

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 25 SEPTEMBER 2024 AT 7.00PM

PRESENT: Councillor Hazel Stephens – Vice-Chairman in the Chair
Councillor Lorna Cross
Councillor Lesley Howes
Councillor Richard Lees
Councillor Elizabeth Wickham
Vacancy

ALSO PRESENT: Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO

ABSENT: There were none

175/24-25. 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.

176/24-25. 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 Dawn Johnston, due to other commitments.

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

177/24-25. SUBSTITUTES.

There were none.

178/24-25. 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.

179/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

180/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 SEPTEMBER 2024.

Recommended: The Minutes of the meeting held on 4 September 2024 were confirmed and signed.

181/24-25. KENT COUNTY COUNCIL (KCC) CONSULTATION – ENFORCING MOVING TRAFFIC OFFENCES – COLYER DRIVE (OFF ALKERDEN LANE). WHITECLIFFE (FORMERLY EASTERN QUARRY) – BUS GATE.

Members considered the KCC proposal to install moving traffic enforcement cameras at a new bus gate that leads from Alkerden Lane into Colyer Drive in Whitecliffe.

It was agreed that the proposal was essential and should be supported.

Recommended: To submit the response to the consultation as attached.

182/24-25 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/24/00941/FUL	Retention of a detached building as built to provide dental surgery (retrospective application) Cheers Dental Practice, 23 High Street, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/24/01060/FUL	Erection of a first-floor front extension. 36 Caspian Way, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/24/0138	Re-discharge of Condition 10 (First Stage Submission of the Site Wide Master Plan) pursuant to outline planning permission reference no. EDC/17/0048 to incorporate changes to downgrade the Mounts Road vehicular access to emergency access only. Mounts Road Access, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	The Town Council is in favour of, and supports, this application.

DA/24/01070/TPO	<p>Application for 2 No. Sycamore trees reduce lower than the 3rd floor gutter and back form the house as per annotated photo subject to Tree Preservation Order No.11 1990</p> <p>19 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as a full arboriculture survey and maintenance report has not been provided and these should be submitted prior to any decision being made on this application.</p>
DA/24/01085/TRCON	<p>Notification for 3 Sycamore trees-remove one limb overhanging car park, 10 small branches overhanging alleyway and gardens of 4 houses back to boundary of woodland and small shrubs overhanging alleyway (see annotated photos) within Greenhithe Conservation Area.</p> <p>Land Rear of Arethusa Place, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as a full arboriculture survey and maintenance report should be completed and provided prior to any decision on the necessity of these works, as the proposed cuts to the trees are likely to leave it unbalanced.</p> <p>In addition, the trees in question are not on the applicant's land but are part of the area managed by the Woodland Trust. The Town Council would therefore request that comments from the Woodland Trust are sought and that these be considered prior to any decision being made on this application.</p>
DA/24/00595/FUL	<p>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 - REVISED PLANS.</p> <p>Rosewood, 28 Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

183/24-25. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/24/00788/FUL	Erection of single rear extensions and conversion of rear part of integral garage to habitable room. 8 Beaton Close, Greenhithe.
DA/24/00897/FUL	Demolition of existing garage and erection of a detached garage (retrospective application) 27 Valley View, Greenhithe.
DA/24/00786/TPO	Application for T6 - Mature Robinia - remove the damaged branch and section of stem to fork as per photo in survey subject to Tree Preservation Order No.3 1991 Playground St Peters Close, Swanscombe.
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 Eglinton Road, Swanscombe.

184/24-25. The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

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.
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There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: _____
(Chairman)

Date: _____