

# AGENDA ITEM

9

Graham Blew

A/A 22/5/13  
PTE

**From:** Paul Nicholls [Paul.Nicholls@dartford.gov.uk]  
**Sent:** 20 May 2013 11:32  
**To:** Sara Stapleton  
**Cc:** Graham Blew  
**Subject:** Planning objection to DA/13/00408/FUL - block of 24 lock-up garages, Castle Street, Swanscombe  
**Attachments:** P Nicholls 15th May 2013 (2).pdf

Dear Sara,

I have received your town council's objection to the subject planning application.

I am seeking some clarification on your comments regarding the alleyway access on adjoining roads and adjoining properties which you refer to. The proposal does not involve an alleyway and proposes to utilise the previously approved vehicular access that was part of the redevelopment of the Blue Anchor site, so I'm not entirely clear on the nature of the objection.

Secondly, I attach a letter from the applicants that seek to address your point regarding works commencing on site.

In the circumstances I hope this is of assistance and I look forward to hearing from you.

Kind regards,

Paul Nicholls

**Senior Planner** BA(Hons) DipTP MRTPI  
Dartford Borough Council  
Direct dial: (01322) 343600 (before 10.30am and after 4pm)

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15<sup>th</sup> May 2013

**Paul Nicholls BA(Hons) DipTP MRTPI**  
Senior Planner  
Dartford Borough Council  
Civic Centre,  
Home Gardens,  
Dartford, Kent,  
DA1 1DR

Dear Mr Nicholls,

**Planning Application DA/13/00408/FUL South West of Castle Street, Swanscombe, Kent**

We have been asked to contact you by JSA Architects who we understand are acting as agents for Mr Potton in connection with his application to redevelop the site of the above, and specifically in connection with the recent demolition of the garages. We understand that the Town Council have made representations regarding what they considered to be the premature development of the site.

I apologise for not advising you sooner, but write now to advise that we undertook the demolition of the garages on health and safety grounds as detailed in Part 31 of the Town and Country Planning (General Development) Order 1995 Part A – as we considered that demolition was urgently necessary in the interest of health and safety and that the measures immediately necessary in such interests were the demolition of the buildings.

Following the commencement of works on the former Blue Anchor site vandals had used the garage site to access the construction site. The garages themselves were lightweight timber frames structures, - the main cladding on walls and roofs being asbestos. The asbestos sheets forming the boundary of the site and the internal separation walls were being broken to gain access to the site and to those garages which remained locked. This was endangering the health of those who entered the site. The buildings were open and could not be readily repaired and had become infested with foxes which had burrowed into the ground.

Asbestos material was falling out of the walls that formed the boundaries of the site compromising the health of workers on our construction site and risking the contamination of adjoining sites.

The 4 prefabricated concrete garages remain on the site and will be demolished at a later date.

The demolition work was undertaken by a licensed asbestos removal contractor and all the waste material was removed from site in sealed containers to a licensed tip.

The site boundaries have now been secured with Heras fencing. The feedback we had from local residents was that they welcomed the demolition of the garages which had fallen into disrepair and were considered an eyesore.

We trust that the above adequately explains our actions and attach for your reference photographs of the garages prior to demolition.

Please let me know if you have any queries.

Kind regards

**Yours sincerely**

**Ian Jeffrey**  
**On behalf of Sunbury Homes (Cranham) LLP**  
**Mobile 07506 408 334**  
**[ian.jeffrey@sunbury-homes.co.uk](mailto:ian.jeffrey@sunbury-homes.co.uk)**



EXTRACT  
OF MINUTES

**TOWN PLANNING:**

567/12-13. **APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.**

***Members were advised that the following planning applications had been received from Dartford Borough Council:***

DA/13/00408/FUL      Demolition of existing garages and erection 1 x 2 bed and 3 x 3 bedroom houses with associated parking and landscaping.

Block of 24 Lock-Up garages south west of Castle Street, Swanscombe.

**OBSERVATIONS:**      Members objected to the application in its current form on the grounds that it was unclear as to how the application affected the alleyway access on adjoining roads and adjoining properties. Members recommended that a site meeting be held prior to the application being considered by DC Board. Members also requested that all neighbouring properties be notified of the application. Members also wished to express their disappointment with the development, as it appeared that work on site had already started prior to planning approval being granted.

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AA PE  
22/5/13

20 MAY 2013



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Swanscombe and Greenhithe Council

Graham Blew  
Council Offices  
The Grove  
Swanscombe  
Kent  
DA10 0GA

**Public Rights of Way and  
Access Service**  
8 Abbey Wood Road  
Kings Hill  
West Malling  
ME19 4YT

Email: [alison.andreassen@kent.gov.uk](mailto:alison.andreassen@kent.gov.uk)

Ask for: Alison Andreassen

Your Ref:

Our Ref: PROWAS/AA/Veg cut

Date: 13<sup>th</sup> May 2013

Dear Parish Clerk

### **Vegetation clearance on public rights of way in West Kent**

I wrote to you earlier in the year detailing changes to the way that issues on public rights of way are now being dealt with and also mentioned that changes were being made to our vegetation clearance programme.

Those changes have now been made and this year we will be operating a schedule that is 60% fixed and 40% reactive.

These changes have been made in response to problems that arose last year with having a 100% fixed schedule with no flexibility.

The paths that are on the fixed schedule in your parish are shown on the attached map DS7 DS8 DS20 DB24 DS25 (total 3207metres) and these are generally programmed for one cut. The fixed programme will commence for each of the seven contract areas across West Kent on or near the 17<sup>th</sup> June and it is expected that it will take between four and six weeks to complete.

