

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 1 MAY 2019 AT 7.00PM

**PRESENT:** Councillor B R Parry - Chairman  
Councillor K G Basson  
Councillor Ms L M Cross (substituting for Councillor B E Read)  
Councillor P C Harris  
Councillor J A Hayes  
Councillor Ms L C Howes

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

**ABSENT:** Councillor Dr J M Harman  
Councillor K M Kelly  
Councillor S J Ryan  
Councillor A S Reach

**617/18-19. 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.

**618/18-19. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' R J Lees, D J Mote and B E Read.

**619/18-19. SUBSTITUTES.**

Councillor Ms L M Cross substituted for Councillor B E Read.

**6. 18-19. 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.*

**621/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**622/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 10 APRIL 2019**

**Recommended:** The Minutes of the meeting held on 10 April 2019 were confirmed and signed.

**TOWN PLANNING:**

**623/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/19/00511/TPO	<p>Application to fell 1 No. Silver Birch tree subject to Tree Preservation Order No. 3 1991.</p> <p>6 St Peters Close, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to this application as the tree surgeons report does not consider that the felling of the tree is necessary.</p> <p>The tree makes an important contribution to the visual amenities of the locality as part of the area covered by TPO No.3 1991 and it's lose would be prejudicial to those amenities.</p> <p>A proper management scheme for the tree should be implemented rather than proposing felling the tree.</p> <p>The Development Control Board previously refused the same application under reference DA/98/00662/TPO.</p> <p>Any works approved for the tree should take into account nesting birds between March and September, in accordance with the Wildlife and Countryside Act 1991.</p>
DA/19/00516/FUL	<p>Erection of a balcony on top of the extended part of the property at first floor (retrospective application).</p> <p>23 Church Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council objects to this retrospective application for the material consideration of overlooking/loss of privacy to neighbouring properties.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00524/ADV	<p>Display of 2 No. externally illuminated sales signs on land adjacent to junction of St Clements Way and London Road (retrospective application).</p> <p>Land at St Clements Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council objects to this retrospective application due to the continuing impact on the Grade II listed St Marys Church, Greenhithe.</p>

	<p>The signs, by their size and location are detrimental to the quality and character of the area and they are unsympathetic to their locality and are detrimental to the visual amenities of the area, contrary to Policy DP2 of the adopted development plan and paragraph 132 of the National Planning Policy Framework.</p> <p>The applicant has done a good job delivering St Clement Lakes, and while it is appreciated that they are bringing forward another scheme at the inappropriately named "Ebbsfleet Cross," the illuminated signs on the roundabout where St Clements Way and London Road intersect have clearly served their purpose as they have no more properties to market on that legacy scheme.</p> <p>Advertising hoardings in this location no longer add any value to the communities of Swanscombe, Greenhithe or Stone. There is no utility for the local built environment or amenity derived from their presence. In fact it would appear that the signs only purpose is to deliver economic value to the applicant without any proposal to share that benefit with the community?</p> <p>Contrary to the applicant's assertion that the signs are not close to dwellings, this is no longer the case because they shield the properties the applicant themselves built and obscure their line of sight.</p> <p>These advertising hoardings represent an unwelcome precedent for other advertising in an area that should be conserving views of St Mary Greenhithe, not potentially encouraging further obscuring of it.</p> <p>The local community has hosted this commercial intrusion for long enough. It is now time for the applicant to be a good neighbour and to remove them.</p>
<p>EDC/19/0050</p>	<p>Application for the discharge of conditions 3 &amp; 6 attached to planning permission reference no. EDC/18/0033 relating to submission of Detailed Sustainable Surface Water Drainage Scheme and Surface Water infiltration Details.</p> <p>Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe.</p>

OBSERVATIONS:	The Town Council respectfully request that the Planning authority confirms that, unless there is a good environmental reason, all pavings will be of a permeable type.
EDC/19/0060	Erection of a single story rear extension. 6 Clapperknapper, Castle Hill, Ebbsfleet Valley
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

