

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 27 NOVEMBER 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  
Councillor Maurice Weet

**ALSO PRESENT:** Graham Blew – Town Clerk

**ABSENT:** Councillor Ann Duke

**342/19-20. 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.

**343/19-20. APOLOGIES FOR ABSENCE.**

There were none.

**344/19-20. SUBSTITUTES.**

There were none.

**345/19-20. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor Linda Hall declared a personal interest in application DA/19/01472/FUL as she is the Chairman of the Allotment Association and an allotment plot holder.

Councillor Peter Harman declared a prejudicial interest in application KCC/DA/0232/2019 as he is a member of the Kent County Council Planning Committee.

Councillor John Hayes declared a personal interest in application DA/19/01472/FUL as he is the partner of the Chairman of the Allotment Association.

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

**346/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk advised members that applications DA/17/01814/FUL and DA/19/01292/COU were due to be considered at the 9 December 2019 Development Control Board meeting.

The Chairman informed the meeting that he had recently attended a Henley Camland meeting which had included discussions on:

- the Alkerden Barn and that a Public Consultation event was being held on 3 December 2019 in the Town Council Office Community Hall;
- the planned Secondary and Primary Schools (Education Campus) were going ahead;
- the provision of x3 football pitches, as part of the Section 106 Agreement, and the fact that the developer was reviewing their options.

**347/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 6 NOVEMBER 2019**

**Recommended:** The Minutes of the meeting held on 6 November 2019 were confirmed and signed.

**348/19-20. KENT COUNTY COUNCIL (KCC) – HIGHWAY IMPROVEMENT PLAN (HIP).**

Further to minute 289/19-20 Members were issued with the Highway Improvement Plan which is for Parish and Town Councils to prioritise improvements that they may wish to see in their areas. These forms can be updated annually.

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

**TOWN PLANNING:**

**349/19-20. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/19/01472/FUL	<p>Erection of a mix of 6 flats (4 x 2 bed and 2 x 1 bed) including new access drive, off-street parking, bin &amp; cycle storage and communal garden areas.</p> <p>In addition to this the proposal includes additional parking spaces for the allotments.</p> <p>Block of Lock-Up Garages rear of Keary Road Swanscombe.</p>
<b>OBSERVATIONS:</b>	No objection but the Town Council would ask that any permission granted includes a condition that wheel washing

	and road sweeping be undertaken for all vehicles leaving the site during construction and that this must be monitored and enforced.
DA/19/01480/VCON	Application for variation of condition 2 (approved drawings) of planning permission DA/18/00444/FUL in respect of change of front elevation to include roof canopy and omission of excavation and front of property and associated windows and footbridge.  91 - 95 Church Road, Swanscombe.
OBSERVATIONS:	No observations.
DA/19/01554/COU	Change of use of land to residential garden and erection of a single storey extension to existing detached garage and new 2m high close boarded boundary fence.  14 Pacific Close, Swanscombe.
OBSERVATIONS:	That this item be deferred whilst the Planning Authority be requested to provide clearer detail as to what the proposal is for and whose land the proposal is referring to.  Subject to this information being provided the Town Clerk, in consultation with the Chairman, be delegated to submit a response/comments.
DA/19/01557/FUL	Erection of 187 residential apartments, new publicly accessible pedestrian and cycle connection to Greenhithe Railway Station, vehicular drop off and new ticket barrier and machine, associated parking, open space, landscaping, infrastructure and groundworks.  Land North of London Road, East of Telephone Exchange, Greenhithe.
OBSERVATIONS:	The Town Council strongly objects to this application on the following grounds :  It is an overdevelopment of the site with the proposed layout and density being excessive;  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>The access road to the proposed development would be steep and not appropriate for wheelchair users or those with prams/pushchairs;</p> <p>Drop-off and pick up points attract vehicles to the site and do not promote sustainable travel (there is already a drop-off and pick up point at the Greenhithe Station so another one is not required). This would also cause a bigger problem at the London Road junction as it would attract more traffic not encourage less traffic;</p> <p>A cycle cage should be included in the proposal at the new entrance i.e. in addition to the existing entrance at the railway station;</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 destabilise 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>
--	--

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

**VICE-CHAIRMAN, COUNCILLOR JOHN HAYES, IN THE CHAIR.**

**350/19-20. PLANNING APPLICATIONS SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' OBSERVATIONS.**

<p>KCC/DA/0232/2019 Out of Area.</p>	<p>Full planning application for a new tunnel (the Bean Road Tunnel) and associated road works to include bus, cycling and pedestrian access to the east of Bluewater Shopping Centre to link to the Eastern Quarry development, including tree planting at land adjacent to lake 5 and tunnel infilling.</p> <p>Bluewater Shopping Centre, Bluewater Parkway, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>No observations.</p>

**351/19-20. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

<p>DA/18/00958/REM</p>	<p>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.</p> <p>1A Knockhall Road, Greenhithe.</p>
<p>DA/19/01268/FUL</p>	<p>Demolition of existing rear extension and erection of a two storey side extension and front porch (revisions to previously approved planning permission DA/18/01290/FUL).</p> <p>144 Knockhall Road, Greenhithe.</p>

DA/19/01316/TPO	Application to monolith (reduce the tree to its main stem) of 1 No. Sycamore tree (T412) subject to Tree Preservation Order No.11 1990.  South of Capability Way adj Electricity Sub Station, Greenhithe.
-----------------	---

There being no further business to transact, the Meeting closed at 8.25 pm.

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

