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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor Peter Harman - Chairman
Councillor John Hayes - Vice-Chairman
Councillor Lorna Cross
Councillor Ann Duke
Councillor Linda Hall
Councillor Peter Harris
Councillor Lesley Howes
Councillor Maurice Weet

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 4 September 2019 at 7.00pm

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

Graham Blew
Town Clerk

Dated: 29 August 2019

Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.

AGENDA

1. To receive Apologies for Absence.
2. Substitutes.
3. To Declare Interests in Items on the Agenda.

At the Chairman's discretion the meeting will be adjourned at this point to accept questions from the public.

4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).
5. To confirm and sign the Minutes of the Meeting held on 3 July 2019 (*Full Council 11 July 2019*).
6. **McDONALDS GREENHITHE.**

Mr Paul Shaw, owner/operator of the McDonalds, Greenhithe has kindly offered to give a short presentation/discussion, prior to undertaking public consultations, regarding the future plans they are considering for the restaurant.

7. **PROPOSED CHANGES TO BUSES IN DARTFORD AND CRAYFORD (routes 428 and 492) – TRANSPORT FOR LONDON (TfL) (p).**

The Local Communities and Partnerships Transport for London have submitted the attached proposed changes (these can be viewed at :-

<https://consultations.tfl.gov.uk/buses/96-428-492/>

Members' were provided with the proposals on 29 July 2019 and the deadline for responses is 10 September 2019.

Recommended: To discuss and advise accordingly.

8. TOWN PLANNING.

8.1 Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 120/19-20).

DA/18/00958/REM	<p>Reserved matters relating to appearance and landscaping pursuant to condition 1 of planning permission DA/17/01201/VCON for Section 73 application for Variation of Condition 4 (approved drawings) of planning permission DA/13/01522/OUT (granted on appeal for demolition of existing dwellings and erection of 66 flats with provision of 110 parking spaces and an additional 6 for residents of Flint Cottage). Variation of drawings in respect of relocation and alteration of access road arrangements, relocation of bike and refuse stores and reduction in number of units to 64 by removal of 2 end units adjacent to the access road.</p> <p>1A, 1B, 1C Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00657/REM	<p>Reserved matters relating to scale, layout, appearance and landscape (condition 1) and submission of details pursuant to conditions 4 (levels of land), 5 (water efficiency), 7 (storage of bicycles), 8 (car parking spaces), 10 (waste/refuse collection), 11 (hard and soft landscaping including a programme for its management) pursuant to outline planning permission DA/18/01573/OUT for erection of 4 x 2 bed houses and 1 x 4 bed house (5 units in total)</p> <p>Former Greenhithe Clinic, Knockhall Chase, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00721/FUL	<p>Conversion of existing garage into habitable room together with associated alterations to front elevation (retrospective application).</p> <p>43 Pentstemon Drive, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

<p>DA/19/00760/FUL <i>The Chairman declared a prejudicial interest as the applicants was known to him and took no part in the comments submitted.</i></p>	<p>Retention of railings and other means of enclosure. Ingress Abbey, Prioress Crescent, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>No observations.</p>
<p>DA/19/00761/LBC <i>The Chairman declared a prejudicial interest as the applicants was known to him and took no part in the comments submitted.</i></p>	<p>Listed building consent for retention of railings and other means of enclosure Including re-instatement following removal of some railings/means of enclosure. Ingress Abbey, Prioress Crescent, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>No observations.</p>
<p>DA/19/00876/TPO</p>	<p>Application to crown lift lower branches to give clearance of 6 metres of 1 No. Oak Tree (T3) adjacent to Mounts Cottage subject to a Tree Preservation Order No. 7 2007 Mounts Court, Mounts Road, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>No observations.</p>
<p>DA/19/00913/FUL</p>	<p>Conversion of rear part of the garage into habitable room. 60 Pentstemon Drive, Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
<p>DA/19/00916/FUL</p>	<p>Demolition of existing garage and erection of a detached 4 bed dwelling house (retrospective application). 115A Milton Road, Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council would object to this application as insufficient details were provided on the unauthorised changes constructed compared to the original planning consent. The Town Council would request that this application and the matters raised are given full consideration by Dartford Borough Council Planning Team.</p>
<p>DA/19/00925/FUL</p>	<p>Erection of front porch and rear conservatory. 22 Castle Street, Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

