

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 15 JANUARY 2025 AT 7.00PM

PRESENT: Councillor Dawn Johnston - Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Richard Lees
Councillor Graham Taylor
Councillor Elizabeth Wickham

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

ABSENT: There were none

355/24-25. 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.

356/24-25. 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 Hazel Stephens, due to medical reasons.

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

357/24-25. SUBSTITUTES.

There were none.

358/24-25. 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.

359/24-25. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

360/24-25. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 18 DECEMBER 2024.

Recommended: The Minutes of the meeting held on 18 December 2024 were confirmed and signed.

361/24-25. TEMPORARY CLOSURE OF A226 GALLEY HILL ROAD.

Further to minute 324/24-25 Members were sent the response that had been received from the Cabinet Member for Highways & Transportation, Kent County Council (KCC).

As agreed, a letter had also been sent to Councillor Lesley Howes in her role as parish representative on the Joint Transportation Board (JTB).

After discussion it was proposed, duly seconded and agreed that a reply be sent to the KCC Cabinet Member for Highways & Transport requesting further detail and clarification on the points raised in the original letter regarding additional traffic surveys / modelling and the release of information from the recent reports on geotechnical data and repair options.

It was also requested that the reply include that any update to local councillors, mentioned within the letter, should include Town Councillors.

Recommended: That a Town Council response, as detailed above, be sent.

362/24-25 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/24/01421/FUL	Erection of a single storey extension to existing garage/store with a car port and vehicular access, gates and alterations to fencing. 41 Valley View, Greenhithe.
OBSERVATIONS	<p>The Town Council object to this application on the grounds that the proposed vehicular access is limited and with the close proximity to the junction, would constitute safety concerns.</p> <p>The proposed construction, whilst single storey, appears to be the first steps in creating a separate living space as it is disjointed from the existing dwelling and has no direct links with the outside space it is replacing.</p> <p>This development, with its loss of outside space, is contrary to both paragraph 75 of the National Planning Policy Framework and section M1 of the Dartford Local Plan in relation to inappropriate development of a garden space.</p> <p>The Town Council strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for</p>

	their development and, where possible, include the provision of EVCP's.
DA/24/01395/FUL	Erection of a single storey rear extension including demolition of existing garage to side of property and erection of new detached dwelling. 19 Eagles Road, Greenhithe.
OBSERVATIONS	The Town Council object to this application on the grounds that the creation of a separate dwelling within the boundary constitutes an overdevelopment of the site, with the scale of the new property not in-keeping with the rest of the properties in the area. The Town Council would also point out the property's close proximity to a known site of geological instability, and hope that this is reflected in any conditions set, should the application be approved. The Town Council strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for their development and, where possible, include the provision of EVCP's.
DA/25/00001/FUL	Erection of a single storey rear/side extension with wraparound to side, two storey side extension and front porch. 19 Woodland Way, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

363/24-25. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/24/01358/NONMAT	Non-material amendment following grant of planning permission DA/23/00654/FUL for adjustments to internal room layouts and windows on eastern elevation. Veterinary Practice, 41-43 Swanscombe Street, Swanscombe.
DA/24/00961/FUL	Erection of a part two/part single storey rear extension. 9 Worcester Close, Greenhithe, DA9 9NU.
DA/24/01259/FUL	Erection of a single storey rear extension (retrospective application). 18 Stanley Road, Swanscombe, DA10 0HY.

EDC/24/187 KCC/DA/0186/2024	New External canopy of 24m2. Ebbsfleet Green Primary School, Ackers Drive, Weldon, Ebbsfleet Valley.
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364/24-25. **The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/24/00862/VCON	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 to the rear of the building)] to enable the restaurant to operate 24 hours a day, seven days a week. McDonalds, Bean Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.50 pm.

Signed: _____ Date: _____
(Chairman)