



© 2009

SWANSCOMBE AND GREENHITHE TOWN COUNCIL.

Planning, Major Developments, Transportation & the Environment Committee.

Councillor B E Read (Chairman)
Councillor Mrs S P Butterfill (Vice-Chairman)
Councillor K G Basson
Councillor Dr J M Harman
Councillor J A Hayes
Councillor Mrs L C Howes
Councillor K M Kelly
Councillor D J Mote
Councillor Mrs C K Openshaw
Councillor B R Parry
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 20 January 2016 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 14 January 2016

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

A G E N D A

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 2 December 2015 (*Town Council 17 December 2015*).

6. DARTFORD BOROUGH COUNCIL (DBC) PLANNING ENFORCEMENT NEWSLETTER – NOVEMBER 2015 (p).

DBC have started to publish a Planning Enforcement newsletter and the first edition, November 2015, is attached for members' information.

Recommended: To note.

7. M20 LORRY AREA – PUBLIC CONSULTATION (p).

The Kent Association of Local Councils (KALC) have advised that Highways England launched a public consultation on 11 December 2015 on a proposed permanent lorry area adjacent to the M20 and that the deadline for responses is Monday 25 January 2016.

Recommended: To discuss and advise accordingly.

8. TOWN PLANNING.

8.1 Please find attached planning applications received and responded to by the Town Clerk, in consultation with the Chairman, due to the deadline for responses.

DA/15/01645/FUL	<p>Erection of an attached 2 bedroom house with associated parking and refuse store.</p> <p>Adjacent 123A and 123B Knockhall Chase, Greenhithe.</p>
OBSERVATIOINS:	<p>This Council has serious concerns on this application for the following reasons –</p> <p>1) Given the size of the overall site it appears to demonstrate an over development of the site leaving only a small amount of community space.</p> <p>2) The site is on the junction with Knockhall Road and Knockhall Chase and there are now entrances for vehicles in and out on both roads, close to the junction which the Town Council feels presents a potential danger to both pedestrians and vehicle users. This danger is increased by the fact that both roads are also bus routes with two bus stop locations close by.</p> <p>For these reasons we object to the application and recommend that as wide a circulation of consultation to neighbouring properties is made as possible. We also recommend that our comments above are brought to the attention of the Highways Authority, to ensure they are fully aware of the bus arrangements, and bus stops, as these are not marked.</p>
DA/15/01790/FUL	<p>Erection of a detached 3 bedroom house with associated parking.</p> <p>Land Adjacent 188A Milton Road, Swanscombe.</p>

OBSERVATIONS:	The Town Council recommends that neighbours on both sides of the road be consulted for their views/comments prior to consideration of this application. The Town Council would also respectfully request that the provision and suitability of off street parking and access/exit to the site is confirmed as adequate as this site is in close proximity to a bend in the road and is also currently a very busy bus route.
DA/15/01001/ECREM	Submission of reserved matters of siting, design, external appearance and landscaping pursuant to conditions 2, 19, 20, 21, 222 and 26 of outline planning permission DA/05/00308/OUT for Phase 1 development of 180 residential units including details of streets, buildings and structures, car parking areas, open spaces, materials, noise mitigation and drainage (Amended description) (Amended plans), Northfleet West Grid Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	The Town Council would respectfully request that due consideration is given to ensure that the arrangements for the future management and maintenance of all community facilities, including open space within the site, are clear and agreed prior to any decision being made on this application. Members wish to re-iterate that this development will place an additional strain on an already overloaded infrastructure and request that suitable financial contributions be obtained from the developer to deal with this. The Town Council feels strongly that the development must integrate fully with the existing, and proposed, communities and that one way of ensuring that this is enabled would be for the developer to include a linkage into the local Heritage Park (SSSI).
DA/15/01466/ECCDNA	Submission of Construction Management Plan pursuant to conditions 33, 35 and 37 of outline planning permission reference DA/05/00308/OUT for redevelopment of site comprising a mixed use of up to 950 dwellings and non-residential floor space for: shopping, food and drink, hotel use; community, health, education and cultural uses; assembly and leisure facilities and associated works to provide the development. Northfleet West Grid Sub Station, Southfleet Road,