The reactive part of the programme will allow for a further 1282 metres of cutting to take place in your parish.

This will take the form of a second round of cutting starting immediately after the completion of the fixed schedule and I would estimate that this will take between three and four weeks to complete.



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larger print on request





Should your council wish to do so, it may nominate which paths it would like to have considered for the reactive part of the programme. This may either be paths that were not included in the fixed schedule or a second cut on some of fixed schedule paths.

If there are no other requests made then the paths your council select will be cut (up to the metre limit given above). However, if we also receive requests from the general public then the officers administering the clearance contracts will have to try and make a judgement about which paths are most urgent.

If you do wish to nominate some paths for the reactive cut, please could you do so in writing, detailing which path, the section(s) that you would like cut and, if possible, ranking them in order of importance. We really need this information by the middle of July at the latest in order to prepare the maps and schedules for the contractors.

Please try not to exceed the allowance given above as there is currently no funding to pay for any cutting above this amount.

If you have any queries, please do not hesitate to give me a call on the above number or e-mail me.

Yours sincerely

Alison Andreassen Area Officer



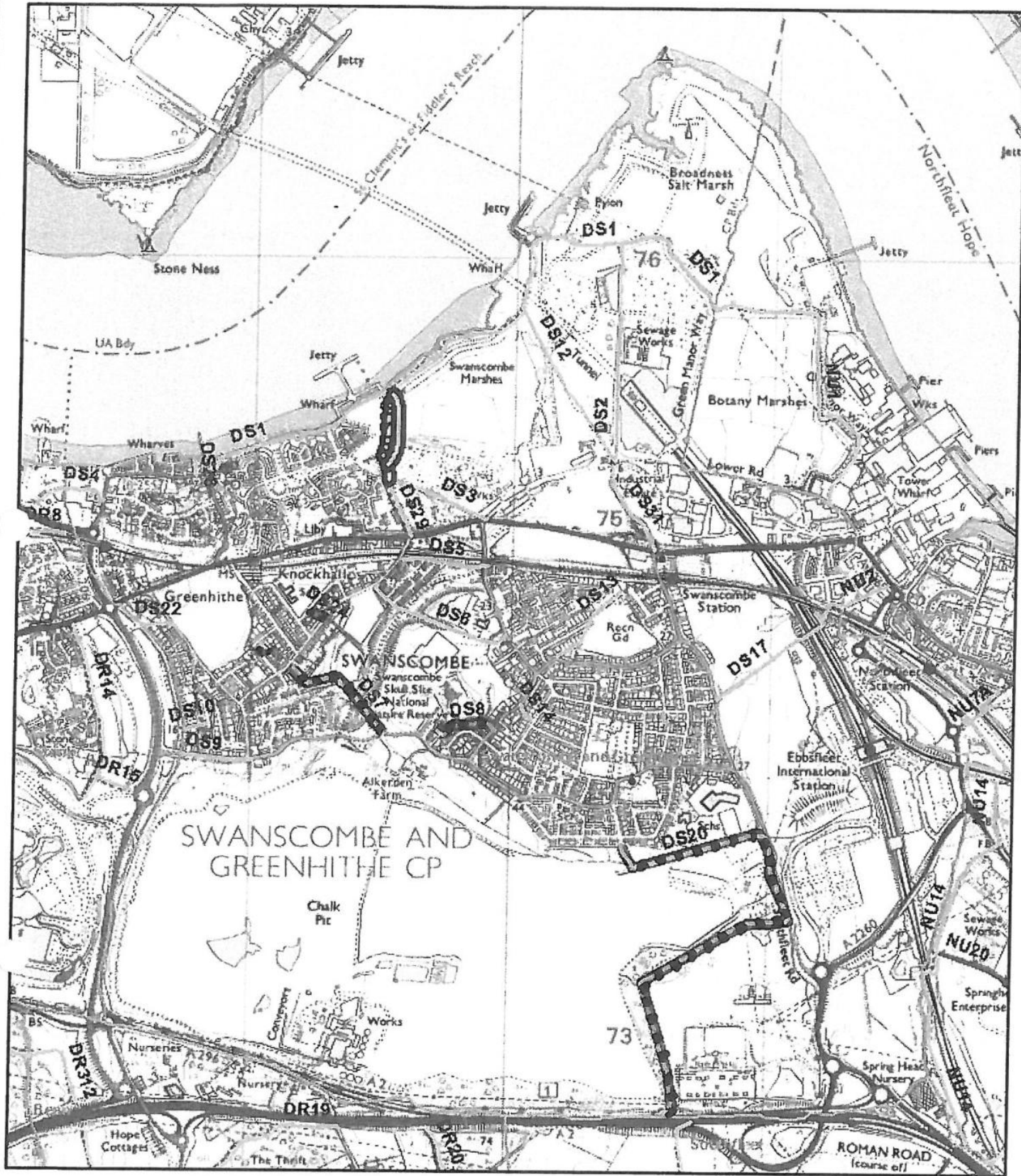
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**Key**

	Public Footpath
	Public Bridleway
	Restricted Byway
	Byway Open to All Traffic
	1 Cut
	2 Cuts

**Swanscombe and Greenhithe PROW**

Produced by the KCC Countryside Access Service

Please note: this map extract is not a legal record of the alignment or existence of a public right of way. No measurements should be taken from it.

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Created by:	AA	Issue Date:	13-5-13
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