

# AGENDA ITEM

PTE 11/11/15.

PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION & THE ENVIRONMENT COMMITTEE  
21 OCTOBER 2015

## MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 21 OCTOBER 2015 AT 7.00PM

**PRESENT:**

- Councillor B E Read (Chairman)
- Councillor Mrs S P Butterfill (Vice-Chairman)
- Councillor P M Harman (ex-officio)
- Councillor Ms L C Howes
- Councillor D J Mote
- Councillor B R Parry
- Councillor S J Ryan

**ALSO PRESENT:**

- Graham Blew – Town Clerk
- Lorna Hughes Communications & Engagement Manager (EDC)
- Councillor R J Lees (public gallery)

**ABSENT:** Councillor K M Kelly

### 288/15-16. APOLOGIES FOR ABSENCE.

Apologies for absence were submitted and accepted from Councillors' K G Basson (other commitments), Dr J M Harman (work commitments), J A Hayes (other commitments), Mrs C K Openshaw (holiday) and A S Reach (other commitments).

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

### 289/15-16. SUBSTITUTES.

There were none.

### 290/15-16. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest in application DA/15/01553/TPO as he is one of the Town Councils representatives on the IPGM Board.

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

### 291/15-16. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Chairman welcomed the Communications & Engagement Manager from the Ebbsfleet Development Corporation (EDC) who gave an update on the current progress which included:

The EDC were now temporarily based at the Northfleet Police Station but hoped to be moving to accommodation at Ebbsfleet International Station. They were currently a small team of 16 but would be a maximum of 32 officers when complete. Appointments had been made for the Chief Planning Officer, Director of Finance, Assistant to Director of Finance and Head of Place Marketing.

The EDC had applied, along with Medway and Maidstone, to Central Government to become an Enterprise Zone.

A decision was awaited soon regarding whether Ebbsfleet would be allocated a Healthy New Town status.

Central Government were expected to announce how much funding would be allocated to the EDC this year.

There had been discussions regarding Crossrail extension to Ebbsfleet and the EDC had formed a partnership with TfL and Bexley Council to assess what the costs for this would be.

The Framework Master Plan would be led by the appointed consultants (Acom).

The EDC Board meetings were being held in public and people were encouraged to submit questions and attend.

Working Groups had been established to help the EDC deliver its programme. A 3 hour session was scheduled for 26 November (location to be confirmed) for a public engagement event (participating workshop) to give the public an opportunity to help develop the vision for the Garden City.

The EDC had asked DCLG if an amount of money could be spent on Community Projects (funding) and a response was awaited.

Members then raised various topics/enquiries which included: the need to include Starter Home Initiative to encourage younger people to be included in the Garden City; it was felt that the Healthy New Town initiative would have a greater strength if it included Swanscombe and fibre optic connections was raised as one example. Members reiterated that the Town Council would like to be involved in the project at all stages and welcomed the opportunity to meet with the planning Team.

Members felt strongly that their needed to be cohesion between the current residents/communities and the new residents/communities that would coming to the area. The Communications & Engagement Manager (EDC) confirmed that they wanted the residents of Swanscombe to benefit from the Garden City and that Swanscombe was not excluded in any way from the growth that would come with the development of the Garden City.

292/15-16. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 30 SEPTEMBER 2015.**

**Recommended:** The Minutes of the meeting held on 30 September 2015 were confirmed and signed.

**TOWN PLANNING:**

293/15-16. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.**

DA/15/01477/ECREM	Submission of reserved matters relating landscaping for the Fastrack area within Castle Hill Central area pursuant to conditions 2 and 25 of planning permission DA/12/01451/EQVAR.  Fastrack area within Castle Hill Central Area, Eastern Quarry., Swanscombe.
OBSERVATIONS:	No observations.
DA/15/01499/FUL	Provision of bi fold doors in rear elevation.  24 Empire Walk, Greenhithe.
OBSERVATIONS:	No observations.
DA/15/01497/REM	Submission of reserved matters relating to appearance, layout, scales 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 3 bed houses and 4 x 1 bed maisonettes) and provision of public open space.  Former Empire Sports Ground, south of Knockhall Road, Greenhithe.
OBSERVATIONS:	Members highlighted that 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. If this proposal were agreed it would 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; this needs to be

	<p>considered and the Town Council would 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>
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*Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision on the following application.*

DA/15/01553/TPO	<p>Application to crown lift to approx. 2.4 metres several Lime trees (T215-248) and 4 No. Norway Maples (T112, T113, T145, T146) subject to Tree Preservation Order No.1 1990.</p> <p>The Boulevard, Greenhithe, Kent.</p>
OBSERVATIONS:	No observations.
DA/15/01554/COU	<p>Change of use from residential (Class C3) to doctors' surgery (Class D1) with associated alterations to elevations.</p> <p>Glenwood, London Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council would ask that the Development Control Board members be provided with confirmation, prior to any decision being made, that the proposal will include adequate off street parking facilities for the staff and users of the facility.</p>

294/15-16. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/15/01292/TPO	Application to reduce height of trees by a maximum of 4m and bring in the lateral sides by up to 2m subject to Tree Preservation Order No.8 1988 and within Greenhithe Conservation Area.  The Warren, 29 High Street, Greenhithe.
DA/15/01332/TPO	Application for various works to various trees subject to Tree Preservation Order No.3 1984.  Swanscombe Park, Park Road, Swanscombe.

296/15-16. **NOTE OF CONFIRMATION OF PUBLIC FOOTPATH ORDER/S DS30 (PART), DS3 (PART) AND DS1 (PART).**

Further to minutes 311/14-15 and 492/14-15 the above Orders had been received from Dartford Borough Council and Kent County Council.

**Recommended:** To note.

There being no further business to transact, the Meeting closed at 8.15 pm.

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

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