

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 4 MARCH 2015 AT 7.00PM

**PRESENT:** Councillor P J Scanlan (Vice-Chairman in the Chair)  
Councillor P M Harman  
Councillor P C Harris  
Councillor Mrs A R Harvey  
Councillor B R Parry  
Councillor P A Read

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

**ABSENT:** Councillor K G Basson  
Councillor Mrs S P Butterfill

**460/14-15. APOLOGIES FOR ABSENCE.**

Apologies for absence were received and accepted from Councillors' V Openshaw (other commitments), B A Read (holiday), J B Harvey (other commitments) and J A Hayes (other commitments).

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

**461/14-15. SUBSTITUTES.**

There were none.

**462/14-15. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor P M Harman declared a prejudicial interest in application DA/14/1259 as he is the Kent County Councillor for Swanscombe and Greenhithe.

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

**463/14-15. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk advised members that the Planning Inspectorate had held a presentation in the Council Chamber on 23 February 2015 and that a memo with details of their website, including details of the process, timescales, how to be involved and register as an interested party in the London Paramount Resort development had been sent out to all members.

Councillor P C Harris advised that he had emailed the Planning Inspectorate to try and schedule a similar event at St Marys Church hall, one evening after Easter.

**464/14-15. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 3 DECEMBER 2014.**

**Recommended:** The Minutes of the meeting held on 3 December 2014 were confirmed and signed.

**465/14-15. DIVERSION OF PUBLIC FOOTPATH DS20 – KENT COUNTY COUNCIL (KCC).**

Further to minute 312/14-15 KCC had supplied Notice of Public Path Order (DS20 part) with a deadline for any objections of 11 March 2015.

**Recommended:** That the item be noted.

**466/14-15. KCC SCHEDULE FOR VEGETATION CLEARANCE (Public Rights of Way).**

The public Rights of Way & Access Service, KCC had supplied a schedule for vegetation clearance for the area.

**Recommended:** That the item be noted.

**TOWN PLANNING:**

**467/14-15. OBSERVATIONS BEEN SUBMITTED BY THE TOWN CLERK, IN CONSULTATION WITH THE CHAIRMAN OF PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION & THE ENVIRONMENT COMMITTEE DUE TO THE CANCELLATION OF THREE PREVIOUS MEETINGS.**

DA/15/00037/FUL	Erection of a single storey rear extension and conservatory.  77 Ingress Park Avenue, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/14/01825/FUL	Provision of a hard standing to provide vehicle parking and vehicular crossover onto St Peters Close.  6 St Peters Close, Swanscombe.
OBSERVATIONS:	The Town Council has concerns regarding the adequacy of the proposed hard standing provision and seeks assurances that it is the correct size/stature. Concerns are also raised by the indication of the removal of a lamp

	<p>column which could be a potential hazard to users of the footpath/drop down during the times that lamp columns are currently turned off, by KCC, in periods of darkness.</p> <p>The Town Council would ask that all neighbours are consulted prior to this application being considered.</p>
DA/1500122/TPO	<p>Application to crown reduce by 30%, crown thin by 30%, crown lift to height of 4 metres and remove base growth pf 1 No. Lime tree subject to Tree Preservation Order No.3 1991.</p> <p>5 St Pauls Close, Swanscombe.</p>
OBSERVATIONS:	No objections subject to the Planning Authorities tree consultant/officer having no issues with the proposal.
DA/15/00151/FUL	<p>Provision of a new shopfront (retrospective application).</p> <p>Swanscombe Gents Barbers, 47 High Street, Swanscombe.</p>
OBSERVATIONS:	The Town Council have concerns over the internal arrangements and entry point for this facility as it has now been altered to facilitate 2 shops as opposed to the original 1 shop, the Town Council do not appear to have received any applications regarding this additional shop and seek confirmation from the Planning Authority that it has the required and appropriate permissions.
DA/15/00164/ADV	<p>Display of 3 No. externally illuminated wave signs, 6 No. non-illuminated pump number signs and 3 No. non-illuminated koala signs.</p> <p>Greenhithe Service Station, London Road, Greenhithe.</p>
OBSERVATIONS:	No objections provided that all proposed signage has no detrimental or adverse effect on the road users/traffic safety.

**Recommended:** That the observations be noted and endorsed.

468/14-15. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.**

DA/15/00166/FUL	Conversion of existing integral garage into habitable room.
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	64 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	The Town Council object to the proposal as it will result in the loss of an off road parking facility resulting in a detrimental effect on the local area which already experiences huge problems and issues with parking. Proposals should include parking (and garaging) provision in accordance with the Council's (DBC) adopted standard
DA/15/00202/FUL	Demolition of existing conservatory and erection of single storey rear extension, a part two/part first floor rear extension and provision of roof window in south-west roof slope in connection with providing additional rooms in the roof space.  7 The Dell, Greenhithe.
OBSERVATIONS:	The Town Council would seek assurances that the proposal has adequate access arrangements and off road parking provision for the suggested increase in rooms and would respectfully request that all neighbouring properties are consulted prior to the decision of the application.
DA/15/00263/OUT	Outline application for the erection of a detached building for use as a workshop with storage facilities, together with ancillary hard standing for motor vehicles.  Land between Galley Hill Road and Manor Way Business Park, Manor Way, Swanscombe.
OBSERVATIONS:	The Town Council have concerns that the application could interfere with the needs of the proposed London Paramount Resort development and could stunt the growth of business within the area.
DA/15/00313/FUL	Provision of replacement PVC windows and doors.  1 Bendigo Wharf, Pier Road, Greenhithe.
OBSERVATIONS:	The Town Council have concerns that the proposal could conflict with the architectural/visual integrity of the surrounding properties/area (conservation area) and would seek assurances from the Planning Authority that the proposal is acceptable in this regard.

