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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 Ms 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 23 March 2016 at 7.00pm

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

Graham Blew
Town Clerk

Dated: 17 March 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

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 2 March 2016 (p).
 6. **TOWN PLANNING.**
- 6.1** Please find below planning applications received and responded to by the Town Clerk, in consultation with the Chairman, due to the deadline for responses.

DA/15/01497/REM	<p>Submission of reserved matters relating to appearance, layout, scale and landscaping pursuant to outline application DA/12/01325/OUT (granted on appeal) for the erection of 40 residential dwellings (comprising 16 x 3 bed, 13 x 4 bed, 7 x 5 bed houses and 4 x 1 bed maisonettes) and provision of public open space.</p> <p>The proposal has been revised to (1) provide an access road to plots 1-11 and the Bowling Club within the application site; (2) alter the route of the proposed spine road within the application site; (3) rotate the terrace of houses (plots 5-8) through 90 degrees and attach the terrace to the proposed maisonette properties; (4) relocate plot 12 from the north west of the application site to the south east of the application site; (5) alter the floor plans and elevations of the proposed dwellings; and (6) alter the parking provision of the application site.</p> <p>Former Empire Sports Ground south of Knockhall Road, Greenhithe.</p>
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	<p>PLEASE NOTE THAT DBC HAVE ADVISED THAT THE NEW PLANS ARE HELD ELECTRONICALLY AD THAT THERE ARE NO HARD COPIES.</p>
<p>OBSERVATIOINS:</p>	<p>This area was, and had been for a long time, a potential leisure facility for the Town and as such was identified in the Planning Authorities Local Plan. This proposal will result in the loss of this potential leisure facility to current inhabitants of the Town as well as the many future inhabitants of the large developments proceeding within the Town; the Town Council would therefore request that the Planning Authority ensures that a legal agreement is drawn up to include a contribution to the Town Council for community leisure facilities to be enhanced and maintained. It is noted that the proposal indicates that access to Knockhall Park from the development would be included and that Knockhall Park would be the closest recreational facility for the residents of this development to use and enjoy. The proposal would add extra traffic in an area where there is very limited capacity, contrary to Policies T22 and T23 of the Dartford Local Plan, Policy T11 of the Dartford Local Plan Review Second Deposit Draft and Policy TP19 of the Kent and Medway Structure Plan 2006. The Planning Authority are urged to confirm that the proposed junction (entry/exit to the site) will not have a negative impact/effect on the bus route in this area. The Town Council also has concerns that any footpaths within the development should include restrictions against the use by motorbikes (such as kissing gates).</p>

Recommended:

To endorse the comments submitted.

6.2 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/16/00290/FUL	Provision of a dormer window in rear elevation in connection with providing additional rooms in the roof space. 8 Knockhall Road, Greenhithe.
DA/16/00379/COU	Change of use of ground floor dental surgery (Use Class D1) to self-contained one bedroom flat (Use Class C3). Cheers Dental Practise, 23 High Street, Swanscombe.

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

DA/16/00045/FUL	Erection of an attached workshop (revisions to previously approved planning permission DA/15/00554/FUL in respect of alterations to design to roof of part of existing workshop). Monarch Autos, 164 Milton Road, Swanscombe.
DA/15/01801/FUL	Erection of a single storey rear extension and porch infill. 105 Church Road, Swanscombe.