624/18-19. **PLANNING APPLICATIONS SUBMITTED BY NEIGHBOURING AUTHORITIES FOR MEMBERS OBSERVATIONS.**

20190328	Application for the removal of condition 1 attached to planning permission reference number 20140529 for the change of use of premises from a car showroom to Class D2 24 hour gym incorporating replacement of roller shutters on the side (north-west & south east) elevations with glazed panels and an emergency exit door; to allow the continued use as 24 hour gym.  Snap Fitness, Unit 1 Eagle House, Eagle Way, Northfleet.
OBSERVATIONS:	Out of area, no observations.
20190355	Application for the removal of condition 1 attached to planning permission reference number 20150034 for the change of use of existing warehouse to a mixed use A1/A3 coffee shop and an A1 sandwich shop; to allow the continued use as A1/A3.  Costa Coffee, Unit 3 Eagle House, Eagle Way, Northfleet.
OBSERVATIONS:	Out of area, no observations.

625/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /  
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00284/TPO	Application to remove leaning limbs and deadwood over footpath of 1 No. Ash Tree (T415) subject to Tree Preservation Order No 11 1990.  Opposite 34 - 42 Empire Walk, Greenhithe.
DA/19/00287/FUL	Application to cut back all branches that overhang boundary 21 Watermans Way to the line of the boundary together with necessary shaping to the top of the tree and remove ivy to Sycamore tree (G2) subject to Tree Preservation Order No.11 1990.  Communal Area rear of 21 Watermans Way, Greenhithe.
DA/19/00315/TPO	Application for continued maintenance programme for 34 Lime Trees (T215-T248) to allow crown lifting (up to 3m), pruning (to result in a finished radius for each tree of 3m minimum and reduction in height of the tree outside No. 54 by 1m together with reduction in height of all remaining trees to match this height to provide uniformity through the Boulevard, subject to the requirement that the trees shall not be reduced in height below the upper level of the second floor balcony railing to No. 54 subject to Tree Preservation Order No. 11 1990. The Boulevard, Greenhithe.

There being no further business to transact, the Meeting closed at 7.15 pm.

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

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24 MAY 2019



**Swanscombe and Greenhithe Town  
Council  
Council Offices  
The Groves  
Swanscombe  
Kent  
DA10 0GA**

**Countryside and Community  
Development**

Invicta House  
County Hall  
Maidstone  
Kent ME14 1XX

Phone: 03000 413421  
Ask for: Melanie McNeir  
Email: melanie.mcneir@kent.gov.uk  
Date: 22<sup>nd</sup> May 2019  
Ref: PROW/DS3/0081/EDC

Dear Sir or Madam,

**Town and Country Planning Act 1990 (section 257):  
Proposed diversion of part of Public Footpath DS3 at Swanscombe**

Kent County Council is now acting on behalf of the Ebbsfleet Development Corporation in relation to Public Path Orders under the Town and Country Planning Act 1990.

An application to divert part of Public Footpath DS3 at Swanscombe has been received by Belway Homes Thames Gateway Ltd., to whom outline planning permission has been granted in respect of up to 220 dwellings including new vehicular access to Tiltman Avenue, creation of a development platform and associated works (planning reference EDC/17/0110). The proposed diversion is necessary in order to enable the development to take place as several dwellings are proposed along the line of the existing footpath.

Please find enclosed a draft Order plan showing the proposed diversion as well as an extract from the Definitive Map of Public Rights of Way showing the wider path network. The section of path to be diverted is shown on the draft Order plan in a solid line between points A and B on the plan, whilst the proposed new route is shown with bold black dashes between points B, C and D. The new path will have a width of 2 metres.

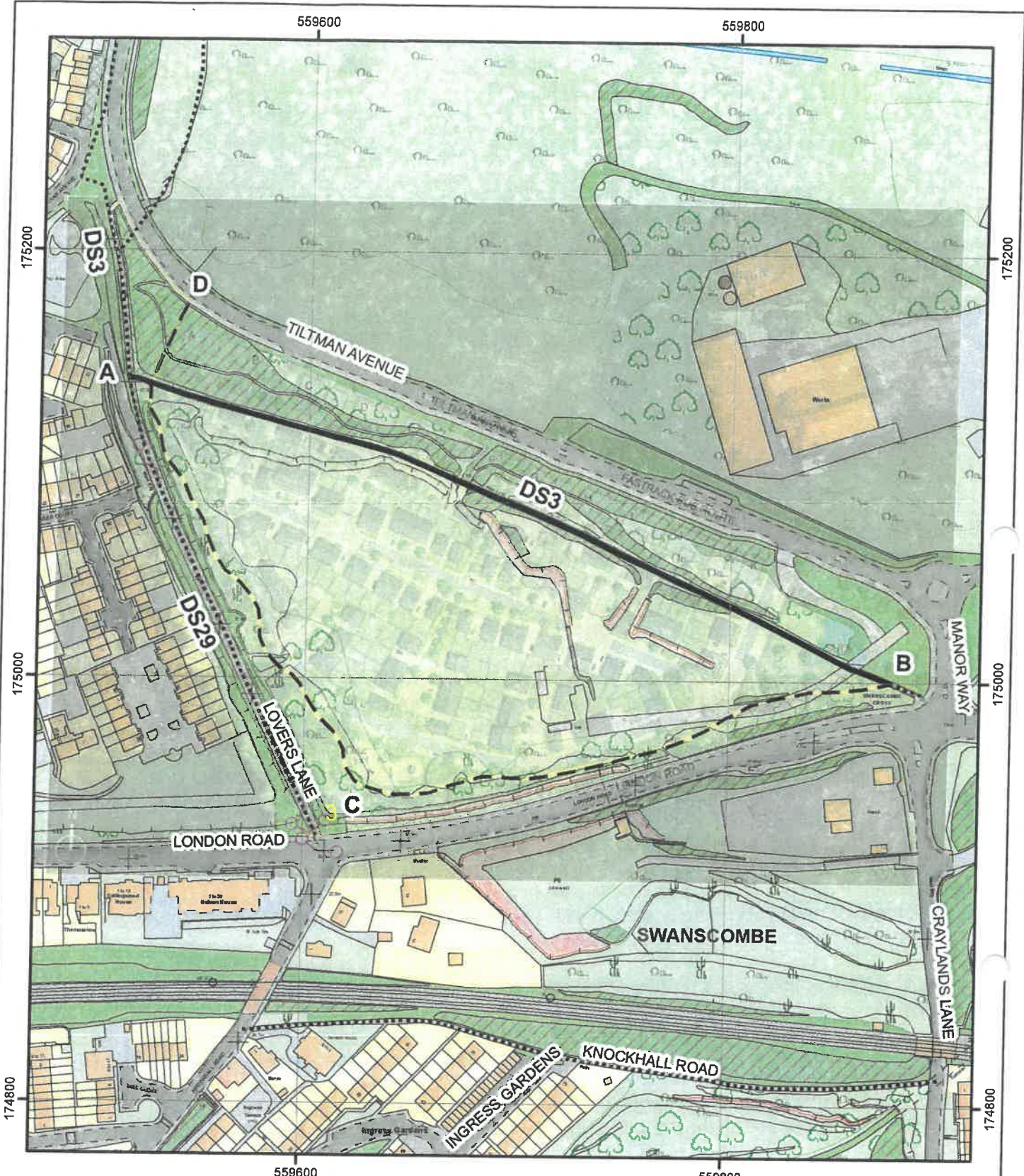
I would welcome your views on this proposal and look forward to hearing from you **no later than Friday 21<sup>st</sup> June 2019.**

Please note that this is not an opportunity to object to the proposed development itself, the grant of planning permission for which has been approved by the Ebbsfleet Development Corporation in its capacity as the local Planning Authority. However, the County Council would welcome your views (if any) on the proposed change to the rights of way network necessitated by this development.

Should you have any queries regarding the proposal, please do not hesitate to contact me on 03000 413421.

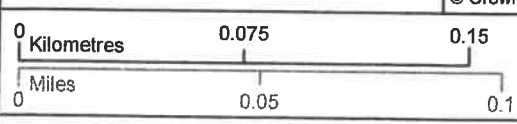
Yours faithfully,

**Ms Melanie McNeir**  
Public Rights of Way and Commons Registration Officer  
Public Rights of Way and Access Service



<b>Key</b>	Route to be stopped up
---	Proposed new route
.....	Unaffected Routes

**Town and County Planning Act 1990**  
**The Ebbsfleet Development Corporation**  
**(Public Footpath DS3 (part) Swanscombe and Greenhithe)**  
**DRAFT Public Path Diversion Order 2019**



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Reference:	PROW/DS3/0081/EDC		

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Public Rights of Way and Access Service





Notice of the intention to make an Order to temporarily  
close Public Footpaths DS1 and DS30  
in the Parish of Swanscombe and Greenhithe

**In The Borough of Dartford**

Kent County Council

(Public Footpaths DS1 and DS30 )  
(Prohibition Of Traffic) Temporary Order 2019

Road Traffic Regulation Act 1984, Section 14(1), As Amended By The  
Road Traffic (Temporary Restrictions) Act 1991

**Kent County Council intends to make an Order to temporarily close Public Footpath DS1 , between its junction with Public Footpath DS12 (TQ 600, 757) and its junction with Public Footpath DS30 (TQ 595 754) , and to temporarily close Public Footpath DS30 between its junction with DS1 (TQ 595 754) and Public Footpath DS3 (TQ 595 752) from the 8<sup>th</sup> July 2019**

The paths will be closed for a maximum of six months.

The paths are to be closed because works are planned on or near it.

The alternative route to DS1 is along the existing tarmac drive and the alternative route to Public Footpath DS30 is along Tiltman Avenue, and will be signed for the duration of the closure.

For detailed enquiries please contact John Pelham  
Contact Centre no. 03000 417171

Or for further details on temporary closures on the Rights of Way Network see: [www.kent.gov.uk/prowclosures](http://www.kent.gov.uk/prowclosures)

Alternatively, if you have a QR scanner you can scan the QR code using your smartphone:

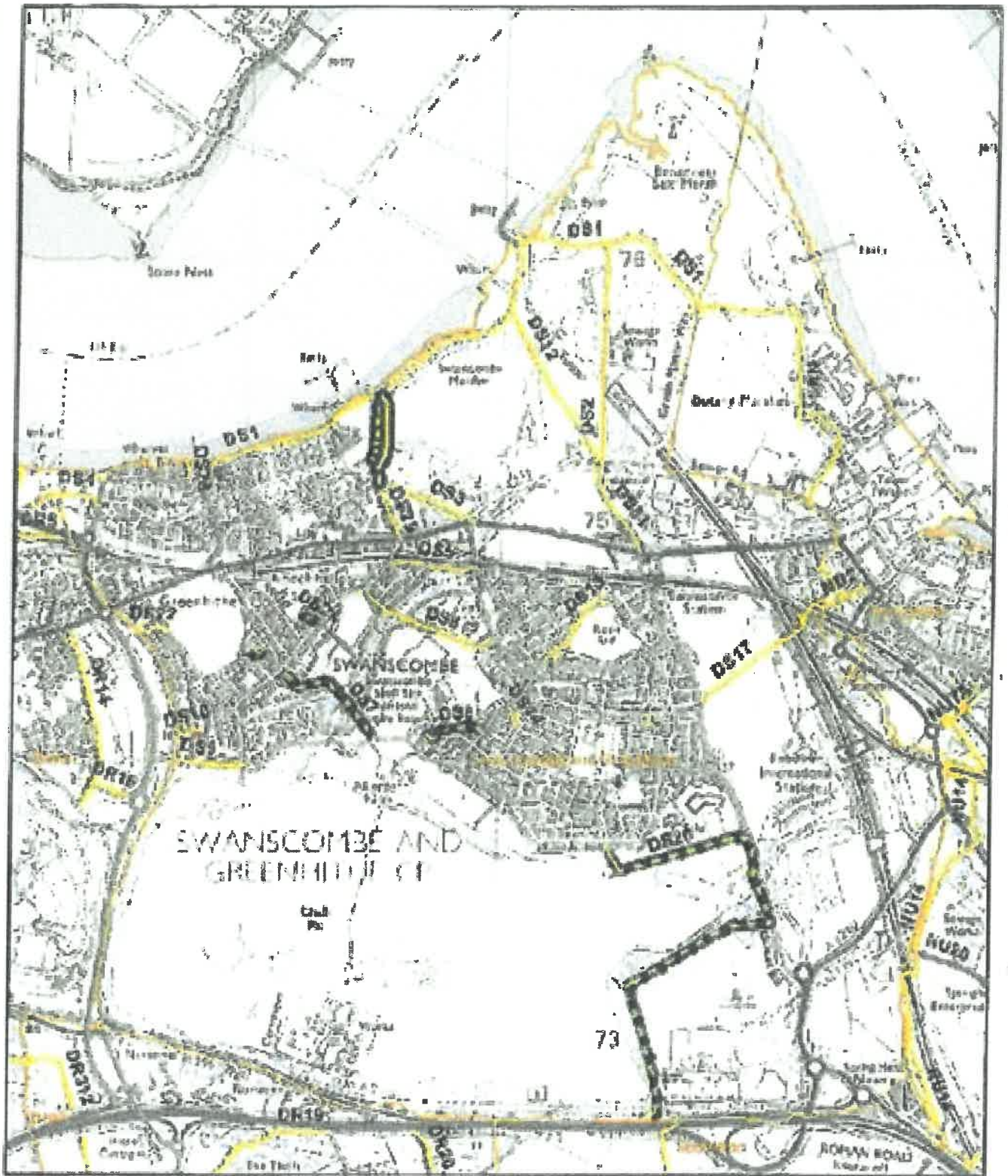


Public Rights of Way and Access Service  
Kent County Council  
Invicta House  
County Hall  
Maidstone  
Kent ME14 1XX

Dated : 7<sup>th</sup> June 2019



**This document is available in alternative formats and can be explained in a range of languages**



- Key**
- Public Footpaths
  - Public Bridleway
  - Restricted Byway
  - Byway Open to All Traffic
  - 1 Cut
  - 2 Cuts

**Swanscombe and Greenhithe PROW**

Approved by the Local Planning Authority

Revised on 15/05/17 to reflect changes to the Highways Act 2010 and the Public Rights of Way Act 2012. No further changes will be made.

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Created by:	PA	Date:	13-5-17
Checked by:	AA	Reference:	Veg 2.6



Dear Sir / Madam

On 5 June 2019 Natural England submitted its compendium of reports to the Secretary of State for Environment, Food and Rural Affairs setting out our proposals for improved access to the coast from Grain to Woolwich. These proposals form part of a programme to establish a continuous walking route around England's coastline, as set out in the Marine and Coastal Access Act 2009.

Only owners, tenants or occupiers of affected land may make an objection to the Secretary of State but anyone can make a representation to the Secretary of State about these proposals.

Further details about our reports can be found at:

<https://www.gov.uk/government/publications/england-coast-path-from-grain-to-woolwich-comment-on-proposals>

By visiting the coastal access webpage for this stretch of coast you will find all the information you need including the following documents and forms:

- *The Overview and six individual reports with accompanying maps.*
- *The forms that must be used for making a representation or an objection.*
- *Guidance notes to help you complete the form(s).*

**All representations and objections about any of the reports must be received by Natural England no later than midnight on 31 July 2019. We cannot consider any responses received after this deadline.**

If you have any further queries regarding the process or require copies of either of the forms, then please get in touch by replying to this email.

