

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 18 JANUARY 2017 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor B R Parry (Vice-Chairman)
Councillor Mrs A E D Barham
Councillor K G Basson
Councillor Dr J M Harman
Councillor Ms L C Howes
Councillor D J Mote
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor S J Ryan

402/16-17. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' P C Harris and J A Hayes.

403/16-17. **SUBSTITUTES.**

There were none.

404/16-17. **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.

405/16-17. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk advised members that the Highways England A2 *Bean and Ebbsfleet junction improvements Consultation* had been sent to each member by post and that this would form part of the 8 February 2017 agenda.

406/16-17. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 21 DECEMBER 2016.**

Recommended: The Minutes of the meeting held on 21 December 2016 were confirmed and signed.

TOWN PLANNING:

407/16-17. In consultation with the Chairman, and due to the timescales involved, the following response was submitted to the *reconsultation* of application EDC/16/0067 – DA/16/00137/FUL.

<p>EDC/16/0067 DA/16/00137/FUL</p>	<p>Mixed use development comprising 151 residential units (16 x one bed apartments, 115 x 2 bed apartments, 6 x 3 bed houses and 14 x 4 bed houses), 832.19 square meters floorspace – use class A3/A4; 187.5 square meter training centre (use D1); development platform and slipway; boat trailer park; permanent diversion of Public Right of Way DS1; sustainable urban drainage systems; and associated landscaping, open space, infrastructure and engineering/earthworks.</p> <p>Ingress Park Site, Ingress Park Avenue, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council feel that the proposed development by virtue of its size and proximity to neighbouring dwellings is likely to result in loss of daylight and view, have an overbearing effect and result in a loss of privacy to the detriment of the amenities of its neighbouring occupiers and seek clarification that this is not contrary to Policies B1 of the Dartford Local Plan and Policies DD11, H4 and H8 of the Dartford Local Plan Review Second Deposit Draft.</p> <p>The Town Council also feel the proposal offers inadequate visitor parking to serve the needs of the development in relation to those wishing to visit the riverfront, the absence of which would give rise to an increase in on street parking in the wider area where there is very limited capacity and seek clarification that this is not contrary to Policy T23 of the Dartford Local Plan and Policy TP19 of the Kent and Medway Structure Plan 2006.</p> <p>The Town Council would like to ask the Planning Authority (DBC) to ensure that all pathways and roadways are built to an adoptable standard in line with Kent County Council to cater for the increase in footfall not only by the residents but also river visitors.</p> <p>The Planning Authority are requested to ensure that the Ramblers Association are consulted prior to the application being considered.</p> <p>The Town Council would like to commend the developer on the provision of a much needed community facility.</p>

Recommended: That the response submitted be endorsed.

408/16-17. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS'
OBSERVATIONS.**

DA/16/01939/FUL	Erection of a part two/part single storey rear extension. 66 Knockhall Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/01545/FUL	Erection of 1 No. detached two storey house, including alterations to external curtilage, and associated parking. 34 Valley View, Greenhithe.
OBSERVATIONS:	The Town Council would seek confirmation from the Planning Authority that adequate off road parking provision is provided for the proposed development within the curtilage of the proposed development and that the proposed development does not take away any parking provision from other users.. All neighbouring properties should be consulted prior to the application being considered.
DA/17/00015/FUL	Raising height of roof and erection of a single storey side/rear extension, conversion of garage into habitable room (retrospective) and raising height of roof of garage and to provide additional room at first floor level (amendments to previously approved planning permission DA/16/00665/FUL in respect of raising height of roof of main house). 33 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	The Town Council have concerns that the parking provision does not meet the recommended provision of 1.5 car parking spaces (1 space on-site and 0.5 space unallocated) as the area/room available on the front driveway is limited and would not be able to accommodate two normal/average sized cars and that this would result in an increase in off street parking in the vicinity where there is very limited capacity. This property includes parking and garage provision as per Policy B1 of the Dartford Borough Local Plan 1995 includes "(f) Parking and Garaging – Development proposals should include parking (and garaging) provision in accordance with the Councils (DBC) adopted

	standard.” and there does not appear to be any logical reason why this should be allowed to be removed.
DA/17/00025/FUL	Erection of a first floor side extension. 21 Woodland Way, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/7/00037/FUL	Erection of a detached 2 bedroom house. Adjacent 144 Knockhall Road, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application on the following grounds :- <ol style="list-style-type: none"> 1. There are concerns that the parking provision is not adequate for the proposal; 2. The proposal would create over density in the immediate area; 3. The proposal would result in a loss of adequate amenity space for the residents.
DA/17/00032/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension. 1 Bevans Close, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

