

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 27 SEPTEMBER 2023 AT 7.00PM

PRESENT: Councillor Ann Duke – Vice-Chairman in the Chair
Councillor Lorna Cross
Councillor Richard Lees

ALSO PRESENT: Martin Harding – Assistant Town Clerk/RFO

ABSENT: Councillor Dawn Johnston

181/23-24. 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.

182/23-24. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Peter Harman, due to other commitments.

An apology for absence was received from Councillor Lesley Howes, due to other commitments.

An apology for absence was received from Councillor Hazel Stephens, due to other commitments.

An apology for absence was received from Councillor Liz Wickham, due to other commitments.

An apology for absence was received from the Town Clerk, due to other commitments.

Recommended: That the reasons for absence, for the Councillor(s) listed, be formally accepted, and approved.

183/23-24. SUBSTITUTES.

There were none.

184/23-24. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

As per Standing Order 34 c) the Chairman adjourned the meeting at this point to allow members of the public to address the meeting in relation to the business being transacted at the meeting.

185/23-24. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

186/23-24. TO CONFIRM AND SIGN THE MINUTES OF THE MEETINGS HELD ON 12 JULY 2023 AND 6 SEPTEMBER 2023.

Recommended: The Minutes of the meetings held on 12 July 2023 and 6 September 2023 were confirmed and signed.

187/23-24. LORRY WATCH – KENT COUNTY COUNCIL (KCC).

Further to minute 146/23-24 members considered the correspondence/information which had been obtained from KCC and the Town Councils insurers.

Members discussed the merits of the scheme and the most suitable locations for Lorry Watch to be undertaken.

It was agreed that the Town Council would undertake the co-ordination of volunteers to participate in a Lorry Watch scheme within the Town, and that the following roads be indicated as monitoring locations:

- Mounts Road, Greenhithe
- Craylands Lane, Swanscombe
- High Street, Swanscombe
- Stanhope Road, Swanscombe
- Southfleet Road, Swanscombe

Recommended: That the Town Council undertake the co-ordination of volunteers to participate in a Lorry Watch scheme within the Town, with monitoring undertaken at the roads detailed.

188/23-24. The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation/ Kent County Council / Gravesham Borough Council for Members observations (full details of these applications can be viewed via the Town Council, DBC, EDC, GBC and the KCC websites).

20221064	Outline planning application with all matters reserved, except for the primary means of access and road layout, for a phased mixed-use redevelopment involving the demolition of existing buildings and structures including site preparation / remediation works, and the development of residential units (Use Class C3), Class E uses including floorspace for retail Class E(a)), food/beverage and drinking establishments (Use Class E(b)), local services (Use Class E(c)), indoor sport/recreation/fitness (use Class E(d)), healthcare space (Use Class E(e)), creche/nursery uses (Use Class E(f)), office floorspace (Use Class E(g)(i)), a new multi-use stadium with associated business and leisure facilities (sui generis), hotel (Use Class C1), community uses floorspace (Use Class F2). The phased redevelopment will include other sui
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	<p>generis uses, delivery of open space and significant realignment of the road network including the A226 Galley Hill Road / Stonebridge Road / Lower Road with hard / soft landscaping, car and cycle parking provisions, infrastructure works, ancillary and associated works.</p> <p>Northfleet Harbourside - Land Surrounding Ebbsfleet United Football Club, Stonebridge Road, Northfleet</p>
OBSERVATIONS:	<p>The Town Council have concerns that the information supplied inadequately addresses the impact that this development will have on local infrastructure including the roads and public travel network along with ecology, especially local wildlife.</p> <p>The development proposes an insufficient level of open space given the number of residents who will wish to use it, when compared with both the existing and other emerging communities.</p> <p>The stated parking aspiration for the development must fall short of parking standards given the expected numbers of both residents and visitors to the retail and commercial areas who will use it.</p>
DA/23/01054/TRCON	<p>Notification of works to T1 Norway maple - Located front boundary, reduce height and average radial spread of tree by approximately 2.0 metres and 2.0 metres respectively, taking care to prune to live secondary growth and maintaining even, balanced shape appropriate to species and T2 Yew - Located front boundary, trim all sides by approximately 1.5 metres circa, taking care to prune to live secondary growth and maintaining even, balanced shape appropriate to species.</p> <p>20-26 High Street Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/23/01033/FUL	<p>Installation of air source heat pump to rear of property.</p> <p>3 Bendigo Wharf, Pier Road, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/23/01071/FUL	<p>Change of use of ground floor unit from (Class E) to mixed use (Class E & Sui Generis), internal re-configuration, shop front alterations and refurbishment of the existing unit</p> <p>43 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>

EDC/22/0092	Reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to Conditions 2 and 25 of outline planning permission EDC/17/0048 for infrastructure works in the form of land forming and earthworks around Alkerden Barn - AMENDED RED LINE BOUNDARY Alkerden Barn, Alkerden Lane, Swanscombe.
OBSERVATIONS:	No observations.
EDC/22/0007 (KCC/DA/0232/2022)	Erection of a storage building with mezzanine floor to facilitate a change of use from trailer and vehicle parking (sui generis) to clinical waste transfer station (sui generis) at Bungalow Yard together with change of use from clinical waste transfer station (sui generis) to trailer and vehicle parking (sui generis) at Oakwood Yard. Land adjacent to Oakwood and at Bungalow Yard, Watling Street, Bean.
OBSERVATIONS:	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.
DA/23/01109/FUL	Erection of single storey rear/side extension. 31 Craylands Lane, Swanscombe.
OBSERVATIONS:	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.

189/23-24. **The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/23/00451/FUL	Change of use of ground floor dental surgery (Use Class D1) to self-contained studio flat (Use Class C3), erection of a detached building to provide dental surgery, with associated car and cycle parking provision and refuse storage. Cheers Dental Practice, 23 High Street, Swanscombe.
DA/23/00901/FUL	Erection of a single storey rear extension and reduction in size of existing detached storage building. Booze Mini Mart – 62 High St, Swanscombe

There being no further business to transact, the Meeting closed at 8.00 pm.

Signed: _____ Date: _____
(Chairman)

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Highway Improvements Team working in Partnership with Swanscombe and Greenhithe Town Council Highway Improvement Plan

Submission Date: 13 July 2023

(Please remember that the HIP is for new initiatives/measures/schemes in your community – it is NOT to be used as a maintenance log, as these MUST be logged using the online reporting tool via this link <https://www.kent.gov.uk/roads-and-travel/report-a-problem>)

HIP Front Cover

HIP Version	Submitted by (Name)	HIP Date	Record Of Meeting Dates with KCC Virtual or Face to Face	County Member
2	Graham Blew	29 March 2023	None	Mr Peter Harman
Please list below the funding opportunities/Sources for HIP initiatives/Measures				
Are you an active member of the Speed Watch Scheme?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Are you an active member of the Lorry Watch Scheme?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Name of HIP Representative	Contact Telephone Number	Email Address		
Name of Clerk	Graham Blew	Contact Telephone Number	01322 385513	Email Address Graham.blew@swanscombeandgreenhithe town council.gov.uk
Name of Chair	N/A	Contact Telephone Number	N/A	Email Address N/A
KCC Project Manager Team	Community & Engagement Team (WEST)	Contact Telephone Number	03000 418181	Email Address west.highwayimprovements@kent.gov.uk

AGENDA ITEM
PRE 18/10/23 **6**

Please Note: Highway Improvement Plans will only be accepted if they are in this prescribed template format. **PLEASE DO NOT ALTER IN ANY WAY** Whilst this is intended to be a living document for your Parish Council, KCC can only make resources available to review your HIP annually – **Swanscombe and Greenhithe's review is on or after 13 July each year.**

Highway Improvement Plan

- Please note the Priority column **MUST** be those issues which are regarded as the most important (No 1 being your highest priority, then filtering down) KCC is unable to guarantee that all your requests will be deliverable, but Project Managers can investigate your top 1 or 2 priorities per year. **Live Priorities Record**

Priority	Location	Problem/Concern	What do you feel are the potential solutions?	KCC Comments (This column is to be completed by Project Manager ONLY)
1.	A2260 and at Ebbsfleet Gateway	X2 "welcome" signs were installed by KHS in 2017. Since then the boundary has changed and a request, along with photos, was sent (26 Oct 2022) to KHS asking for these x2 signs to be relocated within the boundary of Swanscombe and Greenhithe	Relocate x2 signs within the current boundary of Swanscombe and Greenhithe	 <p>27.06.2023 - Swanscombe and Greenhithe Council would need to provide plan of where the existing signs are and where they wish them to be relocated....for Highway Improvement Team to assess feasibility. Originally Michelle had said she was not willing to fund this as it wasn't safety critical, however having assessed the top 2 priorities with Helen Cobby as being not appropriate, we could look at whether it is possible to install new signage which is in keeping with the KCC standards of Kent Traffic Signs Manual V1 April 23 FINAL (emailed to you Graham) we await your views on this Graham.</p>

Highway Improvements Team working in Partnership with Swanscombe and Greenhithe Town Parish

Highway Improvement Plan

PLEASE NOTE: Helen Cobby has carried out the following small works in the area:


Craylands Lane, Swanscombe WAMS Job No 12405688 extension of existing 20 zone and one 20 roundel road marking (adjacent to car park to sports centre and south of junction with London Road opposite new development) circa £700

