

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 26 APRIL 2023 AT 7.00PM

PRESENT:

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

ALSO PRESENT:

Graham Blew – Town Clerk
Martin Harding – Assistant Town Clerk/RFO
x1 Member of the public

ABSENT:

There were none

528/22-23. 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.

529/22-23. APOLOGIES FOR ABSENCE.

There were none.

530/22-23. SUBSTITUTES.

There were none.

531/22-23. 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.

532/22-23. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

533/22-23. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 29 MARCH 2023.

Recommended:

The Minutes of the meeting held on 29 March 2023 were confirmed and signed.

TOWN PLANNING:

534/22-23. 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).

EDC/22/0199	<p>Display of 1no. illuminated advertisement screen.</p> <p>Veka Recycling Ltd. Manor Way, Swanscombe.</p>
OBSERVATIONS:	<p>No observations.</p>
DA/23/00416/FUL	<p>Erection of a single storey rear extension.</p> <p>44 Mounts Road, Greenhithe.</p>
OBSERVATIONS:	<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 for their development, and, where possible, include the provision of EVGP's.</p>
DA/23/00439/VCON	<p>Erection of second floor extension with dormer windows to southern, eastern and northern elevations to provide 13 additional bedrooms including provision of a 3 storey extension to north side of building to house a lift and staircase, erection of a 2 storey rear extension to house a fire escape, removal of a Copper Beach tree subject to a Tree Preservation Order and provision of a hardstanding within the front garden to provide 4 additional car parking spaces (variation of condition 2 (approved drawings) of planning permission DA/21/00300/FUL in respect of re-siting of approved fire escape/staircase to rear/eastern elevation, amending approved stair and lift on side/northern elevation to provide change to lift location)</p> <p>Rosewood, 28 Bean Road, Greenhithe</p>
OBSERVATIONS:	<p>The Town Council objects to this application as it includes the removal of a perfectly healthy Copper Beach tree, it also includes the removal of part of the front garden and the installation of a hard standing which will not allow rainwater to be absorbed into the ground (a permeable surface should be used).</p> <p>The proposal would also result in overlooking/loss of privacy for neighbouring properties.</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/22/01408/VCON	<p>Application for variation of condition 10 of planning permission DA/19/01292/COU to increase the maximum number of children who can be cared for from 8 to 12 and condition 11 to increase the maximum number of staff who are not resident at the property from 1 to 2, pursuant to the consent granted for the material change of use to mixed use residential and childminding, provision of additional doors in ground floor elevation of garage, additional windows in ground floor of side elevation of property.</p> <p>1 Prioress Crescent, Greenhithe</p>
OBSERVATIONS:	<p>The Town Council strongly objects to this application on the grounds that it would create additional highways safety concerns with an increase in vehicular movements and subsequent noise for neighbouring residential properties.</p> <p>The proposal would give rise indiscriminate on-street parking, detrimental to highway safety in an area where there is limited capacity.</p> <p>The Planning Authority are urged to ensure the proposal meets all the required policies of the Local Plan and Parking Standards.</p> <p>Although not a planning consideration it should be noted that it is understood that there is a covenant in place that prohibits commercial use in the residential area of Ingress Park.</p>
DA/23/00445/FUL	<p>Demolition of existing rear conservatory and erection of a single storey rear extension.</p> <p>45 Lewis Road Swanscombe</p>
OBSERVATIONS:	<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 for their development and, where possible, include the provision of EVCP's.</p>

KCC/GR/0050/2023	<p>Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling/management facilities. The proposed development includes the demolition of existing buildings, construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf.</p> <p>Britannia Refined Metals Ltd, Britannia Metal Refinery and Premises, Lower Road, Northfleet.</p>
OBSERVATIONS:	<p>The Town Council objects to the application as it will increase the use of HGV's in an area that is already beyond capacity and would be detrimental to highway safety.</p>
EDC/23/0044	<p>Use of building for Class B2 (General Industrial)</p> <p>Unit A7, Northfleet Industrial Estate, Lower Road, Northfleet, DA11 9SN</p>
OBSERVATIONS:	<p>No observations.</p>
DA/22/01353/FUL	<p>Erection of 4 semi-detached houses with associated parking, amenity and landscaping.</p> <p>Former Builders Yard, Harmer Road. Rear of 64 Stanhope Road, Swanscombe</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application on the following grounds:</p> <p>There is inadequate and insufficient parking provision to serve the needs of the development which would give rise to an increase in indiscriminate on-street parking in an area where there is very limited, if any capacity.</p> <p>The proposal would constitute an over intensive development of the site which would be detrimental to and have an overbearing impact on surrounding properties.</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>

EDC/22/0110/R3 & 4	<p>Details of a contaminated land remediation strategy (condition 3) and a site drainage scheme (condition 4) pursuant to planning permission EDC/22/0110 for a new waste management facility.</p> <p>Unit 6, Rod End Estate, Northfleet Industrial Estate, Lower Road, Northfleet.</p>
OBSERVATIONS:	No observations.

