

**MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 20 NOVEMBER 2024 AT 7.00PM**

**PRESENT:** Councillor Dawn Johnston - Chairman  
Councillor Hazel Stephens – Vice Chairman  
Councillor Lorna Cross  
Councillor Ann Duke  
Councillor Elizabeth Wickham

**ALSO PRESENT:** Martin Harding – Assistant Town Clerk/RFO  
x 1 member of the public

**ABSENT:** There were none

**254/24-25. 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.

**255/24-25. APOLOGIES FOR ABSENCE.**

An apology for absence was received from Councillor Lesley Howes, due to other commitments.

An apology for absence was received from Councillor Richard Lees, 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.

**256/24-25. SUBSTITUTES.**

There were none.

**257/24-25. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor Lorna Cross declared a prejudicial interest in agenda item 9.1 Town Planning, in relation to application DA/24/00095/FUL, as she is a volunteer for the Food Bank who will be using the facility.

***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.***

**258/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**259/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 25 SEPTEMBER 2024.**

**Recommended:** The Minutes of the meeting held on 25 September 2024 were confirmed and signed.

**260/24-25. KENT MINERALS & WASTE LOCAL PLAN 2024 - 2039 – PROPOSED MAIN MODIFICATIONS CONSULTATION**

The Head of Planning Applications Growth & Communities, Kent County Council, had provided the above consultation for consideration and which had a deadline for responses of 28 November 2024.

**Recommended:** That no response be submitted to this consultation.

**261/24-25. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD.**

On 10 April 2023 a portion of the northern edge of the Swanscombe Quarry collapsed causing a landslide. It led to a lot of chalk and other materials falling to the quarry floor, onto business premises below.

Further to the recent Temporary Road Closure Notice from KCC advising that the road would be closed for a further 36 months, members considered the impact this additional closure would have on local residents and businesses alike.

It was agreed that correspondence be sent to Toby Howe, Strategic Resilience Manger, Highways & Transportation, KCC, to express that the Town Council are dissatisfied with the lack of new measures being considered to support traffic in the area, given the additional closure for a further 36 months. The Town Council would wish to request that KCC investigate conducting traffic surveys of the Town to better understand the impact, and then use this information to consider more suitable approaches to improving traffic flow for all road vehicles including public transport.

**Recommended:** That correspondence, as detailed above, be sent to KCC.

**262/24-25. DEVELOPER SIGNS REQUEST – KENT COUNTY COUNCIL (KCC).**

The Street Works Co-ordinator for Dartford (KCC) had submitted a request regarding developer signs for the Public Highway. Members considered the installation of a developer sign directing traffic along Swanscombe High Street. Given the previously mentioned extended closure of Galley Hill it was agreed that the following response be sent to KCC.

That the Town Council objects to the placement of a developer sign at location 11 (junction of London Road and Swanscombe High Street), whilst the closure of Galley Hill remains in place.

The Town Council would recommend that the developer directs all visitors via other routes to minimise congestion through the High Street and via Stanhope Road.

**Recommended:** That the response, as detailed above, be sent to KCC.



*Having already declared a prejudicial interests, Councillor Lorna Cross left the chamber and took no part in the discussion or decision in relation to application DA/24/00095/FUL.*

263/24-25 **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/23/00709/FUL	<p>Demolition of existing outbuilding and erection of a detached outbuilding for storage including cold storage room (retrospective).</p> <p>Akash Tandoori, 54 Milton Road, Swanscombe.</p>
OBSERVATIONS	<p>Whilst the Town Council note the recent Noise Assessment provided by the applicant, we also note the representations from neighbouring properties in relation to the noise impact of the development.</p> <p>The Town Council would like to reiterate our previous comments to object to this application as it is retrospective and is not replacing like with like and it is noticeable that the building/storage is visible from the park and its users to the rear of the property and is not in keeping with the houses surrounding it.</p> <p>If the proposal is for a cold chiller room storage area the noise from the machinery required to maintain the low temperature may cause a nuisance to the neighbouring properties which are residential on both sides of the proposal.</p> <p>There are concerns regarding the access for deliveries as this does not appear to be adequate.</p>
DA/24/00995/FUL	<p>Provision of a container to facilitate use as a food bank storage and visitor facility to the rear of the of the St Peter and St Paul church hall incorporating removal of an existing storage shed.</p> <p>Church Centre, 112 Swanscombe Street, Swanscombe.</p>
OBSERVATIONS	<p>The Town Council wish to support the provision of this service for the Town and welcome the decision to move existing storage facilities to make space for this.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/24/00860/VCON	<p>Variation of condition (22)(operating hours) of planning permission DA/21/00923/VCON [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 (variation of conditions 2 and 20 of planning permission 20/00140/FUL to change the type and specification of external plant to be installed</p>