	Swanscombe.
OBSERVATIONS:	<p>The Town Council would respectfully request that due consideration is given to ensure that the arrangements for the future management and maintenance of all community facilities, including open space within the site, are clear and agreed prior to any decision being made on this application.</p> <p>Members wish to re-iterate that this development will place an additional strain on an already overloaded infrastructure and request that suitable financial contributions be obtained from the developer to deal with this. The Town Council feels strongly that the development must integrate fully with the existing, and proposed, communities and that one way of ensuring that this is enabled would be for the developer to include a linkage into the local Heritage Park (SSSI).</p>

Recommended:

To note and endorse the responses submitted.

8.2 **The following planning applications have been submitted by Dartford Borough Council for Members observations** *(details of these applications can be viewed via both the Town Council and DBC websites).*

DA/15/01853/FUL	Demolition of existing detached garage and erection of a part two/part single storey side/rear extension. 1 Ames Road, Swanscombe.
DA/15/01864/FUL	Erection of a single storey rear extension and conversion of rear of garage to habitable. 41 Caspian Way, Swanscombe.
DA/14/679/EC	Construction of building to accommodate plant for the processing and transfer of construction, demolition and excavation wastes and commercial and industrial wastes with weighbridge and office, external processing plant, storage bays and fencing. Plot 14 and Units C1 and C3, Manor Way, Swanscombe.
DA/15/01872/FUL	Erection of a single storey rear extension. 25 Knockhall Chase, Greenhithe.
DA/15/01660/VCON	Variation of condition 24 (list of approved drawings) of planning permission DA/14/00502/FUL in respect of replacing drawings to incorporate balcony and enclosed ground floor lobby. Neptune Slipway, Pier Road, Greenhithe.
DA/15/01868/FUL	Erection of a single storey rear extension. 8 Reservoir Close, Greenhithe.
DA/15/01890/FUL	Erection of a first floor side extension. 14 Maritime Close, Greenhithe.
DA/15/01881/ECREM	Submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/01451/EQVAR for the erection of 154 dwellings (comprising 1 x 1 bed, 3 x 2 bed, 71 x 3 bed, 67 x 4 bed and 12 x 5 bed units), and submission of details relating to fibre-optic

	connections (condition 30) pursuant to permission DA/12/01451/EQVAR. Part Phase 3A, Castle Hill, Eastern Quarry.
DA/15/01883/FUL	Conversion of existing integral garage into habitable room together with associated alterations to front elevation. 41 Pentstemon Drive, Swanscombe.
DA/15/01844/FUL	Erection of a four storey rear/side extension to provide four additional one bedroom flats with associated parking and vehicle crossover onto Bean Road. 11 Cobham Terrace, Bean Road, Greenhithe.
DA/15/01771/COU	Change of use of the ground floor unit at Ingress Park 4E from Use Class A1 (retail) to Use Class D1 (clinic/health). Commercial Unit 32, Grove House, Wainwright Avenue, Greenhithe.

8.3 The following Neighbouring / Other Authority planning applications have been submitted for Members observations.

20151201	Consultation on an application. Sainsburys, Whigfield Bank, Northfleet.
----------	--

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

DA/15/01499/FUL	Provision of bi-fold doors in rear elevation. 24 Empire Walk, Greenhithe.
DA/15/01614/FUL	Erection of a single storey rear extension and provision of a velux to rear roof. 19 Calcroft Avenue, Greenhithe.

8.5 The following Refused Decision Notices have been submitted by Dartford Borough Council for Members information.

DA/15/01609/COU	Conversion of existing single property into 2 x 2 bed self-contained flats together with provision of an external rear staircase and entrance door to first floor flat, bin storage area and communal garden. 60 Knockhall Road, Greenhithe.
-----------------	---