Historical Priorities Record

No	Location	USRN	Problem/Concern	What do you feel are the potential solutions?	KCC Comments
1.	Swanscombe High Street should have pedestrian barriers /railings or bollards installed the length of the zig-zag lines on both sides of the road by the pedestrian crossing	<p>Lots of incidents of people parking on the zigzags and pedestrians being endangered</p> <p>To stop parking on the DYs and white zebra zig zags which affects visibility.</p>	Erection of pedestrian barriers/railings or bollards on the	<p>Helen Cobby has installed PGR on the Co-Op side</p> <p>Graham will come back to me to confirm if this is still their no 1 priority as I can ask P&A to look at this and we could potentially use some of our HIP budget. 15.05.2023</p> <p>Have received HIP from Graham on the 12th April with 1 & 2 entries remaining....therefore I have had a meeting with Helen Cobby last week, she confirms she is not advising it appropriate for PGR on the opposing side as previously highlighted with Graham. Please notify the Police on the non-emergency number 101 as this is an enforcement issue and the borough council for DYL parking enforcement.</p>	<p>..therefore I have had a meeting with Helen Cobby last week, she confirms she is not advising it appropriate for PGR on the opposing side as previously highlighted with Graham. Please notify the Police on the non-emergency number 101 as this is an enforcement issue and the borough council for DYL parking enforcement.</p>



Highway Improvement Plan

2.	High Street, Greenhithe	Danger to pedestrians and road users when use during traffic congestion due to Dartford Tunnel / Bluewater Shopping Centre peak times	Change the "B" road from the High Street, Greenhithe to make Eagles Road, Greenhithe the "B" road as this is far more appropriate due to size of the road.		15.05.2023 had meeting with Helen Cobby last week and we went through this 2 nd priority. Helen advises this is not something she would support. Maybe Graham, myself and Helen could have a joint catch up to see if there is anything else we could address.
3.	Entry roads to Swanscombe and Greenhithe should have the 20mph speed limit painted on them		Incidents of speeding on roads in built up areas and lack of knowledge of the 20 mph limit.	20 mph speed limit roundels painted on carriageway.	What is the issue here? Speed data from HADMS does not validate the high speedingif the parish wish to fund roundels at the gateway points this could be looked at, but what not really achieve any reduction in speeds? (Approx £100 per roundel but Traffic management costs for road closures is expensive in the region of £2k)

Highway Improvement Plan

4.	Craylands Lane		<p>This road has a school and Leisure Centre on it and there are also new developments being built at the bottom of the road (London Road end) which means it is very busy and heavily used by vehicles and pedestrians, including children.</p>	<p>A pedestrian crossing is required by the railway viaduct</p>	 <p>There is a pedestrian build out close to the leisure centre and the school. The crash data shows no ped conflicts. I would recommend that the school and leisure centre engage with Iona Rogulski and Tom Moreton from School Travel Planning Team and Safer Road Users Team to engage with the safety campaigns they are involved in.</p>
5.	Milton Road and Manor Road, Swanscombe.		<p>Road surfacing is in very poor condition which, unless remedied, will deteriorate and be a danger to users.</p>	<p>Roads require re-surfacing.</p>	<p>13.07.2023 – This is a maintenance request led on by the Road and Footway Asset Team (RaFAT). ET has logged the Parish Council’s resurfacing request under 733681.</p> <p>No further action from HIT.</p>

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EXTRACT OF MINUTES

146/23-24. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC)

Further to minute 103/23-24, members were issued the correspondence from the West Kent Community Engagement Team Leader containing the newly updated Highway Information Pack which has been designed to provide details of the HIP process.

Members discussed the updated Highway Information Pack and suggested that the Town Council look at participating in the Lorry Watch Scheme detailed in the pack (page 52) and that KCC Highways Officers be asked to advise on where within Swanscombe and Greenhithe, it would work best.

Recommended: That KCC Highways Officers be asked to advise on where, within Swanscombe and Greenhithe, the Lorry Watch Scheme would work best.

PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION & THE ENVIRONMENT COMMITTEE
12 JULY 2023

103/23-24. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC).

Further to minute 479/22-23 correspondence had been received from the KCC Road Safety Engineering Project Manager Highway Improvements (West Kent – Dartford, Gravesham & Maidstone) regarding the Town Councils HIP.

Members noted the correspondence received and requested that:

The resurfacing of both Milton Road and Manor Road, Swanscombe be placed on the HIP for consideration.

A request be raised with the Highways Improvement Team that a review is undertaken of the directional development signs placed on lamp columns. These signs, at present, are not always correct, misleading with the current diversion routes in place and, in contradiction to the correspondence provided, not approved by the Town Council prior to installation. Members have suggested that no new signs are approved and that any in place that are incorrect or no longer required are removed.

