



Kent County Council – H&T  
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Date: 29<sup>th</sup> August 2013

Dear Parish and Town Councils

**AGENDA ITEM**  
PTE 11/9/13 **6**

**Parish and Town Council Seminar – 4<sup>th</sup> October 2013**

I would like to invite you to our next Parish & Town Council Seminar on 4<sup>th</sup> October 2013.

The seminar will be held at the Thistle Hotel Brands Hatch, J3, M25 Dartford DA3 8PE and will start at 9.00am with coffee and should end by 1pm. If you have any items for the agenda, that do not relate specifically to your parish, please email [Sarah.Stevens2@kent.gov.uk](mailto:Sarah.Stevens2@kent.gov.uk) or ring 03000 410475 so I can add these for you.

As there are a large number of Parish and Town Council's invitations we would like to limit the invitation to one person per parish. However if you would like an extra person to attend, please let us know and we will do our best to accommodate them. I would be grateful if you could let me know the name(s) of the member of your council attending by Friday 20<sup>th</sup> September 2013

An agenda will be sent out a few weeks prior to the seminar. In the meantime, if you have any questions regarding this event please do not hesitate to contact me.

Yours sincerely

Sarah Stevens  
West Kent Highway Operation Assistant

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Mr G Blew,  
The Town Clerk,  
Swanscombe and Greenhithe Town Council,  
Council Offices,  
The Grove  
Swanscombe  
Kent.  
DA10 0GA

## AGENDA ITEM

PRE 11/9/13

8

4th September 2013

By E Mail.

Dear Mr Blew,

### Planning application at Knockhall Road by Landhold Capital.

Firstly please accept my thanks for setting up the meeting on 19<sup>th</sup> August at the Town Council at such short notice with Cllr Read and his colleagues to discuss the above.

As a result of that very useful discussion I offered to write to the council in time for their meeting on 11<sup>th</sup> September setting out some suggestions that we felt might be available as opportunities to move matters forward. I trust that you will be able to include this letter on the agenda for the 11<sup>th</sup> September meeting.

Cllr Read explained the current circumstances at the Knockhall Road playing fields. He pointed out the impact the loss of the use of the pitches at the Primary school in Eynesford Road places was having which requires re-planning at the Knockhall Road pitches to provide a further mini pitch.

Understanding the current issues at Knockhall Road playing fields is helpful and we hope our scheme might offer the chance to improve things. We would ask the Town Council to consider the suggestions below in an attempt to strike a balance.

We would ask that the committee consider in principle at this stage, the following possibilities:-

- A contribution to providing improved changing facilities at Knockhall Road.
- A contribution to be used to provide improved access on to the site from Knockhall road.
- A contribution to improve the equipped play areas at Knockhall road in lieu of providing a natural woodland play area at our site.

We would stress that not all the above ideas could be accommodated, since the Dartford Borough Council will also require the scheme to contribute toward other requirements under the S 106 Agreement, but we wish to understand the priorities of the Town Council. Equally we would ask that the Council confirm in principle that they are prepared to undertake the management of the open space created by our scheme subject to agreement on that element.

We believe our proposal at Knockhall Road will make a positive benefit to the area by providing better facilities for the Bowls club including increased onsite parking , the delivery of informal open space and a new connection from the existing footpath through our site to a footpath link with the Knockhall Road sports ground

We hope that our suggestions can be discussed at the forthcoming meeting on 11<sup>th</sup> September and look forward to the council' s response.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Robert Taylor', with a horizontal line underneath the name.

**Robert Taylor**  
**Associate Strategic Land Director**

Direct Dial: +44 (0)20 7016 5468

**9. TOWN PLANNING.**

**9.1 Town Planning dealt with during summer 2013 recess.**

Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 70/13-14).

***Members are advised that the following planning applications have been received from Dartford Borough Council and dealt with during summer 2013 recess.***

DA/13/00720/REM

Submission of Reserved Matters pursuant to Conditions 2 and 25 of Planning Permission DA/12/1451/EQVAR for erection of 150 three and four bedroom dwellings and submission of details relating to Sustainable Construction (Condition 23), Water Conservation Plan (Condition 24) and Fibre Optic Connections (Condition 30) pursuant to Planning Permission DA/12/001451/EQVAR.

