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# SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

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

Councillor B R Parry (Chairman)  
Councillor B E Read (Vice-Chairman)  
Councillor K G Basson  
Councillor Dr J M Harman  
Councillor P C Harris  
Councillor J A Hayes  
Councillor Ms L C Howes  
Councillor K M Kelly  
Councillor Mrs L Manchester  
Councillor D J Mote  
Councillor A S Reach  
Councillor S J Ryan

To all other Councillors: For information only.

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

**Wednesday 19 December 2018 at 7.00pm**

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

Graham Blew  
Town Clerk

Dated: 12 December 2018

*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.
2. Substitutes.
3. To Declare Interests in Items on the Agenda.

***At the Chairman's discretion the meeting will be adjourned at this point to accept questions from the public.***

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 28 November 2018 (*Full Council 13 December 2018*).
6. **FASTRACK ROAD – NAMING (DARTFORD BOROUGH COUNCIL (DBC)) (p).**

The Address Management & GIS Officer, DBC has written to advise of the naming for the dedicated Fastrack road in Castle Hill, Ebbsfleet.

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

### 7. **TOWN PLANNING.**

- 7.1 **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/18/01002/OUT	Outline application (consideration of access, appearance, layout and scale only) for erection of a 3 storey building with basement to be used as a 13 bedroom House in Multiple Occupation with communal facilities, bins and bike store.  The Alma, 26 High Street, Swanscombe.
DA/18/01494/CDNA	Submission of details relating to sound insulation and noise reduction methods pursuant to condition 3 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio flat (Use Class C3) incorporating single storey rear infill extension and erection of a detached building to provide dental surgery, with associated parking provision  Cheers Dental Practice, 23 High Street, Swanscombe

DA/18/01512/EDCCON	<p>Consultation on submission of Reserved Matters of siting, design, external appearance and landscaping, pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission EDC/16/0045 for Phase 2c development of 116 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage within Ebbsfleet Development Corporation.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
DA/18/01536/CDNA	<p>Submission of details relating to surface water drainage pursuant to condition 4 of planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision.</p> <p>11 Cobham Terrace, Greenhithe.</p>
DA/18/01539/EDCCON	<p>Consultation on an application to vary Condition 10 and 11 attached to planning permission EDC/16/0083 to extend retail unit opening hours and delivery hours at Ackers Drive, Ebbsfleet, Kent within Ebbsfleet Development Corporation.</p> <p>Northfleet West Sub Station Southfleet Road Swanscombe.</p>
DA/18/01544/CDNA	<p>Submission of details relating to construction method statement pursuant to condition 6 of planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision.</p> <p>11 Cobham Terrace, Greenhithe.</p>
DA/18/01545/CDNA	<p>Submission of details relating to boundary enclosures (condition 8), storage and collection of waste (condition 9), hard and soft landscaping (condition 10) and cycle storage (condition 12) pursuant to planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision</p> <p>11A Cobham Terrace, Greenhithe.</p>

DA/18/01546/CDNA	<p>Submission of details relating to the proposed vehicular access including visibility splays (condition 13) pursuant to planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision.</p> <p>11A Cobham Terrace, Bean Road, Greenhithe.</p>
DA/18/01573/OUT	<p>Outline application (with some matters reserved) for a maximum of 5 dwellings (consideration of access only)</p> <p>Former Greenhithe Clinic, Knockhall Chase, Greenhithe.</p>
DA/18/01587/FUL	<p>Erection of a single storey rear extension.</p> <p>43 Castle Street, Swanscombe.</p>
EDC/18/0156	<p>Installation of 2 Electric Vehicle Charging Points alongside 2 existing car parking spaces, with ancillary bollards, signage posts and power feeder pillar.</p> <p>The Spring River Talbot Lane Weldon Ebbsfleet Valley.</p>
EDC/18/0176	<p>Application for approval of condition 12 attached to planning permission no. EDC/17/0039 providing details for the replacement boundary walls/railings.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
EDC/18/0177	<p>Application for approval of condition 11 attached to planning permission ref EDC/17/0039 relating to the submission of a method statement for the proposed demolition, prior to the demolition of the front boundary wall of the WT Henley building.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
EDC/18/0178	<p>Application for non-material amendment to the reserved matters planning permission reference number 15/01881/ECREM to change the garages on the south west side of the site, to use full hipped roofs, to improve the natural light and limit the impact of the gable ends.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>