DA/19/00934/FUL	<p>Erection of a single storey rear and side extension incorporating conversion of existing garage into a habitable room.</p> <p>15 Bere Close, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council has no objection to this application but would seek confirmation from the Planning Authority that the area to the side of the house has the appropriate dimensions to provide an off street parking space. The Town Council do have concerns that the loss of the use of the existing garage could lead to a detrimental effect to the Public Open Space and that, if possible, a condition should be attached to any permission granted for this application that the applicant be responsible for rectifying any such damage.</p>
DA/19/00952/VCON	<p>Application for variation of condition 2 (approved drawings) of planning permission DA/18/00444/FUL in respect of change of rear roof.</p> <p>91 -95 Church Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00961/FUL	<p>Erection of a single storey rear extension with balcony over and ground floor flank window.</p> <p>49 Pentstemon Drive, Swanscombe</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00998/FUL	<p>Conversion of garage into habitable room together with associated alterations to front and rear elevations.</p> <p>37 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council notes that the conveyancing plan for this application provides that this house also officially has 2 parking places (garage and driveway). This proposal includes that one of these spaces (the garage) would be removed with no possibility of alternative parking in lieu, either now or in the future. Watermans Way especially, has severe parking problems to the point that refuse bins cannot, at times, be emptied, due to the inability of the refuse collection vehicle being able to access the road.</p>

	<p>The Town Council therefore objects to this application as the proposed development would result in the loss of a parking space which could not be replaced within the curtilage of the site and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies B1 and T23 of the adopted Dartford Local Plan and the Local Planning Authority's standards.</p> <p>The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity.</p>
DA/19/00999/FUL	<p>Erection of a part two/ part single storey side extension.</p> <p>14 Park Cliff Terrace, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01020/TPO	<p>Application to reduce by approximately 30% and sever Ivy of 1 No. large Oak tree (T1) subject to Tree Preservation Order No.7 2007.</p> <p>Mounts Court, Mounts Road, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/19/01023/FUL	<p>Erection of a single storey rear extension.</p> <p>22 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01067/FUL	<p>Erection of a single storey rear extension.</p> <p>38 Liverymen Walk, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01072/FUL	<p>Erection of single storey side extension.</p> <p>1 Riverview Road, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

DA/19/01074/FUL	Erection of a single storey rear extension. 5 Arethusa Place, High Street, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01131/ADV	Display of internally illuminated and non-illuminated various fascia, projecting hanging and hoarding signs. Asda Superstores, Crossways Boulevard, Greenhithe.
OBSERVATIONS:	No observations.
EDC/19/0104	Application for the variation of condition 11 attached to planning permission reference no. EDC/17/0108 for the construction of 163 dwellings and parking along with associated landscaping, infrastructure and earthworks; to allow a change to the compliance requirements for Building Regulations Part M4(2). Parcels G, H, J & K - Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
KCC/TRO	The Kent County Council (Various Roads, Dartford) (Stopping, Waiting & Loading Prohibitions & Restrictions of Parking Places) (Amendment No.3) Order 2019. Eynsford Road, Greenhithe; Knockhall Road, Greenhithe and Parkwood Hill, Greenhithe
OBSERVATIONS:	The Town Council fully supports this scheme and its benefit to the area. The corner protection will not only reduce nuisance parking that causes issues for larger vehicles turning, but also add an additional level of safety for pedestrians crossing and improve the journey to and from the local Knockhall Primary School.

Recommended:

To note and endorse the responses submitted during the summer 2019 recess.

8.2 The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation for Members observations *(full details of these applications can be viewed via the Town Council, DBC and the EDC websites).*

DA/ 19/01134/FUL	Erection of a detached shed. Ingress Lodge, Gatehouse View, The Avenue, 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.
EDC/19/0125	Submission of Reserved Matters of siting, design, external appearance and landscaping, pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission DA/05/00308/OUT for Phase 4 development of 140 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage. Former Northfleet West Sub Station, Southfleet Road, Swanscombe.

8.3 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/19/00637/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension. 106 Knockhall Road, Greenhithe.
DA/19/00669/TPO	Application to fell 1 No. Spruce tree subject to Tree Preservation Order No.11 1990. 8 Bere Close, Greenhithe.
DA/19/00696/FUL	Conversion of integral garage into habitable room together with associated alterations to front elevation. 39 Caspian Way, Swanscombe.
DA/19/00720/FUL	Erection of a single storey extension, roof light to rear roof slope and removal of chimney stack. 34 Broad Road, Swanscombe.
DA/19/00961/FUL	Erection of a single storey extension with balcony over and ground flank window. 49 Pentstemon Drive, Swanscombe.
DA/19/00925/FUL	Erection of front porch and rear conservatory. 22 Castle Street, Swanscombe.



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Swanscombe and Greenhithe Town Council Website:
<http://www.swanscombeandgreenhithetowncouncil.gov.uk>