Eastern Quarry Phase 1 Castle Hill Village

**OBSERVATIONS:**

Due to this application being the first for 150 units out of 6,250 units on the site the Town Council would request conditions that need agreement before any approval is granted. The Town Council does not object to the application provided the following conditions are included/ established before any construction begins.

1. Site owner, Land Securities Director Adam Cunnington confirmed that they would honour the document they provided to Swanscombe and Greenhithe Town Council in May 2004, which included the provision of community facilities associated to the site, this is recorded in minute 48 of the Development Control Board meeting held on 5 July 2007. Part of the resolution on minute 48 included "the completion of Section 106 agreement incorporating finalised arrangements for the commuted sum relating to community pitches and other outstanding issues set out in the update and additional clauses to include a requirement to consult with Swanscombe and Greenhithe Town Council at appropriate stages during the approval process". It is essential that this matter is agreed with the Town Council and recorded before the application is approved, to date this has not been dealt with.

2. Outline approval included for a bus service to be provided after 50 units connecting to the local area. This now needs to have the details agreed with the Town Council to ensure it compliments the area's needs and does not conflict with any of the current infrastructure of the area. The Town Council were informed that the bus service to be provided after the first 50 units would consist of a bus service that currently uses Southfleet Road accessing the site, turning round, leaving the site and continuing on its route and seek clarification as to whether this route will service the destinations listed in the outline approval.
3. Outline approval included for improvements to the site entrance onto Southfleet Road as well as to Southfleet Road. This also needs to have the details and target completion dates agreed with the Town Council to ensure it meets with the application needs and target dates. This also applies to road connections to St. Clements Way/Bean Road.
4. Outline approval included for other pedestrian routes to the overall site, the details now need to be established with the Town Council together with target dates to ensure the sites integration with the Town as well as its sustainability.
5. Outline approval included for some open space facilities to be provided in the adjoining area (football pitches etc). This also needs to have agreement made with the Town Council who were party to discussions with the overall site owners (Land Securities) but are still waiting for final discussions and a legal agreement.
6. Final details are awaited for the management of all the open space areas and how this will integrate into the local Town. This also requires the involvement of the Town Council.

Whilst this Town Council understands the application deals in the main with the details of the 150 units proposed it also recognises that the above fundamentals need to be established to ensure overall site sustainability. We would urge the Planning Authority and Development Control Board to include conditions covering the above to ensure the site starts with the best possible framework.

The Town Council would also request confirmation as to the arrangements for the educational needs of the families that will be residing in these family homes

with regards to availability of school places in the locality.

The Town Council find it unfortunate that residents were only invited to make comments about the scheme to the developer 10 days after submission to Dartford Borough Council and feel that consultation with local residents should have happened prior to the submission of this application.

DA/13/00663/FUL

Formation of a secondary means of access / Fastrack to Ingress Park, Greenhithe.

Land between junction of Manor Way and London Road and Ingress Park Avenue.

OBSERVATIONS:

1. Lovers Lane - This lane, mentioned in the proposal, was also a condition of improvement under the Mount Nod planning approval by the same developer. It is still awaiting action so the Planning Authority is requested to include a condition that this is completed prior to the completion of this application.
2. Public Footpath – The Planning Authority are requested to include a condition for the improvement of this route, from the Manor Way/London Road junction through to it joining to Lovers Lane. It should be borne in mind that this is controlled by the KCC PROW officer. This area needs to be kept well cleared and maintained, for safety reasons, as it is likely to be used by even more children as they travel to schools at Knockhall or within Swanscombe due to KCC turning down the option of a school in Ingress Park.
3. Pedestrian Crossing - Details of the signalised junction at Manor Way/London Road/Craylands Lane could not be found. If these are not available then the Town Council would respectfully request that a condition be added to include a pedestrian crossing over the London Road.

DA/13/00697/COU

Change of use to non-residential institutions (Class D1).

Christ Apostolic Church, former sorting office, High Street, Swanscombe.

