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# SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

## Planning, Major Developments, Transportation & the Environment Committee.

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

To all other Councillors: For information only.

**A Meeting of the above Committee will be held on**

**Wednesday 15 September 2021 at 7:00pm**

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

**Graham Blew  
Town Clerk**

Dated: 9 September 2021

*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.*

## A G E N D A

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

\* ***As per Standing Order 34 c), and at the Chairman's discretion, the meeting will be adjourned at this point to allow any members of the public to address the meeting in relation to the business to be transacted at the meeting. Members of the public are allowed to (i) make representations, (ii) answer questions and (iii) give evidence relating to the business being transacted.***

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 30 June 2021. (p)
6. **CONSULTATION – KENT COUNTY COUNCIL (KCC) – CONTINUED USE OF BOOKING SYSTEMS FOR THE HOUSEHOLD WASTE AND RECYCLING CENTRES (p).**

Members are asked to consider the consultation which has a deadline of 30 September 2021.

[www.kent.gov.uk/wasteconsultation](http://www.kent.gov.uk/wasteconsultation)

Members were provided with this consultation on 19 August 2021.

**Recommended:** To discuss and advise accordingly.

7. **CONSULTATION - ABBEY WOOD TO EBBSFLEET TRANSPORT CONNECTIVITY STUDY (p).**

Members are asked to consider the consultation which has a deadline of 3 September 2021. Upon request the C2E Partnership have advised they are happy to receive the Town Councils comments following this meeting.

[www.abbeywood2ebbsfleet.com](http://www.abbeywood2ebbsfleet.com)

Members were provided with this consultation on 23 July 2021.

**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 and members, during the Recess period (as per minute 80/21-22).**

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| DA/21/00935/FUL | Provision of an external balcony to first floor level, side elevation including new double french doors and side lights.<br><br>27 Frobisher Way, Greenhithe Kent DA9 9JN.  |
| OBSERVATIONS:   | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.  |
| DA/21/00986/FUL | Demolition of existing buildings and re-development of the site to provide a total of 37 residential dwellings (Use Class C3) consisting of 22 No. 3 bed semi-detached and terraced houses and 15 No. 1, 2 and 3 bed flats. As well as the provision of associated infrastructure including a road extension / access road, footpaths, parking provision, refuse and bike store, pumping station, private and communal amenity space and ecological habitat areas.<br><br>Former Builders Yard, Spring Vale, Greenhithe DA9 9HA.  |
| OBSERVATIONS:   | The Town Council objects to this application as the proposal would constitute an over intensive development of the site and would result in an undesirable intensification of use of the site to the detriment of the amenities of the surrounding area (residential properties and street scene). It is felt that the proposal would, by reason of its siting and overall bulk, result in an overbearing impact on the surrounding residential properties. The proposal would also add to the overcrowding of the local roads which already suffer sever issues with traffic movements/congestion and parking (the local roads are also used as through roads when London Road regularly succumbs to congestion) and it would also increase the air and light pollution. The proposal would require construction traffic to use the local roads, and this would increase the noise and traffic pollution with a huge detrimental effect/impact to the local community which already suffers from these issues. Whilst acknowledging that the site is a brown field site residents have been subjected to enough development in this area and this site should be left to nature. |
| DA/21/01052/FUL | Provision of dormer windows in front and rear elevations in connection with providing additional rooms in the roof space.   |

