

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 4 SEPTEMBER 2019 AT 7.00PM

**PRESENT:**

Councillor Peter Harman - Chairman  
Councillor John Hayes – Vice- Chairman  
Councillor Lorna Cross  
Councillor Linda Hall  
Councillor Peter Harris  
Councillor Lesley Howes

**ALSO PRESENT:**

Mr Paul Shaw – McDonalds, Greenhithe  
Mr Glynn French – Architect (McDonalds, Greenhithe)  
Graham Blew – Town Clerk

**ABSENT:**

Councillor Ann Duke  
Councillor Maurice Weet

**179/19-20. 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.

**180/19-20. APOLOGIES FOR ABSENCE.**

There were none.

**181/19-20. SUBSTITUTES.**

There were none.

**182/19-20. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

There were none.

*The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.*

**183/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**184/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 3 JULY 2019**

**Recommended:**

The Minutes of the meeting held on 3 July 2019 were confirmed and signed.

**185/19-20. McDONALDS GREENHITHE.**

Mr Paul Shaw, owner/operator of the McDonalds, Greenhithe had kindly offered to give a short presentation/discussion, prior to undertaking x4 public consultations, regarding the future plans they are considering for the restaurant.

The Chairman welcomed Mr Shaw and Mr French to the meeting.

There followed a presentation and Question and Answer session.

**Recommended:** That the item be noted.

**186/19-20. PROPOSED CHANGES TO BUSES IN DARTFORD AND CRAYFORD (routes 428 and 492) – TRANSPORT FOR LONDON (TfL)**

The Local Communities and Partnerships Transport for London had submitted proposed changes to the bus services in Dartford and Crayford (details were available via :- <https://consultations.tfl.gov.uk/buses/96-428-492/>)

Members' had been provided with the proposals on 29 July 2019 with the deadline for responses being 10 September 2019.

Members' discussed the proposed changes and the effects they could have.

**Recommended:** That the Town Council object to the proposed changes and, in particular, do not support the proposed changes to bus route 492.

**TOWN PLANNING:**

187/19-20. The below planning applications had been received and responded to by the Town Clerk, in consultation with the Chairman, during the summer recess period (as per minute 120/19-20).

***Members were advised that the following planning applications had been received from Dartford Borough Council / Ebbsfleet Development Corporation and dealt with during summer 2019 recess.***

DA/18/00958/REM	Reserved matters relating to appearance and landscaping pursuant to condition 1 of planning permission DA/17/01201/VCON for 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.
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	1A, 1B, 1C Knockhall Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00657/REM	Reserved matters relating to scale, layout, appearance and landscape (condition 1) and submission of details pursuant to conditions 4 (levels of land), 5 (water efficiency), 7 (storage of bicycles), 8 (car parking spaces), 10 (waste/refuse collection), 11 (hard and soft landscaping including a programme for its management) pursuant to outline planning permission DA/18/01573/OUT for erection of 4 x 2 bed houses and 1 x 4 bed house (5 units in total)  Former Greenhithe Clinic, Knockhall Chase, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00721/FUL	Conversion of existing garage into habitable room together with associated alterations to front elevation (retrospective application).  43 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00760/FUL <i>The Chairman declared a prejudicial interest as the applicants was known to him and took no part in the comments submitted.</i>	Retention of railings and other means of enclosure.  Ingress Abbey, Prioress Crescent, Greenhithe.
OBSERVATIONS:	No observations.
DA/19/00761/LBC <i>The Chairman declared a prejudicial interest as the applicants was known to him and took no part in the comments submitted.</i>	Listed building consent for retention of railings and other means of enclosure including re-instatement following removal of some railings/means of enclosure.  Ingress Abbey, Prioress Crescent, Greenhithe.
OBSERVATIONS:	No observations.
DA/19/00876/TPO	Application to crown lift lower branches to give clearance of 6 metres of 1 No. Oak Tree (T3) adjacent to Mounts Cottage subject to a Tree Preservation Order No. 7 2007

	Mounts Court, Mounts Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/19/00913/FUL	Conversion of rear part of the garage into habitable room.  60 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00916/FUL	Demolition of existing garage and erection of a detached 4 bed dwelling house (retrospective application).  115A Milton Road, Swanscombe.
OBSERVATIONS:	The Town Council would object to this application as insufficient details were provided on the unauthorised changes constructed compared to the original planning consent. The Town Council would request that this application and the matters raised are given full consideration by Dartford Borough Council Planning Team.
DA/19/00925/FUL	Erection of front porch and rear conservatory.  22 Castle Street, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00934/FUL	Erection of a single storey rear and side extension incorporating conversion of existing garage into a habitable room.  15 Bere Close, Greenhithe.
OBSERVATIONS:	The Town Council has no objection to this application but would seek confirmation from the Planning Authority that the area to the side of the house has the appropriate dimensions to provide an off street parking space. The Town Council do have concerns that the loss of the use of the existing garage could lead to a detrimental effect to the Public Open Space and that, if possible, a condition should be attached to any permission granted for this application that the applicant be responsible for rectifying any such damage.

DA/19/00952/VCON	<p>Application for variation of condition 2 (approved drawings) of planning permission DA/18/00444/FUL in respect of change of rear roof.</p> <p>91 -95 Church Road, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00961/FUL	<p>Erection of a single storey rear extension with balcony over and ground floor flank window.</p> <p>49 Pentstemon Drive, Swanscombe</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00998/FUL	<p>Conversion of garage into habitable room together with associated alterations to front and rear elevations.</p> <p>37 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council notes that the conveyancing plan for this application provides that this house also officially has 2 parking places (garage and driveway). This proposal includes that one of these spaces (the garage) would be removed with no possibility of alternative parking in lieu, either now or in the future. Watermans Way especially, has severe parking problems to the point that refuse bins cannot, at times, be emptied, due to the inability of the refuse collection vehicle being able to access the road.</p> <p>The Town Council therefore objects to this application as the proposed development would result in the loss of a parking space which could not be replaced within the curtilage of the site and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies B1 and T23 of the adopted Dartford Local Plan and the Local Planning Authority's standards.</p> <p>The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity.</p>
DA/19/00999/FUL	<p>Erection of a part two/ part single storey side extension.</p> <p>14 Park Cliff Terrace, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

DA/19/01020/TPO	Application to reduce by approximately 30% and sever Ivy of 1 No. large Oak tree (T1) subject to Tree Preservation Order No.7 2007.  Mounts Court, Mounts Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/19/01023/FUL	Erection of a single storey rear extension.  22 Watermans Way, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01067/FUL	Erection of a single storey rear extension.  38 Liverymen Walk, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01072/FUL	Erection of single storey side extension.  1 Riverview Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01074/FUL	Erection of a single storey rear extension.  5 Arethusa Place, High Street, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01131/ADV	Display of internally illuminated and non-illuminated various fascia, projecting hanging and hoarding signs.  Asda Superstores, Crossways Boulevard, Greenhithe.
OBSERVATIONS:	No observations.

EDC/19/0104	<p>Application for the variation of condition 11 attached to planning permission reference no. EDC/17/0108 for the construction of 163 dwellings and parking along with associated landscaping, infrastructure and earthworks; to allow a change to the compliance requirements for Building Regulations Part M4(2).</p> <p>Parcels G, H, J &amp; K - Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
KCC/TRO	<p>The Kent County Council (Various Roads, Dartford) (Stopping, Waiting &amp; Loading Prohibitions &amp; Restrictions of Parking Places) (Amendment No.3) Order 2019.</p> <p>Eynsford Road, Greenhithe; Knockhall Road, Greenhithe and Parkwood Hill, Greenhithe</p>
OBSERVATIONS:	The Town Council fully supports this scheme and its benefit to the area. The corner protection will not only reduce nuisance parking that causes issues for larger vehicles turning, but also add an additional level of safety for pedestrians crossing and improve the journey to and from the local Knockhall Primary School.

**Recommended:** That the responses submitted during the summer 2019 recess be noted and endorsed.

188/19-20. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/ 19/01134/FUL	<p>Erection of a detached shed.</p> <p>Ingress Lodge, Gatehouse View, The Avenue, Greenhithe</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/01137/FUL	<p>Replacement all four existing timber-frame windows with upvc windows, matching existing colour and style.</p> <p>107B Westview Court, Mounts Road, Greenhithe.</p>
OBSERVATIONS:	No observations.

DA/19/01149/FUL	Demolition of existing detached garage and lean-to and erection of part two/part single storey side/rear extension.  33 Ames Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/19/0125	Submission of Reserved Matters of siting, design, external appearance and landscaping, pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission DA/05/00308/OUT for Phase 4 development of 140 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage.  Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.

189/19-20.

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

The following granted decision notices were noted.

DA/19/00637/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension.  106 Knockhall Road, Greenhithe.
DA/19/00669/TPO	Application to fell 1 No. Spruce tree subject to Tree Preservation Order No.11 1990.  8 Bere Close, Greenhithe.
DA/19/00696/FUL	Conversion of integral garage into habitable room together with associated alterations to front elevation.  39 Caspian Way, Swanscombe.
DA/19/00720/FUL	Erection of a single storey extension, roof light to rear roof slope and removal of chimney stack.  34 Broad Road, Swanscombe.



DA/19/00721/FUL	Conversion of existing garage into habitable room together with associated alterations to front elevation (retrospective application).  43 Pentstemon Drive, Swanscombe.
DA/19/00913/FUL	Conversion of rear part of garage into habitable room.  60 Pentstemon Drive, Swanscombe.
DA/19/00961/FUL	Erection of a single storey extension with balcony over and ground flank window.  49 Pentstemon Drive, Swanscombe.
DA/19/00925/FUL	Erection of front porch and rear conservatory.  22 Castle Street, Swanscombe.

There being no further business to transact, the Meeting closed at 8.35 pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairman)

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PTE 25/9/19

**Graham Blew**

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**From:** David Hook <David.Hook@dartford.gov.uk>  
**Sent:** 02 September 2019 13:44  
**To:** 'Bean Parish Council'; clerk@stoneparishcouncil.com; Ian Armitt; Keith Holmes (darentparishcouncil@btinternet.com); Longfield Parish; Southfleetpc@aol.com; Sutton-at-Hone & Hawley Parish Council; Graham Blew  
**Cc:** 'Iris'; Ann Allen; Sarah Martin; Marie Kelly-Stone; Alan Twyman; Neil Murphy  
**Subject:** Election of Parish Representative to the Joint Transportation Board [KCC/DBC]  
**Attachments:** Yvonne Seymour.odt; Councillor Stephanie Thredgale JTB.docx  
**Importance:** High

Dear Parish/Town Clerk,

With apologies for the delay (due in part to my absence from the office last Thursday and Friday), I am at last able to send you short CVs for both candidates, for consideration by your Members at your Parish meetings throughout September, and of course Swanscombe & Greenhithe Town Council members at their next meeting – grateful to know when that is please Graham.

Once your Members have come to a decision (a simple majority for 1 of the 2 candidates is all that is required), please send the outcome direct to Sarah Martin, Strategic Director (External Services) by email at [sarah.martin@dartford.gov.uk](mailto:sarah.martin@dartford.gov.uk) copied to me please.

As some of you may be aware, KCC is in the process of negotiating a new Joint Transport Board Agreement with all relevant Kent Districts, and the new JTB Agreement will be considered by DBC Cabinet on 31 October, so we have ample time to accommodate our election process, to enable the new Parish/Town representative to attend JTB on **3 December 2019**.

Many Thanks and Kind Regards  
David

David Hook  
Democratic Services Officer  
Democratic Services  
E 28  
[David.hook@dartford.gov.uk](mailto:David.hook@dartford.gov.uk)  
(01322) 343276 (direct line)

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- Yvonne Seymour – Darenth.

I have lived in Darenth since 1970 and have always taken a keen interest in parish affairs. I am a new member of Darenth parish council and offer my services to the Dartford Borough Council forum for parish and town councils as a fresh eye to Kent transport services as a driver and bus user.

- Stephanie Thredgle – Stone.

Over the past many years, I have served the community in a variety of roles

I have been a member of Stone Parish Council for 16 years & have served as Chairman & Vice for a few of those years & am on various committees.

I was instrumental in the reformation of the Stone Parish Fete, involved in the organisation of the Annual Remembrance Service, the formation of an Easter Egg hunt event for the children of the Parish of Stone, revived 'beating of the bounds' of Stone Parish, another event I helped to bring about was the Christmas lights 'switch on', run a Tea and Cake morning on a monthly basis for the Seniors of Stone Parish.

I am from a long-established Stone family and have lived in the Parish all my life & as you can imagine have seen the roads & transport be challenged by ever increasing use, which is why I would very much like to be considered for election as Parish Representative to Dartford J.T.B.