	<p>to the rear of the building)] 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 have considered this application and the further response from the developer but would like to resubmit its previous comments / observations:</p> <p>The Town Council objects to this application on the grounds that, given the site's 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 "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."</p> <p>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."</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>
EDC/24/0146	<p>Application for variation of conditions 3 &amp; 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed-use development of residential accommodation &amp; up to 231,000 square metres of non-residential floorspace with associated infrastructure and open space; to allow for the substitution of approved parameter plans and documents under condition 3 and revised strategies under condition 4.</p> <p>Eastern Quarry, Watling St, Swanscombe.</p>
OBSERVATIONS	No observations.
DA/24/01259/FUL	<p>Erection of single storey rear extension (retrospective application)</p> <p>18 Stanley Road, Swanscombe.</p>
OBSERVATIONS	Whilst the Town Council have no objections to this application it is disappointed that this has been submitted retrospectively.

DA/24/00805/VCON	Raising of roof height to provide additional storey of accommodation plus rooms within new roof space, part three storey rear extension, and alterations to convert single dwelling into two semi-detached houses (variation of condition 2 of planning permission DA/21/01291/FUL in respect of external alterations to building as built).  The Orchard, Mounts Road, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/24/01200/VCON	Site clearance, building operations and other operational works to the existing cliffs to enable the erection of an adventure centre comprising a reception building, aerial trekking course, 360 vertigo swings, skydiving machine, zip wire, zip wire start tower and landing platform, 'giant swing', adventure platform and external rock climbing wall, with associated hard and soft landscaping (Variation of condition 1 (approved drawings) and removal of condition 9 (which states that hot food will not be served in the reception domes) of planning permission on Ref 24/00068/VCON).  Hangloose Adventure, Bluewater Parkway, Bluewater, Greenhithe.
OBSERVATIONS	No observations.
DA/24/01312/FUL	Erection of a two-storey side extension with new doors, sidelight and windows to match existing style.  5 Mayfields, Swanscombe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

264/24-25. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/24/00881/TPO	Application for 1 No. Beech tree - 30% reduction as per annotated photo subject to Tree Preservation Order No.11 1990  3 Watermans Way, Greenhithe.
DA/24/00882/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.



DA/24/00964/CDNA	<p>Submission of details relating to phase 2 contamination and remediation method statement (condition 5) pursuant to planning permission DA/23/00957/VCON</p> <p>Former Builders Yard, Harmer Road, Rear of 64 Stanhope Road, Swanscombe.</p>
DA/24/01018/CDNA	<p>Submission of details relating to Pleistocene and Palaeolithic geoarchaeological evaluation (condition 4) pursuant to planning permission DA/23/00957/VCON</p> <p>Former Builders Yard, Harmer Road, Rear of 64 Stanhope Road, Swanscombe.</p>
DA/24/00702/TPO	<p>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 &amp; 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.</p> <p>Ingress Park Avenue, Ingress Park, Greenhithe.</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>
DA/24/01060/FUL	<p>Erection of a first-floor front extension.</p> <p>36 Caspian Way, Swanscombe.</p>
DA/24/01070/TPO	<p><b>CONSENT FOR LESSER WORKS</b></p> <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>

265/24-25. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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.
DA/24/00904/FUL	Change of use to takeaway shop and provision of a kitchen extractor unit.  5A Stanley Road, Swanscombe.
DA/24/00933/FUL	Demolition of existing garage and construction of a new attached two storey, two-bedroom dwelling.  13 Mounts Road, Greenhithe.

There being no further business to transact, the Meeting closed at 8.15pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairman)