

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 15 SEPTEMBER 2021 AT 7.00PM

PRESENT: Councillor John Hayes – Chairman
Councillor Peter Harris – Vice-Chairman
Councillor Ann Duke
Councillor Linda Hall
Councillor Peter Harman
Councillor Lesley Howes

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: There were none.

172/21-22. 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.

173/21-22. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Lorna Cross, due to other commitments.

An apology for absence was received from Councillor Maurice Weet, due to medical reasons.

Recommended: That the reasons for absence, for the Councillors listed, be formally accepted and approved.

174/21-22. SUBSTITUTES.

There were none.

175/21-22. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor Peter Harman declared a prejudicial interest in item 8.2 in relation to applications DA/21/01374/TPO, DA/21/01373/TPO and DA/21/01372/TPO as he is a member of the board of the IPGM.

Councillor Peter Harris declared a prejudicial interest in item 8.2 in relation to applications DA/21/01374/TPO, DA/21/01373/TPO and DA/21/01372/TPO as he is the Chairman of the board of the IPGM.

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.

176/21-22. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

177/21-22. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 30 JUNE 2021.

Recommended: The Minutes of the meeting held on 30 June 2021 were confirmed and signed.

178/21-22. CONSULTATION – KENT COUNTY COUNCIL (KCC) – CONTINUED USE OF BOOKING SYSTEMS FOR THE HOUSEHOLD WASTE AND RECYCLING CENTRES.

Members considered the consultation which has a deadline of 30 September 2021.

Members had been provided with this consultation on 19 August 2021.

Recommended: That the consultation response as attached be submitted.

179/21-22. CONSULTATION – ABBEY WOOD TO EBBSFLEET TRANSPORT CONNECTIVITY STUDY.

Members considered the consultation which had a deadline of 3 September 2021. Upon request the C2E Partnership had advised they were happy to receive the Town Councils comments following this meeting.

Members had been provided with this consultation on 23 July 2021.

Recommended: That the consultation response as attached be submitted.

TOWN PLANNING:

180/21-22. 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).

DA/21/00935/FUL	<p>Provision of an external balcony to first floor level, side elevation including new double french doors and side lights.</p> <p>27 Frobisher Way, Greenhithe Kent DA9 9JN.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/21/00986/FUL	<p>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.</p> <p>Former Builders Yard, Spring Vale, Greenhithe DA9 9HA.</p>
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 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 severe 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.</p>

DA/21/01052/FUL	<p>Provision of dormer windows in front and rear elevations in connection with providing additional rooms in the roof space.</p> <p>5 Arethusa Place, High Street Greenhithe Kent DA9 9NZ.</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.</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> <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>
<p>DA/21/01048/FUL</p>	<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>
<p>OBSERVATIONS:</p>	<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 Electric Vehicle Charging Points.</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> <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 & non-residential floorspace for: shopping, food & drink, hotel use; community, health, education & Cultural uses; assembly & leisure facilities & 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> <p>1 Broad Road, Swanscombe Kent DA10 0DR.</p>
OBSERVATIONS:	<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>
OBSERVATIONS:	<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 Electric Vehicle Charging Points.</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>
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 Electric Vehicle Charging Points</p>
DA/21/01188/FUL	<p>Demolition of existing conservatory and construction of new single storey rear extension.</p> <p>59 Valley View, Greenhithe Kent DA9 9LU.</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 Electric Vehicle Charging Points.</p>
DA/21/01219/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 Kent DA10 0BD.</p>
OBSERVATIONS:	<p>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 loss 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.</p> <p>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.</p>

DA/21/01205/FUL	<p>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</p> <p>61 Caspian Way, Swanscombe, Kent DA10 0LD.</p>
OBSERVATIONS:	<p>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.</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>
DA/21/001217/FUL (RE-CONSULTATION)	<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>
OBSERVATIONS:	<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> <p>The Orchard, Mounts Road, Greenhithe DA9 9ND.</p>
<p>OBSERVATIONS:</p>	<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.</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>
<p>DA/21/1288/TPO</p>	<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>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.
DA/21/01304/TPO	Application to remove a group of three trees in the rear garden subject to Tree Preservation Order No.11 1990. 9 Watermans Way Greenhithe Kent DA9 9GJ.
OBSERVATIONS:	<p>The trees contribute to the visual amenities of the locality as part of the area and their loss 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 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>

Recommended:

That the responses submitted during recess period be noted and endorsed.

