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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 6 September 2017 at 7.00pm**

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

**Graham Blew  
Town Clerk**

Dated: 31 August 2017

*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.*

The Council Offices, The Grove, Swanscombe, Kent DA10 0GA  
Tel: (01322) 385513 Fax: (01322) 385849

## **A G E N D A**

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 5 July 2017 (p).
6. **UPDATE FROM NATURAL ENGLAND (NE) – GRAIN TO WOOLWICH COASTAL PATH.**

The NE Coastal Path Adviser contacted the Town Council requesting an opportunity to update members on their proposals and, due to the timescales (recess period), the Chairman has agreed that a presentation be given as part of the agenda for this meeting.

**Recommended:** To note.

**7. TOWN PLANNING (p).**

**7.1** Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the summer recess period (as per minute 111/17-18).

EDC/17/0067	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) for the construction of a mixed use building comprising 10 townhouses, 46 apartments, up to 911m<sup>2</sup> of retail floorspace (A1, A2, A3, A5) and associated car parking, circulation space, landscaping, infrastructure, earthworks and Broadband Action Plan, pursuant to conditions 2, 25, 28 and 30 of outline application DA/12/01451/EQVAR.</p> <p>Castle Hill Neighbourhood Area Eastern Quarry Watling Street Swanscombe Kent</p>
OBSERVATIONS:	<p>The Town Council have re-considered this application and would like to submit no further observations other than the original observations/comments attached:-</p> <p>The Town Council have concerns with the following aspects of this application :</p> <p>Town Councillors were not invited to the Public Consultation which is obviously a concern and inappropriate.</p> <p>Ambiguous parking arrangement, no mention if it is allocated, unallocated?</p> <p>Provision of spaces through allocation has the potential to actually create extra demand for parking spaces due to its inherent inflexibility. Allocation may provide some with more than is necessary and some with less than is needed. Against a background of needing to use land efficiently, unallocated provision helps to reconcile differing needs.</p> <p>If the parking was supplied in the preferred allocated, unallocated form as the Dartford Borough Council Parking Standards SPD, there would be 15 allocated and 56 unallocated, totalling 71 spaces. Along with 6 van spaces. The visitor's parking is elsewhere which is acceptable. The proposal is for 64 spaces and 3 van spaces. The suggestion that</p>

	<p>vans use ordinary parking spaces is impactable and unsafe. There is therefore insufficient Parking.</p> <p>The Manual for Streets, by Department of Communities and Local Government and the Department of Transport. states;-</p> <p>8.3.24 Spaces for disabled people need to be properly marked and meet the minimum space requirements.</p> <p>8.3.25 It is preferable to provide these spaces in unallocated areas, including on-street as it is not normally possible to identify which properties will be occupied or visited by disabled people. It is recommended that spaces for disabled people are generally located as close as possible to building entrances.</p> <p>8.3.26 in the absence of any specific local polices, it is recommended that 5% of residential car-parking spaces are designated for use by disabled people.</p> <p>Therefore, there should be 4 spaces allocated and of sufficient specified size to the disabled standard.</p>
EDC/17/0084	<p>Application for approval of conditions 10, 13, 15 &amp; 22 attached to planning permission reference no. EDC/16/0096; relating to details of outstanding boundary treatment, collection of waste and storage, a management strategy for the use of the main hall space and signage.</p> <p>Castle Hill Central, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0068	<p>Erection of Orangery at rear.</p> <p>9 Ekman House, Weldon, Ebbsfleet Valley, DA10 1AR</p>
OBSERVATIONS:	<p>The style of architecture does not seem to match the existing which means it could be out of character for the area, there also does not seem to be any indication on the application of the materials to be used.</p> <p>The Town Council would request that a condition be included to any permission granted to this application, that the style and materials to be used match the existing which would give a consistency across the development.</p>

EDC/17/0092	<p>Application in respect of reserved matters for extension of Springhead Parkway (Springhead Spine Road Stage 2) pursuant to outline planning permission reference no. 20150155.</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0090	<p>Application for approval of conditions 7 &amp; 19 attached to planning permission reference no. EDC/17/0008 relating to a dust management plan and landscaping scheme.</p> <p>Land at Former Northfleet Works, The Shore, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0093	<p>Application for approval of conditions 1, 2, 3, 4 &amp; 5 attached to planning permission reference no. 09/00119/EBSRM relating to an Archaeological Supporting Statement, Foundation Design Drawings, Surface Water Drainage Scheme report, and Ecological Mitigation and Monitoring Report, and details of bridge parapets and street lighting.</p> <p>Springhead Bridge Link, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0094	<p>Application for approval of conditions 1, 2, 3, 4, 5, 6 &amp; 7 attached to planning permission reference no. GR/20090057 relating to an Archaeological Supporting Statement, Foundation Design Drawings, Surface Water Drainage Scheme report, Ecological Mitigation and Monitoring Report, details of bridge parapets and street lighting, details of measures for dealing with graffiti, and details for protection of retained trees.</p> <p>Springhead Bridge Link, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0095	Erection of a single storey flat roof extension to the north facing elevation for shower and changing facilities.