409/16-17. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL/EDC FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/16/01645/FUL	Provision of an ATM machine (retrospective application). Greenhithe Service Station, London Road, Greenhithe.
DA/16/01698/FUL	Demolition of existing 6 No. reception and year 1 classrooms with adjoining toilet block and erection of 6 No. reception and year 1 classrooms with toilets. Knockhall Academy, Eynsford Road, Greenhithe.

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

Signed: _____ Date: _____
(Chairman)

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- Previously sent to all
Members 18/1/17

A2 Bean and Ebbsfleet junction improvements

Questionnaire

18 January to 1 March 2017

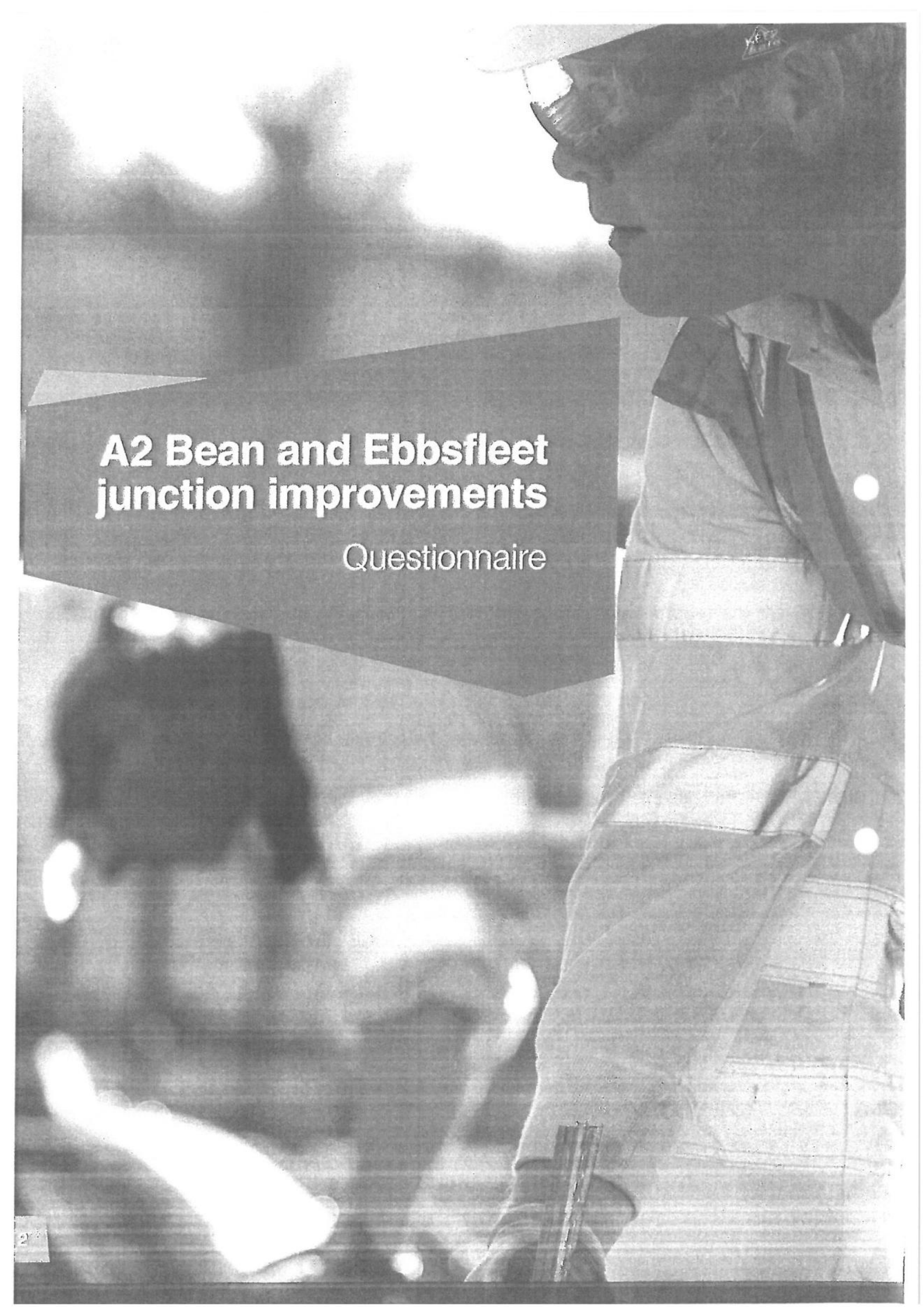


Please read the consultation document before completing this questionnaire.

Questionnaires can be completed and returned as follows:

- Send it to us at our freepost address: **FREEPOST A2 Bean & Ebbsfleet junction improvements**
- Deposit the completed questionnaire at any of the 5 public exhibitions listed on page 13 of the consultation document
- Fill in the questionnaire online at: www.highways.gov.uk/a2be
- Email us: A2BeanandEbbsfleetJunctionsImprovements@highwaysengland.co.uk





A2 Bean and Ebbsfleet junction improvements

Questionnaire

A2 Bean and Ebbsfleet junction improvements questionnaire

The consultation will run from **18 January to 1 March 2017**. The closing date for returning this questionnaire and for any other comments and feedback is **Wednesday 1 March 2017 at 11.45pm**. Please complete your contact details below in capital letters.

Title: _____

Name: _____

Address: _____

Please provide your postcode if you do not want to provide your full address.

Postcode: _____

Email (optional): _____

Are you responding on behalf of an organisation: Yes No

If yes, please name the organisation: _____

The information you provide will be kept in a secure environment only accessible by Highways England and the specific contractor(s) working with us on this project. Your personal information will not be shared with any other individuals or organisations beyond the provision set out in the Freedom of Information Act 2000 and Environmental Information Regulations 2004. The information you submit will only be used in support of the purpose specified in the survey. Personal details are collected only to ensure entries are not duplicated and in order to contact correspondents if necessary.

