

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 16 OCTOBER 2019 AT 7.00PM

**PRESENT:** Councillor Peter Harman - Chairman  
Councillor Lorna Cross  
Councillor Peter Harris  
Councillor Lesley Howes  
Councillor Maurice Weet

**ALSO PRESENT:** Graham Blew – Town Clerk

**ABSENT:** There were none

**283/19-20. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING THE MEETING.**

As there were no members of the public present members agreed that no explanation of the arrangements and constraints relating to the filming or recording of the meeting were required.

**284/19-20. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Ann Duke, Linda Hall and John Hayes.

**285/19-20. SUBSTITUTES.**

There were none.

**286/19-20. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

There were none.

*The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.*

**287/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**288/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 25 SEPTEMBER 2019**

**Recommended:** The Minutes of the meeting held on 25 September 2019 were confirmed and signed.

**289/19-20. KENT COUNTY COUNCIL (KCC) – HIGHWAY IMPROVEMENT PLAN (HIP)**

The Schemes Engineer, Highways, Transportation & Waste, KCC had provided the Highway Improvement Plan Template which was for Parish and Town Councils to prioritise improvements that they may wish to see in their areas. These forms could be updated annually.

After discussion members agreed that the following items should be submitted and that members would go away and consider any items for the areas of the Town they represented and that this item should come back to the next meeting of the committee.

- Entry roads should have the 20mph speed limited painted on the carriageway;
- Craylands Lane should have the 20mph speed limit zone extended to its entire length;
- A pedestrian crossing was required on Craylands Lane by the railway viaduct, especially with the x2 new developments being built at “Ebbsfleet” Cross (junction of Craylands Lane and London Road);
- Road markings indicating the 20mph speed limit should be installed throughout Swanscombe;
- Swanscombe High Street should have pedestrian barriers installed the length of the zig-zag lines on both sides of the road by the pedestrian crossing.

Members also asked that Kent Highways be notified of the Town Councils displeasure about the lack of planning for the moving of the pedestrian crossing on London Road (Knockhall Chase end) which had resulted in an unnecessary delay and the need for temporary traffic signals.

**Recommended:** That the items as detailed be submitted and that the HIP be re-considered at the next meeting of the Committee.

**290/19-20. KCC – PROPOSED DIVERSION OF PART OF PUBLIC FOOTPATH DS6 AT SWANSCOMBE.**

An application to divert a section of Public Footpath DS6 at Swanscombe had been received from Camland Developments Ltd.

The deadline for the submission of any comments / views was 4 November 2019.

Members asked that their concerns regarding the protection of the unique bio-diversity in the gorge be raised and asked that details be provided as to how this would be protected/preserved.

**Recommended:** That the Town Councils concerns regarding the protection of the unique bio-diversity in the gorge be raised and asked that details be provided as to how this would be protected/preserved.

**TOWN PLANNING:**

291/19-20. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL /  
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS'  
OBSERVATIONS.**

DA/19/01372/FUL	<p>Demolition of existing part structure and erection of a dental surgery with provision of dormer window to side elevation in connection with providing additional store/office at first floor level to give additional capacity to existing surgery.</p> <p>Rear of Cheers Dental Practice, 23 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application as the proposal indicates a loss of the current x3 parking spaces in an area that already has severe parking issues. These parking places were incorporated in previous planning applications regarding residential flats on this site (DA/17/01833/COU). Loss of these parking spaces would be a breach of the previous planning consents;</p> <p>The Town Council are concerned that the plans attached to the application are not adequate and do not show clearly the current design against the proposed design;</p> <p>The proposal has unsuitable access which does not include any pavement on it meaning pedestrians would need to walk on the carriageway;</p> <p>The Town Council also object to this proposal as it would be an over-development of the site.</p> <p>Please ensure all neighbouring properties are consulted prior to consideration of this application.</p>
EDC/19/0154	<p>Application for the replacement of the existing 15m monopole with a new 17.5m monopole (to the top of the antennas), the replacement of the existing 3no. antennas with 6no. new antennas on the new monopole, the installation of 3no. microwave dishes, the installation of 4no. equipment cabinets, along with minor ancillary works.</p> <p>Galley Hill Trading Estate, Unit 1, London Road, Swanscombe.</p>
	No observations.
EDC/19/0159	<p>Application for the approval of Reserved Matters (matters relating to layout, scale, appearance and landscaping) pursuant to outline planning permission reference EDC/17/0110 for the erection of 221 dwellings together with</p>

	<p>associated infrastructure including details of a surface water drainage scheme, finished site and floor levels, noise attenuation and mitigation measures, ecological enhancement and heritage interpretation.</p> <p>Former Croxton and Garry Site, Tiltman Avenue, Swanscombe.</p>
<p><b>OBSERVATIONS:</b></p>	<p>The Town Council seek assurances that all vehicles coming out of the site during construction should be cleaned thoroughly to ensure the surrounding roads do not suffer and become filthy.</p> <p>The Town Council would also like clarification as to how the Heritage Interpretation is being formed and feel that this should be undertaken in conjunction with the Swanscombe and Greenhithe Local History Group.</p> <p>As with a similar development directly on the other side of London Road the Town Council object to the name "Ebbsfleet" Crossing being used as the development/s are clearly in Swanscombe.</p>
<p>EDC/19/0161</p>	<p>Application for minor-material amendment to outline planning permission reference EDC/17/0110 for residential development of up to 220 dwellings including new vehicular access to Tiltman Avenue, creation of a development platform and associated works; to allow for (i) a substitute drawing for site access and visibility splays under condition 3 and (ii) a substitute Development Framework Plan under condition 3 to accommodate the addition of 1 residential dwelling.</p> <p>Former Croxton and Garry Site, Tiltman Avenue, Swanscombe.</p>
<p><b>OBSERVATIONS:</b></p>	<p>The Town Council seek assurances that all vehicles coming out of the site during construction should be cleaned thoroughly to ensure the surrounding roads do not suffer and become filthy.</p> <p>The Town Council would also like clarification as to how the Heritage Interpretation is being formed and feel that this should be undertaken in conjunction with the Swanscombe and Greenhithe Local History Group.</p> <p>As with a similar development directly on the other side of London Road the Town Council object to the name "Ebbsfleet" Crossing being used as the development/s are clearly in Swanscombe.</p>

292/19-20. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00934/FUL	Erection of a single storey rear and side extension incorporating conversion of existing garage into a habitable room.  15 Bere Close, Greenhithe.
DA/19/00999/FUL	Erection of a part two single storey side extension.  14 Park Cliff Road, Greenhithe.
DA/19/01074/FUL	Erection of a single storey rear extension.  5 Arethusa Place, High Street, Greenhithe.
DA/19/01137/FUL	Replacement all four existing timber-frame windows with upvc windows, matching existing colour and style.  107B Westview Court, Mounts Road, Greenhithe.
DA/19/01149/FUL	Demolition of existing detached garage and lean-to and erection of part two/part single storey side/rear extension.  33 Ames Road, Swanscombe.

293/19-20. **GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' INFORMATION.**

DA/16/1413/R4	Details of a Travel Plan pursuant to Condition 4 of planning permission DA/16/1413.  Craylands Primary School, Craylands Lane, Swanscombe.
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There being no further business to transact, the Meeting closed at 8.05 pm.

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

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