

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 4 SEPTEMBER 2024 AT 7.00PM

PRESENT: Councillor Dawn Johnston - Chairman
Councillor Hazel Stephens – Vice-Chairman
Councillor Lesley Howes
Councillor Richard Lees

ALSO PRESENT: Martin Harding – Assistant Town Clerk/RFO

ABSENT: Councillor Anita Barham

136/24-25. **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.

137/24-25. **COUNCILLOR PETER HARMAN.**

As a mark of respect for the recent passing of Councillor Peter Harman the meeting stood for a minute's silence.

138/24-25. **APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Lorna Cross, due to other commitments.

An apology for absence was received from Councillor Elizabeth Wickham, due to other commitments.

An apology for absence was 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.

139/24-25. **SUBSTITUTES.**

There were none.

140/24-25. **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.

141/24-25. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

142/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 10 JULY 2024.

Recommended: The Minutes of the meeting held on 10 July 2024 were confirmed and signed.

143/24-25. The following planning applications had been received from Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council / Gravesham Borough Council and were responded to by the Town Clerk, in consultation with the Chairman, during the 2024 recess period (as per minute 105/24-25).

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:	<p>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.</p>
DA/24/00862/FUL	<p>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.</p> <p>11 Eglington Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/24/00860/VCON	<p>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 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</i></p>

	<p><i>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:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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	No observations.
DA/24/0882/TPO	<p>Application for 1 No. Cherry tree - reduction of 30% as per annotated photos subject to Tree Preservation Order No.11 1990</p> <p>3 Watermans Way, Greenhithe.</p>
OBSERVATIONS	No observations
DA/24/00911/TPO	<p>Application for removal of 1 No. Ash tree in middle of garden subject to Tree Preservation Order No.11 1990</p> <p>3 Watermans Way, Greenhithe.</p>
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</i></p>

	<i>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>
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Recommended: That the responses submitted during the recess period be endorsed.

144/24-25 **The following planning applications had 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
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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
OBSERVATIONS:	No observations.
DA/24/00933/FUL	Demolition of existing garage and construction of a new attached two storey, two-bedroom dwelling. 13 Mounts Road, Greenhithe.
OBSERVATIONS:	The Town Council object to this application as the proposed development clearly contradicts Dartford Borough Council planning policy DP7, which sets out the need to retain a mix of property types including those with larger gardens.

	The development will also add an additional burden to on street parking in an already congested area as the application confirms that the new property will result in a reduction in off street parking whilst adding additional demand through the creation of a separate property, contrary to planning policy.
DA/24/00904/FUL	Change of use to takeaway shop and provision of a kitchen extractor unit. 5A Stanley Road, Swanscombe.
OBSERVATIONS:	<p>The Town Council objects to this application on the following grounds:</p> <p>The opening of a takeaway at this location creates an excessive density of fast food and takeaway businesses in this area which could have a detrimental impact on public health.</p> <p>The proposal lacks a clear travel and transport plan for how staff, customers, deliveries and waste services will access the facility. With a takeaway facility being already located next door the potential negative impact on parking without suitable measures being documented is high. This has also been raised by the Highways Authority as the developer has not directly engaged with them.</p> <p>The plans for the building do not show any facilities for staff i.e. toilets, changing areas or the provision of waste storage.</p> <p>The proposed extraction appears excessive and without a clear noise assessment it is hard to understand the impact this may have on the neighbouring domestic properties.</p>
DA/24/00961/FUL	Erection of a part two/part single storey rear extension 9 Worcester Close, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

145/24-25. **The following Granted Decision Notices had been received from Dartford Borough Council / EDC during the summer 2024 recess for members information.**

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

146/24-25. **The following Refused Decision Notices had been received from Dartford Borough Council / EDC during the summer 2024 recess for members information.**

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.

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

Signed: _____
(Chairman)

Date: _____