535/22-23. The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

DA/23/00082/TPO	<p>Application for G1 1x multi-stem and 1 single stem sycamore currently around 16m tall. To reduce the crown to no lower than 10m from ground level (as shown in the revised annotated photo at Appendix A marked with a yellow line) subject to Tree Preservation Order No.11 1990.</p> <p>19 Watermans Way, Greenhithe.</p>
DA/22/01224/ADV	<p>Display of Community Notice Board at the Abbey Green.</p> <p>Along Ingress Park Avenue, Greenhithe.</p>
EDC/22/101 (KCC/DA/0082/2022)	<p>Change of use of industrial yard to create a facility for the collection and distribution of hazardous wastes (including liquid waste oils/petrochemicals, liquid wastes); installation of new offices, weighbridge, laboratory, oil storage tanks, oil interceptor, new hard surfacing/hard standing and impermeable bunding; demolition of part of building 5 and a fire damaged structure; and retention, reprofiling and landscaping of the northern bund.</p> <p>Unit 6, Rod End Estate, Northfleet Ind. Estate, Lower Road, Northfleet, Da11 9SN.</p>
DA/23/00067/FUL	<p>Erection of a single storey rear extension with balcony over and ground floor flank window.</p> <p>57 Penstemon Drive, Swanscombe.</p>

536/22-23 The following Withdrawn Notices have been submitted by Kent County Council for Members information.

GR/22/1087 (KCC/GR/0168/2022)	Development of an enclosed electronic waste (E-Scrap) transfer facility, involving shredding, sampling, sorting, and bulking up of electronic waste streams for onward transportation to recycling / management facilities. The proposed development includes construction of a new steel framed waste transfer building, firewater storage tank and associated plant, dust extraction unit, office and staff welfare building, new areas of concrete hard standing and footways, upgrade to site drainage, construction of a re-aligned access point off Manor Way and retention of vehicular access to the adjacent wharf. Britannia Refined Metals Ltd, Britannia Metal Refinery and Premises, Lower Road, Northfleet.
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537/22-23. The following Appeal Decision Notice has been submitted by The Planning Inspectorate for Members information.

DA/21/00742/FUL	Erection of 3 buildings up to four storeys in height to provide 47 flats with off-street car parking, communal amenity space, hard and soft landscaping, recycling and refuse storage facilities and new vehicular accesses serving the site from Station Road and Station Approach. Land North of Railway Line and East of Station Road, Station Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.40 pm.

Signed: _____
(Chairman)

Date: _____



NOTICE OF PUBLIC PATH VARIATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 257

THE EBBSFLEET DEVELOPMENT CORPORATION (PUBLIC FOOTPATH DS20 (PART) SWANSCOMBE AND GREENHITHE) PUBLIC PATH DIVERSION ORDER 2016 (VARIATION) ORDER 2023

The above Order was made on 29th March 2023 under sections 257 and 333(7) of the Town and Country Planning Act 1990.

The effect of the Order, if confirmed, will be to vary the Ebbfleet Development Corporation (Public Footpath DS20 (part) Swanscombe and Greenhithe) Public Path Diversion Order 2016 as follows:

- In part I of the Schedule, there is inserted: "*The entire width of that length of Public Footpath DS20 which commences at the aforementioned point at NGR TQ 6086 7341 and runs in a generally south-westerly direction for approximately 17 metres to NGR TQ 6085 7340, as shown between points C and Z on the plan attached to the Variation Order*"
- In part II of the Schedule, the text is amended by the deletion of "the previously described point C (at NGR TQ 6086 7341) and runs in a generally north-north-westerly direction for approximately 44 metres to join the southern footway of the new access road at NGR TQ 6085 7345 (point D)" and the substitution instead of "NGR 6085 7340 (point Z on the plan attached to the Variation Order) and runs in a generally north-easterly direction (descending a set of steps) for approximately 16 metres (points Z-Y-X on the Variation Order plan), before turning in a generally north-north-westerly direction and continuing for approximately 42 metres to join the southern footway of the new access road (known as Castle Hill Road) at NGR TQ 6085 7345 (point D on the 2016 Order plan)"
- The plan accompanying the 2016 Diversion Order is also amended as per the plan attached to the 2023 Variation Order.