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|                 | 5 Arethusa Place, High Street Greenhithe Kent DA9 9NZ.  |
| OBSERVATIONS:   | <p>The Town Council have concerns that whilst the application form says the proposed works will have no effect on the existing parking arrangements the application is “in connection with providing additional rooms in the roof space. This increase in rooms could result in an increase in occupants which in turn could result in an increase in car users at the site which would require additional parking arrangements?</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</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 their development and, where possible, include the provision of Electric Vehicle Charging Points.</p>   |
| DA/19/01557/FUL | <p>Erection of 187 residential apartments, associated parking, open space, landscaping, infrastructure and groundworks (amended description omitting reference to pedestrian and cycle connection to Greenhithe Railway Station, vehicular drop off, new ticket barrier and machine).</p> <p>Land North of London Road, East of Telephone Exchange, Greenhithe.</p>   |
| OBSERVATIONS:   | <p>The Town Council strongly objects to this application on the following grounds:</p> <p>It is an overdevelopment of the site with the proposed layout and density being excessive.</p> <p>There is very serious concern that the entrance/exit onto London Road is a potential safety risk and will result in unsatisfactory traffic flows, the area of the London Road/Mounts Road junction is a dangerous hot-spot, and this proposal would increase that danger.</p> <p>The access road to the proposed development would be steep and not appropriate for wheelchair users or those with prams/pushchairs.</p> <p>The condition of the cliffs needs to be confirmed as there have been recent experiences of rock fall/collapse and the vibration of construction and added vehicular movements could de-stabilise the cliffs further.</p> <p>Sufficient disabled parking bays should be included in any proposal for drop-off and pick points.</p> |



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|                 | <p>A condition should be included to any approval that parking regulations/control are enforced within this site.</p> <p>There is concern that the accident figures contained in the application do not include the x3 recent accidents that have occurred in this area. Based on the average speed of vehicles contained in the application documents were a residential site to be located at this junction there would be an increased risk of accidents for both pedestrians and vehicles.</p> <p>The provision for electric cars to be charged should be included.</p> <p>The Town Council are concerned that the consultation events carried out by the developer were held at times when a large percentage of the residents would have been at work.</p> <p>The Town Council support the community benefit this development would bring, via a Section 106 Agreement being in place to include the developer making a financial contribution, to the Town Council, for the improvements to Knockhall Recreational Ground. This investment would benefit both existing and new members of the parish community for many years to come.</p> |
| DA/21/01048/FUL | <p>Erection of part two / part single storey side extension incorporating granny annexe on ground floor, front porch, upgrade / extension to existing rear attached outhouse and vehicle crossover.</p> <p>13 Sweyne Road, Swanscombe, Kent DA10 0JA.</p>   |
| OBSERVATIONS:   | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. 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.</p>  |
| DA/21/01144/FUL | <p>Demolition of existing conservatory and erection of a single storey side extension</p> <p>22 Whites Close, Greenhithe Kent DA9 9JL.</p>  |
| OBSERVATIONS:   | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>   |

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|                 | <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 their development and, where possible, include the provision of Electric Vehicle Charging Points.</p>   |
| DA/21/01007/FUL | <p>Provision of dormer windows in rear elevation in connection with providing additional room in the roof space.</p> <p>19 Calcroft Avenue, Greenhithe Kent DA9 9XE.</p>  |
| OBSERVATIONS:   | <p>The Town Council have concerns that whilst the application form says the proposed works will have no effect on the existing parking arrangements the application is “in connection with providing additional rooms in the roof space”. This increase in rooms could result in an increase in occupants which in turn could result in an increase in car users at the site which would require additional parking arrangements?</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application. 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 Electric Vehicle Charging Points.</p> |
| EDC/21/0120     | <p>Application for minor material amendment to outline planning permission reference no. DA/05/00308/OUT, as amended by EDC/16/0045 (for the redevelopment of the site comprising a mixed use of up to 950 dwellings &amp; non-residential floorspace for: shopping, food &amp; drink, hotel use; community, health, education &amp; Cultural uses; assembly &amp; leisure facilities &amp; associated works) to update parameter plans, strategies, the site wide masterplan and to increase the quantum of community floorspace.</p> <p>Ebbsfleet Green, Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>  |
| OBSERVATIONS:   | <p>The Town Council are concerned regarding the strain this development will/is having on an already overloaded infrastructure and the impact this is having on the vehicular movements and congestion on local roads which is having a negative impact on the existing residents of Swanscombe and Greenhithe.</p>   |
| DA/21/01153/FUL | <p>Demolition of existing garage and construction of a two-storey side extension.</p>   |

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|                      | 1 Broad Road, Swanscombe Kent DA10 0DR.   |
| <b>OBSERVATIONS:</b> | <p>Whilst the application states that off road parking for x3 vehicles exists on site and will be retained the demolition of the garage would result in the loss of a useable off-street parking space within the application site and would consequently give rise to indiscriminate on-street parking, detrimental to highway safety, parking conditions to an area that already suffers with severe issues regarding on road parking.</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 their development and, where possible, include the provision of EVCP's.</p> <p>Please ensure all neighbouring properties are consulted prior to the consideration of this application.</p> |
| DA/21/01160/VCON     | <p>Application for variation of condition 2 (approved drawings) of planning permission DA/20/00461/FUL in respect of single storey roof being raised in height.</p> <p>10 Gunn Road, Swanscombe Kent DA10 0JL.</p>  |
| <b>OBSERVATIONS:</b> | <p>The Town Council are concerned that the proposal is not in-keeping with the design of the other properties in this area.</p> <p>Please ensure all neighbouring properties are consulted prior to consideration of this application.</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 their development and, where possible, include the provision of EVCP's.</p>  |
| DA/21/01221/FUL      | <p>Conversion of garage to habitable room with associated alterations to front elevation, formation of extended car parking hardstanding and extended crossover to create vehicular access.</p> <p>11 Sara Crescent Greenhithe DA9 9NY.</p>   |
| <b>OBSERVATIONS:</b> | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</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</p>   |

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|                 | for their development and, where possible, include the provision of Electric Vehicle Charging Points  |
| DA/21/01188/FUL | Demolition of existing conservatory and construction of new single storey rear extension.<br><br>59 Valley view, Greenhithe Kent DA9 9LU.   |
| OBSERVATIONS:   | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.<br>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 Electric Vehicle Charging Points.  |
| DA/21/01219/TPO | Application to fell 1 No. Silver Birch tree subject to Tree Preservation Order No.3 1991.<br><br>6 St Peters Close, Swanscombe Kent DA10 0BD.   |
| OBSERVATIONS:   | The Town Council object to this application. 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. The Development Control Board previously refused the same application under reference numbers DA/98/00662/TPO - DA/19/00511/TPO - DA/20/00925/TPO - on the last application the previous tree surgeons reports had not considered that the felling of this tree be necessary. We also note that there is no new tree surgeons report to accompany this application. A proper management scheme for the tree should be implemented rather than proposing felling the tree. 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. |
| DA/21/01205/FUL | Erection of a two storey side extension, conversion of garage to habitable room and provision of dormer window in rear elevation and roof light in front elevation in connection with providing additional rooms in the roof space<br><br>61 Caspian Way, Swanscombe, Kent DA10 0LD.  |
| OBSERVATIONS:   | The Town Council have concerns regarding this proposal resulting in the loss of an off-street parking facility which would give rise to an increase in on street parking in an area where there is very limited capacity.<br>Please ensure all neighbouring properties are consulted prior to the decision of the application. The Town Council   |