The Secretary of State will make a decision about each individual report when all representations and objections relating to that report have been considered. Establishment of the new access arrangements on individual lengths of coast will not begin until that decision is made in relation to the relevant report.

Yours sincerely

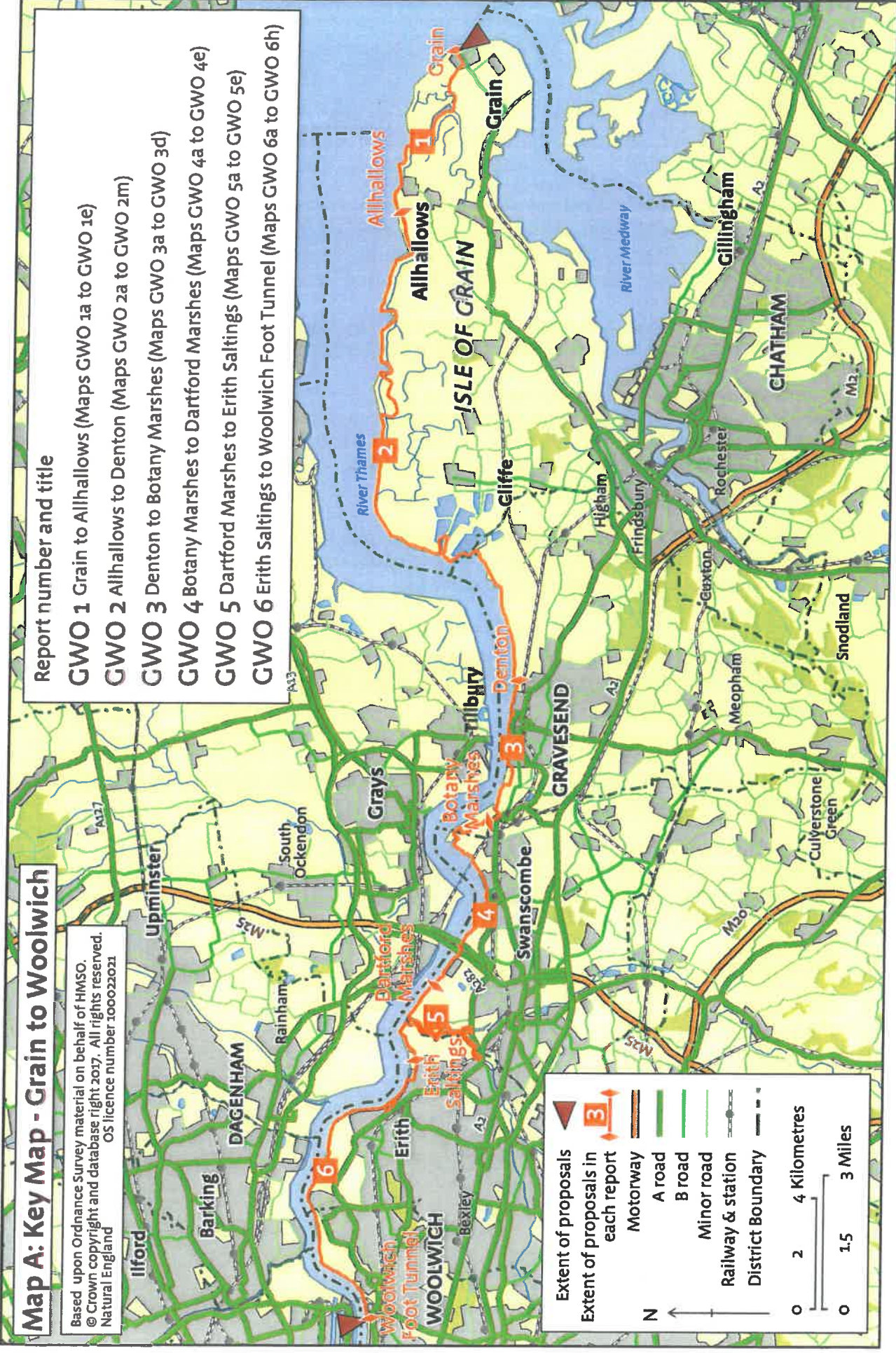
Francesca Sanchez  
Coastal Access Team

England Coast Path Delivery Team (South East)  
**Natural England**

# Map A: Key Map - Grain to Woolwich

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- Report number and title**
- GWO 1** Grain to Allhallows (Maps GWO 1a to GWO 1e)
  - GWO 2** Allhallows to Denton (Maps GWO 2a to GWO 2m)
  - GWO 3** Denton to Botany Marshes (Maps GWO 3a to GWO 3d)
  - GWO 4** Botany Marshes to Dartford Marshes (Maps GWO 4a to GWO 4e)
  - GWO 5** Dartford Marshes to Erith Saltings (Maps GWO 5a to GWO 5e)
  - GWO 6** Erith Saltings to Woolwich Foot Tunnel (Maps GWO 6a to GWO 6h)



**Extent of proposals**

**Extent of proposals in each report**

- Motorway
- A road
- B road
- Minor road
- Railway & station
- District Boundary

N

0 2 4 Kilometres

0 1.5 3 Miles

Mr Graham Blew  
Town Clerk  
Swanscombe and Greenhithe Town Council  
Council Offices  
The Grove  
Swanscombe  
Kent DA10 0GA

08 May 2019

Dear Mr Blew,

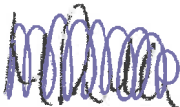
Thank you for your letter regarding the re-naming of areas within Eastern Quarry. Firstly, I apologise for the delay in responding to you.

The new names for the areas within Eastern Quarry are used for marketing purposes by the developers. The re-naming of the area may not necessarily affect the postal address.

Dartford Borough Council are the authority responsible for street names and numbering and further details can be found on their website: [https://www.dartford.gov.uk/search-results?queries\\_query\\_query=street+naming](https://www.dartford.gov.uk/search-results?queries_query_query=street+naming)

