

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 10 JULY 2024 AT 7.00PM

PRESENT: Councillor Hazel Stephens – Vice-Chairman in the Chair
Councillor Lorna Cross
Councillor Peter Harman
Councillor Lesley Howes
Councillor Elizabeth Wickham

ALSO PRESENT: Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO
x1 Member of public

ABSENT: There were none

95/24-25. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING THE MEETING.

The Vice - Chairman explained the arrangements and constraints relating to the filming or recording of the meeting.

96/24-25. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Anita Barham, due to medical reasons.

An apology for absence was received from Councillor Dawn Johnston, due to other commitments.

An apology for absence was received from Councillor Richard Lees, due to other commitments.

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

97/24-25. SUBSTITUTES.

There were none.

98/24-25. 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.

99/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

100/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 12 JUNE 2024.

Recommended: The Minutes of the meeting held on 12 June 2024 were confirmed and signed.

101/24-25 PAVEMENT LICENCE – GOSHEN CASH & CARRY – 57 HIGH STREET SWANSCOMBE, DA10 0AQ.

Members considered the application for a Pavement Licence, and after discussion it was felt that the application was inappropriate as it would change the character of the High Street, it could lead to increased anti-social behaviour, it would reduce the accessway on a busy thoroughfare/footpath and would increase the amount of litter/refuse on the High Street.

Recommended: That the Town Council objects to the application for the reasons detailed above.

102/24-25. 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).

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.
OBSERVATIONS:	The Town Council strongly object to this application on the following grounds: There is no provision for the residents, or their visitors to park vehicles anywhere within the curtilage of the site. The Planning Authority are requested to clarify whether this application reaches the Parking Standards required. There are also concerns as to where the employees and, deliveries using the proposed ground floor Class E facility would park and as such the Town Council re-iterate the comments of Kent Highways and request that any approval of this application includes a condition being placed for the provision of a delivery and servicing plan, to ensure the operational needs of the site can be managed safely/without obstruction to the highway. Of particular importance, is keeping the access to the adjacent fire station clear at all times, as well as the areas of highway forming part of the zebra crossing. The proposed design is not in keeping with the character of the other buildings in the area.

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.
OBSERVATIONS:	Whilst the Town Council do not object to this application any approval should include a condition for continued maintenance of the tree as this would ensure this issue does not occur again and would assist the health of the tree.

103/24-25. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation 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 Children's Play Area, Valley View Greenhithe.

104/24-25. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC) (p).

Further to minute 439/23-24, Members considered the latest version of the HIP and were asked to consider whether they wished to submit any other issues to the West Kent Community Engagement Team Leader for possible inclusion on the HIP. After discussion it was agreed that no further issues be added to the HIP at this time.

Recommended: That no further issues be added to the HIP at this time.

105//24-25. DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.

Members were 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 would consult with the Chairman and Town Mayor, if appropriate, before any business was transacted.

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.

There being no further business to transact, the Meeting closed at 7.30 pm.

Signed: _____
(Chairman)

Date: _____