EDC/18/0181	<p>Application for approval of condition 3 attached to reserved matters planning application reference no. EDC/17/0148 relating to finished slab levels and cross sections.</p> <p>Parcel L - Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
EDC/18/0182	<p>Application for approval of conditions 3 &amp; 4 attached to reserved matters planning application reference no. EDC/17/0064 relating to drainage strategy details and finished slab levels and cross sections.</p> <p>Parcel I - Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
EDC/18/0186	<p>Erection of a single storey rear extension and rear single dormers.</p> <p>5 Mercer Avenue, Castle Hill, Ebbsfleet Valley.</p>
EDC/18/0187	<p>Application for partial approval of condition 10 (i) attached to planning permission reference no. EDC/18/0009 relating to details of balconies and screening, front entrance porches, canopies, and car ports.</p> <p>Land West of Springhead Road, Springhead Road, Northfleet.</p>
EDC/18/0188	<p>Application for Discharge of Condition 10 (iii and iv) attached to planning permission reference no. EDC/18/0009 relating to the Boundary Treatment and Acoustic Fence with accompanying Management Plan.</p> <p>Land West of Springhead Road (Springhead Park Phase 3), Springhead Road, Northfleet.</p>
EDC/18/0189	<p>Application for Non-Material Amendment to reserved matters planning permission reference no. 15/01881/ECREM to change the rotation of the flat over garage unit plot 110 by 90 degrees, to allow an increase to the rear gardens of plots 91 &amp; 92.</p> <p>Phase 3A Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>

**7.2 The following planning applications have been received from Neighbouring Authorities for Members observations** *(full details of these applications can be viewed via the Town Council, DBC and the EDC websites).*

DA/18/01671/FUL	<p>Consultation on an application for outline approval (with all matters reserved, except for access) sought for: up to 2,158 dwellings comprising a mix of 1, 2, 3-bedroom units (Use Class C3); a serviced plot for a new primary / nursery school up to 1,850 sq.m; a health centre up to 1,000 sq.m (Use Class D1); community pavilion of up to 500 sq.m (Use Class D1); convenience retail store up to 400 sq.m (Use Class A1); public art together with associated vehicle parking, open space, landscape and public realm provision, ecological mitigation, highways, pedestrian and vehicular access routes, and other associated engineering, utilities and infrastructure works. Detailed approval sought for: 342 dwellings (Use Class C3) comprising a mix of 1, 2, 3-bedroom units; linear park; a lido facility with changing room facilities up to 340 sq.m (Use Class D1) and ancillary café up to 100 sq.m (Use Class A3); 3km of mountain bike routes and a pump track, a pedestrian / cycle link tunnel from Lakeside Shopping Centre underneath the A1306, and vehicular access from the A126, A1306 and MSA roundabout (bus / emergency) within Thurrock Council.</p> <p>Arena Essex, Arterial Road, Purfleet, Essex.</p>
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**7.3 The following Granted Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/18/00585/FUL	Provision of external steel staircase and entrance door for creation of self-contained first floor 2 bedroom flat.  Flat Above 106 -108 Milton Road, Swanscombe.
DA/18/01206/FUL	Provision of grocery collection lockers to be installed in space next to existing parking bays, collection bays to be installed in existing parking bays  Asda Superstores, Crossways Boulevard, Dartford.
DA/18/01266/TPO	Application to cut-back the lime tree outside 4 Portland Place such that its height does not exceed the level of the top of railing to the front second floor balcony of 4 Portland Place and its width does not exceed the outer edge of the ground floor window and to cut-back the remaining 9 Lime Trees to similar dimensions, subject to Tree Preservation Order No. 11 1990.  Portland Place, Ingress Park, Greenhithe.
DA/18/01345/TPO	Application to re-pollard crown by the removal of all the mature rejuvenation crown growth back to the vicinity of the previous pollard points, whilst retaining any suitable live laterals around these points of 1 No. Walnut tree subject to Tree Preservation Order No.1 2018.  The Sun, 16 Swanscombe Street, Swanscombe.



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