A copy of the Order and the Map have been placed and may be seen free of charge at the offices of Dartford Borough Council, Civic Centre, Dartford DA1 1DR. The documents can also be viewed online at www.kent.gov.uk/prownotices or can be obtained by contacting pro@kent.gov.uk.

Any representations or objections relating to the Order must be sent in writing to Ms. Melanie McNeir, preferably by email to melanie.mcneir@kent.gov.uk or by post to the address below, no later than Monday 5th June 2023. Please state the grounds on which they are made.

If no representations or objections are duly made, or if any so made are withdrawn, the Ebbfleet Development Corporation may confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for the Environment, Food and Rural Affairs for confirmation any representations and objections which have not been withdrawn will be sent with the Order.

**PROW and Access Service
Kent County Council
County Hall
Maidstone
Kent ME14 1XX
DATE: Friday 5th May 2023**

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

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THE EBBSFLEET DEVELOPMENT CORPORATION

PUBLIC PATH VARIATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 257 AND 333(7)

**THE EBBSFLEET DEVELOPMENT CORPORATION
(PUBLIC FOOTPATH DS20 (PART) SWANSCOMBE AND GREENHITHE)
PUBLIC PATH DIVERSION ORDER 2016 (VARIATION) ORDER 2023**

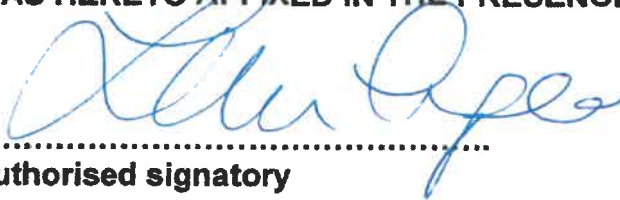
This Order is made by the Ebbsfleet Development Corporation ("the Authority") under sections 257 and 333(7) of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to vary the Ebbsfleet Development Corporation (Public Footpath DS20 (part) Swanscombe and Greenhithe) Public Path Diversion Order 2016 ("the 2016 Order") to enable development to be carried out (in accordance with planning permission granted under part III of the Town and Country Planning Act 1990), namely to facilitate the construction of a new roundabout at Southfleet Road (in connection with reserved matters application EDC/16/0020).

BY THIS ORDER:

1. The 2016 Order is hereby varied as set out in the attached Schedule and the plan attached.
2. This Order shall have effect upon the date of confirmation of this Order.

GIVEN UNDER THE SEAL OF THE EBBSFLEET DEVELOPMENT CORPORATION THIS 29 DAY OF MARCH IN THE YEAR TWO THOUSAND AND TWENTY-THREE.

THE COMMON SEAL OF THE EBBSFLEET DEVELOPMENT CORPORATION WAS HERETO AFFIXED IN THE PRESENCE OF:


.....
Authorised signatory



SCHEDULE

The following modifications are made to the 2016 Order:

In part I of the Schedule, insert:

“The entire width of that length of Public Footpath DS20 which commences at the aforementioned point at NGR TQ 6086 7341 and runs in a generally south-westerly direction for approximately 17 metres to NGR TQ 6085 7340, as shown between points C and Z on the plan attached to the Variation Order”

In part II of the Schedule, the text is amended by the deletion of “the previously described point C (at NGR TQ 6086 7341) and runs in a generally north-north-westerly direction for approximately 44 metres to join the southern footway of the new access road at NGR TQ 6085 7345 (point D)” and the substitution instead of “NGR 6085 7340 (point Z on the plan attached to the Variation Order) and runs in a generally north-easterly direction (descending a set of steps) for approximately 16 metres (points Z-Y-X on the Variation Order plan), before turning in a generally north-north-westerly direction and continuing for approximately 42 metres to join the southern footway of the new access road (known as Castle Hill Road) at NGR TQ 6085 7345 (point D on the 2016 Order plan)”

Such that, as amended, the full description reads:

“A new length of Public Footpath with a width of 2 metres which commences at NGR 6085 7340 (point Z on the plan attached to the Variation Order) and runs in a generally north-easterly direction (descending a set of steps) for approximately 16 metres (points Z-Y-X on the Variation Order plan), before turning in a generally north-north-westerly direction and continuing for approximately 42 metres to join the southern footway of the new access road (known as Castle Hill Road) at NGR TQ 6085 7345 (point D on the 2016 Order plan), then running along it in a generally east-north-easterly direction for approximately 131 metres to a staggered signalised pedestrian crossing at NGR TQ 6097 7348 (point E), proceeding in a generally north-north-westerly then west-south-westerly then north-north-westerly direction for approximately 30 metres over the pedestrian crossing to the northern footway of the new access road at NGR TQ 6096 7350 (point F) where the path continues in a generally east-north-easterly through north-north-easterly direction (following the northern side of the new roundabout) for approximately 122 metres to rejoin the existing line of Public Footpath DS20 at NGR TQ 6103 7359 (point A).”

TOWN AND COUNTRY PLANNING ACT 1990: SECTIONS 257 AND 333(7)

**THE EBBSFLEET DEVELOPMENT CORPORATION
(PUBLIC FOOTPATH DS20 (PART) SWANSCOMBE AND GREENHITHE)
PUBLIC PATH DIVERSION ORDER 2016 (VARIATION) ORDER 2023**

560900

New route of DS20 set out in 2016 Order (dashed/dotted black line)

CASTLE HILL DRIVE

Private access road

Existing line of DS20 to be extinguished by 2016 Order (grey line)

Proposed amendment to 2016 Order

DS20

Y

X

C

Z

173400

173400

560900

Key

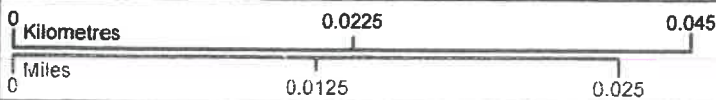
- Unaffected path
- Path to be deleted
- - - Amended diversion
- . . . Existing diversion route

Town and Country Planning Act 1990
Ebbsfleet Development Corporation
(Public Footpath DS20 (part) Swanscombe and Greenhithe)
Public Path Diversion Order 2016 (Variation) Order 2023

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 Checked by: _____
 Reference: _____



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THE EBBSFLEET DEVELOPMENT CORPORATION

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 257

(PUBLIC FOOTPATH DS20 (PART) SWANSCOMBE AND GREENHITHE)

PUBLIC PATH DIVERSION ORDER 2016

This Order is made by the Ebbsfleet Development Corporation under section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the section of Public Footpath to which this Order relates in order to enable development to be carried out (in accordance with planning permission granted under part III of the Town and Country Planning Act 1990), namely a mixed use development at Eastern Quarry, Watling Street, Swanscombe, Kent (DA/12/01451/EQVAR) and, more specifically, to facilitate the construction of a new roundabout at Southfleet Road (in connection with reserved matters application EDC/16/0020).

BY THIS ORDER:

1. The section of Public Footpath over the land shown by a bold black line on the attached plan and described in Part I of the Schedule to this Order shall be stopped up as provided below.
2. There shall be created to the reasonable satisfaction of the Kent County Council, on behalf of the Ebbsfleet Development Corporation, an alternative highway for use as a replacement for the said section of Public Footpath as provided in Part II of the Schedule and shown by bold black dashes on the attached map.
3. The stopping up of the section of Public Footpath shall have effect on the date upon which the Kent County Council, on behalf of the Ebbsfleet Development Corporation, certifies that the terms of article 2 above have been complied with.
4. The applicant (Land Securities (Eastern Quarry) Ltd.) is required to pay for the costs of bringing the new routes into a fit condition for public use.

**GIVEN UNDER THE SEAL OF THE EBBSFLEET DEVELOPMENT CORPORATION
THIS 22nd DAY OF NOVEMBER IN THE YEAR TWO THOUSAND AND SIXTEEN.**

**THE COMMON SEAL OF THE EBBSFLEET DEVELOPMENT CORPORATION
WAS HERETO AFFIXED IN THE PRESENCE OF:**

.....
Paul Spoon
Authorised signatory



This order was confirmed by
the Ebbsfleet Development
Corporation on 8 February 2017
Paul Spoon
Authorised signatory

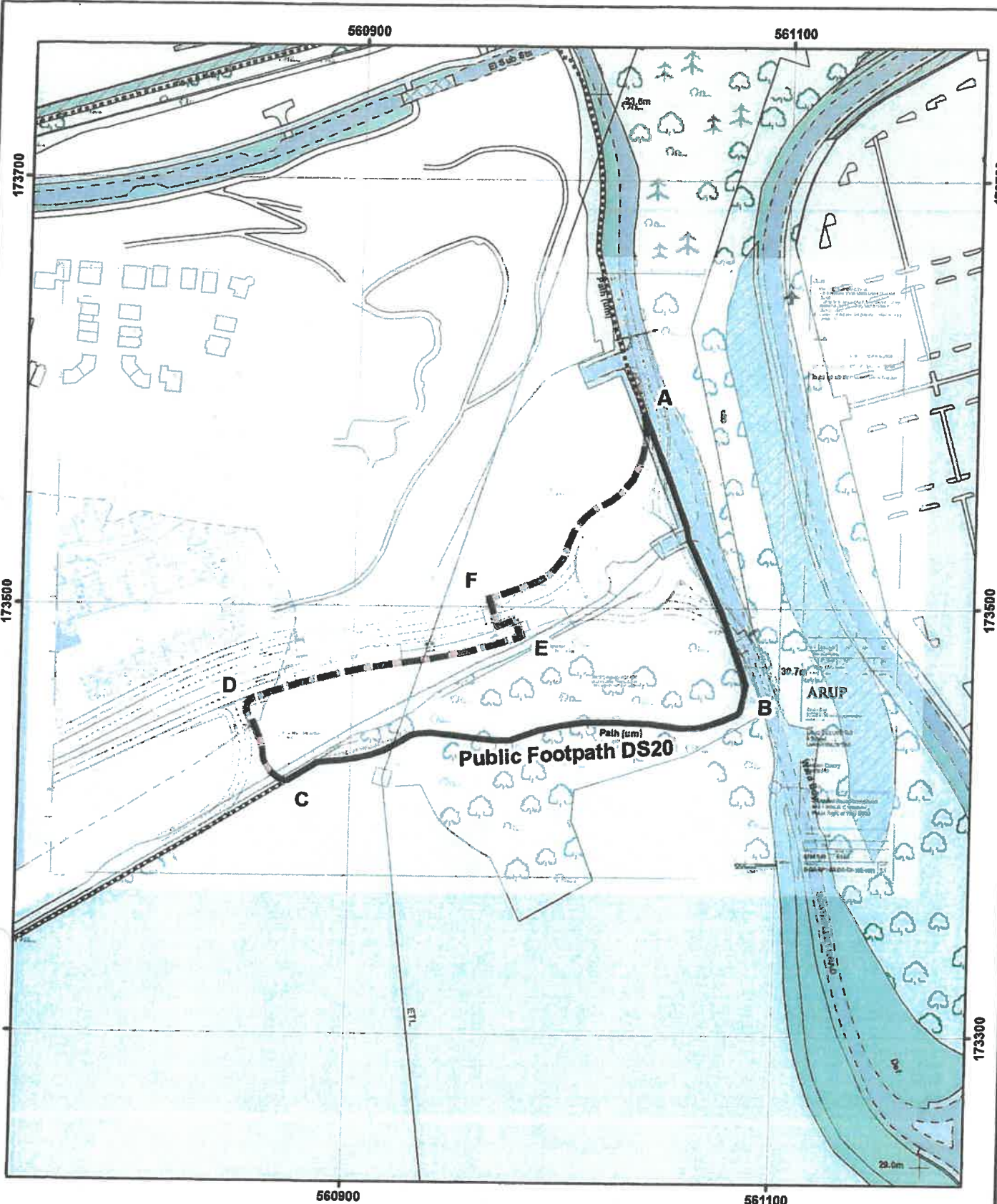
SCHEDULE

PART I: DESCRIPTION OF SITE OF EXISTING PATH OR WAY

The entire width of that length of Public Footpath DS20 which commences at a point alongside Southfleet Road at NGR TQ 6103 7359 and runs in a generally south-south-easterly direction for approximately 149 metres to NGR TQ 6108 7345 and then in a generally westerly through west-south-westerly direction for approximately 220 metres to NGR TQ 6086 7341, as shown between points A, B and C on the Order plan.

