

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 8 NOVEMBER 2017 AT 7.00PM

PRESENT:
Councillor B R Parry (Chairman)
Councillor B E Read (Vice-Chairman)
Councillor K G Basson
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Ms L C Howes
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly

J7/17-18. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' Dr J M Harman, J A Hayes, Mrs L Manchester and D J Mote.

308/17-18. SUBSTITUTES.

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

309/17-18. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

The Town Clerk declared a prejudicial interest on behalf of members of the Town Council regarding application DA/17/01851/FUL due to the Town Councils ongoing discussions with the Land Owner about the Freehold of the Community Centre.

Councillor P C Harris declared a personal interest in applications DA/17/01814/FUL and EDC/17/0141 as he lives in close proximity to the development.

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

310/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

311/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 18 OCTOBER 2017

Recommended: The Minutes of the meeting held on 18 October 2017 were confirmed and signed.

TOWN PLANNING:

312/17-18. The below planning application had been received and responded to by the Town Clerk, in consultation with the Chairman, as unfortunately this application had been omitted from the agenda of the last meeting.

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| EDC/17/0133 | Application for approval of condition 18 attached to planning permission reference no. EDC/16/0045 relating to the Affordable Housing Strategy. Former Northfleet West Sub-Station, Southfleet Road, Swanscombe. |
| OBSERVATIONS: | No observations. |

Recommended: That the response submitted be noted and endorsed.

313/17-18. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

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| DA/17/01814/FUL EDC/17/0141 | Mixed use development including 151 residential units (16 x one bed apartments, 115 x 2 bed apartments, 6 x 3 bed houses and 14 x 4 bed houses), 832.19 square metres floorspace (Use Class A3/A4); 187.5 square metres training centre (Use Class D1); riverside walk; boat trailer park development platform and slipway; permanent diversion of Public Right of Way DS1; sustainable urban drainage systems; and associated works. The Pier Ingress Site, Greenhithe. |
| OBSERVATIONS: | The Town Council objects to the application on the following grounds: Riverside Walkway: Members feel that the footpath should be available at all times and would ask that were any permissions be granted that a Condition be included to ensure that the riverside walk is available 24 hours a day. Members also have concerns that the proposed walkway is not accessible to those in wheelchairs or people with buggies/pushchairs/prams. Clarification is also sought as to whether the gates, in the proposal, being operated by Ingress Park Management Company is within the gift of the applicant and details of |

how Ingress Park Management Company would finance this suggestion is sought.

Insufficient Parking:

The Planning Authority are requested to confirm/clarify that this proposal complies with the authorities parking standards/requirements and does not fall below these. Members have concerns about the applicants' comments regarding "balancing" parking. There are particular issues at present in the evenings and it is felt that the proposed "balancing" effect will increase these issues because there will be maximum use for residents being at home in the evenings plus the proposed commercial units will be occupied requiring their maximum parking needs too.

There is a principle of shared use of spaces when the demand is at different times of day and the week. It is generally accepted this can create a reduction of demand by 20 to 40%. However the reduction proposed here is 65%, but the commercial uses are designated A3 and A4 (restaurants and drinking establishments) when the peak time will be evenings and weekends which coincides with the peak for residential visitors.

Residential Parking - Blocks 5A and 5D, 131 Apartments, Dartford Borough Councils Parking Standards Supplementary Planning Document, suggests the proposal will generate a parking requirement of 157 spaces unallocated preferred, but the number being proposed is 143 and these are not specifically allocated at this stage? However on the previously refused application (DA/16/01137/FUL), Kent County Council recommended one parking space allocated per apartment and this was included in the Planning Authorities recommendation, condition 22.

Therefore if a similar condition is applied, it does not follow the preferred method, to provide unallocated spaces for the apartments.

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.

No disabled parking for residents - Manual for Streets, by Department of Communities and Local Government and the Department of Transport states:

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| | <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 policies, it is recommended that 5% of residential car-parking spaces are designated for use by disabled people.</p> <p>Therefore for all Blocks combined, Dartford Borough Council Parking Standards Supplementary Planning Document suggested parking requirement is 194 spaces of which 10 should be designated for disabled parking.</p> <p>There is insufficient information supplied with the proposal to determine if there is sufficient headroom for all residents' vehicles to access the basement car parking. If there is not it will force vehicles to use surface spaces and neighbouring roads.</p> <p>It is unfortunate that there has been no provision for the charging of electric vehicles.</p> <p>Van Parking, for 151 units, the Dartford Borough Council Parking Standards Supplementary Planning Document suggests the proposal will generate a parking requirement of 15 spaces. Only 2 spaces appear to have been proposed as part of this development?</p> <p>Disabled Parking – the proposal states that a total of 6 disabled car parking spaces would be provided within the Community "Circus" Area for use by visitors and customers of the commercial uses and that this exceeds the Planning Authorities standards, however, the drawings with the proposal only appear to show 3 disabled spaces? The Planning Authority are requested to seek and provide clarification on this matter prior to the consideration or decision of the application.</p> <p>Development Policies Plan July 2017: Policy DP8: Residential Space and Design in New Development. Accessible/Adaptable Accommodation: 2. Development should contribute to the accommodation requirements of residents with restricted mobility, or as they age. Accessible/Adaptable accommodation should be maximised on each site under Core Strategy Policy CS18:1c. Proposals to construct new dwellings (Class</p> |
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| | <p>C3) that do not include any Category M4(2) units for accessible and adaptable dwellings - or Category M4(3) units for wheelchair adaptable dwellings - within each housing tenure should provide a robust justification, otherwise permission will not normally be granted.</p> <p>The proposal does not appear to indicate any provision of such dwellings and again the Planning Authority are requested to seek and provide clarification on this matter prior to the consideration or decision of the application.</p> <p>Whilst not a planning consideration Members also noted with disappointment that the applicant had not fulfilled their obligations on previous Section 106 Agreements.</p> |
| DA/17/01803/FUL | <p>Erection of a rear conservatory.</p> <p>122 Stanhope Road, Swanscombe.</p> |
| OBSERVATIONS: | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p> |
| DA/17/01851/FUL | <p>Use of the existing sales centre car parking as additional parking spaces for the community centre.</p> <p>Land Adjacent Community Centre Ingress Park Avenue Greenhithe.</p> |
| OBSERVATIONS: | <p>The Town Clerk having already declared a prejudicial interest on behalf of members of the Town Council no comments were made on this application.</p> |
| EDC/17/0127 17/01820/EDCCON | <p>Retrospective application for the construction of an electricity substation in Castle Hill Central</p> <p>Castle Hill Central Eastern Quarry Watling Street Swanscombe.</p> |
| OBSERVATIONS: | <p>No observations.</p> |
| EDC/17/0136 | <p>Display of 1no. 'Major Gateway signage', 5no. 'Vehicular Directional signage', 5no. 'Wayfinding Fingerposts' and 12no. flagpoles</p> <p>Southfleet Road Roundabout Castle Hill Eastern Quarry Watling Street Swanscombe.</p> |
| OBSERVATIONS: | <p>Members requested that the Planning Authority seek, and provide, confirmation as to who would be responsible for</p> |

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| | the maintenance of the flagpoles going forward before the consideration or decision of this application. |
| EDC/17/0121 | Application for a non-material amendment to Condition 2 attached to planning application EDC/17/0003 to amend four house types at Phase 1, Ebbsfleet Green. Former Northfleet West Sub Station, Southfleet Road, Swanscombe. |
| OBSERVATIONS: | No observations. |
| EDC/17/0137 | Application for a non-material amendment to Reserved Matters permission no. EDC/16/0117 to amend the provision of staff accommodation from 2no 1 bedroom flats and 1no 3 bedroom flats to 4no 1 bedroom flats. Former Northfleet West Sub Station, Southfleet Road, Swanscombe. |
| OBSERVATIONS: | No observations. |
| EDC/17/0138 | Application for a non-material amendment to Reserved Matters permission no. EDC/16/0117 to allow a change to the enlargement of plant enclosures, amendment to the bin store, and 4no additional windows on the east elevation. Former Northfleet West Sub Station, Southfleet Road, Swanscombe. |
| OBSERVATIONS: | No observations. |
| EDC/17/0117 | Display of 1no. non-illuminated aluminium panel advertisement at front entrance of the school. Cherry Orchard Primary School, Castle Hill, Eastern Quarry, Watling Street, Swanscombe. |
| OBSERVATIONS: | No observations. |
| EDC/17/0142 | Part discharge of condition 6 relating to application 15/01218/ECREM: No development above foundation level shall take place until details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the site have been submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to the first occupation of the house it |

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| | <p>pertains to. Approval for butt jointed fencing to be replaced for a brick screen wall (brick type to match house) to plots 16 and 22 only.</p> <p>Phase 2, Eastern Quarry, Watling Street, Swanscombe.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0143 | <p>Application for approval of conditions 4 (Archaeological evaluation works) and 5 (Heritage interpretation works) attached to planning permission EDC/17/0039.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0144 | <p>Request for a screening opinion for a temporary construction materials logistics terminal for a six year period (up to 2023).</p> <p>Northfleet Works, The Shore, Northfleet.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0105 | <p>Application for approval of condition 10b attached to planning permission reference no. DA/05/00308/OUT relating to archaeological field evaluation works.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p> |
| OBSERVATIONS: | No observations. |

314/17-18. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

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| DA/17/01545/LBC | <p>Application for Listed Building Consent to install a height restrictor barrier between 37a High St and 45 High St (retrospective application)</p> <p>Between 37a And 45 High Street Greenhithe.</p> |
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315/17-18. **GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

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| DA/17/1646 | Retention of mobile classroom block |
| KCC/DA/0268/2017 | Craylands Primary School, Craylands Lane, Swanscombe. |

There being no further business to transact, the Meeting closed at 7.45 pm.

Signed: _____ Date: _____
(Chairman)

St Clements Way, Greenhithe Improvement Scheme

Kent
County
Council
kent.gov.uk



Newsletter 2
November 2017

Programme

Pre-start Exhibitions
30 November and 2
December 2017

Advance works
trial holes and site
set-up November
2017 to January
2018

Site clearance
January and
February 2018

Construction
February 2018 to
March 2019

Funding

Project cost £6.9
million

£4.2 million

Government funding

£2.7 million
developer
contributions

Next Steps

Stakeholder
engagement
November and
December 2017

Scheme Update

The stakeholder engagement carried out in February 2017 was an important part of our design process. Following the comments received our design was reviewed and subsequently resulted in a number of significant design changes. These include the introduction of new traffic signals at the Steele Avenue junction, relocation of the northbound bus lane to the nearside lane and the omission of the bus lane from the southbound carriageway. We have also recently appointed Jackson Civil Engineering Group Ltd, who are based in Mereworth, as the construction contractor for the project.

Further public exhibitions and stakeholder meetings are planned for November and December 2017. These will provide an update on the scheme design and information on the construction phasing and traffic management proposals for the project. Details of the public exhibitions are given below and a brief summary of the key aspects of the scheme and an updated scheme plan are shown overleaf.

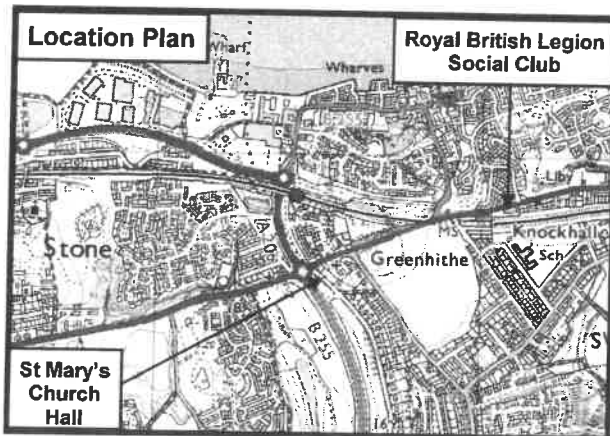
Advance Works

Jackson will be carrying out advance works during November and December 2017 including trial holes to locate buried utility apparatus. There will be site clearance works within the King Edward Road compound in preparation for the installation of the site offices. The trial holes will generally be located in footway or verge areas, avoiding the need for carriageway lane closures, although some localised traffic management and diversions of pedestrian routes will be required.

Public Exhibition

Public exhibitions will be held at:

- The Royal British Legion Social Club, London Road, Greenhithe, DA9 9EJ on Thursday 30 November between 1pm and 5pm, and
- St Mary's Church Hall, London Road, Greenhithe, DA9 9ND on Saturday 2 December between 1.30pm and 4pm.



If you would like to find out more about the scheme, please come along or alternatively contact us via the project email address provided below. Parking is available at both venues, although parking is limited at The Rectory of St Mary's Church (accessed via Mounts Road) but additional parking is also available at the nearby McDonalds restaurant in Bean Road.

AGENDA ITEM 6

PTE 25/11/17

Telephone: 03000 418181

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Website: www.kent.gov.uk/stclements

Twitter: @StClementsWay

Jackson

DARTFORD
BOROUGH COUNCIL



SOUTH EAST
LOCAL ENTERPRISE
PARTNERSHIP



HM Government

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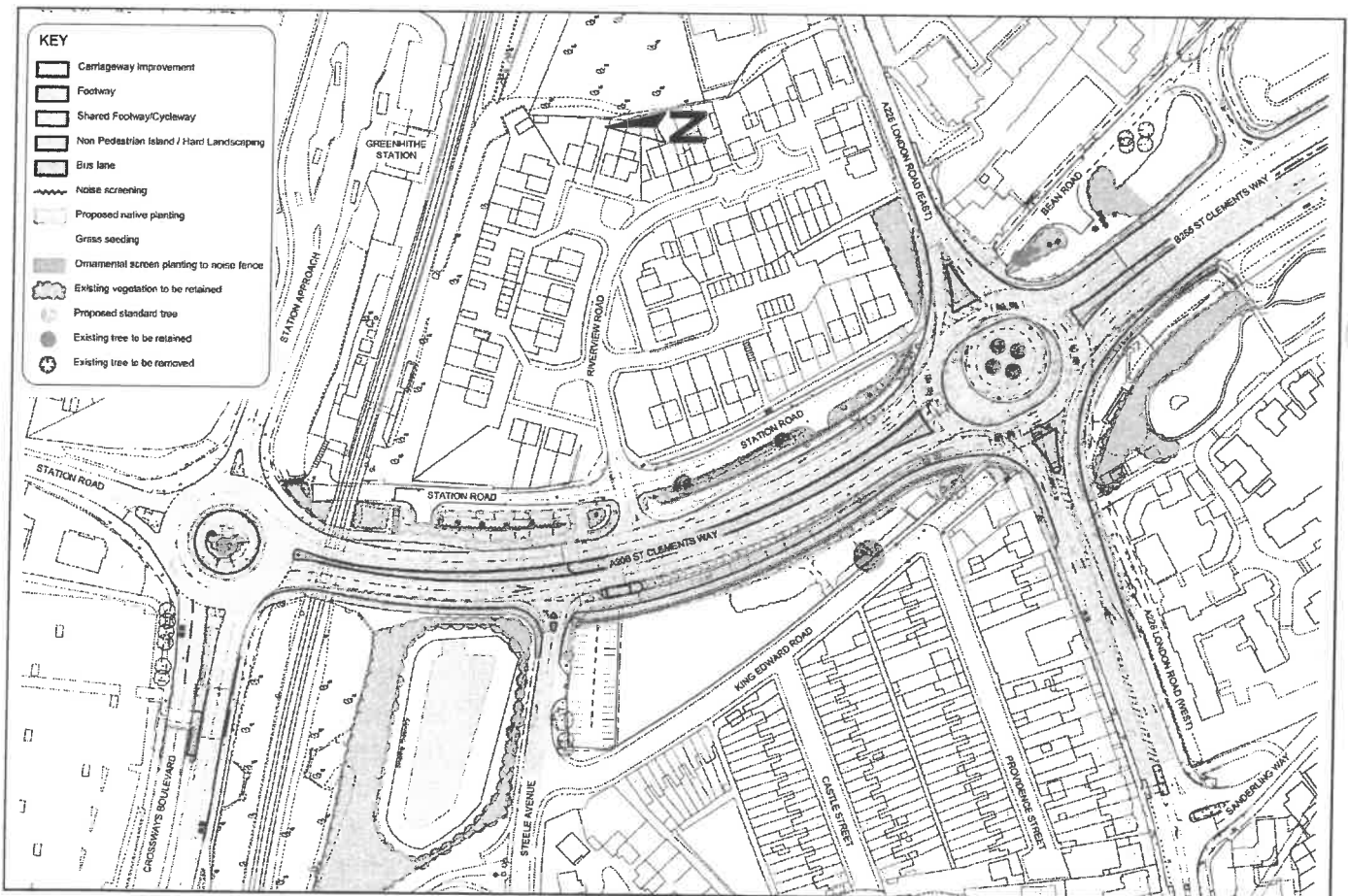
St Clements Way, Greenhithe Improvement Scheme



Key Aspects of the Scheme

- St Clements Way/London Road roundabout will be enlarged to increase the capacity of the junction and improvements made to the Crossways Boulevard roundabout
- A new northbound bus lane will be provided between London Road roundabout and Steele Avenue and an additional traffic lane provided between Steele Avenue and the Crossways Boulevard roundabout
- New traffic signals will be provided at the Steele Avenue junction which will include bus priority signals for the bus lane to allow buses to move across to the offside lane to access Greenhithe Station
- An additional traffic lane will be provided on the southbound approach to the London Road roundabout
- The existing footway along St Clements Way between London Road and Mounts Road will be widened and converted to a shared footway/cycleway
- The existing pedestrian crossings will be upgraded with new efficient signal equipment and the westbound pedestrian crossing outside ASDA will be moved a short distance to improve visibility of the crossing
- The existing informal crossings of St Clements Way will be removed
- Noise fencing will be provided and the existing landscaping will be enhanced

Scheme Plan



Telephone: 03000 418181

E-mail: stclementsproject@kent.gov.uk

Website: www.kent.gov.uk/stclements

Twitter: @StClementsWay

