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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 Lesley Howes
Councillor Richard Lees
Councillor Elizabeth Wickham
VACANCY

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 4 September 2024 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 30 August 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 10 July 2024 (Full Council 25 July 2024) (*Local Government Act 1972, Sch 12, Para 41(1)*).
6. **TOWN PLANNING.**
- 6.1 **Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period** (*as per minute 105/24-25*).

EDC/23/0031	Provision of an additional area for car parking consisting of: 7no. parking spaces for community centre; 6no. visitor parking and; 2no. van parking spaces The Pier, Ingress Park Site, Ingress Park Avenue, Greenhithe.
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.
DA/24/00862/FUL	Removal of existing lean-to and erection of a rear infill extension and first floor rear extension, alteration of existing ground floor rear projection and new window openings on flank elevation. 11 Eglington Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/24/00860/VCON	Variation of condition (21) (operating hours) of planning permission DA/20/00140/FUL (Provision of a new drive thru lane, ground floor extension to building with new drive thru

	<p>booths, new site access/egress, with the re-arrangement of the car park, a new patio area, bin store and substation) to enable the restaurant to operate 24 hours a day, seven days a week.</p> <p>McDonalds, Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application on the grounds that, given the sites proximity to residential dwellings, the extended hours are likely to cause an increase in litter, traffic noise and congestion. It is also likely that the site may become a focal point for anti-social behaviour, including anti-social driving.</p> <p>The original permission for this development (DA/20/00140/FUL), was granted subject to several conditions, one of which was condition 21 which was <i>“that the use shall not be carried on outside the hours of 5am to Midnight Mondays to Fridays with the exception of Saturdays and Sundays when the use may be carried out for 24 hours each day unless otherwise agreed in writing by or on behalf of the Local Planning Authority.”</i></p> <p><i>The reason for this condition was “to avoid unreasonable disturbance outside normal working hours of nearby residential properties contrary to Policy DOP5 of the adopted Dartford Local Plan.”</i></p> <p>The applicant is now requesting that this condition be varied but the proposed variation would create unreasonable disturbance outside of normal working hours of nearby residential properties and should therefore be refused.</p>
DA/24/00879/FUL	<p>Demolition of existing garage and erection of a detached garage (retrospective application)</p> <p>27 Valley View, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/24/00881/TPO	<p>Application for 1 No. Beech tree - 30% reduction as per annotated photo subject to Tree Preservation Order No.11 1990</p> <p>3 Watermans Way, Greenhithe.</p>
OBSERVATIONS	<p>No observations.</p>

DA/24/0882/TPO	Application for 1 No. Cherry tree - reduction of 30% as per annotated photos subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.
OBSERVATIONS	No observations
DA/24/00911/TPO	Application for removal of 1 No. Ash tree in middle of garden subject to Tree Preservation Order No.11 1990 3 Watermans Way, Greenhithe.
OBSERVATIONS	<p>The Town Council would like to strongly object to this application on the basis that there is no sign of both disease or health and safety concerns with this tree, and no formal advice has been sought from a qualified arborist. The applicant should obtain, and provide, a report from a qualified arborist.</p> <p>A previous application for the removal of this tree (DA/24/00606/TPO) was refused for the following reasons and these still apply to this application : <i>An insufficient case has been provided to justify the felling of the Ash tree (Tree Preservation Order No.11 1990), with a lack of supporting evidence and as such the proposal is considered unnecessary and unjustified on arboricultural grounds, resulting in harm to the visual amenity of the area, contrary to Policies M1 and M14 of The Dartford Local Plan to 2037.</i></p>

Recommended:

To note, and endorse, the responses submitted during the recess period.

6.2 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/24/00595/FUL	Enclosure of patio area to allow provision of enlarged residents lounge and erection of single storey side extension to rear of building to provide 4 additional rooms with en-suite bathrooms, two storey rear infill extension to provide tea station, lift and lobby at ground floor level and reconfiguration of first floor space and engineering works to within grounds including provision of retaining walls. Rosewood, 28 Bean Road, Greenhithe
DA/24/00702/TPO	Application for continued maintenance/works to trees for a period of 3 years to the whole line of Street trees along Ingress Park Avenue with the works being; crown lift over paths and main road to highways specification to give a ground clearance of 5.4m over the highway and 3.2m over the footpath; cut back branches to provide a clearance of 1-2m from adjacent street furniture (road signs & lampposts); and cut back branches to provide a clearance of no more than 2.5m from the front of adjacent properties subject to Tree Preservation Order No.3 2008 Ingress Park Avenue, Ingress Park, Greenhithe
DA/24/00933/FUL	Demolition of existing garage and construction of a new attached two storey, two bedroom dwelling. 13 Mounts Road, Greenhithe.
DA/24/00904/FUL	Change of use to takeaway shop and provision of a kitchen extractor unit. 5A Stanley Road, Swanscombe.
DA/24/00961/FUL	Erection of a part two/part single storey rear extension 9 Worcester Close, Greenhithe.

6.3 Members are advised that the following Granted Decision Notices were received from Dartford Borough Council / EDC during the summer 2024 recess.

DA/24/00480/FUL	Erection of a single storey rear extension and a two-storey side extension. 9 Beaton Close, Greenhithe.
DA/23/00109/FUL	Erection of a two-storey 2-bedroom attached dwelling. Adjacent 15 The Crescent, Greenhithe.
DA/23/00664/COU	Change of use of building/ site to facilitate mixed use as a Scout Hall (Use class F.2 (b)) and a Pre-School (Use Class E(f)). Retrospective. First Galley Hill Group, 110 Church Road, 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.
DA/24/00612/FUL	Demolition of the existing conservatory & erection of a single storey rear/side extension including alterations to the existing basement Beach Brow, Ingress Park, High Street, Greenhithe

6.4 Members are advised that the following Refused Notices were received from Dartford Borough Council / EDC during the summer 2024 recess.

DA/24/00606/TPO	Application for removal of T1 – Ash tree subject to Tree Preservation Order No. 11 1990. 3 Watermans Way, Greenhithe.
DA/24/00580/FUL	Removal of existing lean-to and erection of a rear infill extension and first floor rear extension and new window openings on flank elevation. 11 Eglinton Road, Swanscombe.



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