OBSERVATIONS:

The Town Council objects to this application on the



following grounds:-

Parking - The application indicates an increase from 10 to 25 on site parking spaces and a bus. The space shown does not indicate the layout of spaces, turning space, passing bays etc. The building usage indicates that events /activities will be taking place on a daily basis from 9-00am to as late as 10-00p. not only by local people but also by people from outside the area. Based on these facts it is felt that the on site parking should be at least 50 spaces to also include bus parking bays and turning circles to accommodate buses. It should also be noted that the High Street has very restricted parking and the nearest car park is generally filled to capacity throughout the day.

Site Entry - The site entry is restrictive for vehicles entering and leaving which, coupled with the planned events indicated could mean vehicles need to pass both ways. This could prove a safety hazard to the general public using the High Street. The site access could also prove a safety hazard to the High Street pedestrian crossing which is located only a few yards away.

DA/13/00794/FUL

Demolition of existing rear addition and detached garage and erection of a part two/part single storey side/rear extension with provision of a dormer window in rear elevation in connection with providing additional roos in the roof space.

158 Church Road, Swanscombe.

OBSERVATIONS:

The Town Council object to the application for the following reasons :-

1. Overdevelopment of the site with buildings right up to boundaries.
2. Lack of on site parking, plans show demolition of a garage and open parking replacement. The space indicated is so limited that in one spot an open door would obstruct the adjacent public footpath.



DA/13/00677/COU

Conversion and part rebuild of outbuilding for dental surgery with provision of dormer window to side elevation in connection with providing additional store/office at first floor level and raising ridge line of southern section of roof to match northern section.

Rear of 23 High Street, Swanscombe.

OBSERVATIONS:

The Town Council feel that the changes are out of character with the buildings in the area. Parking provision is still limited, especially considering that documentation states more staff could be employed. Therefore the Town Council object to the application and would request that consideration should be seriously taken from comments from neighbours who would be affected by these changes.

DA/13/00850/OUT

Erection of a detached 1 bedroom house with associated parking and entrance / access from adjacent The Grove Car park.

Rear of 70 High Street, Swanscombe.

OBSERVATIONS:

The Town Council strongly object to this application on the following grounds :-

- a) It is considered to be a backland development completely out of character with the surrounding area.
- b) The proposed development would result in an undesirable intensification of use and overdevelopment of the site to the detriment of the amenities and occupiers of neighbouring residential properties contrary to Policies B1 and H8 of the Adopted Local Plan, be overbearing on adjacent properties in The Grove and the High Street.
- c) The proposed development would result in an overbearing impact on surrounding residential properties and would be out of character with the surrounding area contrary to Policy B2 of the Dartford Local Plan, Policies DD11, H4 and H8 of the Dartford Local Plan Review Second Deposit Draft and Policy QL1 of the Kent and Medway Structure Plan 2006..
- d) The proposed development could interfere with usage of the rear access of all the adjacent properties in the High Street and The Grove.

The Town Council would also ask that the Planning

Authority liaises with the Enforcement Department at Dartford Borough Council to investigate the state of the site. Photographs submitted with the application indicate that it has been allowed to decay and overgrow and this could be detrimental to near neighbours and is obviously out of character in a High Street location.

DA/13/00898/REM

Landforming to create a development platform for Castle Hill (East) (Reserved Matters application pursuant to Condition 2 of DA/12/01451/EQVAR).

Eastern Quarry, Southfleet Road, Swanscombe.

OBSERVATIONS:

The Town Council would respectfully request to be allocated 2 places on the Community Liaison Group being planned by developer.

Footpath DS20, which was diverted by the developer to go around the edge of the site, is in need of being cleared and made good. This is to ensure the public will still have access on foot to the A2 and not be encouraged to cross the site for this access. This will need to be arranged in co-operation with the KCC Footpath Officer.

The Town Council would urge the Planning Authority to ensure that a timetable is established for the improvements to Southfleet Road so that the site development coincides with adjacent infrastructure needs and would respectfully request to be involved in these arrangements.

DA/13/00896/TPO

Application to remove lower laterals to height of 3m up main trunk and prune over footpath Lime trees (T215-248, T112, T113, T1454, T146) and fell 1 No. Maple tree subject to Tree Preservation Order No.1 1990.

The Boulevard, Greenhithe.

OBSERVATIONS:

No observations.

