

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 23 OCTOBER 2013 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor P J Scanlan
Councillor Mrs S P Butterfill
Councillor P C Harris
Councillor Mrs A R Harvey
Councillor J B Harvey
Councillor J A Hayes
Councillor B R Parry

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor Mr K G Basson
Councillor Mrs J M Harman
Councillor V Openshaw

199/13-14. APOLOGIES FOR ABSENCE.

Apologies for absence were received and accepted from Councillor P M Harman (work commitments).

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

200/13-14. SUBSTITUTES.

There were none.

201/13-14. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor J B Harvey declared a prejudicial interest in application DA/13/01352/COUY as he is Chairman of Craytots Pre-School that uses the Heritage Community Hall adjacent to the site.

Councillor B R Parry declared a prejudicial interest in application DA/13/01164/COU as he resides next to the site and is also a member of the Dartford Cambria Sea Scouts.

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

202/13-14. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

203/13-14. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 11 SEPTEMBER 2013.

Recommended: The Minutes of the meeting held on 11 September 2013 were confirmed and signed.

204/13-14. INFORMAL MEETING WITH DEVELOPER OF EASTERN QUARRY.

The Chairman apprised members of the meeting with the developer and the Planning Officer (DBC) on 14 August 2013 and the subsequent nomination of Councillor Mrs S P Butterfill as one of the Town Council's representatives on the Liaison Group.

Members were asked to consider 1 other member of the Planning, Major Developments, Transportation & the Environment Committee to be the council's other representative on the Eastern Quarry Liaison Group. After discussion it was agreed that Councillor P J Scanlan be the other representative.

Recommended: That Councillor P J Scanlan be one representative and that this item goes to the next meeting of the Planning, Major Developments, Transportation & the Environment Committee for the other representative.

205/13-14. ESTIMATES FOR 2014 – 2015.

Members were made aware that officers had begun work on the estimates for 2014 – 2015 and were invited to contact the Responsible Financial Officer (RFO), outside of the meeting, and inform her of any suggestions and/or items they felt should be included.

Recommended: That the item be noted.

TOWN PLANNING:

206/13-14. APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.

DA/13/01211/FUL

Demolition of existing rear conservatory and erection of a two storey rear extension.

1 Ivy Bower Close, Greenhithe.

OBSERVATIONS:

(sent in due to 2 Oct 2013 meeting being cancelled)

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

DA/13/01230/FUL

Erection of a single storey rear extension.

3 Caspian Way, Swanscombe.

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

DA/13/01277/FUL
Erection of a satellite dish on rear elevation (retrospective application).

10 Ingress Park Avenue, Greenhithe.

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

Having already declared a prejudicial interest Councillor J B Harvey left the chamber and took no part in the debate or decision on the following application.

DA/13/01352/COU
Former St Johns Ambulance Station, Craylands Lane, Swanscombe.

Change of use site to provide car wash facility with the provision of a canopy at rear of site for period of three years.

OBSERVATIONS: The Town Council strongly object to his application as

1. The proposal would have inadequate off street parking to serve the needs of the development, the absence of which would give rise to an increase in on street parking in an area where there is very limited capacity.
2. The proposed use, as a commercial premises, contained within this application would be out of character with and have a severe detrimental effect and impact on the surrounding properties which include a community hall, directly adjacent, used on a daily basis by a pre-school, a community leisure centre, an allotment site and a Site of Special Scientific Interest (Swanscombe Heritage Park).
3. The proposed development would result in an undesirable intensification of use and overdevelopment of the site to the detriment

of the amenities of the occupiers of neighbouring residential properties and to the street scene and locality, contrary to Policies B1 and H8 of the Adopted Local Plan 1995 and Policies DD11 and H4 of the Local Plan Review 2004.

4. Although aware that it is not a planning consideration the Town Council notes, and would like the Development Control Board members to be aware, that the original owners of the land have an active covenant in place which limits the use of the site i.e. *not to develop the property for residential, industrial or commercial use.* (Title No: K786411)
5. The Car Wash Association advise that it is illegal to discharge trade effluence into the environment and/or drains without permission. The Environment Agency have also published concerns that effluent oil coming from car washes go straight into soakaways meaning the toxins are dispersed directly into the ground.
6. There are already car was facilities located nearby in (a) Milton Road (b) opposite George and Dragon PH, London Road (c) In the Asda Greenhithe car park.
7. With the use of high powered jet washes comes the issue of noise pollution and this is even more of a concern given the location directly next to an area used on a daily basis as a play area for pre-school children.
8. The previous application submitted (DA/1201180) included parking for 3 members of staff. This application states that staff will be able to access the site without the need to rely upon private motor vehicle.
9. The Town Council would like to inform the Planning Authority and Development Control Board members that the Town Council were granted right of access by the Land Registry

(for pedestrian and vehicle) to both the allotment site and Heritage Community Hall (K927482 and K948904), which are both adjacent to this site, and that this needs to be taken into account with any future use granted to this site.