PART II: DESCRIPTION OF SITE OF ALTERNATIVE HIGHWAY

A new length of Public Footpath with a width of 2 metres which commences at the previously described point C (at NGR TQ 6086 7341) and runs in a generally north-north-westerly direction for approximately 44 metres to join the southern footway of the new access road at NGR TQ 6085 7345 (point D), then running along it in a generally east-north-easterly direction for approximately 131 metres to a staggered signalised pedestrian crossing at NGR TQ 6097 7348 (point E), proceeding in a generally north-north-westerly then west-south-westerly then north-north westerly direction for approximately 30 metres over the pedestrian crossing to the northern footway of the new access road at NGR TQ 6096 7350 (point F) where the path continues in a generally east-north-easterly through north-north-easterly direction (following the northern side of the new roundabout) for approximately 122 metres to rejoin the existing line of Public Footpath DS20 at NGR TQ 6103 7359 (point A).



Key Route to be diverted Proposed new route Unaffected Routes	Town and Country Planning Act 1990 The Ebbsfleet Development Corporation (Public Footpath DS20 (part) Swanscombe and Greenhithe) Public Path Diversion Order 2016	Created by: McN	 N 1:2500 @ A4
		Checked by: CRW	
		Date: May 2016	 Kent County Council
		Reference: PROW/DS20/0034/EDC	
0 Kilometres 0.075 0.15 0 Miles 0.05 0.1		 Ebbsfleet DEVELOPMENT CORPORATION	
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Your Ref:

My Ref: RCA/Belway

Date: 5th May 2023

CONSULTATION

Dear Sir/Madam

**Town & Country Planning Act 1990 Sections 257 and 333(7)
Proposed Variation to "The Ebbsfleet Development Corporation (Public Footpath DS3 (Part) Swanscombe and Greenhithe) Public Path Diversion Order 2021"**

Robin Carr Associates is in receipt of instructions from Belway Homes Limited to assist in seeking a variation to "The Ebbsfleet Development Corporation (Public Footpath DS3 (Part) Swanscombe and Greenhithe) Public Path Diversion Order 2021".

This arises as a result of Kent County Council¹ requesting that the administrative elements of the process be undertaken externally as they currently don't have the resources available themselves. Our role is therefore to undertake the pre-order informal consultation, produce a report to assist in decision making, and draft the proposed Order. Kent County Council and the Ebbsfleet Development Corporation will make all decisions and undertake the statutory elements of any legal order process.

On 29th June 2021 the Ebbsfleet Development Corporation confirmed "The Ebbsfleet Development Corporation (Public Footpath DS3 (Part) Swanscombe and Greenhithe) Public Path Diversion Order 2021" (the 2021 Order). The 2021 Order does not however come into effect until such a time as it has been certification. It has recently come to light that the proposed new line of the footpath which has been provided on the ground, does not entirely follow the line of the route required to be provided by the 2021 Order. The attached plan shows the affected sections of the routes that have been provided on the ground by broken black lines and the routes set out in the 2021 Order by solid black lines.

In order to resolve this issue, it is proposed to make an Order (a variation Order) pursuant to Section 333(7) of the Town and Country Planning Act 1990 to vary the 2021 Order, thus allowing it to be certified and come into effect. The process to be followed for making a Variation Order follows the same process as the original 2021 Order.

Before we prepare our report to enable a decision whether or not to make the proposed Variation Order, I should like to take the opportunity to consult you on the proposals and invite any comments (in writing²) to be submitted within **42 days** (six weeks) of the date of this letter.

¹ Kent County Council would usually process such Orders on behalf of the Ebbsfleet Development Corporation who are the Planning Authority for the area.

² Email acceptable

Please note that we will not use your personal data for any purpose other than in connection with this application. We will however pass your details, as part of any responses you have made, to Kent County Council and the Ebbsfleet Development Corporation. Furthermore any consultation responses may ultimately be in the public domain as part of related statutory proceedings. Copies of objections and representations including contact details may also be passed to the applicant for the Order (our Client) to enable them to enter into discussion with you and negotiate the withdrawal of any objections etc.

If you have any queries, or wish to discuss the proposals, please do not hesitate to contact me direct using the contact details at the foot of the first page of this letter.

In the case of utility companies, please advise whether any of your apparatus is affected by this proposal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Robin Carr', with a long horizontal flourish extending to the right.

Robin Carr FIPROW
Principal Consultant

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