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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 7 September 2022 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 1 September 2022

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 (*Local Government Act 1972, s.85*).
2. Substitutes.
3. Declarations of interest in items on the Agenda (*Localism Act 2011, s.31*).
- * ***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 13 July 2022 (p) (*Local Government Act 1972, Sch 12, Para 41 (1)*).
6. **DARTFORD BOROUGH COUNCIL (DBC) – JOINT TRANSPORTATION BOARD (JTB) – NOMINATIONS FOR PARISH REPRESENTATIVE (p).**

DBC has received resignations from both the current Parish Representatives to the JTB. Democratic Services at DBC have asked for nominations from any Councillors wishing to be considered for the roles.

Recommended: To discuss and advise accordingly.

7. **TRANSPORT FOR SOUTH EAST (TFSE) – STRATEGIC INVESTMENT PLAN CONSULTATION (p).**

TFSE is undertaking a consultation on its strategic investment plan for transport in the South East of England.

The deadline for responses is 12 September 2022 and Members were previously provided with the details on 8 July 2022.

Full details can be viewed at the following website:

<https://transportforthesoutheast.org.uk/>

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 106/22-23).*

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| DA/22/00809/COU | <p>Change of use of 64 Stanhope Road & land & outbuildings along Harmer Road into offices & storage space. Change of use to include outbuildings for storage purposes & including provision of vehicle parking.</p> <p>Ground Floor of Former A E Frost Builders Merchant 64 Stanhope Road Swanscombe Kent DA10 0AS</p> |
| OBSERVATIONS | <p>The Town Council have considered this application and would like to submit the following observations/ comments:</p> <p>The Town Council object to this planning application due to over development of the site and issues regarding parking. The Town Council would like to see confirmation that the proposed parking is of a sufficient standard and that the required pedestrian visibility splay between the parking and the pavement is achievable as well as the required turning space being adequate.</p> <p>The Planning Authority are asked to consider whether the disbenefits of the proposal outweigh any benefits</p> <p>The Town Council strongly urge that the applicant must consider, 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>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p> |
| DA/22/00767/FUL | <p>Demolition of existing outbuilding and erection of a two storey side/rear extension with external steps to rear. Alteration of external wall finish from facing brickwork to render.</p> <p>13 Mounts Road, Greenhithe.</p> |
| OBSERVATIONS | <p>The Town Council are concerned that the proposal could result in increased parking requirements which would give rise to an increase in on street parking in an area where there is very limited capacity.</p> |

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| | Please ensure all neighbouring properties are consulted prior to the decision of this application. |
| DA/22/00836/TPO | Application to fell 3 No. Horse Chestnut trees in the car park adjacent 21 St. Peters Close subject to Tree Preservation Order No.3 1991. 21/ 23 and 24 St. Peters Close, Greenhithe. |
| OBSERVATIONS | The Town Council object to the application as it is felt that felling the healthy trees is not appropriate and would have an adverse effect of the amenity of the area. Alternative maintenance possible reduction/pollarding of the trees should be undertaken. Any permission granted for works on the healthy trees should include a condition that a tree maintenance scheme is put in place by the applicant. The Town Council would seek clarification as to who owns the trees and have they been consulted ? |
| DA/ 22/00906/TDA | Application of determination pursuant to Schedule 2 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the proposed 5G telecoms installation: H3G 15m street pole with additional equipment cabinets. Outside British Legion, London Road, Greenhithe. |
| OBSERVATIONS | The Town Council have concerns regarding the proposed location of the large mast. It appears that it is proposed to place the large mast on the footpath area adjacent to the public entrance to the Greenhithe British Legion, this seems inappropriate and is compounded by the fact that this is a short distance away from the British Legions War Memorial. The Planning Authority Officers are urged to consult with Kent Highway Services over this proposal and the effect it would have on the users of the footpaths, London Road and the Greenhithe British Legion. The Town Council would ask the applicant to consider siting the mast at alternative locations where there would be far less detrimental impact for the users of the footpaths and of London Road |