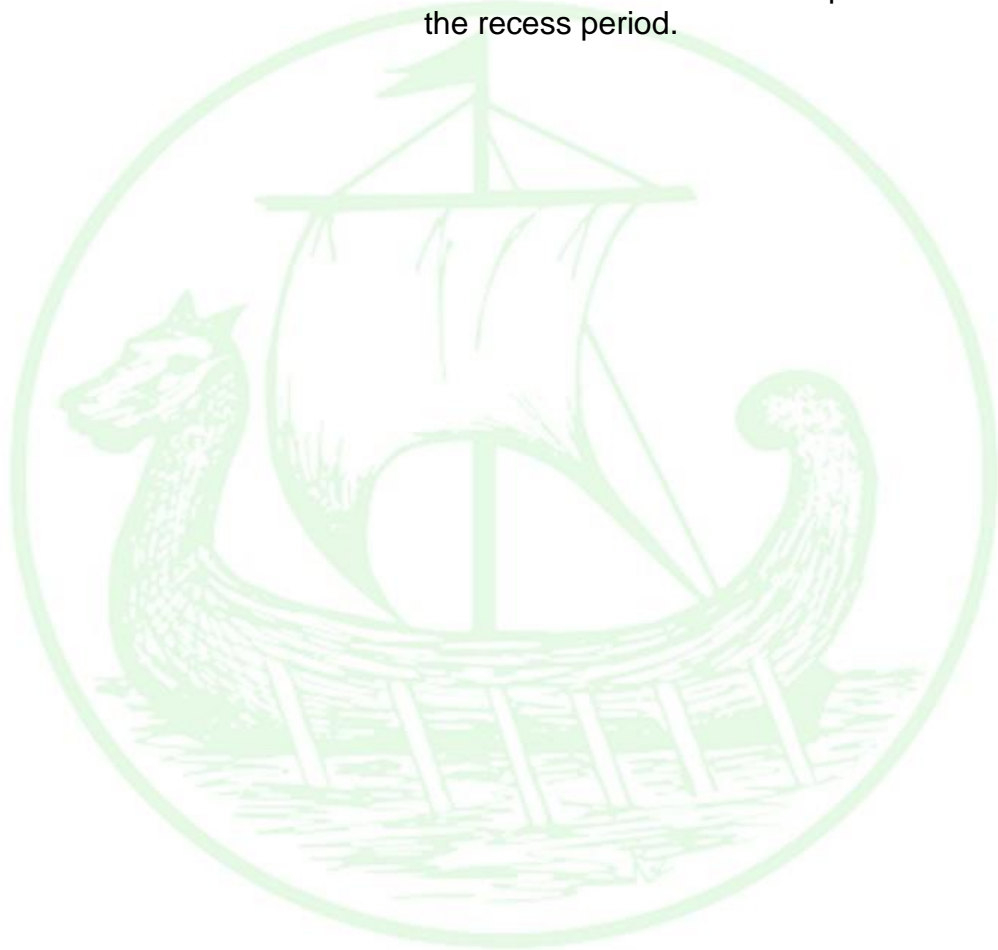
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|  | <p>strongly urge that the applicant must take into account, and include mitigating provisions regarding the environmental impact on, and the needs of, the community for their development and, where possible, include the provision of Electric Vehicle Charging Points.</p>   |
| <p>DA/21/00121/FUL (RE-CONSULTATION)</p> | <p>Conversion of disused builders' merchants including two storey outbuilding, to 3 x 1 No. bed flats with associated external alterations (existing first floor flat retained), and associated installation of cycle parking, refuse storage and amenity space and creation of parking spaces (2 between main building and outbuilding, and 1 adjacent to Branscombe).</p> <p>Former A E Frost Builder Merchants, 64 Stanhope Road, Swanscombe, DA10 0AS.</p>   |
| <p>OBSERVATIONS:</p>                     | <p>The Town Council have considered this application (re-consultation), and still object and would like to re-iterate our previous comments:</p> <p>"The Town Council objects to this application as the proposal would constitute an over intensive development of the site and would result in an undesirable intensification of use of the site to the detriment of the amenities of the surrounding area (residential properties and street scene). It is felt that the proposal would, by reason of its siting and overall bulk, result in an overbearing impact on the surrounding residential properties.</p> <p>The proposal would also add to the overcrowding of the local roads which already suffer sever issues with traffic movements/congestion and parking (the local roads are also used as through roads when London Road regularly succumbs to congestion) and it would also increase the air and light pollution.</p> <p>The proposal would require construction traffic to use the local roads, and this would increase the noise and traffic pollution with a huge detrimental effect/impact to the local community which already suffers from these issues.</p> <p>Whilst acknowledging that the site is a brown field site residents have been subjected to enough development in this area and this site should be left to nature."</p> |
| <p>DA/21/01291/FUL</p>                   | <p>Raising of roof height to provide additional storey of accommodation plus rooms within new roof space, part three storey rear extension, and alterations to convert single dwelling into two semi-detached houses.</p>  |