Having already declared a prejudicial interest Councillors' Peter Harman and Peter Harris took no part in the discussion in relation to applications DA/21/01374/TPO, DA/21/01373/TPO and DA/21/01372/TPO during the following item.

18/21-22. **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*).

DA/21/01308/FUL	Erection of six residential dwellings, together with associated parking, amenity space and landscaping. Land East of Parkwood Hill and Knockhall Road, Greenhithe.
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 Electric Vehicle Charging Points.
DA/21/01360/FUL	Erection of a two-storey rear extension and rear conservatory. 18 The Crescent Greenhithe Kent DA9 9EP.
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 Electric Vehicle Charging Points.
DA/21/01374/TPO	Application for works to various trees subject to Tree Preservation Orders No.11 1990 and 3 2008 West side of Ingress Park.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.

DA/21/01373/TPO	<p>Application for works to various trees (B&C class trees only) subject to Tree Preservation Orders No.11 1990 and 3 2008</p> <p>East side of Ingress Park.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.</p>
DA/21/01372/TPO	<p>Application for works to various trees subject to Tree Preservation Orders No.11 1990 and 3 2008</p> <p>Central area of Ingress Park</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.</p>
DA/21/01367/FUL	<p>Erection of a part two/ part single storey side and rear extension with terrace with balustrade at first floor level and a front porch for conversion to form 2 self-contained flats.</p> <p>13 The Crescent, Greenhithe DA9 9EP</p>
OBSERVATIONS:	<p>The Town Council objects to this planning application. The Crescent is already a congested close with a large number of dwellings in a small area, it is inappropriate to have an additional dwelling in this limited space and as such this proposal would be a case of overdevelopment.</p> <p>There is also already a shortage of parking spaces in that locality and whilst the application does not vary the number of existing spaces (2), creating an additional property will two new dwellings.</p>
EDC/21/0128	<p>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.</p> <p>Alkerden (Parcel 5A) Eastern Quarry Watling Street Swanscombe Kent.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.</p>

EDC/21/0148	<p>Reserved Matters application (details of access, appearance, layout, scale and landscaping) pursuant to conditions 2 and 25 of outline planning permission EDC/17/0048 for the installation of a road, including vehicle, pedestrian and cycle access, landscaping and associated works.</p> <p>Fastrack - Alkerden and Ashmere Eastern Quarry Watling Street Swanscombe Kent.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to consideration of this application.</p>

182/21-22. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/21/00517/FUL	<p>Erection of a single storey rear/side extension and first floor side extension.</p> <p>3 Crest View, Greenhithe, Kent DA9 9QY.</p>
DA/21/00401/FUL	<p>Demolition of existing garage/store and erection of a part two/part single storey side extension, and rear conservatory.</p> <p>68 Swanscombe Street Swanscombe Kent DA10 0BW.</p>
DA/21/00803/FUL	<p>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.</p> <p>125 Church Road, Swanscombe Kent.</p>
DA/21/00775/FUL	<p>Erection of a two-storey side extension.</p> <p>61 Caspian Way, Swanscombe Kent.</p>
DA/21/00832/FUL	<p>Erection of a single storey rear extension.</p> <p>123A Milton Road, Swanscombe Kent DA10 OLS.</p>