10. The Development Control Board are respectfully requested to hold a site meeting prior to making a decision on this application so that they can see for themselves the issues and proximities of the adjacent community facilities.

Having already declared a prejudicial interest Councillor B R Parry left the chamber and took no part in the debate or decision on the following application.

DA/13/01164/COU

Change of use of ground floor from part public assembly/part residential to a single family dwelling and alterations to front elevations and rear facing windows.

Villager Hall, rear of 8 High Street, Greenhithe.

OBSERVATIONS:

The Town Council object to this application as it is not in keeping with what was previously agreed for the development at this area. The hall was originally used as a public assembly facility (village hall) and this proposed change of use is not in keeping with the character of the whole site. The bottom half of this building has never been opened up to the public as was previously agreed would happen and the Town Council would ask that the original agreement is adhered to and that this part of the building is returned for use as a public assembly area.

DA/13/01383/FUL

Application to convert single dwelling into 2 x 2 bed self contained flats together with provision of two parking spaces and a vehicular crossover onto Knockhall Road.

60 Knockhall Road, Greenhithe.

OBSERVATIONS:

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

DA/13/01267/FUL

Erection of a part two/part single storey rear extension.

6 Wolsey Crescent, Greenhithe.

OBSERVATIONS:

This application does not fall within the boundaries of Swanscombe and Greenhithe.

207/13-14. CONSULTATION: SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.

Consultation on a Request for a Screening Opinion.

To determine whether an Environmental Impact Assessment is required for the redevelopment of land to provide a leisure resort of up to 747,000sqm plus external hotel operations, car parking and transport interchanges, and support facilities.

Land within and to the south of Swanscombe Peninsula.

OBSERVATIONS:

The Town Council welcomes the request and agree that an EIS is required to be undertaken and believes that the environment covers a wide spectrum; living environment of people adjacent to the site as well as ground, water and air issues. With an estimated 12 – 15 million visitors per year it is essential that the local infrastructure (old and new) such as roads, footpaths, PROW, transport, open spaces, play areas, needs to be able to sustain and cope with this and the EIS should take this into account.

208/13-14. GRANTED DECISION NOTICES RECEIVED FROM DARTFORD BOROUGH COUNCIL FOR MEMBERS INFORMATION.

The following granted decision notices were noted.

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.

DA/13/00847/FUL

Erection of a single storey rear extension and

provision of a pitched roof over existing flat roof of front elevation.

2 Orchard Road, Swanscombe.

DA/13/00794/FUL

Demolition of existing rear addition and detached garage and erection of a part two/part single storey side extension and single storey rear extension.

158 Church Road, Swanscombe.

There being no further business to transact, the Meeting closed at 8.00 pm.

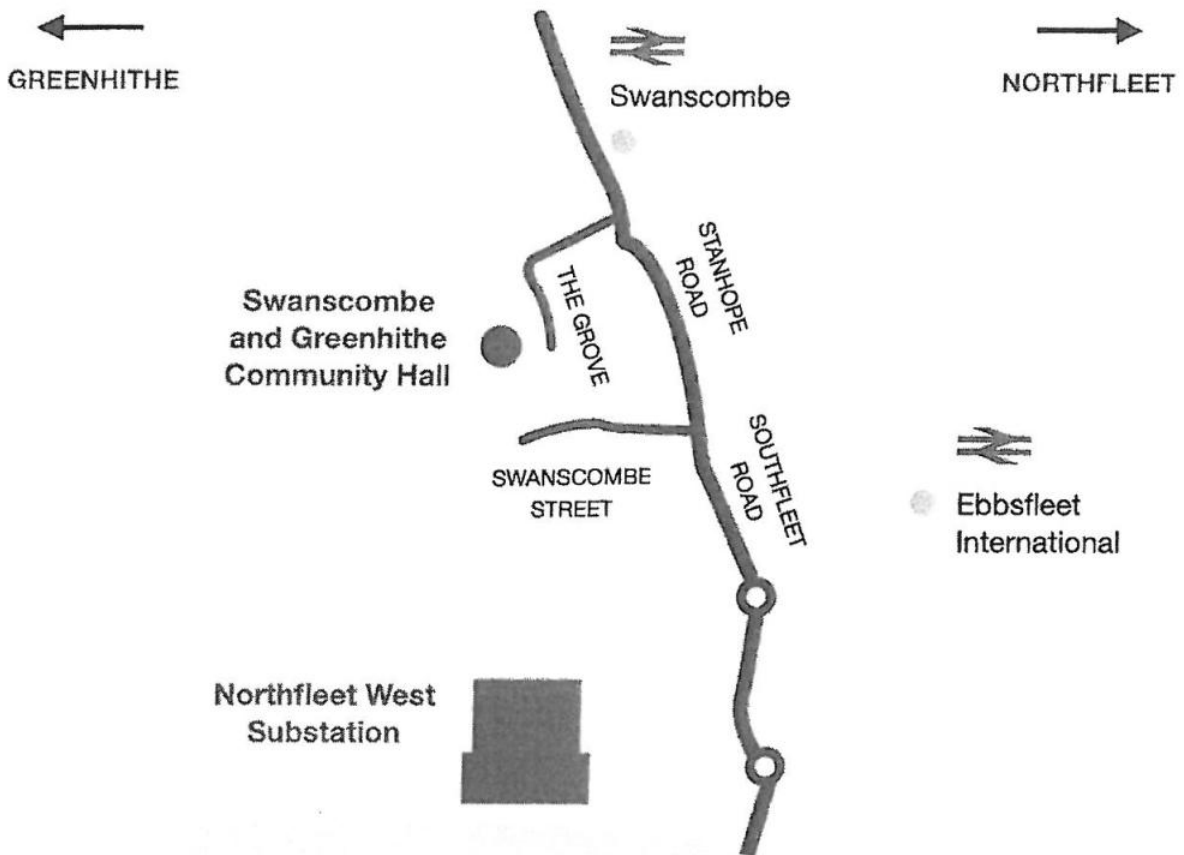
Signed: _____ Date: _____
(Chairman)

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NORTHFLEET WEST SUBSTATION

EXHIBITION OF UPDATED PROPOSALS

Plans to build 1,500 homes on this site were approved in 2008 but delayed after the economic downturn. This year, Redrow Homes took over the project and are now planning 950 family homes. You are invited to a public exhibition of all the improvements Redrow are making to the 2008 proposals.



The exhibition will be held at:

Swanscombe and Greenhithe Community Hall, The Grove, Swanscombe, DA10 OGA

on:

Monday 4th November (5pm-8pm) and Saturday 9th November (10am-2pm)

For more information please get in touch with Ben Lee at HardHat.

e: blee@hardhat.co.uk t: 0845 460 6011

 **REDROW**

Graham Blew

From: Graham Blew
Sent: 22 November 2013 11:03
To: Cllr Annette R Harvey; Cllr Bryan E Read ; Cllr Bryan R Parry; Cllr Jeffrey Harvey ; Cllr John A Hayes; Cllr Josephine M Harman ; Cllr Kevin G Basson ; Cllr Lesley C Howes; Cllr Lorna M Cross; Cllr Paul A Read ; Cllr Peter C Harris; Cllr Peter M Harman ; Cllr Richard J Lees (mac); Cllr Richard J Lees (Town Council); Cllr Susan P Butterfill ; Cllr Vic Openshaw
Subject: Presentation at 4 Dec PTE
Importance: High

TO ALL MEMBERS – FOR INFORMATION ONLY.

Please be aware that the developer, Redrow, have confirmed that they will attend the 4 December 2013 Planning, Major Developments, Transportation & the Environment Committee to give a short presentation on the application for the Northfleet Sub Station site.

I will ensure this item is at the beginning of the agenda.

Yours sincerely,

Graham Blew

Town Clerk
Swanscombe & Greenhithe Town Council | Council Offices |
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www.swanscombeandgreenhithe.tc.kentparishes.gov.uk/

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PTE 4/12/13

Please ask for: Tania Smith
Direct Line: (01322) 343103
Direct Fax: (01322) 343047
E-mail: Tania.smith@dartford.gov.uk
DX: 31908

Your Ref:
Our Ref: LDF

Date: 21st November 2013

Dear Consultee,

RE: Dartford's Community Infrastructure Levy (CIL) Charging Schedule Adoption

As a respondent to the consultation on the Council's Draft Charging Schedule, I am writing to inform you that we have now received the final Examiner's report. The report concludes that the Council's Charging Schedule provides an appropriate basis for the collection of the levy. The Examiner recommends that it be approved in its published form without any changes.

The Examiner's Report is available on the Council's website along with the final version of the Charging Schedule. You can view the documents via this link:
www.dartford.gov.uk/cil

The Charging Schedule is to be considered for approval by the Council on 16th December 2013. Subject to approval the CIL charge is expected to be implemented in Spring 2014.

Yours sincerely



Teresa Ryszkowska
Planning Services Manager

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