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|                      | The Orchard, Mounts Road, Greenhithe DA9 9ND.   |
| <b>OBSERVATIONS:</b> | <p>The Town Council have concerns that whilst the application form says the proposed works will have no effect on the existing parking arrangements the application is to provide additional storey of accommodation plus rooms within new roof space, part three storey rear extension, and alterations to convert single dwelling into two semi-detached houses. This increase in rooms/buildings will result in an increase in occupants which in turn could result in an increase in car users at the site which would require additional parking arrangements? It is noted that the application only increases the amount of cycle spaces and not the amount of car parking spaces.</p> <p>The Town Council are also concerned that the proposal is not in-keeping with the design of the other properties in this area.</p> <p>Please ensure all neighbouring properties are consulted prior to consideration of this application.<br/>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.</p> |
| DA/21/1288/TPO       | <p>Application for T565 sycamore, heavy limb overhanging and touching neighbouring garage in Worcester Close - remove this limb to improve overall balance of crown and remove from neighbouring garage.</p> <p>Communal Area Rear Of 1 And 5 Watermans Way Greenhithe Kent.</p>  |
| <b>OBSERVATIONS:</b> | No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.  |
| DA/21/01304/TPO      | <p>Application to remove a group of three trees in the rear garden subject to Tree Preservation Order No.11 1990.</p> <p>9 Watermans Way Greenhithe Kent DA9 9GJ.</p>   |
| <b>OBSERVATIONS:</b> | <p>The trees contribute to the visual amenities of the locality as part of the area and their lose would be prejudicial to those amenities.</p> <p>The application form indicates that the trees are not diseased and have not caused any damage to properties</p>  |

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|  | <p>therefore a proper management scheme for the trees should be implemented rather than proposing felling the trees.</p> <p>Any works approved for the tree should consider nesting birds between March and September, in accordance with the Wildlife and Countryside Act 1991.</p> <p>Please ensure all neighbouring properties are consulted prior to consideration of this application.</p> |
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**Recommended:**

To note and endorse the responses submitted during the recess period.



**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).*

|                 |   |
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| DA/21/01308/FUL | Erection of six residential dwellings, together with associated parking, amenity space and landscaping.<br><br>Land East of Parkwood Hill and Knockhall Road, Greenhithe.   |
| DA/21/01360/FUL | Erection of a two-storey rear extension and rear conservatory.<br><br>18 The Crescent Greenhithe Kent DA9 9EP.  |
| DA/21/01374/TPO | Application for works to various trees subject to Tree Preservation Orders No.11 1990 and 3 2008<br><br>West side of Ingress Park.  |
| DA/21/01373/TPO | Application for works to various trees (B&C class trees only) subject to Tree Preservation Orders No.11 1990 and 3 2008<br><br>East side of Ingress Park.   |
| DA/21/01372/TPO | Application for works to various trees subject to Tree Preservation Orders No.11 1990 and 3 2008<br><br>Central area of Ingress Park  |
| EDC/21/0128     | Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline planning permission EDC/17/0048 for the erection of 182 dwellings and associated parking, open space and infrastructure.<br><br>Alkderden (Parcel 5A) Eastern Quarry Watling Street Swanscombe Kent. |