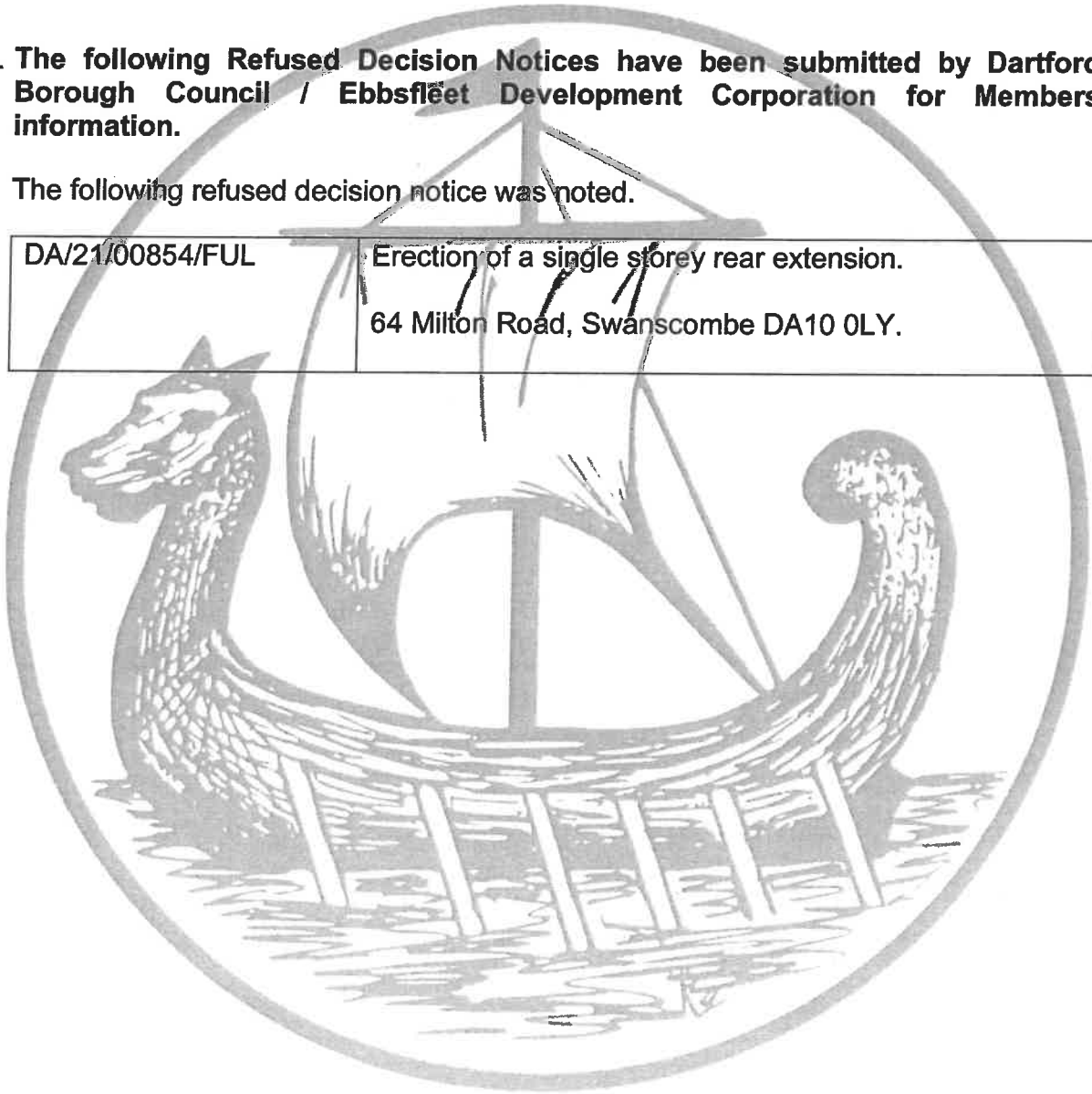
DA/21/00100/TDCMIN	<p>Submission of technical details for the erection of 1 No. 2 bedroom flat and 1 No.1 bedroom flat following the grant of planning in principle DA/20/01003/PIP.</p> <p>71 Broomfield Road Swanscombe Kent DA10 0LU.</p>
DA/21/00701/FUL	<p>Erection of a single storey rear extension.</p> <p>66 Milton Road Swanscombe Kent DA10 0LY.</p>
DA/21/00974/FUL	<p>Demolition of existing conservatory and erection of a two/part single storey rear extension and detached outbuilding.</p> <p>4 Lewis Road, Swanscombe Kent DA10 0JH.</p>
DA/20/01597/VCON	<p>Variation of Condition 1 of Planning Permission DA/09/01538/VCON in respect of allowing 5 dental surgeries instead of 4.</p> <p>Greenhithe Dental Care, The Avenue Greenhithe, Kent.</p>
DA/21/01052/FUL	<p>Provision of dormer windows in front and rear elevations in connection with providing additional rooms in the roof space.</p> <p>5 Arethusa Place, High Street, Greenhithe DA9.</p>
DA/21/01144/FUL	<p>Demolition of existing conservatory and erection of a single storey side extension.</p> <p>22 Whites Close, Greenhithe.</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.</p>
DA/21/00935/FUL	<p>Provision of an external balcony to first floor level, side elevation including new double French doors with sidelight glazing panel.</p> <p>27 Frobisher Way, Greenhithe.</p>
DA/21/01153/FUL	<p>Demolition of existing garage and construction of a two storey side extension.</p> <p>1 Broad Road, Swanscombe.</p>

DA/21/01160/VCON	Demolition of existing garage and erection of single storey rear extension with roof lantern and detached garage (incorporating variation of condition 2 (approved drawings) to raise roof height of single storey rear extension. 10 Gunn Road, Swanscombe.
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183/21-22. The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.