Current situation

1. How concerned are you about the following current issues? (Please tick the appropriate boxes) ✓

Issue	Very concerned	Concerned	Slightly concerned	No concern	No opinion
Ease of turning onto/off the A2 at Bean junction					
Journey times travelling around Bean junction					
Ease of turning onto/off the A2 at Ebbsfleet junction					
Journey times travelling around Ebbsfleet junction					
Provision of footpaths, cycleways and crossings at Bean and Ebbsfleet junctions					
Road safety at the junctions					
Air quality around the junctions					

About the scheme

Bean junction

The following questions relate to the Bean junction which connects to the B255, the A296, Bluewater Shopping Centre and the wider area. (Please tick the appropriate boxes) ✓

2. How often do you currently use the Bean junction?

	Every day	3-4 times a week	About once a week	Once or twice a month	Rarely
Weekdays morning peak (8.00-9.00)					
Weekdays afternoon peak (17.00-18.00)					
Weekdays off peak (all other times)					
Weekends anytime					

3a. To what extent do you agree or disagree that the Bean junction proposal will achieve the following objectives?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
Support the economic and housing growth proposed for the north Kent area						
Improve the capacity of the Bean junction and minimise the impact on the A2						
Improve journey times at the Bean junction						
Improve road safety at the Bean junction						
Minimise impact on the environment at the Bean junction						
Provide value for money						

3b. Please provide details to illustrate your answers.

4a. Overall to what extent do you agree with the proposed option for Bean junction?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know

4b. Please provide details to illustrate your answer.

5. Are there any local issues that you feel we should be aware of in developing our proposals around the Bean junction? Please provide details to illustrate your answers.



