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SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor B E Read (Chairman)
Councillor B R Parry (Vice-Chairman)
Councillor Mrs A E D Barham
Councillor K G Basson
Councillor Dr J M Harman
Councillor P C Harris
Councillor J A Hayes
Councillor Ms L C Howes
Councillor K M Kelly
Councillor D J Mote
Councillor A S Reach
Councillor S J Ryan

To all other Councillors: For information only.

A Meeting of the above Committee will be held on

Wednesday 18 January 2017 at 7.00pm

at: The Council Offices, The Grove, Swanscombe, Kent, DA10 0GA.

**Graham Blew
Town Clerk**

Dated: 11 January 2017

Should any member have any questions regarding the content of the agenda or attached papers, please put them to the clerk's office 24 hours in advance of the meeting.

The Council Offices, The Grove, Swanscombe, Kent DA10 0GA
Tel: (01322) 385513 Fax: (01322) 385849

AGENDA

1. To receive Apologies for Absence.
2. Substitutes.
3. To Declare Interests in Items on the Agenda.

At the Chairman’s discretion the meeting will be adjourned at this point to accept questions from the public.

4. Items as Deemed Urgent by the Chairman / matters arising from previous minutes and their position on the Agenda (*for discussion/information only, not for decision*).
5. To confirm and sign the Minutes of the Meeting held on 21 December 2016 (p).

TOWN PLANNING.

6.1 In consultation with the Chairman, and due to the timescales involved, the following response was submitted to the *reconsultation* of application EDC/16/0067 – DA/16/00137/FUL

<p>EDC/16/0067 DA/16/00137/FUL</p>	<p>Mixed use development comprising 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 meters floorspace – use class A3/A4; 187.5 square meter training centre (use D1); development platform and slipway; boat trailer park; permanent diversion of Public Right of Way DS1; sustainable urban drainage systems; and associated landscaping, open space, infrastructure and engineering/earthworks.</p> <p>Ingress Park Site, Ingress Park Avenue, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council feel that the proposed development by virtue of its size and proximity to neighbouring dwellings is likely to result in loss of daylight and view, have an overbearing effect and result in a loss of privacy to the detriment of the amenities of its neighbouring occupiers and seek clarification that this is not contrary to Policies B1 of the Dartford Local Plan and Policies DD11, H4 and H8 of the Dartford Local Plan Review Second Deposit Draft.</p> <p>The Town Council also feel the proposal offers inadequate visitor parking to serve the needs of the development in relation to those wishing to visit the riverfront, the absence of which would give rise to an increase in on street parking in the wider area where there is very limited capacity and seek clarification that</p>

	<p>this is not contrary to Policy T23 of the Dartford Local Plan and Policy TP19 of the Kent and Medway Structure Plan 2006.</p> <p>The Town Council would like to ask the Planning Authority (DBC) to ensure that all pathways and roadways are built to an adoptable standard in line with Kent County Council to cater for the increase in footfall not only by the residents but also river visitors.</p> <p>The Planning Authority are requested to ensure that the Ramblers Association are consulted prior to the application being considered.</p> <p>The Town Council would like to commend the developer on the provision of a much needed community facility.</p>
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Recommended: To endorse the response submitted.

6.2 The following planning applications have been received from Dartford Borough Council / Ebbsfleet Development Corporation for Members observations *(details of these applications can be viewed via both the Town Council and DBC websites).*

DA/16/01939/FUL	Erection of a part two/part single storey rear extension. 66 Knockhall Road, Greenhithe.
DA/16/01545/FUL	Erection of 1 No. detached two storey house, including alterations to external curtilage, and associated parking. 34 Valley View, Greenhithe.
DA/17/00015/FUL	Raising height of roof and erection of a single storey side/rear extension, conversion of garage into habitable room (retrospective) and raising height of roof of garage and to provide additional room at first floor level (amendments to previously approved planning permission DA/16/00665/FUL in respect of raising height of roof of main house). 33 Pentstemon Drive, Swanscombe.
DA/17/00025/FUL	Erection of a first floor side extension. 21 Woodland Way, Greenhithe.

6.3 The following Granted Decision Notices have been submitted by Dartford Borough Council for Members information.

DA/16/01645/FUL	Provision of an ATM machine (retrospective application) Greenhithe Service Station, London Road, Greenhithe.
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