

PTE 12/2/14

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 22 JANUARY 2014 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor P J Scanlan
Councillor K G Basson
Councillor P C Harris
Councillor J B Harvey
Councillor B R Parry

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor J M Harman

324/13-14. APOLOGIES FOR ABSENCE.

Apologies for absence were received and accepted from Councillors' Mrs S P Butterfill (other commitments), P M Harman (work commitments), Mrs A R Harvey (unwell), J A Hayes (other commitments) and V Openshaw (unwell).

Recommended: That the apologies for absence and reasons, as listed, be formally approved.

325/13-14. SUBSTITUTES.

There were none.

326/13-14. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

The Chairman gave the opportunity for the meeting to be adjourned at this point to accept questions from the public.

327/13-14. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

328/13-14. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 DECEMBER 2013.

Recommended: The Minutes of the meeting held on 4 December 2013 were confirmed and signed.

TOWN PLANNING:

329/13-14. APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.

DA/13/01639/VCON
(response submitted due to timescales)

Application for Variation of Condition 1 of Planning Permission DA/09/00629/COU in respect of extending the planning permission for a further five years – This permission shall be for a limited period, expiring on 31 June 2019, when the use hereby permitted shall be discontinued to the satisfaction of the Local Planning Authority.

Management Centre (The Observatory), Southfleet Road, Swanscombe.

OBSERVATIONS:
(sent in due to timescales)

The Town Council request that the Planning Authority link this renewal to a condition that ensures Land Securities come to an agreement with Swanscombe & Greenhithe Town Council within 12 months on the promised items mentioned by them at the overall sites planning approval meeting.

Recommended:

That members endorse the comments submitted.

DA/13/01654/TPO

Application to reduce by 3m the three lowest long lateral scaffold branches extending towards the west over neighbouring gardens of Fiddlers Close to clear their rear boundary by 1m, crown thin by 10% and remove deadwood of 1 No. beech tree subject to Tree Preservation Order No.4 1999 within Greenhithe Conservation Area.

Accuba House, 35 High Street, Greenhithe.

OBSERVATIONS:

No observations.

DA/13/01667/FUL

Remediation works to contaminated land.

Northfleet West Grid Sub Station, Southfleet Road, Swanscombe.

OBSERVATIONS:

The Town Council would request that a condition is placed on any permission to ensure that the contaminated soil removed from the site is not transported through the roads within the Town.

DA/13/01687/OUT

Erection of a two storey building for Class B2 and B8 uses with ancillary offices and associated access and parking.

Reservoir North of Lower Road, Northfleet.

OBSERVATIONS:

The Town Council would seek confirmation that the design and construction of buildings at this site take into account the susceptibility of this area to flooding. Consideration should also be given to ensure this proposal does not have any adverse effects or implications to the proposed Paramount Theme Park development.

DA/13/01702/FUL

Erection of 1.5m high metal railing with sliding electric gates along front boundary.

Mount Croft, 95 Mounts Road, Greenhithe.

OBSERVATIONS:

No observations. Please ensure all neighbours are consulted prior to the application being considered.

DA/13/01694/FUL

Conversion of garage to habitable room together with replacement of garage door with a window (retrospective application).

101 Caspian Way, Swanscombe.

OBSERVATIONS:

The Town Council object to this application as it will take away an off street parking facility and give rise to an increase in on street parking and difficulties in an area where there is already very limited capacity.

The proposal would increase the living space of the house which in turn could mean more inhabitants which in turn could mean more vehicles whilst reducing the facility of off street parking.

330/13-14. APPLICATIONS SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' OBSERVATIONS.

KCC/DA/0201/2013

Construction of a Renewable Energy Facility involving Advanced Thermal Technology to generate energy from of combined heat and electricity by using residual waste materials as a

fuelstock and converting them to gas.

Land at Manor Way Business Park, Swanscombe.

NB.

The submitted documents can be viewed on the following link: www.kent.gov.uk/viewapplications (click on "Search Kent County Council planning applications and enter the application reference number. Please view document types date filed 20-12-2013.

OBSERVATIONS:

The Town Council object to this 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 though 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 travel to and from 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 the proposal would have an adverse effect on the character of the area as well as prejudice the objective of achieving a vibrant mixed use development on Swanscombe Peninsula and is contrary to Policy CS6 of the Planning Authorities adopted Core Strategy.

331/13-14. GRANTED DECISION NOTICES RECEIVED FROM DARTFORD BOROUGH COUNCIL FOR MEMBERS INFORMATION.

The following granted decision notices were noted.

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| DA/13/01387/FUL | Erection of a single storey rear extension.
44 Trebble Road, Swanscombe. |
| DA/13/01521/FUL | Erection of a rear conservatory.
7 Portland Place, Greenhithe. |
| DA/13/00663/FUL | Formation of Secondary means of access/Fastrack to Ingress Park, Greenhithe. |
| DA/13/01557/FUL | Erection of a single storey side extension and a single storey bay window rear extension.
7 Woodland Way, Greenhithe. |

332/13-14. REVISED PLANS APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.

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|-----------------|--|
| DA/05/00308/OUT | Redevelopment of site comprising a mixed use of up to 950 dwellings & non-residential floorspace for: shopping, food and drink, hotel use; community, health, education & cultural uses; assembly and leisure facilities and associated works to provide the development.

Northfleet West Sub Station, Southfleet Road, Swanscombe. |
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The revisions being a reduction in the number of houses, removal of business uses, reduction in retail floor space. A new Environmental Statement and a completely fresh set of plans and technical documents have been submitted to form a revised application package.

OBSERVATIONS:

This proposal is next to the development at Eastern Quarry and the Town Council would ask that confirmation is obtained that the same consideration and appropriate provision has been included, in a legal agreement, for any permission to incorporate financial contributions to the Town Council to enable it to promote its community facilities and administration function. The Town Council would respectfully request that the Development Control Board also give due consideration and ensure that the arrangements for the future management and maintenance of all community facilities, including open space within the site, are clear and agreed before any permission is granted.

Members wish to highlight the additional strain this development will place 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.

There being no further business to transact, the Meeting closed at 7.30 pm.

Signed: _____ Date: _____
(Chairman)