

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 19 OCTOBER 2016 AT 7.00PM

**PRESENT:** Councillor B E Read (Chairman)  
Councillor Mrs A E D Barham  
Councillor P C Harris (substituting for Councillor Mrs S P Butterfill)  
Councillor J A Hayes  
Councillor Mrs L Manchester (substituting for Councillor Dr J M Harman)  
Councillor B R Parry  
Councillor A S Reach

**ALSO PRESENT:** Graham Blew – Town Clerk

**ABSENT:** Councillor K G Basson  
Councillor Ms L C Howes  
Councillor K M Kelly  
Councillor D J Mote  
Councillor S J Ryan

**221/16-17. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Mrs S P Butterfill and Dr J M Harman.

**222/16-17. SUBSTITUTES.**

Councillor P C Harris substituted for Councillor Mrs S P Butterfill.  
Councillor Mrs L Manchester substituted for Councillor Dr J M Harman.

**223/16-17. 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.*

**224/16-17. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk advised members that x 2 applications and x 1 item were being tabled late in the day and the deadline for responses required their consideration.

**225/16-17. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 28 SEPTEMBER 2016.**

**Recommended:** The Minutes of the meeting held on 28 September 2016 were confirmed and signed.

**226/16-17. ROAD NAMING (x3) SNN – EMPIRE PAPER MILLS SPORTS GROUND GREENHITHE – tabled at meeting as received late.**

The Address Management & GIS Officer Property Information (Dartford Borough Council) had submitted x 3 proposed road names for the site with a deadline of 2 November 2016 for any comments.

**Recommended:** No observations.

**TOWN PLANNING:**

**227/16-17. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

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| EDC/16/0004 | <p>Outline application for a mixed development and comprising:</p> <ul style="list-style-type: none"> <li>* up to 532 Homes, related car parking and landscaping (C3)</li> <li>* up to 46,000 sq m Employment Floorspace, related car parking, servicing and landscaping (B1/B2/B8)</li> <li>* Mixed Use Neighbour Centre comprising mix of: up to 850 sq m retail/cafe/takeaway floor space (A1/A2/A3/A5); residential uses (C3); community centre (D1); up to 1,000 sq m clinic/health centre (D1) and related car parking and landscaping</li> <li>* Riverside Food and Drink Uses comprising up to 500 sq m of pub or food and drink uses (A3/A4); Public Open Space including riverside promenade, public park with equipped play areas and playing field with shared public/school use and wildlife corridors</li> <li>* Fastrack Link to provide a segregated link across the site along with Fastrack stops</li> <li>* Street and Footpath Network to provide access to development and maintain and enhance existing public rights of way, including a bridge link between Hive Lane and Factory Road</li> <li>* Access Improvement to Grove Road/The Creek and The Shore/Crete Hall Road and associated highway improvements</li> </ul> |
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|                 | <p>* Supporting Services and Infrastructure including new utilities, enhanced flood defences and providing for access to cliffs and tunnels</p> <p>* Ground re-grading to create efficient development and open space platforms and to raise land to address flood risk</p> <p>* Other Minor Works and development ancillary to the main proposals including the principle of relocating the Scout Hut within the site and the retention of tunnels and facing walls adjacent to Lawn Road.</p> <p>Land at former Northfleet Cement Works, The Shore, Northfleet.</p> |
| OBSERVATIONS:   | Due to the closeness to the Council's boundary this application should be viewed with regards to a Section 106 Agreement, including a financial contribution to the Town Council as indicated within the Town Council's LDF, to compensate for the effects that will be had on the community facilities.  |
| DA/16/01558/FUL | Erection of a single storey rear extension and a front porch.<br><br>12 Maritime Close, Greenhithe.   |
| OBSERVATIONS:   | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.  |
| DA/16/01561/FUL | Erection of a satellite dish on rear/side of property (retrospective application).<br><br>5 Paper Mill Mews, Greenhithe.  |
| OBSERVATIONS:   | Members have no observations but would like to ask the Planning Authority (DBC) to ensure that the Development Control Board members are made fully aware of any restrictive covenants that are in place for the dwellings in the area that this application relates to. Please ensure that all neighbouring properties are consulted prior to the decision of this application.  |
| EDC/16/0093     | 3 no. three and four apartment blocks, comprised of 29 x 1 no. bed units, 81 x 2 no. bed units and 2 x 3 no. bed units with associated infrastructure and site preparation.<br><br>Parcel A, Land at Castle Hill, Eastern Quarry, Swanscombe.   |

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| OBSERVATIONS: | <p>The Town Council have major concerns regarding the infrastructure of the site linking in to the existing infrastructure and request that adequate links are provided prior to the occupation of the dwellings. Assurances are requested that the infrastructure associated with this development will be appropriate and able to cope with the increase in traffic that the development will make.</p> <p>Confirmation is also requested as to the details and meaning that the phrase "associated infrastructure" refers to in the application.</p> |
| EDC/16/0095   | <p>Application for the approval of condition 11 attached to planning permission reference no. 16/00026/ECREM relating to a detailed scheme for the sports pitches at Castle Hill Primary School.</p> <p>Eastern Quarry, Swanscombe.</p>   |
| OBSERVATIONS: | <p>The Town Council have considered these applications together as EDC/16/0095 had a knock on effect to EDC/16/0096 and would like to submit the following observations/comments:-</p> <p>The application indicates that Condition 12 could be delayed until possibly 2018 which raises concerns regarding the heavy plant required to carry out the works being operated whilst young children are in close proximity.</p>   |
| EDC/16/0096   | <p>Application for the variation of condition 12 attached to planning permission reference no. 16/00026/ECREM for submission of reserved matters pursuant to condition 02,25,28,32,33 of planning permission DA/12/01451/EQVAR for erection of a 2 form entry primary school including play areas and sports pitches, community centre, associated parking, village square and landscaping; relating to a change in the timing of the delivery of the playing field.</p> <p>Castle Hill, Eastern Quarry, Swanscombe.</p>                                |
| OBSERVATIONS: | <p>The Town Council have considered these applications together as EDC/16/0095 had a knock on effect to EDC/16/0096 and would like to submit the following observations/comments:-</p>  |

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|  | The application indicates that Condition 12 could be delayed until possibly 2018 which raises concerns regarding the heavy plant required to carry out the works being operated whilst young children are in close proximity.   |
| DA/16/01606/FUL                          | Erection of a part two/part single storey rear extension and provision of a dormer window in rear elevation in connection with providing additional room in the roof space.<br><br>14 Taunton Road, Northfleet.                 |
| OBSERVATIONS:                            | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.  |
| DA/16/01519/FUL                          | Erection of a two storey side extension and single storey rear extension.<br><br>15 Betsham Road, Swanscombe.   |
| OBSERVATIONS:                            | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.  |
| DA/16/01545/FUL                          | Erection of 2 No. attached two storey houses with associated parking.<br><br>34 Valley View, Greenhithe.  |
| OBSERVATIONS:                            | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.  |
| EDC/16/0097<br>(Tabled at meeting)       | Reserved matters application pursuant to conditions 2 and 25 of planning permission reference no. 12/01551/EQVAR for provision of a Village Green within Castle Hill (adjacent to Phase 3a).<br><br>Eastern Quarry, Swanscombe. |
| OBSERVATIONS:                            | No observations.  |
| DA/16/01672/SCOPE<br>(Tabled at meeting) | Environmental Impact Assessment – request for scoping opinion.<br><br>Biffa Waste Services, Pit 11, West of Knockhall Chase, Greenhithe.  |
| OBSERVATIONS:                            | The Town Council endorses the request for a Scoping Opinion.  |

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228/16-17. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL/EDC FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

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| DA/16/01369/TPO | Application to completely reduce crown and pollard back to previous points 1 No. Lime tree subject to Tree Preservation order No.3 1991.<br><br>4 St Pauls Close, Swanscombe. |
| DA/16/01370/TPO | Application to completely reduce crown and pollard back to previous points 1 No. Lime tree subject to Tree Preservation Order No.3 1991.<br><br>3 St Pauls Close, Swanscombe. |
| DA/16/01371/TPO | Application to cut back to previous pollard points 1 No. Lime tree subject to Tree Preservation Order No.3 1991.<br><br>5 St Pauls Close, Swanscombe.                         |
| DA/16/01194/FUL | Conversion of existing integral garage to habitable room with associated alterations to front elevation,<br><br>72 Pentstemon Drive, Swanscombe.                              |
| DA/16/01263/FUL | Conversion of integral garage into habitable room together with associated alterations to front elevation.<br><br>13 Pilgrims View, Greenhithe.                               |

There being no further business to transact, the Meeting closed at 7.45 pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairman)

Gareth Johnson  
Member of Parliament for Dartford



HOUSE OF COMMONS  
LONDON SW1A 0AA

24 OCT 2016

AGENDA ITEM 6  
RE 2/11/16

21 October 2016

Graham Blew  
Town Clerk  
Swanscombe and Greenhithe Town  
Council  
Council Offices  
The Grove  
Swanscombe  
Kent  
DA10 0GA

GJ/SB/Blew

Dear Mr Blew

Thank you for your correspondence about local infrastructure.

I want to make it clear to you and other members of the Town Council that I am of the view that population increases in this area should only be welcomed if there is the necessary infrastructure to support it.

I met with the Secretary of State for Transport last week and made it clear to him that something needs to be done to mitigate the problems that Dartford suffers. I have explained to him that the situation in Dartford is now unbearable and it was clear that he was well aware of the issues faced by residents and wants to see Highways England come up with proposals to improve the situation. In addition I have raised the issue of congestion with the Prime Minister and Chancellor. It is essential that the impact the congestion has on local businesses and residents is understood by the Government.

I can assure you that I have already raised this issue at the very highest levels of central government and I will ensure that your additional correspondence is passed on to the Secretary of State for Transport.

Yours sincerely,

  
Gareth Johnson

## Graham Blew

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**From:** Graham Blew  
**Sent:** 20 October 2016 14:30  
**To:** 'HUDSON, Ursula'  
**Subject:** Infrastructure within Swanscombe and Greenhithe

**Importance:** High

**Follow Up Flag:** Follow up  
**Due By:** 26 October 2016 14:30  
**Flag Status:** Flagged

FAO: Gareth Johnson MP

At last night's meeting the Planning, Major Developments, Transportation & the Environment Committee asked that I write to you to record the Town Councils major concerns regarding the overall infrastructure associated with the current and impending large scale developments taking place within and around Swanscombe and Greenhithe.

The Town Council would like to respectfully request that you raise this with the appropriate department of Central Government seeking their assurances that the plans for the infrastructure of this area will be adequate and able to cope with the increase in traffic volume and movements that these developments will bring. The Town Council are anxious that the infrastructure is put in place prior to the additional traffic volumes and movements thus ensuring the Town can cope and does not become gridlocked.

I look forward to your earliest response and advice.

Yours sincerely,

Graham Blew  
**Town Clerk**

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