

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 18 DECEMBER 2024 AT 7.00PM

PRESENT: Councillor Dawn Johnston - Chairman
Councillor Hazel Stephens – Vice Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Lesley Howes
Councillor Richard Lees
Councillor Graham Taylor (substituting for Councillor Elizabeth Wickham)

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

ABSENT: There were none

318/24-25. 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.

319/24-25. APOLOGIES FOR ABSENCE.

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

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

320/24-25. SUBSTITUTES.

Councillor Graham Taylor substituted for Councillor Elizabeth Wickham.

321/24-25. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor Dawn Johnston declared a prejudicial interest in relation to application DA/24/01309/FUL, as she is a Director of Ingress Park Greenhithe Management (IPGM) and resides in Ingress Park.

Councillor Hazel Stephens declared a prejudicial interest in relation to application DA/24/01309/FUL, as she is a Director of Ingress Park Greenhithe Management (IPGM) and resides in Ingress Park.

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.

322/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

323/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 20 NOVEMBER 2024.

Recommended: The Minutes of the meeting held on 20 November 2024 were confirmed and signed.

324/24-25. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD.

Further to minute 261/24-25 the requested correspondence had been sent to KCC and Members considered the subsequent response received from the Strategic Resilience Manager, Highways & Transportation, KCC.

Members were unhappy with the response provided by the Strategic Resilience Manager, Highways & Transportation, KCC and felt that a co-ordinated approach should be taken by KCC, DBC and the Police. Members also agreed for a letter from this Committee to be provided to Councillor Lesley Howes in her role as a Parish Representative on the DBC Joint Transportation Board as the JTB was the forum where KCC and DBC were both present and represented.

After lengthy discussion it was proposed, duly seconded and agreed that correspondence be sent to KCC Cabinet Member for Highways & Transport requesting that they go back and re-look at undertaking traffic surveys and re-evaluate the situation using local peoples' experiences. This correspondence should also be copied to the KCC Member for Swanscombe and Greenhithe, Dartford Borough Councillors for Greenhithe and Swanscombe inviting them to support the Town Councils request.

Recommended: That the Town Council correspondences, as detailed above, be sent.

325/24-25 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/24/01353/FUL	Erection of a single storey rear extension with new balcony at first floor level. 45 Pentstemon Drive, Swanscombe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/24/01382/FUL	Installing new external insulation and render to all sides of the existing property and garden building and erection of a single storey rear extension to connect the main house to the garden building.

	3 Alma Road, Swanscombe.
OBSERVATIONS	The Town Council are concerned that the “garden building” will become occupied in the future and would request that should any permission be granted for this application it includes conditions that ensure this cannot happen.

Having already declared a prejudicial interest Councillors Dawn Johnston and Hazel Stephens left the chamber and took no part in the discussion or decision of the following application.

It was proposed, duly seconded and agreed:

That Councillor Ann Duke Chair the meeting for the following application.

DA/24/01309/FUL	Provision of additional flood defence wall and railings. Open space at The Boulevard, Greenhithe.
OBSERVATIONS	No observations.

KCC/DA/0186/2024	New external canopy of 24m2. Ebbsfleet Valley Primary School, Ackers Drive, Weldon, Ebbsfleet Valley.
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OBSERVATIONS	No observations.
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DA/24/01407/FUL	Provision of a drop kerb onto Albert Road and creation of a parking space in front garden. 6 Albert Road, Swanscombe.
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OBSERVATION	<p>Whilst, in general, the Town Council supports applications that reduce on road parking on this occasion the Town Council objects to the proposal for the same reasons as Kent Highways:</p> <p>This would usually be a non-protocol matter however it is noted that the proposed driveway car parking space, as shown on the “Dropped Kerb Plans” (reference DKP01), does not meet the minimum required depth dimension detailed in KCC’s Dropped Kerb Application Guidance. A minimum depth of 4.2 metres is required for a parallel parking arrangement located in front of a means of access, with the supplied plans showing a maximum width of 2.7 metres only. Any vehicle parked here would likely overhang the footway, creating an obstruction to pedestrians.</p>
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326/24-25. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

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.
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327/24-25. The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/24/01271/PDE	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension 3 Stonely Crescent, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.30 pm.

Signed: _____ Date: _____
(Chairman)