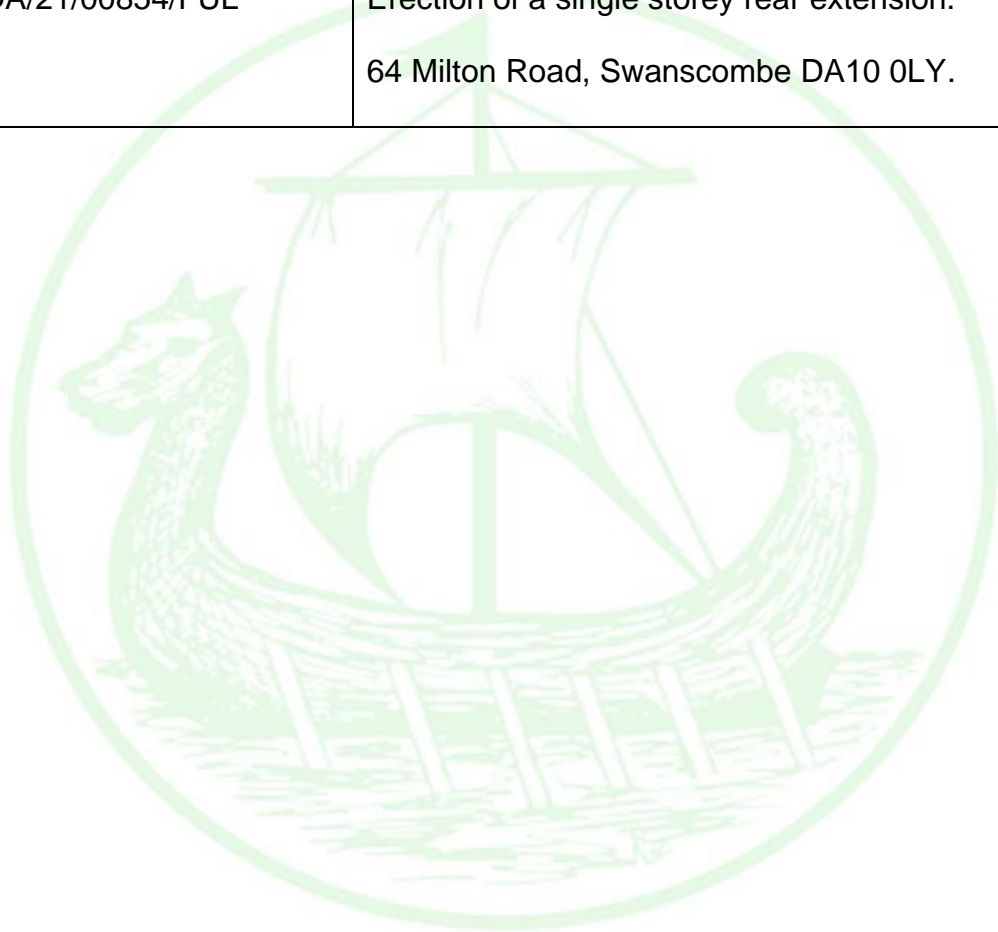
**8.3 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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| DA/21/00517/FUL    | Erection of a single storey rear/side extension and first floor side extension.<br><br>3 Crest View, Greenhithe, Kent DA9 9QY.   |
| DA/21/00401/FUL    | Demolition of existing garage/store and erection of a part two/part single storey side extension and rear conservatory.<br><br>68 Swanscombe Street Swanscombe Kent DA10 0BW.  |
| DA/21/00803/FUL    | Erection of a first-floor side extension and provision of a dormer window in rear elevation and front roof light in connection with providing additional rooms in the roof space.<br><br>125 Church Road, Swanscombe Kent. |
| DA/21/00775/FUL    | Erection of a two-storey side extension.<br><br>61 Caspian Way, Swanscombe Kent.   |
| DA/21/00832/FUL    | Erection of a single storey rear extension.<br><br>123A Milton Road, Swanscombe Kent DA10 OLS.   |
| DA/21/00100/TDCMIN | Submission of technical details for the erection of 1 No. 2 bedroom flat and 1 No.1 bedroom flat following the grant of planning in principle DA/20/01003/PIP.<br><br>71 Broomfield Road Swanscombe Kent DA10 0LU.         |
| DA/21/00701/FUL    | Erection of a single storey rear extension.<br><br>66 Milton Road Swanscombe Kent DA10 0LY.  |
| DA/21/00974/FUL    | Demolition of existing conservatory and erection of a two/part single storey rear extension and detached outbuilding.<br><br>4 Lewis Road, Swanscombe Kent DA10 0JH.   |
| DA/20/01597/VCON   | Variation of Condition 1 of Planning Permission DA/09/01538/VCON in respect of allowing 5 dental surgeries instead of 4.   |

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|                 | Greenhithe Dental Care, The Avenue Greenhithe, Kent.  |
| DA/21/01052/FUL | Provision of dormer windows in front and rear elevations in connection with providing additional rooms in the roof space.<br><br>5 Arethusa Place, High Street, Greenhithe DA9. |

**8.4 The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

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| DA/21/00854/FUL | Erection of a single storey rear extension.<br><br>64 Milton Road, Swanscombe DA10 0LY. |
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Swanscombe and Greenhithe Town Council Website:  
<http://www.swanscombeandgreenhitetowncouncil.gov.uk>