	Tarmac, The Shore, Northfleet.
OBSERVATIONS:	No observations.
EDC/17/0083	Application for approval of condition 36 attached to planning permission reference no. DA/12/01451/EQVAR relating to a code of construction practice.  Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0096	Application for approval of conditions 18 & 19 attached to planning permission reference no. EDC/16/0096 relating to a Traffic Management Plan and details to alleviate parking demand and encourage sustainable travel.  Castle Hill Central, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0097	Application for variation of approved plans attached to planning permission reference no. 09/00119/EBSRM (as stated on decision notice for EDC/17/0012), including removal of steps by southern abutment and alternations to landscaping, lighting and materials.  Springhead Bridge Link, Springhead Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/17/0098	Application for the variation of approved plans attached to planning permission reference no. GR/20090057 (as stated on decision notice for EDC/17/0013), including removal of steps by southern abutment and alternations to landscaping, lighting and materials.  Springhead Bridge Link, Springhead Road, Northfleet.
OBSERVATIONS:	No observations.

EDC/17/0040	<p>Application for a Non-Material Amendment to planning permission reference no. 16/00026/ECREM to allow the raising of pedestrian crossings on North-South Boulevard and minor landscaping amendments to the southern and eastern boundary of the car park south of the school.</p> <p>Castle Hill Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0099 DA/17/01465/EDCCON	<p>Application for the approval of a Contaminated Land Closure Report in relation to condition 50 of planning permission 05/00308/OUT.</p> <p>Former Northfleet West Sub Station Southfleet Road Swanscombe.</p>
OBSERVATIONS:	No observations.
DA/17/01076/CDNA	<p>Submission of details relating to programme of archaeological work pursuant to condition 5 of outline planning permission DA/12/01325/OUT (granted on appeal) and condition 3 of planning permission DA/15/01497/REM for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2, Former Empire Sports, Ground South Of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/17/01081/CDNA	<p>Submission of details relating to foundation design and below ground excavation (condition 6) and levels of land (condition 7) pursuant to outline planning permission DA/12/01325/OUT (granted on appeal) for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping, retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2, Former Empire Sports, Ground South Of Knockhall Road, Greenhithe.</p>

OBSERVATIONS:	No observations.
DA/17/1083/CDNA	<p>Submission of details relating to reptile mitigation strategy pursuant to condition 11 of outline planning permission DA/12/01325/OUT (granted on appeal) for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping, retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2, Former Empire Sports, Ground South Of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/17/1085/CDNA	<p>Submission of details relating to landscaping pursuant to condition 12 of outline planning permission DA/12/01325/OUT (granted on appeal) and condition 11 of planning permission DA/15/01497/REM for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping, retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2, Former Empire Sports, Ground South Of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/17/01086/CDNA	<p>Submission of details relating to construction method statement pursuant to condition 17 of outline planning permission DA/12/01325/OUT (granted on appeal) for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping, retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2, Former Empire Sports, Ground South Of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	<ul style="list-style-type: none"> <li>Construction Method Statement</li> </ul> <p>The Town Council would like additional conditions as some of the statement seems rather vague, and to prevent as much disruption as possible to the neighbouring community.</p>



	<ul style="list-style-type: none"> <li>• Access to the Construction Site. The route to and from the site for construction traffic should be specified and shared with all suppliers and contactors. Arrivals should be planned within certain times and scheduled to avoid queueing and parked construction traffic. Due to the location of the site and for the health and safety of particularly pedestrians and cyclists all vehicles should leave the site in a forward gear.</li> <li>• Wheel Washing Facilities. All vehicles leaving the site should be checked by a site foreman to ensure they are clean and free from mud. If not they should be washed and cleaned accordingly.</li> </ul>
DA/17/01202/REM	<p>Submission of Reserved Matters pursuant to Condition 1 &amp; 3 of the West Village outline planning permission DA/16/01207/OUT relating to details of access, appearance, landscaping, layout and scale of the Major Space Unit MSU8 comprising demolition works, internal reconfiguration, two storey extension, and associated works within Service Yard 8.</p> <p>West Village &amp; Service Yards 5, 8 And 12, Bluewater.</p>
OBSERVATIONS:	No observations.
DA/17/01201/VCON	<p>Section 73 Application for Variation of Condition 4 (approved drawings) of planning permission DA/13/01522/OUT (granted on appeal for demolition of existing dwellings and erection of 66 flats with provision of 110 parking spaces and an additional 6 for residents of Flint Cottage). Variation of drawings in respect of relocation and alteration of access road arrangements, relocation of bike and refuse stores and reduction in number of units to 64 by removal of 2 end units adjacent to the access road.</p> <p>1A, 1B, 1C Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	In addition to the variation of drawings in respect of relocation and alteration of access road arrangements, relocation of bike and refuse stores and reduction in number of units to 64 by removal of 2 end units. The drawings show extensive

	<p>alterations have been made to the car parking arrangements from the approved scheme.</p> <p>Although the plans show parking on levels, Lower Ground, Ground and First, the elevations now show and are clearly labelled as a two-storey car park. Lower Ground shows 33 spaces, Ground shows 31 spaces, First shows 34 spaces. The approved application shows 15 additional spaces being achieved by using stackers on the ground floor. These have been removed from the current drawings.</p> <p>Dartford Parking Standards require 82 residents' spaces, 21 visitors' spaces and 7 van spaces for this development. With a two-storey car park, there is a shortfall of 42 spaces. With a three-storey car park without stackers there is a shortfall of 12 spaces. No allowance has been made for the larger bay sizes required by vans or the disabled.</p>
DA/17/00612/CDNA	<p>Submission of details relating to detailed specification of works (condition 4 of DA/06/01274/LBC) and alignment of new wall and entrance gate (condition 8 of DA/06/01274/LBC and DA/06/01226/REM) for demolition of listed wall and railings and re-erection partly on a different alignment (in connection with Fastrack works).</p> <p>Boundary Wall to Ingress Park Along The Avenue, Greenhithe.</p>
OBSERVATIONS:	No further observations.
DA/17/01082/CDNA	<p>Submission of details relating to external materials pursuant to condition 10 of outline planning permission DA/12/01325/OUT (granted on appeal) for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping, retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2 Former Empire Sports Ground South Of Knockhall Road Greenhithe Kent</p>
OBSERVATIONS:	No observations.

DA/17/01329/FUL	Erection of a detached outbuilding (retrospective application).  9 The Flats, Knockhall Road, Greenhithe.
OBSERVATIONS :	No observations, please ensure that all neighbouring properties are consulted prior to the decision of the application.
DA/17/01296/FUL	Erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 (3 unit in total) flats to 4 x 2 bed flats together with 3 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision.  11 Cobham Terrace, Bean Road, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application on the grounds that it would be an over development of the site and not in keeping with the surrounding properties. As the developer's agent points out the application does not meet the current Dartford Planning Standards. There should be five (5) resident's parking spaces with only three (3) provided. There is no provision for any visitor parking. Two (2) street spaces have effectively been lost due to the proposed access to the three (3) off street spaces.  As a consequence of the proposal there is the possibility of an increased demand for parking and greater possibility of displaced parking taking place on Cobham Terrace.
DA/17/01223/EDCCON EDC/17/0084	Consultation on an application for approval of conditions 10, 13, 15 & 22 attached to planning permission reference no. EDC/16/0096; relating to details of outstanding boundary treatment, collection of waste and storage, a management strategy for the use of the main hall space and signage within Ebbsfleet Development Corporation.  Castle Hill Central, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
DA/17/01224/EDCCON EDC/17/0041	Consultation on a retrospective application for the construction of an electricity substation to supply development at Ebbsfleet Green within Ebbsfleet Development Corporation.

	Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
DA/17/01035/FUL	Erection of an attached two bedroom house with associated parking and parking for existing house.  19 Sweyne Road, Swanscombe.
OBSERVATIONS:	<p>The Town Council objects to this application as it is an over development of the site. The Design &amp; Access statement states planning policies in London and London Borough of Bexley. These are irrelevant in this application.</p> <p>The application does not meet the current Dartford Parking Standards. Existing dwelling is three bedroom, and the proposed two bedroom. Only two (2) parking spaces are proposed, one for each dwelling which will have to be accessed across an existing grass verge. The space for the existing dwelling is obstructed by a mature street tree (which is not shown on the plans, but can be seen on Google Street View)</p> <p>The Design &amp; Access statement states: “The proposed dwelling and the existing dwelling would also have the same amount of amenity space as neighbouring properties”. The site plan clearly shows that this is not the case with neighbouring properties having large gardens. The new dwelling has a minimal amount and causes the loss of amenity space for the existing dwelling.</p> <p>The Town Council therefore objects to this application on the following grounds:</p> <ul style="list-style-type: none"> <li>• Lack of parking</li> <li>• Impact on the street scene and the necessity to remove a mature street tree to access a parking space.</li> <li>• Provision of amenity space.</li> </ul>
DA/17/01361/FUL	Erection of a two storey side and single storey rear extension.  20 Reed Court, Greenhithe.

OBSERVATIONS:	The Town Council have concerns that the increase in property size will cause a loss of amenity space and to ensure that the parking provision for the property meets the standards / requirements of a 4 bedroom property rather than the existing 3 bedrooms.
DA/17/01376/FUL	Creation of a balcony at first floor level over existing car port.  15 The Dell, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application as it creates a first-floor terrace that could result in the occupants overlooking neighbouring properties.
DA/17/01331/CDNA	Submission of details relating to crime prevention and principals of Secure by Design pursuant to condition 4 of planning permission DA/15/01497/REM (as amended by DA/16/01799/NONMAT) for reserved matters relating to erection of 40 residential dwellings (comprising 16 x 3 bed, 13 x 4 bed, 7 x 5 bed houses and 4 x 1 bed maisonettes) and provision of public open space  Phase 2 Former Empire Sports Ground South Of Knockhall Road Greenhithe.
OBSERVATIONS:	No observations.

**Members are advised that the following planning applications have been received from Kent County Council and dealt with during summer 2017 recess.**

DA/16/1413/RVAR	Discharge of planning conditions of permission DA/16/1413 in respect of kitchen extension, as follows: Condition 3 – External Materials; Condition 5 – Construction Management Plan; Condition 8 – Ecology; Condition 10 – Surface Water Drainage & Condition 11 – Contamination.  Craylands Primary School, Craylands Lane, Swanscombe.
OBSERVATIONS:	The Town Council would advise planners to consider imposing a restriction on working hours of 8.00 and 18.00 Monday to Friday, 8.00 to 13.00 Saturdays and no work on Sundays or Bank

	<p>Holidays to protect the impact on local residential amenities.</p> <p>It is noted that the site labour force will be encouraged to use the neighbouring car park during core teaching periods. This car park falls under the Town Councils ownership and is primarily used for those accessing the adjacent Swanscombe Leisure Centre and other nearby community facilities. To date no arrangements have been made in relation to the use of this car park.</p>
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**Recommended:**

To note and endorse the responses submitted during the summer 2017 recess.

**7.2 The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation for Members observations** *(details of these applications can be viewed via both the Town Council and DBC websites).*

DA/17/01402/COU	Change of use to a micro-brewery with a tap room attached (retrospective application).  No Frills Brewery Rear of 20 to 20A Knockhall Road (50 Wakefield Road) Greenhithe.
EDC/17/0046	Submission of Reserved Matters pursuant to condition 2 of outline planning permission dated 31st March 2014 (DA/05/00308/OUT) for associated works relating to landscape and submission of details relating to detailed design only (Condition 19).  Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
EDC/17/0048	Application for variation of conditions 3 and 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed use development of up to 6,250 dwellings & up to 231,000 square metres of non-residential floorspace with associated infrastructure and open space; to allow for the substitution of approved parametre plans and documents under condition 3 and revised strategies under condition 4.  Eastern Quarry, Watling Street, Swanscombe

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

DA/17/00819/FUL	Erection of a two storey side extension, single storey side/rear extension and a front porch.  1 Keary Road, Swanscombe.
DA/17/00912/FUL	Provision of roof lights in front and rear elevations and windows in barn hip in connection with providing additional room in the roof space.  21 Hasted Close, Greenhithe.
DA/17/00869/FUL	Erection of a part two/part single storey side / rear extension and canopy over front entrance.  22 Beaton Close, Greenhithe.

DA/17/01114/FUL	Demolition of existing rear extension and erection of a single storey rear extension.  20 Leonard avenue, Swanscombe.
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**7.4 The following Refused Decision Notices have been submitted by Dartford Borough Council / Ebbsfleet Development Corporation for Members information.**

DA/17/00881/FUL	Erection of a single storey rear extension with terrace and balcony over and replacement of first floor rear window with single glazed door to access proposed terrace.  39 Swanscombe Street, Swanscombe.
DA/17/00727/FUL	Demolition of existing dwelling and erection of a detached 3 bed dwelling.  Mounts Cottage, Mounts Court, Mounts Road, Greenhithe.
DA/17/00801/FUL	Demolition of existing garage and erection of a detached 3 storey building comprising 3 No. apartments (2 x 2 bed and 1 x 1 bed) and associated parking accessed from vehicle access adjacent 31 Lewis Road.  Land Adjacent 115 Milton Road, Swanscombe.



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