If you have any further questions, please do not hesitate to contact me.

Yours sincerely



Mark Pullin  
Chief Planning Officer

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Ebbsfleet Development Corporation  
The Observatory,  
Castle Hill Drive, Castle Hill,  
Ebbsfleet Valley,  
DA10 1EE

11 April 2019

Dear EDC

**Re-naming of areas within Eastern Quarry.**

I am writing to ask why areas within Eastern Quarry appear to be changing names (such as Western Village now being referred to as Ashmere) ?

The Town Council are concerned that the original names were selected after consultation and that these now seem to be being changed for no reason.

Could an explanation of why this is happening be provided as it seems a little strange and confusing?

Any assistance you can give would be greatly received.

Yours sincerely

Graham Blew  
**Town Clerk**

EXTRACT FROM MINUTES

**TOWN PLANNING:**

**574/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL /  
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS'  
OBSERVATIONS.**

<p>EDC/18/0196  RE-CONSULTATION</p>	<p>Application for the discharge of conditions 19, 20 &amp; 21 attached to planning permission reference no. EDC/17/0048 relating to the submission of the Area Masterplan, Area design code and Air Quality Monitoring.</p> <p>Ashmere (Western Village) Eastern Quarry Watling Street Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council feel that the applicant should provide a clear and understandable list of the revisions as it seems unreasonable to expect consultees to identify all the changes in a 374 page document.</p> <p>The Town Council are also concerned that the original names for the area, selected after consultation, now seem to be being changed i.e. Western Village now being referred to as Ashmere.</p>