**469/14-15. PLANNING APPLICATIONS SUBMITTED BY NEIGHBOURING AUTHORITIES FOR MEMBERS' OBSERVATIONS.**

20150034	<p>Consultation on an application for change of use of existing warehouse to a mixed use A1/A3 coffee shop and an A1 sandwich shop within Gravesham Borough Council.</p> <p>Former Mattucci Warehouse, Eagle Way, Northfleet.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
20150081	<p>Consultation on an application for Hybrid planning application (part outline and part full detailed) for the proposed phased demolition of existing stands, ancillary buildings And structures and erection of new Stonebridge Road Stand (Phase 1 – full detailed) and erection of Plough End, Town End and Swanscombe End Stands with associated access and parking (Phase 2 – outline with all matters except layout reserved) within Gravesham Borough Council.</p> <p>Ebbsfleet United Football Club, Stonebridge Road, Northfleet.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

*Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the debate or decision of the following item.*

**470/14-15. PLANNING APPLICATIONS SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' OBSERVATIONS.**

KCC/GR/0015/2015	<p>Proposed Waste Oil Transfer Station</p> <p>Unit D2, Springhead Enterprise Park, Springhead Road, Gravesend, DA11 8HH</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

471/14-15. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/15/00037/FUL	Erection of a single storey rear extension and conservatory.  77 Ingress Park Avenue, Greenhithe.
DA/14/01690/FUL	Erection of a single storey rear extension and conversion of existing integral garage into habitable room together with associated alterations to front elevation (revisions to previously approved planning permission DA/14/00564/FUL in respect of provision of a pitched roof over extension).  17 Caspian Way, Swanscombe.

472/14-15. **GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/14/1259	Operation of an aggregate recycling facility to accept 150,000tpa of construction and demolition waste including a fixed processing plant to utilise certain fractions of the recovered materials in order to produce hydraulically bound materials (HBM).  Land to south of Manor Way, Swanscombe.
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There being no further business to transact, the Meeting closed at 7.20 pm.

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



NOTICE OF PUBLIC PATH ORDER  
TOWN AND COUNTRY PLANNING ACT 1990: SECTION 257  
THE DARTFORD BOROUGH COUNCIL (PUBLIC FOOTPATH DS1 (PARTS) AND DS30 (PART))  
SWANSCOMBE AND GREENHITHE) PUBLIC PATH DIVERSION ORDER 2015

The above Order was made on 17<sup>th</sup> February 2015 under section 257 of the Town and Country Planning Act 1990.

The effect of the Order, if confirmed, will be to divert the entire width of that length of Public Footpath DS1 which commences at a point which lies approximately 9 metres to the west of Bessborough House (TQ 5934 7538) and runs in a north-easterly direction, along the Thames riverside, for 189 metres to TQ 5950 7547, continuing in a south-easterly through east-north-easterly direction for 27 metres to TQ 5952 7547 and then in a north-easterly direction for 71 metres to TQ 5957 7552. The Order will also, if confirmed, divert the entire width of that length of Public Footpath DS1 which commences at its junction with Public Footpath DS30 at TQ 5952 7547 and runs in a south-south-westerly direction for 6 metres to TQ 59522 75471, as well as the entire width of that length of Public Footpath DS30 which commences at its junction with Public Footpath DS1 at TQ 5952 7547 and runs in a south-easterly direction for 6 metres to TQ 59528 75473.

A new length of Public Footpath will be provided, with a width of 2 metres, which commences at TQ 5934 7538 and runs in a north-easterly direction, along the southern footway of the new road, for 204 metres to a new junction with the north-south section of Public Footpath DS1 at TQ 59522 75471, continuing in an easterly through north-easterly direction for 7 metres to a new junction with Public Footpath DS30 at TQ 59528 75473. The path then continues in a north-easterly direction for 69 metres to TQ 5958 7551 and finally turns in a north-westerly direction for 18 metres before rejoining the existing line of Public Footpath DS1 at TQ 5957 7552.

All directions general, all distances approximate.

A copy of the Order and the Map have been placed and may be seen free of charge at the offices of Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR or at the Kent County Council, PROW and Access Service, Invicta House, County Hall, Maidstone ME14 1XX during office hours. Copies of the Order and Map may be purchased there at a cost of £5.

