

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 10 APRIL 2019 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor K G Basson
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor J A Hayes
Councillor Ms L C Howes
Councillor R J Lees
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor S J Ryan

568/18-19. 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.

569/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' Dr J M Harman, D J Mote and B E Read.

An apology for lateness was submitted by Councillor P M Harman.

570/18-19. SUBSTITUTES.

Councillor P M Harman substituted for Councillor Dr J M Harman.

571/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest in application KCC/DA/0481/2018 as he is the Kent County Council Member for Swanscombe and Greenhithe.

Councillor P M Harman declared a non-prejudicial interest in application DA/19/00452/TPO as he is a Town Council representative on the Board of Directors for Ingress Park Greenhithe Management (IPGM).

Councillor P C Harris declared a non-prejudicial interest in application DA/19/00452/TPO as he is a Town Council representative on the Board of Directors for Ingress Park Greenhithe Management (IPGM).

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

572/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

573/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 20 MARCH 2019

Recommended: The Minutes of the meeting held on 20 March 2019 were confirmed and signed.

TOWN PLANNING:

574/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/19/00420/REM	Reserved matters relating to landscaping pursuant to condition 1 of outline planning permission DA/18/01002/OUT 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.
OBSERVATIONS:	The Town Council are concerned that the application drawing only appears to show sections, there are no elevations or plans to show the extents of the green wall and roof which should be an important consideration. On the drawing an annotation states ... <i>"this detail ensures the green wall is within the alignment of the ground floor brick wall, all being within the client's legal title"</i> . Clarification is required as to whether this access to the green wall for maintenance is actually from the applicants' property or from land under a different title? Confirmation is also sought and required that maintenance of the green wall can be undertaken safely?
DA/19/00452/TPO	Application to cutting back all branches that overhang and encroach on the building of 25-29 Capability Way to the boundary line together with the necessary shaping to the top of the tree 1 No. Oak Tree (T333) subject to Tree Preservation Order No. 11 1990. Outside 25-29 Capability Way, Greenhithe.

OBSERVATIONS:	<p>The tree report with the application suggests cutting back to give 2M clearance to building but the application is for cutting back to the boundary line? There does not appear to be any plan supplied with the application that shows the relationship between the building, the boundary and the tree?</p> <p>The Town Council request that any work approved under this application should only be undertaken outside of the bird nesting season to protect, and preserve, the local wildlife.</p>
DA/19/0454/FUL	<p>Erection of a single storey rear extension and front porch.</p> <p>13 Munford Drive, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00472/FUL	<p>Erection of a single storey rear extension.</p> <p>22 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
EDC/18/0195 RE-CONSULTATION	<p>Application for the approval of conditions 19 & 20 attached to planning permission reference no. EDC/17/0048 relating to Submission of an Area Masterplan and Area Design Code for the Alkerden area.</p> <p>Alkerden, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council feel that the applicant should provide a clear and understandable list of the revisions as it seems unreasonable to expect consultees to identify all the changes in a 220 page document.</p>
EDC/18/0196 RE-CONSULTATION	<p>Application for the discharge of conditions 19, 20 & 21 attached to planning permission reference no. EDC/17/0048 relating to the submission of the Area Masterplan, Area design code and Air Quality Monitoring.</p> <p>Ashmere (Western Village) Eastern Quarry Watling Street Swanscombe.</p>

OBSERVATIONS:	<p>The Town Council feel that the applicant should provide a clear and understandable list of the revisions as it seems unreasonable to expect consultees to identify all the changes in a 374 page document.</p> <p>The Town Council are also concerned that the original names for the area, selected after consultation, now seem to be being changed i.e. Western Village now being referred to as Ashmere.</p>
EDC/19/0044	<p>Application for the partial infilling of the site to form a Development Platform.</p> <p>Former Croxton & Garry Site, Tiltman Avenue, Swanscombe.</p>
OBSERVATIONS:	<p>The application does not appear to show/indicate any information regarding access to the site for vehicles during the construction process? This information is required in order to judge the impact of vehicles entering and leaving the site on neighbouring roads which are all bus routes.</p> <p>The Town Council would ask that the Planning Authority insist on the following conditions:</p> <p>When any work begins it is essential that a wheel washing machine is on-site and used for all vehicles entering and leaving the site and that the developer provides regular street cleaning around the outside of the site to prevent incidents similar to those experienced at the neighbouring “Little Swanscombe” site on the other side of London Road;</p> <p>A sensible holding area is required for lorries whilst the whole of the works are being undertaken. This is to avoid queuing which endangers other vehicles and pedestrians;</p> <p>The Hours of Operation should not take place any earlier than 8.00am Monday to Friday as the area is heavily used by children walking to school;</p> <p>The Hours of Import and Export of Materials should be no earlier than 9.00am and no later than 3.00pm as the area is heavily used by children walking to and from school;</p> <p>There does not appear to be a Bat Mitigation Survey included with the application as part of this specific work, will this be supplied prior to commencement of any works?</p>

EDC/19/0048	<p>Application for the deconstruction of Alkerden Barn and retention of historic materials for future reuse, demolition of all other existing buildings.</p> <p>Alkerden Farm, Alkerden Lane, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application.</p> <p>The Town Council do not believe that the building/archaeological survey undertaken is adequate or detailed enough for such an historic building/materials.</p> <p>Whilst it is imperative that the building/materials should be protected it should also be recognised that a large part of the historic importance of the building is its iconic significance to the community and not just the bricks and mortar.</p> <p>The Town Council feel that it is well within the developers' gift to seek, and find, an alternative route for the access road rather than this proposal.</p> <p>Should the Planning Authority be minded to approve this application the Town Council would expect to see a Condition included which would require the applicant to complete the re-assembly of Alkerden Barn within 12 months of the completion of the access road.</p>

575/18-19. **PLANNING APPLICATIONS SUBMITTED BY KCC FOR MEMBERS OBSERVATIONS.**

Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision of the following application.

<p>KCC/DA/0481/2018</p> <p>EDC/18/0161</p>	<p>Operation of an aggregate recycling facility to accept 75,000 tpa of construction and demolition waste for a temporary period of 5 years.</p> <p>Site 3, Manor Way Business Park, Land between Galley Hill Road and Manor Way, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council feel that alternatives to HGV's should be considered as part of the Transport plan.</p> <p>It is disappointing that the revised documents do not satisfy the Town Councils previous objections to this application which still stand:</p>

	<p>Members strongly object to the application on the following grounds:</p> <p>Firstly, members strenuously oppose the application because they are seriously concerned about the environmental impact this site would have on the local area.</p> <p>Members also object to the application because it is in the vicinity of the proposed London Resort and could interfere with the needs of the resort which could in turn prejudice the objective of achieving a vibrant mixed use development on Swanscombe Peninsula and is contrary to Policy CS6 of the Planning Authorities adopted Core Strategy. From both Planning Statement and Design and Access Statement: <i>“the site falls within an area designated for future development (Thames Waterfront Priority Area) however, it is considered that a temporary aggregates recycling facility on this site would prejudice the realization of the redevelopment scheme”</i>.</p> <p>Members are also concerned about the Heavy Goods Vehicles (HGVs) that will to and from form the site and the need for them to be directed away from the town’s inner roads. Members request that, if planning were to be granted, that a condition should be made on the operator to only utilise the main roads to the site and not use the town’s inner roads. Operators generally employ contracting firms that would not necessarily follow road signage stating “no HGVs” etc and therefore unless KCC is to marshal all of these roads, it must be made an obligation on the contractor to keep to the proper routes if there is a chance that the operator could lose its licence.</p> <p>The detrimental impact this proposal would have on London Road and the local infrastructure would be extreme and unacceptable in an area that is already at full capacity. The transport assessment makes no mention of the impact of laden HGV’s on the local road infrastructure. Over the last few years London Road has experienced several failures which have required extensive road works often with multiple traffic control over junctions causing frustrating delays for local residents and businesses/ These failures are in the main caused by excessive numbers of laden HGV’s travelling over an old road with very old services under the surface. This road was not designed for the HGV traffic it is experiencing and the extra laden HGV loads from this proposal could quite easily cause more extensive failure. London Road has very narrow pavements and the additional HGV movements is undesirable due to it being a residential area with high pedestrian traffic including children walking to and from school.</p> <p>Members do not feel that the proposed location of the facility is sustainable, particularly as all materials delivered is to arrive by road.</p>
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**576/18-19. GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00190/TPO	Application to reduce crown and pollard back to previous points of 1 No. Lime tree subject to Tree Preservation Order No.3 1991. 3 St. Pauls Close, Swanscombe.
DA/19/00110/FUL	Erection of a single storey rear extension and provision of a dormer window in rear elevation with Juliette balcony and roof lights in front elevation in connection with providing additional rooms in the roof space and 3 No. windows in side elevation. 115 Milton Road, Swanscombe.

**577/18-19. REFUSED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/19/00189/TPO	Application to reduce height by 1.5 metres to the main break in the crown of 1 No. Lime tree subject to Tree Preservation Order No.3 1991. 3 St. Pauls Close, Swanscombe.
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There being no further business to transact, the Meeting closed at 8.05 pm.

Signed: _____
(Chairman)

Date: _____