Ebbsfleet junction

The following questions relate to the Ebbsfleet junction which serves the Ebbsfleet International Rail Station and connects the A2 to the A2260. It already provides access to the wider area and will also provide access to the proposed new and ongoing developments. (Please tick the appropriate boxes) ✓

6. How often do you currently use the Ebbsfleet junction?

	Every day	3-4 times a week	About once a week	Once or twice a month	Rarely
Weekdays morning peak (8.00-9.00)					
Weekdays afternoon peak (17.00-18.00)					
Weekdays off peak (all other times)					
Weekends anytime					

7a. To what extent do you agree or disagree that the Ebbsfleet junction proposal will achieve the following scheme objectives?

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know
Support the economic and housing growth proposed for the north Kent area						
Improve the capacity of the Ebbsfleet junction and minimise the impact on the A2						
Improve journey times at the Ebbsfleet junction						
Improve road safety at the Ebbsfleet junction						
Minimise impact on the environment at the Ebbsfleet junction						
Provide value for money						

7b. Please provide details to illustrate your answers.

8a. Overall to what extent do you agree with the proposed option for Ebbsfleet junction?

Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know

8b. Please provide details to illustrate your answer.

9. Are there any local issues that you feel we should be aware of in developing our proposals around the Ebbsfleet junction? Please provide details to illustrate your answers.

10. Do you have any further comments about this Bean and Ebbsfleet junction improvements scheme?

About the consultation

(Please tick the appropriate boxes) ✓

11. How did you find out about the A2 Bean and Ebbsfleet junction improvements consultation?

- Letter through door
 - Local council website or email
 - Local radio
 - Highways England website
 - Poster
 - Local community group
 - Public notice
 - Other (please state)
-

12. Have you found the consultation materials useful in answering your questions?

- Yes To a certain extent No

13. Have you found any of our public exhibitions helpful in addressing your questions?

- Yes To a certain extent No Not applicable

14. Do you have any comments on the consultation process?

Thank you for completing this consultation questionnaire.

Completed questionnaires can be returned as follows:

- Send it to us at our freepost address: **FREEPOST A2 Bean & Ebbsfleet junction improvements**
- Deposit the completed questionnaire at any of the 5 public exhibitions listed on page 13 of the consultation document
- Fill in the questionnaire online at: **www.highways.gov.uk/a2be**
- Email us: **A2BeanandEbbsfleetJunctionsImprovements@highwaysengland.co.uk**

Your views help shape the scheme. All consultation questionnaires received are formally recorded and in accordance with data protection your personal details are used solely in connection with the consultation process.



Equality and diversity

To ensure we are meeting our diversity guidelines please help us by filling in the following section of this questionnaire only if you are not responding on behalf of an organisation. You are not obliged to complete this; the information will only be used by Highways England to monitor its effectiveness at consulting with the whole community. This information will not be used for any other purpose and in publishing the results individuals will not be identified. (Please tick the appropriate boxes) ✓

15. Age

Under 18 18-24 25-34 35-44 45-54 55-64 Over 65

16. Gender

Male Female Prefer not to say

17. Ethnic group

British or Mixed British

English Irish Scottish Welsh Other (specify if you wish)

South Asian

Bangladeshi Indian Pakistan Other (specify if you wish)

Black

African Caribbean Other (specify if you wish)

East Asian

Chinese Japanese Other (specify if you wish)