**Any representations or objections relating to the Order must be sent in writing to the Case Officer, Ms. Melanie McNeir, at the address below no later than Wednesday 8<sup>th</sup> April 2015. Please state the grounds on which they are made.**

If no representations or objections are duly made, or if any so made are withdrawn, the Dartford Borough Council may confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for the Environment, Food and Rural Affairs for confirmation any representations and objections which have not been withdrawn will be sent with the Order.

**PROW and Access Service  
Kent County Council  
Invicta House  
County Hall  
Maidstone  
Kent ME14 1XX**

**DATE: Friday 6<sup>th</sup> March 2015**

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**NOTICE OF PUBLIC PATH ORDER**

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 257**

**THE DARTFORD BOROUGH COUNCIL (PUBLIC FOOTPATH DS1 (PART) SWANSCOMBE AND GREENHITHE) PUBLIC PATH DIVERSION ORDER 2015**

The above Order was made on 17<sup>th</sup> February 2015 under section 257 of the Town and Country Planning Act 1990.

The effect of the Order, if confirmed, will be to divert the entire width of that length of Public Footpath DS1 which commences at its junction with Public Footpaths DS30 and DS3 at TQ 5950 7519 and runs in a north-north-westerly through west-north-westerly direction for 42 metres to Vaughan Avenue at TQ 5948 7523 from which point the path continues in a north-north-easterly direction for 229 metres to TQ 5951 7545. A new length of Public Footpath will be provided, with a width of 2 metres, which commences at TQ 5951 7545 and runs in a south-south-easterly direction for 100 metres to TQ 5952 7536, then in a south-westerly direction for 32 metres to TQ 5950 7534, continuing in a south-easterly direction for 31 metres to TQ 5951 7531 and finally in a southerly direction for 98 metres to TQ 5952 7521 where the new section of path re-joins the existing alignment of Public Footpath DS30 at a point which lies 22 metres north-east of its junction with Public Footpaths DS3 and DS1.

All directions general, all distances approximate.

A copy of the Order and the Map have been placed and may be seen free of charge at the offices of Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR or at the Kent County Council, PROW and Access Service, Invicta House, County Hall, Maidstone ME14 1XX during office hours. Copies of the Order and Map may be purchased there at a cost of £5.

**Any representations or objections relating to the Order must be sent in writing to the Case Officer, Ms. Melanie McNeir, at the address below no later than Wednesday 8<sup>th</sup> April 2015. Please state the grounds on which they are made.**

If no representations or objections are duly made, or if any so made are withdrawn, the Dartford Borough Council may confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for the Environment, Food and Rural Affairs for confirmation any representations and objections which have not been withdrawn will be sent with the Order.

**PROW and Access Service  
Kent County Council  
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Kent ME14 1XX**

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**IN THE BOROUGH OF DARTFORD**

**NOTICE OF PUBLIC PATH ORDER**

**HIGHWAYS ACT 1980  
WILDLIFE AND COUNTRYSIDE ACT 1981**

**THE KENT COUNTY COUNCIL  
(PUBLIC FOOTPATHS DS30 (PART) AND DS3 (PART)  
SWANSCOMBE AND GREENHITHE)  
PUBLIC PATH DIVERSION AND DEFINITIVE MAP  
AND STATEMENT MODIFICATION ORDER 2015**

The above named Order, made on 18<sup>th</sup> February 2015 under section 119 of the Highways Act 1980, will divert the entire width of that length of Public Footpath DS30 which commences at its junction with Public Footpaths DS1 and DS3 at TQ 5950 7519 and runs in a north-easterly direction for 22 metres to TQ 5952 7521 and will also divert the entire width of that length of Public Footpath DS3 which commences at its junction with Public Footpaths DS1 and DS30 at TQ 5950 7519 and runs in a southerly direction for 40 metres to TQ 5951 7515.

It will add a new length of Public Footpath numbered DS30 which commences at TQ 5952 7521 and runs in a generally south-westerly direction for 23 metres to TQ 5949 7520, continuing in a south-south-easterly direction for 50 metres to a connection with Public Footpath DS3 at TQ 5951 7515.

All directions general, all distances approximate.

A copy of the Order and the Map have been placed and may be seen free of charge at the offices of Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR or at the Kent County Council, PROW and Access Service, Invicta House, County Hall, Maidstone, Kent, ME14 1XX, during office hours. Copies of the Order and Map may be purchased there at the price of £5.

**Any representation about or objection to the Order may be sent in writing to the Case Officer, Ms. Melanie McNeir, at Kent County Council (address as below) no later than Wednesday 8<sup>th</sup> April 2015. Please state the grounds on which they are made.**

Please note that objections and representations cannot be treated as confidential and may come into the public domain. Copies of any objections or representations received may be disclosed to interested parties, including the Planning Inspectorate where the case is referred to it for determination.

If no such representations or objections are duly made, or if any so made are withdrawn, the Kent County Council may confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for the Environment for confirmation any representations and objections which have not been withdrawn will be sent with the Order.

**PROW and Access Service  
Invicta House  
County Hall  
Maidstone  
Kent ME14 1XX**

Dated: Friday 6<sup>th</sup> March 2015



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