The following refused decision notice was noted.

DA/21/00854/FUL	Erection of a single storey rear extension. 64 Milton Road, Swanscombe DA10 0LY.
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184/21-22. **CONSULTATION – ROAD NAMES – DARTFORD BOROUGH COUNCIL (p).**

DBC had provided the following x2 proposed road names, with background to these, for two new roads on the boundary of Greenhithe and Swanscombe at the development on Tiltman Avenue.

- Everard – This refers to makers of the Thames Barges that were built and sailed in Greenhithe. A number of the Thames Barge names have already been used in the village so this will tie in with those.
- Whiting - The site is close to where the Portland Cement works were, and the 'Whiting' works shows up at the site on the historic maps from 1850. This name will keep a link to the history of the site and tie in with its sister development across the road that uses names connected with the cement works.

Members considered the above proposal and whilst they welcomed the historic reference used within these two road names they wished to express their dissatisfaction that this development had been named Ebbsfleet Cross, as opposed to the historic name for the site of Swanscombe Cross. This was/is causing great angst with the residents of Swanscombe where the development is located.

Recommended: That the comment as detailed above be sent to DBC in response to the consultation.

There being no further business to transact, the Meeting closed at 8.10 pm.

Signed: _____
(Chairman)

Date: _____

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RE 29/9/21

Graham Blew

From: Dartford Local Plan <localplan@dartford.gov.uk>
Sent: 15 September 2021 15:39
Subject: Publication of the September 2021 Pre-Submission Dartford Local Plan
Attachments: Representation Form.docx; Guidance Notes.pdf; Statement of Local Plan Representation Procedure Feb 2021.pdf

[WARNING] This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

Publication of the Pre-Submission Dartford Local Plan September 2021

Dartford Borough Council has now published the Pre-Submission Dartford Local Plan September 2021 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Formal explanation and notification is given in the Statement of Local Plan Representation Procedure attached. You can make representations on the plan for 6 week period from **Wednesday 15 September 2021 until Wednesday 27 October 2021**.

The September 2021 publication Local Plan has been revised following representations received in February – April 2021 on the first publication plan, notably in relation to the notification by Natural England of the Swanscombe Peninsula Site of Special Scientific Interest (SSSI).

The new Local Plan and associated documents are available on our website at: <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/new-local-plan>. The Plan is supported by studies and technical evidence which is available on our website at: <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/evidence-base2>.

How to Respond?

Representations should be made using the attached representation form or on this interactive representation form. This should be returned by email to localplan@dartford.gov.uk Or, if necessary, the form can be posted to be received by the deadline to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR. All comments have to be made in writing.

If you submitted representations on the first publication plan earlier this year, to have your comments now considered you **will** need to make a response to the revised plan. Representations must be received by **5pm Wednesday 27 October 2021**.

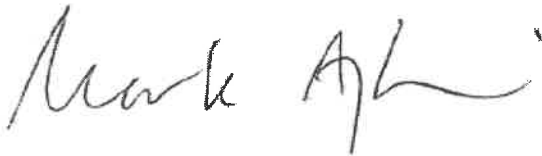
Information on how to comment can be found in the Guidance Notes attached. This includes important information on what to consider when making your comments in terms of Legal Compliance, Soundness and Duty to Co-operate. It also sets out data protection information about how we will use your personal information. Please note that your name, town/ parish of residence and representation will be made public (anonymous comments will not be accepted). Contact details will not be published but will be used to keep you informed of the progress of the Local Plan.

What happens next?




Once representations have been made and reviewed, the Local Plan and all related documents will then be submitted to the Government later this year, along with all comments made. An independent Planning Inspector will then review all representations received and the documentation. The Inspector will conduct an Examination in Public to the Local Plan to determine if it is legally compliant/ sound to be adopted by the Council and come into full force.

Should you have any queries, please do not hesitate to contact the Planning Policy Team by emailing localplan@dartford.gov.uk or phoning 01322 343213.

Yours faithfully



Mark Aplin
Planning Policy Manager
MRTPI

 (01322) 343213
 localplan@dartford.gov.uk
 www.dartford.gov.uk

Planning Services
DARTFORD
BOROUGH COUNCIL

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See www.dartford.gov.uk to find out more.