Recommended: That a response be sent to the Highways Improvement Team at KCC advising of the points raised by members as detailed.

479/22-23. HIGHWAYS IMPROVEMENT PLAN (HIP) – KENT COUNTY COUNCIL (KCC).

Members considered the HIP and, after discussion, it was agreed that Item 1 be should remain, items 2,3 and 4 be removed and the following be added as new item 2:

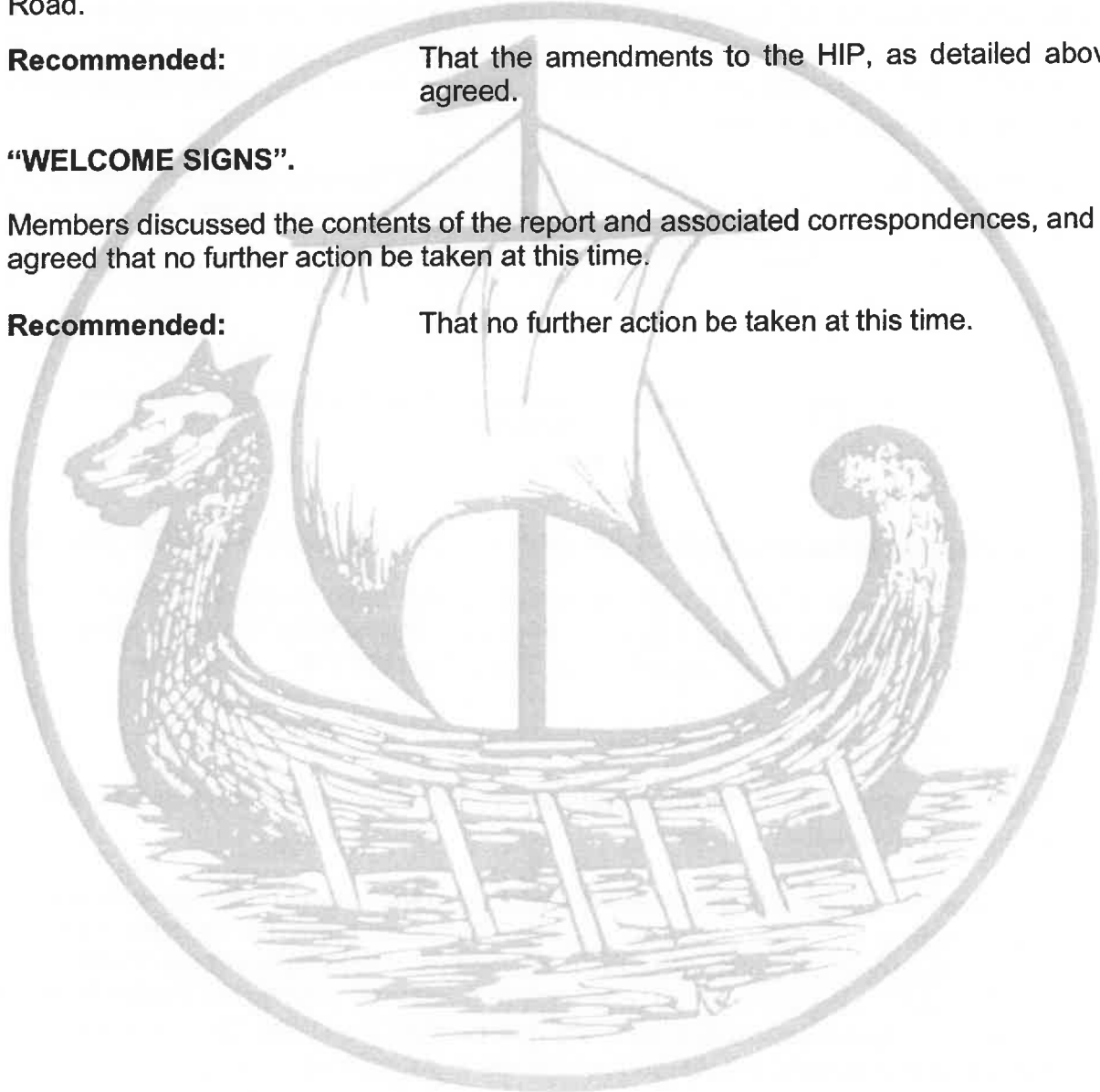
that the B road in Greenhithe (High Street) be changed to Eagles Road and that this be done for the safety of both the users (vehicle and pedestrian) of the High Street and of Eagles Road.

Recommended: That the amendments to the HIP, as detailed above, be agreed.

480/22-23. “WELCOME SIGNS”.

Members discussed the contents of the report and associated correspondences, and it was agreed that no further action be taken at this time.

Recommended: That no further action be taken at this time.



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