DA/13/00905/FUL

Erection of a pair of semi-detached 3 bedroom houses with associated landscaping and parking (revision to extant planning permissions DA/12/00561/FUL, DA/13/00016/NONMAT and DA/13/00408/FUL).

Land Adjacent 42 Castle Street Swanscombe .

OBSERVATIONS:

We found this application quite difficult to understand. It appears to be combining the other two adjacent applications in its concept. Their drawings indicate the previous applications as previously submitted but their statement indicates the removal of one of the houses? With this in mind the Town Council are submitting the following observations:-

- 1) That any planning consideration and/or approval be delayed until the submission of further drawings and information giving overall site details.
- 2) The application site, although submitted in 3 applications, should be considered overall as 13 or 14 properties which would then make it a more major development. With this in mind the Planning Authority are requested to include a Section 106 agreement with a provision for local community enhancement. We suggest that agreement be drafted with the Town Council to upgrade the Children's Play Area adjacent to the site (Manor Park.)
3. Due to the original site closing 29 garages which has now eliminated all on street parking available in that area provision is required to be made for visitor parking within the sites of a minimum of 6 spaces, preferably 9.
- 4) Details are requested to be provided of access arrangements from the rear of 18 to 42 Castle Street and 19 to 31 Eglinton Road. This is to facilitate refuse collection of bins (previously there used to be access on the side of 42 Castle Street).

DA/13/00933/REM

Landscaping to create the North East Local Park, Northern Boundary and Green Zone in relation to Castle Hill (East).

Eastern Quarry, Southfleet Road, Swanscombe.

OBSERVATIONS:

No observations.

\*DA/13/00847/FUL

Erection of a single storey rear extension, provision of dormer windows in front and rear elevations in connection with providing additional rooms in the roof space and provision of a pitched roof over

existing flat roof of front elevation.

2 Orchard Road, Swanscombe

OBSERVATIONS: No observations, provided neighbours are consulted.

\*DA/13/00967/CPO

Consultation on an application for construction of a renewable energy facility involving advanced thermal technology to generate energy in the form of combined heat and electricity by using residual gas waste materials as a fuelstock and converting them into a gas.

Land At Manor Way Business Park Swanscombe  
Kent

OBSERVATIONS: Members object to the application on the following grounds:

Firstly, members strenuously oppose the application because they are seriously concerned about the environmental impact this site would have on the local area and even although the developer states that it can control the gasses emitted, because the area is highly developed and populated, they think it a dangerous facility to have in such close proximity to residential areas.

Members also object to the application because it is in the vicinity of the proposed theme park project and could interfere with the needs of the theme park and could stunt the growth of business within the area.

Members are also concerned about the Heavy Goods Vehicles (HGVs) that will to and from form the site and the need for them to be directed away from the town's inner roads. Members note that KCC do state that roads are marked that should not be used but think, if planning is granted, that a condition should be made on the operator to only utilise the main roads to the site and not use the town's inner roads. Operators generally employ contracting firms that would not necessarily follow road signage stating "no HGVs" etc and therefore unless KCC is to marshal all of these roads, it must be made an obligation on the contractor to keep to the proper routes if there is a chance that the operator could lose its licence.

Members also feel that that an extension of time is needed for this application as it is understand that the

Theme Park Project Managers have not been made aware of this development coming forward and it is essential that they are consulted as well.

\*DA/13/01020/LBC

Application for refurbishment of existing Lodge to provide 1 No. 2 bedroom dwelling with associated access, parking and landscaping.

Ingress Lodge, London Road, Greenhithe.

OBSERVATIONS:

Swanscombe and Greenhithe Town Council welcome this building being refurbished and brought back into use. However, the Council would recommend that a condition is added to the application to readjust the listed wall in the area of the bus stop in London Road to allow the bus stop to be set back further from the road. Members are concerned about the highway safety for pedestrians using this bus stop, particularly in light of the additional usage that this bus stop will have because of the refurbishment of the Lodge and the adjacent proposed development. Any adjustments should be kept in the same style as the listed wall, similar to readjustment that has been undertaken to the listed wall in The Avenue.

\*DA/13/01019/FUL

Erection of a12 No. 2 bedroom dwellings and refurbishment of existing Lodge to provide 1 No. 2 bedroom dwelling with associated access, parking and landscaping.