Mixed

Please specify if you wish

Any other ethnic background

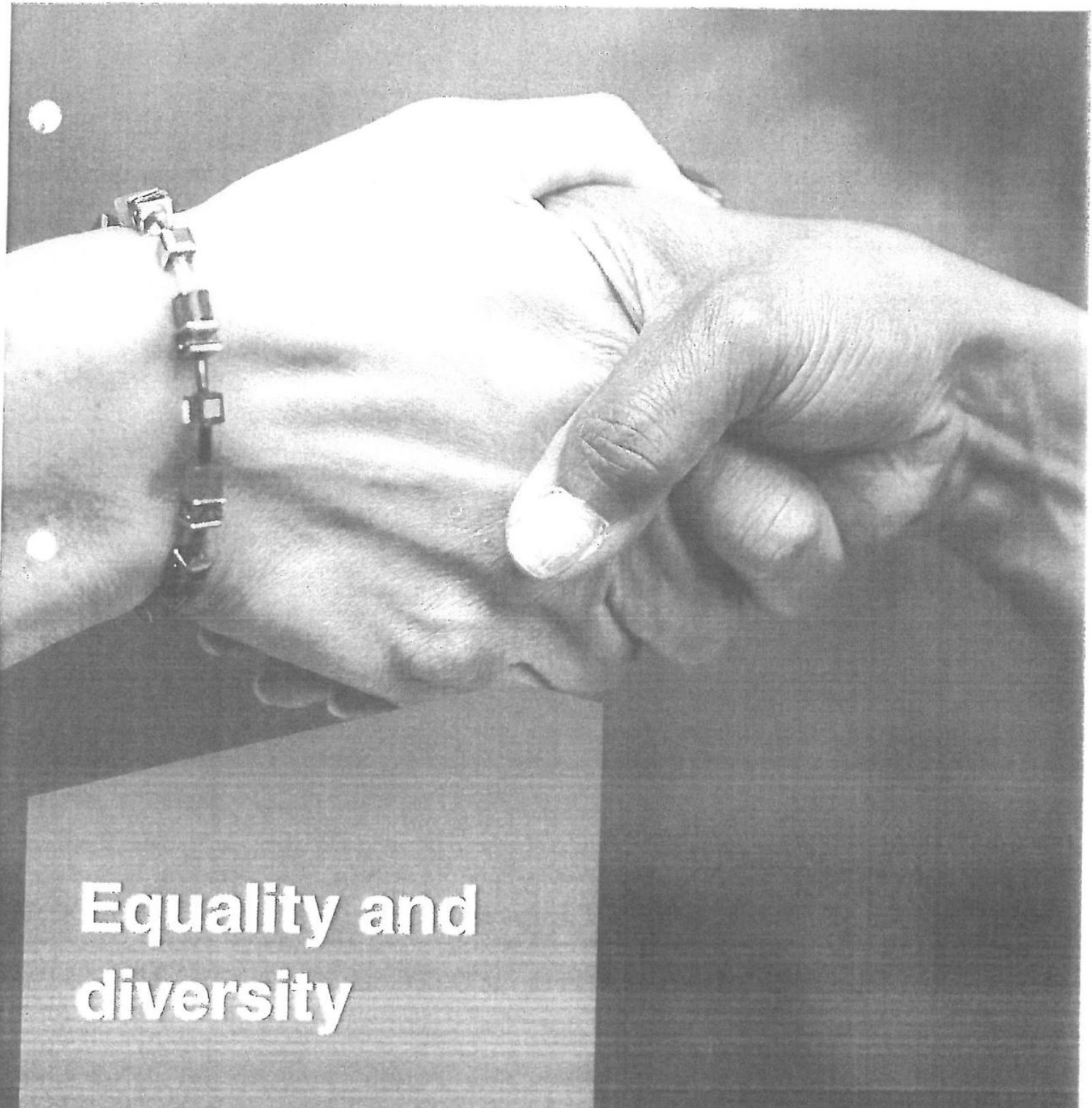
Please specify if you wish Prefer not to say

18. Do you follow a religion or faith?

Yes No Prefer not to say

19. Do you consider yourself to have a disability?

Yes No Prefer not to say



**Equality and
diversity**

If you need help accessing this or any other Highways England information please call 0300 123 5000 (24 hours) and we will help you.

Contact us

Please use the following methods to respond to the consultation:

- Complete the questionnaire and send to us at: **FREEPOST A2 Bean & Ebbsfleet junction improvements**

You can also:

- Attend a public consultation event and deposit your completed questionnaire at the event.
- Complete the consultation questionnaire online at: www.highways.gov.uk/a2be
- Email: A2BeanandEbbsfleetJunctionsImprovements@highwaysengland.co.uk
- Call: **0300 123 5000 (24 hours)**

The closing date for submitting this completed questionnaire is 11.45pm on 1 March 2017.

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