howes, due to other commitments.

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

An apology for absence was also received from the Town Clerk, due to other commitments.

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

38/24-25. SUBSTITUTES.

There were none.

39/24-25. 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.

40/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

41/24-25. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 20 MARCH 2024.**

Recommended: The Minutes of the meeting held on 20 March 2024 were confirmed and signed.

42/24-25. **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>EDC 22/0168 RECONSULTATION</p>	<p>Amended Environmental Statement and Supporting Documents.</p> <p>Outline planning application (with all matters reserved) for mixed use development comprising demolition of the existing car parking, structures and station forecourt and provision of residential dwellings (Use Class C3); flexible commercial, business and service uses (Use Class E) to allow provision of retail, offices, restaurants/cafes, nurseries, and healthcare facilities; flexible learning and non-residential institutions (Use Class F1); flexible local community uses (Use Class F2); hotel use (Use Class C1); residential institutions (Use Class C2); and Sui Generis uses to allow provision of co-living and student accommodation, public houses/drinking establishments, and theatres/cinemas.</p> <p>Associated works include hard and soft landscaping, a River Park, car parking and multi-storey car parks, pedestrian, cycle and internal vehicular network, and other ancillary infrastructure, and associated crossings, highway, accesses, and junction improvements.</p> <p>Ebbsfleet Central East. Land Adjacent to Ebbsfleet International Railway Station Thames Way, Northfleet.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council wish to echo its objections previously submitted on the 27 October 2022, and add that it has concerns that the loss of the existing drop off zone at the station, along with the general alignment of the new road system will not enhance traffic flow in the area.</p> <p>The Town Council would also like to highlight the likely impact on this development from the road closure at Galley Hill during any construction process, as no timescales are in place to resolve this.</p>

DA/24/00444TPO	<p>Application for the group of ivy-covered trees believed to be Sycamore - to reduce by 30% in height which at a guess would take the 16m tree down by around 5m leaving it at 10-11m tall then sever the ivy at the base of the trunks, removing/reducing lowest branches overhanging the garden to crown raise to 5m subject to Tree Preservation Order No.11 1990</p> <p>Rear of 15 The Dell, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council would like to object to this application on the basis that there is no sign of both disease, or health and safety concerns with these trees, and no formal advice has been sought from a qualified arborist.</p> <p>The Town Council would also recommend that a condition be placed excluding works from being undertaken between March and September, to prevent impact during nesting season in line with the Wildlife and Countryside Act 1981.</p>
DA/24/00321/ FUL	<p>Installation of 4 number roof lights in rear roof slope in connection with providing additional rooms in the roof space.</p> <p>3 Meriel Walk, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/2400476/FUL	<p>Demolition of the existing garage, shed and fence. Erection of a new fence and shed.</p> <p>1 Seymour Walk, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council would like to raise its concern over the loss of parking provision within this application, due to the demolition of the garage.</p> <p>The allocated spaces to the front of the property, due to their size, may not constitute sufficient parking facilities.</p>
DA/24/00026/COU	<p>Change of use from residential dwelling (use class C3) to a care home (use class C2) to provide supported accommodation for either Children or Mothers and Babies.</p> <p><i>Revised information received: Additional supporting statement received and revised block plan.</i></p> <p>110 Milton Street, Swanscombe, DA10 0DT.</p>
OBSERVATIONS:	<p>Whilst the Town Council appreciate the clarification document that the applicant has submitted, concerns are still evident regarding the level of parking provision as the stated</p>

	<p>x 2 spaces to the rear of the garage would fall on land outside the demise of the dwelling.</p> <p>The application clarifies that a maximum of x 3 staff would be on site at any time, along with visiting professionals and visitors to the residents in situ. The Property only has two formal parking spaces within the existing garage.</p>
20240234	<p>Erection of emissions management building consisting of baghouse and stack.</p> <p>Britannia Refined Metals, Lower Road, Northfleet.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/23/0031	<p>Provision of an additional area for car parking consisting of: 7no. parking spaces for community centre; 6no. visitor parking and; 2no. van parking spaces</p> <p>The Pier, Ingress Park Site, Ingress Park Avenue, Greenhithe.</p>
OBSERVATIONS:	The Town Council will not be submitting comments as it is the intended management entity for the community centre, and therefore is the expected beneficiary of the proposed parking facility.

43/24-25. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

EDC/22/0110/RVAR	<p>Details of Site Drainage (Condition 4), Bund Landscape Works (Condition 8), Vehicle Parking, Cycle Storage and EV Charging Points (Condition 9), Surface Water Maintenance and Management Plan for Phases I & II (Condition 10), Phase II details of Concrete Pad, Drainage Details (Condition 11), and three new external storage bays (Conditions 2 and 11) pursuant to planning permission EDC/22/0110 for a new waste management facility.</p> <p>Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet</p>
DA/24/00158/FUL	<p>Erection of a single storey rear extension.</p> <p>2 Palladian Circus, Greenhithe.</p>
DA/24/00174/VCON	Demolition of the existing Public House (Sui Generis) and erection of a 3 storey building to provide cafe (Use Class E) at ground floor and 7 x residential units (Use Class C3) at

	<p>part ground and upper floors. As well as private and communal amenity space provision and cycle and refuse storage provision (variation of condition 15 of 21/01893/FUL in respect of M4 (3) and M4(2) accessibility standards for the dwellings such that the dwelling on the ground floor is built to M4(3), but the dwellings on upper floors are not built to M4(2) or M4(3))</p> <p>Former Wheatsheaf PH, 60 High St, Swanscombe</p>
DA/24/00201/TPO	<p>Application for a single tree (among a group of mainly Sycamore trees) which overhangs the rear garden of 21 Watermans Way- to crown raise the tree up to 6m in height overhanging the property subject to Tree Preservation Order No.11 1990</p> <p>Communal Area Between 19 and 21 Watermans Way, Greenhithe.</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>
DA/24/00157/FUL	<p>Erection of a detached building to provide garden office, gym space.</p> <p>14 Pacific Close, Swanscombe</p>

44/24-25. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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>
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>

There being no further business to transact, the Meeting closed at 7.45 pm.

Signed: _____
(Chairman)

Date: _____