Graham Blew

From: Graham Blew
Sent: 15 September 2021 17:12
To: Cllr BARHAM Anita ; Cllr BEN MOUSSA Emma ; Cllr BUTTERFILL Sue ; Cllr CROSS Lorna; Cllr DUKE Ann ; Cllr HALL Linda ; Cllr HARMAN Dr Jo; Cllr HARMAN Peter; Cllr HARRIS Peter ; Cllr HAYES John ; Cllr HOWES Lesley ; Cllr SHAH Jay ; Cllr WEET Maurice; Info @ S&G Town Council
Subject: Publication of the September 2021 Pre-Submission Dartford Local Plan
Attachments: Representation Form.docx; Guidance Notes.pdf; Statement of Local Plan Representation Procedure Feb 2021.pdf

Follow Up Flag: Follow up
Due By: 22 September 2021 10:30
Flag Status: Flagged

Please see the below which contains links to the information / documents.

This will form part of the next appropriate Planning, Major Developments, Transportation and Environment Committee agenda when Members will be given the opportunity to complete the Representation Form (attached).

Due to the size of the material in question this will not be able to be produced in hard copy on the agenda, so all members are urged to look at the information prior to the meeting using the links provided.

Yours sincerely,

Graham Blew
Town Clerk

Swanscombe & Greenhithe Town Council | Council Offices |
The Grove | Swanscombe | Kent | DA10 0GA.
Tel: 01322 385513 | Fax: 01322 385849

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Dartford Local Plan Pre- Submission (Publication) September 2021 Town and Country Planning (Local Planning) England Regulations 2012 – Regulation 19 Representation Form

Representations on the Dartford Local Plan should be submitted by **5pm on Wednesday 27th October 2021**. Late representations will not be accepted.

Representations should be made using this form and submitted to Dartford Borough Council by email to localplan@dartford.gov.uk or sent to: Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR.

Additional copies of the form can be obtained from the Council's website at: <https://www.dartford.gov.uk/by-category/environment-and-planning2/new-planning-homepage/planning-policy/new-local-plan>. Photocopies of blank forms can also be made.

Advice on how to make representations is provided in the guidance notes which accompany this form. You are strongly advised to read the guidance notes before completing this form. ***Please note that if you responded to the previous version of the Pre-Submission Local Plan February 2021, your previous representation will not be automatically carried forward and you will need to respond again.***

This form comprises 3 parts:

- Part 1: Your details
- Part 2: Your representation(s). Please fill out a separate sheet for each representation you wish to make. However, only fill in Part A once and send all representations in together.
- Part 3: Declaration

If you have any queries about this consultation, please contact the Planning Policy Team by emailing localplan@dartford.gov.uk or by phoning 01322 343213.

You only need to fill this section out once.

Part 1: Your details

You only need to fill this section out once

	1. Personal details	2. Agent details (if applicable)
Title		
Name		
Organisation / group		
Address 1		
Address 2		
Address 3		
Postcode		
Telephone number		
Email address		

If you are replying on behalf of a group, how many people does it represent?

Part 2: Representation

For office use only Consultee ID: Agent ID: Date Received: :	
--	--

Please use a separate sheet for each representation

Name or Organisation:	
-----------------------	--

1. To which part of the Local Plan does this representation relate (please specify paragraph or policy number)?

Paragraph Policy Policies Map

2. Do you consider the Local Plan is:

Please mark with a cross in the boxes as appropriate

(1) Legally compliant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(2) Sound	Yes <input type="checkbox"/>	No <input type="checkbox"/>
(3) Complies with the duty to co-operate	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet / expand box if necessary)

4. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 3 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet / expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions. After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing sessions(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they may wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Part 3: Declaration

Data Protection

The personal information you provide on this form will be processed in accordance with the Data Protection Act 2018 and the Privacy and Electronic Communications (EC Directive) Regulations 2003. The information you provide will only be used for the purposes of the preparation of the Local Plan as required by the Planning and Compulsory Purchase Act 2004, and may be used by the Council to contact you, if necessary, regarding your submission. Under Regulation 22, we have a duty to send all representations to the appointed Planning Inspector. Your name, organisation name (if relevant), comments and town/parish of residence will be made available for public inspection when displaying and reporting the outcome of the statutory consultation stage and cannot be treated as confidential. You will not be asked for any unnecessary information and we will not publish any personal data beyond what is stated in this declaration.

Please sign and date this form. Forms signed electronically will be accepted.

Declaration:

By completing and signing this form, I agree to my name, organisation, town/parish of residence and representations being made available for public inspection.

Signature:

Date: