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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor Dawn Johnston - Chairman
Councillor Hazel Stephens - Vice-Chairman
Councillor Anita Barham
Councillor Lorna Cross
Councillor Peter Harman
Councillor Lesley Howes
Councillor Richard Lees
Councillor Elizabeth Wickham

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 10 July 2024 at 7.00pm

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

Graham Blew
Town Clerk

Dated: 5 July 2024

Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.

The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.
Tel: (01322) 385513 Fax: (01322) 385849

To assist Members the following information has been supplied (from the Planning Portal): -

https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations

What are material considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

AGENDA

1. To receive Apologies for Absence (*Local Government Act 1972, s.85*).
2. Substitutes.
3. Declarations of interest in items on the Agenda (*Localism Act 2011, s.31*).
- * ***As per Standing Order 34 c), and at the Chairman's discretion, the meeting will be adjourned at this point to allow any members of the public to address the meeting in relation to the business to be transacted at the meeting. Members of the public are allowed to (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted.***
4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).
5. To confirm and sign the Minutes of the Meeting held on 12 June 2024 (p) (*Local Government Act 1972, Sch 12, Para 41 (1)*).

6. PAVEMENT LICENCE – GOSHEN CASH & CARRY – 57 HIGH STREET SWANSCOMBE, DA10 0AQ (p).

The Licensing Manager, Dartford Borough Council, has written requesting any comments on an application for a Pavement Licence as detailed in the attached.

Recommended: To discuss and advise accordingly.

7. TOWN PLANNING.

- 7.1 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/24/00596/FUL	Erection of a 3-storey building to provide a café (Use Class E) at ground floor and 12 x residential units at part ground and upper floors. Former Wheatsheaf Public House, 60 High Street, Swanscombe.
DA/24/00752/TPO	Application for T1 Mature Sycamore Tree - reduce the lateral growth back by 2.5m back to the boundary fence subject to Tree Preservation Order No.4 1983 within Greenhithe Conservation Area 16 Worcester Close, Greenhithe.

7.2 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council for Members information.

DA/24/00026/COU	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. 110 Milton Road, Swanscombe.
DA/24/00444/TPO	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 Rear of 15 The Dell, Greenhithe.
DA/24/00321/FUL	Installation of 4 number roof lights in rear roof slope in connection with providing additional rooms in roof space. 3 Meriel Walk, Greenhithe.
DA/24/00476/FUL	Demolition of the existing garage, shed and fence. Erection of new shed and fence. 1 Seymour Walk, Swanscombe.
DA/24/00528/TPO	Application to Fell Cherry(1), Cherry(2) - Remove the dead stem and reduce overhanging branch by approx 1 m to 1.5 m, Lime(3,4) - Remove deadwood, Poplar(5,6) - Remove deadwood, Lime(7) - Remove branch, London Plane (8) - Remove branch, Fell Leylandii (9), London Plane (10) - Remove deadwood, Elderberry(11) - Remove dead stems, Silver Birch (12) - Remove dead branches, Silver Birch (13) - Remove branch and dead trunk, Silver Birch (14,15) - Remove deadwood, subject to Tree Preservation Order No.3 1984. Swanscombe Park, Park Road, Swanscombe.
DA/24/00529/TPO	Application to fell the Hawthorn to the rear of the fenced substation area just outside the playground fence subject to Tree Preservation Order No.17 1991. Rear of Childrens Play Area, Valley View Greenhithe.

8. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC) (p).

Further to minute 439/23-24, the attached is the latest version of the HIP and members are asked to consider whether they wish to submit any other issues to the West Kent Community Engagement Team Leader for possible inclusion on the HIP.

To assist members a copy of the HIP Information Pack is included.

Recommended: To discuss and advise accordingly.

9. DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.

Members are requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk will consult with the Chairman and Town Mayor, if appropriate, before any business is transacted. If any emergencies do occur during this time the Executive & Emergency Committee would be convened.

Recommended: That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk be delegated authority to respond to planning applications during the recess period



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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithe town council.gov.uk>