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| DA/22/00897/FUL | <p>Installation of 2 no. steel containers to create shop extension, to be internally accessed via existing sales building and erection of 1 no. timber compound.</p> <p>Greenhithe Service Station, London Road, Greenhithe</p> |
| OBSERVATIONS | No Observations |
| DA/22/00959/S106 | <p>Application for modification of a Section 106 agreement in respect of DA/12/01325/OUT, to allow the removal of an area of land from the approved open space obligations should the appeal be allowed for six houses that was refused under ref 21/01308/FUL.</p> <p>Former Empire Paper Mills Sports Ground Rear of 25 Knockhall Road, Greenhithe.</p> |
| OBSERVATIONS | The Town Council are concerned that the removal/loss of this approved public open space to facilitate additional housing will be detrimental to the local amenity and could cause an unnecessary burden on local infrastructure. |
| DA/22/00982/OBB | <p>Request for Scoping Opinion pursuant to Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in respect of a proposed outline planning application with all matters reserved, except for means of access, for a mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation/remediation works, and the development of up to 3,500 residential units (Use Class C3), up to 55,000 sq.m (GEA) of Use Class E including up to 32,000 sq.m (GEA) floorspace for retail, food, and beverages and up to 18,000 sqm (GEA) office floorspace, up to 15,000 sq.m (GEA) floorspace for a new 8,000-seater football stadium with associated business and leisure facilities, up to 20,000 sq.m (GEA) floorspace for a hotel (Use Class C1), up to 4,000 sq.m (GEA) floorspace for community uses (Use Class F), delivery of circa 3.8 hectares of open space and the realignment of the A226 Galley Hill Road / Stonebridge Road. Redevelopment of the site will also include some sui generis uses, with hard/soft landscaping, car and cycle parking, highways works, infrastructure provisions with ancillary works.</p> <p>Land surrounding Ebbsfleet United Football Club bounded by Lower Road, Railway Line, and the River Thames Northfleet.</p> |

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| OBSERVATIONS | <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 to the detriment of the amenities of the surrounding area, whilst adding an unnecessary burden on local infrastructure/services.</p> <p>The proposal would also add to the overcrowding of the local roads which already suffer severe issues with traffic movements/congestion and parking, 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. We would ask that should the application be granted that conditions be set regarding the hours of construction and movement of vehicles to mitigate the impact.</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> |
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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/22/00992/FUL | <p>Installation of solar panels on the east and south faces of the roof.</p> <p>19 Watermans Way, Greenhithe.</p> |
| DA/22/00996/FUL | <p>Demolition of existing rear conservatory and erection of a two storey side and rear 'wrap around' extension.</p> <p>2 Park Road, Swanscombe.</p> |
| DA/22/00975/FUL | <p>Replacement of the conservatory roof and facade alterations to the existing extension.</p> <p>11 The Dell, Greenhithe.</p> |

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/22/00634/TPO | Application to give 2m clearance from house of 2 No. Sycamore trees subject to Tree Preservation Order no.11 1990. 19 Watermans Way, Greenhithe, Kent. |
| DA/22/00602/FUL | Demolition of existing rear conservatory and erection of a single storey rear extension. 10 Fiddlers Close, Greenhithe. |
| DA/22/00745/TPO | Application for G1. 19 Hornbeam, 6 Beech, 1 Lime, 1 Whitebeam - To reduce all overhanging tree to the boundary line subject to Tree Preservation Order No.2 2022. Adjacent SWCS Car Sales Craylands Lane, Swanscombe, Kent. |
| DA/22/00361/LBC | Application for listed building consent for structural repair and like-for-like restoration of Lovers Arch, Monk's Well and The Cave of the Seven Heads. The cave of the Seven Heads, Lovers Arch and Monks Well, Ingress Park, Greenhithe |
| DA/22/00363/LBC | Application for listed building consent for repair, investigation and reinstatement of flint, brick and stone follies at Ingress Park. Grange Tunnels and Lime Kiln Brick Tunnel at Ingress Abbey, Ingress Park, Greenhithe. |
| DA/22/00362/LBC | Application for listed building consent for repair and restoration of listed flint structures around Ingress Abbey. The Grange Gatehouse and Georgian Garden Tunnel, Ingress Park, Greenhithe. |



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