Ingress Lodge, London Road and land at The Avenue, Greenhithe.

OBSERVATIONS:

Swanscombe and Greenhithe Town Council object to this application because of the size and design of the flats which are totally out of keeping with the adjacent listed building. Any development on this site should be kept in the same style as the listed building and should not overpower or dominate the original listed building itself.

Swanscombe and Greenhithe Town Council also seek clarification and details of the pedestrian access to reach the Cave of the Seven Heads listed folly, which is somewhere within the proximity of this site.

**Members are advised that the following planning applications have been received from Kent County Council and dealt with during summer 2013 recess.**

KCC/DA/0196/2013

Application for a temporary change of use (5 years) to a use for processing waste material (principally glass), together with associated development including plant, portakabins and enclosed storage facilities.

Swanscombe Works, Manor Way, Swanscombe.

OBSERVATIONS:

The Town Council do not object to the proposal but would respectfully request that the following conditions be included :-

1. All delivery and return vehicles to be restricted from using routes passing through the Towns internal roads. Whenever possible the River Thames should be used for transport purposes.
2. Employment on the site to be recruited from the local area.
3. A payment towards the provision of leisure facilities within the Town be included which would go towards compensating the community for having a waste processing plant in the locality and that this should be negotiated with the Town Council.

\*KCC/DA/0201/2013

Construction of a Renewable Energy Facility involving Advanced Thermal Technology to generate energy in the form of combined heat and electricity by using residual waste materials as a fuelstock and converting them into a gas.

Land at Manor Way Business Park, Swanscombe.

OBSERVATIONS:

Members object to the application on the following grounds:

Firstly, members strenuously oppose the application because they are seriously concerned about the environmental impact this site would have on the local area and even although the developer states that it can control the gasses emitted, because the area is highly developed and populated, they think it a dangerous facility to have in such close proximity to residential areas.

Members also object to the application because it is



in the vicinity of the proposed theme park project and could interfere with the needs of the theme park and could stunt the growth of business within the area.

Members are also concerned about the Heavy Goods Vehicles (HGVs) that will to and from form the site and the need for them to be directed away from the town's inner roads. Members note that KCC do state that roads are marked that should not be used but think, if planning is granted, that a condition should be made on the operator to only utilise the main roads to the site and not use the town's inner roads. Operators generally employ contracting firms that would not necessarily follow road signage stating "no HGVs" etc and therefore unless KCC is to marshal all of these roads, it must be made an obligation on the contractor to keep to the proper routes if there is a chance that the operator could lose its licence.

Members also feel that that an extension of time is needed for this application as it is understand that the Theme Park Project Managers have not been made aware of this development coming forward and it is essential that they are consulted as well.



**Members are advised that the following Granted Decision Notices were received from Dartford Borough Council during the summer 2013 recess.**

DA/13/00514/FUL

Application for a new planning permission to replace an extant planning permission DA/10/00687/FUL for conversion and extension of former cottage and outbuildings to a 1 no: bed house with associated amenity space and parking and alterations to car/bicycle parking and refuse storage approved under application refs: DA/06/01386/FUL and DA/09/00586/FUL in connection with conversion of Mounts Court to flats.

Mounts Cottage, Mounts Court, Mounts Road, Greenhithe.

DA/13/00673/FUL

Erection of a single storey rear extension.

3 Eleanor Walk, Greenhithe.

DA/13/00697/COU

Change of use to non-residential institutions (Class D1).

Christ Apostolic Church, Former sorting office High Street, Swanscombe.

DA/13/00677/COU

Conversion and part rebuild of outbuilding for dental surgery with provision of dormer window to side elevation in connection with providing additional store/office at first floor level and raising ridge line of southern section of roof to match northern section.

Rear of 23 High Street, Swanscombe.

**Members are advised that the following Granted Decision Notices were received from Kent County Council during the summer 2013 recess.**

DA/13/827

Temporary change of use (5 years) to a use for processing waste material (principally glass) together with associated development including plant, portakabins and enclosed storage.

Land situated at Swanscombe Works, Manor Way, Swanscombe, DA10 0LL.

**Recommended:**

To note and endorse the responses submitted during the summer 2013 recess.