

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 2 MARCH 2016 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor Ms L M Cross (substituting for Councillor Mrs C K Openshaw)
Councillor Ms L C Howes
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: There were none

536/15-16. APOLOGIES FOR ABSENCE.

Apologies for absence were submitted and accepted from Councillors' K G Basson (other commitments), Mrs S P Butterfill (work commitments), Dr J M Harman (holiday), J A Hayes (other commitments), K M Kelly (personal commitments), D J Mote (other commitments), Mrs C K Openshaw (unwell) and B R Parry (holiday).

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

537/15-16. SUBSTITUTES.

Councillor Ms L M Cross substituted for Councillor Mrs C K Openshaw.

538/15-16. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor B E Read declared a prejudicial interest in application DA/16/00214/FUL as the property was next door to his own house and he had already submitted comments as a consultee.

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

539/15-16. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Town Clerk advised members that application DA/16/00215/FUL had been received late in the day and was tabled for consideration.

540/15-16. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 10 FEBRUARY 2016.**

Recommended: The Minutes of the meeting held on 10 February 2016 were confirmed and signed.

541/15-16. **KENT MINERALS AND WASTE LOCAL PLAN (MWLP) 2013 – 2030 – CONSULTATION ON FURTHER PROPOSED MODIFICATIONS.**

Kent County Council (KCC) had informed that the consultation would be open from 8 January to 4 March 2016.

Recommended: That the item be noted.

TOWN PLANNING:

542/15-16. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.**

DA/16/00016/OUT	<p>Outline application (approval sought for access only) for the erection of up to 33 residential units, comprising 3 x 3 bed houses and 4 x 2 bed houses, 15 x 2 and 11 x 1 bed apartments, together with medical centre and associated parking, landscaping and amenity space.</p> <p>Land north of railway line and east of Station Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council supports the concept of a health centre being provided in Greenhithe. Unfortunately we feel that this being linked with a housing development makes this proposal an over-development of the site. Therefore we must register an objection to the proposal on the following points :-</p> <ol style="list-style-type: none"> 1. Access Site Ingress is via the Station Approach. This is an extremely busy link built specifically for the train and bus interchange. The application design code for the site states bus timetable times but does not appear to take into account that buses come in and out, thus making the amount of bus movements double. Pedestrians going to the health centre would need to cross this busy road and would require pedestrian lighted crossings; this would be needed to assist both the disabled and those with young children in push chairs. <p>Access Site Egress is via Station Road and Station Approach. In Station Road it is close to the current</p>

	<p>pedestrian crossing which would mean a requirement for traffic lights to ensure safety. On the station approach it is on the bus routes (a bus approx. every minute) and as this would be from the health centre this is also likely to be very busy at certain times requiring a traffic light junction.</p> <p>2. The proposal would result in a high density layout compounded by the near proximity to the existing residential dwellings to the north would constitute an unneighbourly form of development, out of character with its immediate surroundings and this would not be outweighed by the favourable accessibility factor. Added to this is the very close proximity to the adjacent road roundabout; this junction is one of the busiest in the area and the proposed flats would have an overbearing effect which could have an adverse effect on the safety of people and vehicles using the junction.</p> <p>3. The overall site is in close proximity to a mainline train station as well as a main bus interchange but the proposal did not appear to cover the issue of soundproofing which we feel should be included to a high specification due to the amount of journeys and almost 24 hour operation of the train and bus services.</p> <p>4. We believe that the proposal would be contrary to Policy CS10 of the Planning Authorities Core Strategy in that the benefits of developing this windfall site for high density housing would be outweighed by the disbenefits.</p>
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Having already declared a prejudicial interest Councillor B E Read left the chamber and took no part in the debate or decision of the following application.

543/15-16. ELECTION OF CHAIRMAN FOR NEXT APPLICATION.

It was duly proposed, seconded and agreed:

That Councillor Ms L C Howes be elected as Chairman for the following application.

DA/16/00214/FUL	Erection of a single storey rear extension. 15 Eglinton Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/00276/LDC	Application under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate)

	<p>for the provision of a dormer window on rear elevation and roof lights on front elevation in connection with providing additional rooms in the roof space.</p> <p>104A Church Road, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/00215/FUL	<p>Demolition of buildings to rear and erection of a two storey rear extension to create 2 x 1 bedroom additional self-contained flats and single storey rear extension to the hairdressing salon.</p> <p>25 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to the application on the following grounds :-</p> <ol style="list-style-type: none"> 1. The proposal would provide a poor standard of accommodation due to the absence of private useable amenity space and, we believe, would not be in accordance with Policy B1 of the Planning Authorities adopted Local Plan and Policy CS17 of the Planning Authorities Core Strategy. 2. The proposal would be unacceptable as it could give rise to detrimental overlooking. 3. The proposal due to its back land nature would not be in keeping with the prevailing character, appearance and lay out of the area and would set an unwelcome precedent for similar such developments and, we believe, would be in conflict with Policy B1 of the Planning Authorities adopted Local Plan and Policy CS17 of its Core Strategy. 4. The Town Council has concerns regarding the limited parking provision and the fact that the proposal is directly adjacent to a busy High Street as well as a junction which would make entry and exit from the site very difficult and dangerous. The Development Control Board members are respectfully requested to visit the site to witness first hand these concerns.

544/15-16. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/15/01660/VCON	Variation of condition 24 (list of approved drawings) of planning permission DA/14/00502/FUL in respect of replacing drawings to incorporate balcony and enclosed ground floor lobby. Neptune Slipway, Pier Road, Greenhithe.
DA/15/01883/FUL	Conversion of existing integral garage into habitable room together with associated alterations to front elevation. 41 Pentstemon Drive, Swanscombe.
DA/15/01890/FUL	Erection of a first floor side extension. 14 Maritime Close, Greenhithe.
DA/15/01868/FUL	Erection of a single storey rear extension. 8 Reservoir Close, Greenhithe.

545/15-16. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

DA/15/01554/COU	Change of use from residential (Class C3) to doctor's surgery (Class D1) with associated alterations to elevations. Glenwood, London Road, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.20 pm.

Signed: _____ Date: _____
(Chairman)

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TO ALL MEMBERS:

DEVELOPER ATTENDING 23.3.16
OUR PREVIOUS COMMENTS ATTACHED
AS LAST PAGE (4 OF 4).

Graham Blew

From: Graham Blew
Sent: 14 March 2016 12:39
To: Cllr Alan S Reach; Cllr Bryan E Read ; Cllr Bryan R Parry; Cllr Cheryl K Openshaw; Cllr David J Mote ; Cllr Dr Josephine M Harman ; Cllr John A Hayes; Cllr Keith M Kelly ; Cllr Kevin G Basson ; Cllr Laurie D McFadden; Cllr Lesley C Howes; Cllr Lorna M Cross ; Cllr Maria B Kelly; Cllr Peter M Harman ; Cllr Richard J Lees; Cllr Simon J Ryan ; Cllr Susan P Butterfill
Subject: Developer attendance: 23 March 2016 : Reply: DA/16/00016/OUT

TO ALL MEMBERS - FOR INFORMATION ONLY.

16/00016/OUT | Outline application (approval sought for access only) for the erection of up to 33 residential units, comprising 3 x 3 bed houses and 4 x 2 bed houses, 15 x 2 and 11 x 1 bed apartments, together with medical Centre and associated parking, landscaping and amenity space | Land North Of Railway Line And East Of Station Road Greenhithe Kent

Please see the emails below which confirm the attendance of the Developer at the 23 March Planning, Major Developments, Transportation & the Environment Committee meeting to discuss any concerns members may have regarding the planning application.

Full details, including the Town Councils previously submitted observations, can be seen by clicking on the following link :-

<http://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=00ISVKBQLPJ00>

Yours sincerely,

Graham Blew
Town Clerk

SWANSCOMBE & GREENHITHE TOWN COUNCIL
Council Offices | The Grove | Swanscombe | Kent | DA10 0GA.
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www.swanscombeandgreenhithetc.kentparishes.gov.uk/

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From: Green Portal (Management) LLP [mailto:martin@greenportal.org.uk]
Sent: 14 March 2016 12:07
To: Graham Blew <graham.blew@swanscombeandgreenhithetowncouncil.gov.uk>
Cc: 'Paul Nicholls' <Paul.Nicholls@dartford.gov.uk>
Subject: RE: 23 March 2016 : Reply: DA/16/00016/OUT

Dear Mr Blew,

We are pleased to confirm our availability to attend the Planning, Major Developments, Transportation & the Environment Committee meeting on 23 March 2016.

Yours sincerely,

Martin Murphy, Partner
Green Portal (Management) LLP
t 01474 491563
m 07854 020889
e info@greenportal.org.uk
w www.greenportal.org.uk
t <https://twitter.com/GreenPortalLLP>

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From: Graham Blew [<mailto:graham.blew@swanscombeandgreenhithetowncouncil.gov.uk>]
Sent: Friday, March 11, 2016 10:16 AM
To: 'Green Portal (Management) LLP'
Subject: 23 March 2016 : Reply: DA/16/00016/OUT
Importance: High

Dear Mr Murphy

If you would like to attend the Planning, Major Developments, Transportation & the Environment Committee meeting scheduled for 23 March 2016 the Chairman is more than happy for you to address the Committee during the public question item which is at the start of the agenda. The meeting is at 7.00pm in the Council Chamber at the Council Offices.

Please confirm your availability so that I can make members aware.

Thank you.

Yours sincerely,

Graham Blew
Town Clerk

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From: Green Portal (Management) LLP [<mailto:martin@greenportal.org.uk>]
Sent: 09 March 2016 15:34
To: Graham Blew <graham.blew@swanscombeandgreenhithe town council.gov.uk>
Cc: 'Paul Nicholls' <Paul.Nicholls@dartford.gov.uk>
Subject: RE: Reply: DA/16/00016/OUT

Dear Mr Blew,

Thank you for your email.

Naturally we are aware of the Committees observations as posted on the LPA website. However, as the application is yet to be determined we thought this might present an ideal opportunity to discuss members concerns in relation to the residential aspect of our proposal prior to the application going before the LPA's Development Control Board.

As you will appreciate this is an outline application for access only, as such, we would be happy to consider possible changes to the scheme, and therefore, we would welcome the opportunity to discuss this matter in greater detail, hence why we are requesting a meeting.

I look forward to hearing from you accordingly.

Your sincerely,

Martin Murphy, Partner
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TOWN COUNCIL'S COMMENTS – DA/16/00016/OUT

From: Graham Blew

Sent: 03 March 2016 10:04

To: Planning Responses (DBC) <Planning.Reps@dartford.gov.uk>

Subject: Comments : 1600016.docx planning consultation land n/o railway line

The Town Council supports the concept of a health centre being provided in Greenhithe. Unfortunately we feel that this being linked with a housing development makes this proposal an over-development of the site. Therefore we must register an objection to the proposal on the following points :-

1. Access Site Ingress is via the Station Approach. This is an extremely busy link built specifically for the train and bus interchange. The application design code for the site states bus timetable times but does not appear to take into account that buses come in and out, thus making the amount of bus movements double. Pedestrians going to the health centre would need to cross this busy road and would require pedestrian lighted crossings; this would be needed to assist both the disabled and those with young children in push chairs.
Access Site Egress is via Station Road and Station Approach. In Station Road it is close to the current pedestrian crossing which would mean a requirement for traffic lights to ensure safety. On the station approach it is on the bus routes (a bus approx. every minute) and as this would be from the health centre this is also likely to be very busy at certain times requiring a traffic light junction.
2. The proposal would result in a high density layout compounded by the near proximity to the existing residential dwellings to the north would constitute an unneighbourly form of development, out of character with its immediate surroundings and this would not be outweighed by the favourable accessibility factor. Added to this is the very close proximity to the adjacent road roundabout; this junction is one of the busiest in the area and the proposed flats would have an overbearing effect which could have an adverse effect on the safety of people and vehicles using the junction.
3. The overall site is in close proximity to a mainline train station as well as a main bus interchange but the proposal did not appear to cover the issue of soundproofing which we feel should be included to a high specification due to the amount of journeys and almost 24 hour operation of the train and bus services.
4. We believe that the proposal would be contrary to Policy CS10 of the Planning Authorities Core Strategy in that the benefits of developing this windfall site for high density housing would be outweighed by the disbenefits.

Yours sincerely,

Graham Blew
Town Clerk