

TO ALL MEMBERS

17 AUG 2015

Mr G Blew, Parish Clerk
Swanscombe and Greenhithe Town Council
The Council Offices
The Grove
Swanscombe
Kent
DA10 0GA

Environment, Planning & Enforcement
Invicta House
County Hall
MAIDSTONE
ME14 1XX

Phone: 03000 413359
Ask for: Minerals and Waste Team
Planning Policy
Email: mwdf@kent.gov.uk
Our Ref: RC/P/MWLP/SUB

14 August 2015

**Kent Minerals & Waste Local Plan (MWLP) 2013-30 Notification of Publication
Submission Document Consultation – 17th August 2015 to 12th October 2015**

Dear Parish Clerk,

I am writing to inform you that you are invited to comment on the proposed modifications to the *Kent Minerals and Waste Local Plan (MWLP) 2013-30*. The consultation will be open for eight weeks from **17th August 2015 to 12th October 2015**.

Kent County Council is now proposing main and additional (minor) modifications to the Plan following discussions with the Planning Inspector and representors at the *Kent MWLP 2013-30* Examination hearings, which ended in May 2015. The proposed main modifications seek to address potential unsoundness and legal compliance issues. Having listened to the various representations at the Independent Examination, the County Council is also proposing a number of minor changes. Whilst these additional (minor) modifications do not affect the overall soundness and legal compliance of the Plan, the County Council is keen to improve the clarity of the Plan.

The ***Kent MWLP 2013-30 – Proposed Modifications*** consultation document incorporates all the County Council's proposed main and additional (minor) modifications. The proposed modifications to the Plan have been highlighted for your attention. The modified Plan is available online at: http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods

You are invited to comment on these proposed main and additional (minor) modifications to the Plan and the accompanying *Sustainability Appraisal Addendum* (July 2015) document. At this stage in the plan making progress, the County Council is only inviting comments related to matters of legal compliance and soundness.

Representations received before the deadline at **5pm on 12th October 2015** will be considered by the Planning Inspector alongside the proposed modifications when preparing his final report on the Plan.

The enclosed Statement details where to view hard copies of the *Kent MWLP 2013-30 - Proposed Modifications* document, the *Sustainability Appraisal Addendum*, representation forms and guidance notes.

Representations must be made in writing and may be submitted electronically via the consultation portal¹ or by email (mwdf@kent.gov.uk), or by post to: Minerals and Waste Planning Policy, Invicta House, Maidstone, Kent ME14 1XX. Representation forms are available from the online portal, on request by contacting the team, or in hard copy at the locations listed on the enclosed Statement.

All evidence documents relating to the Plan's submission, examination and proposed modifications are available in the online Examination library:
<http://consult.kent.gov.uk/portal/mwcs/mwlp-eip/eip-library/>

If you have any queries regarding the consultation please do not hesitate to contact the team by telephone on 03000 419973 / 03000 413359 or by email to mwdf@kent.gov.uk.

Yours faithfully,



Sharon Thompson
Head of Planning Applications
Environment, Planning and Enforcement

¹ http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods

Kent Minerals and Waste Local Plan 2013-30 - Proposed Modifications

Statement of Representation Procedure and Availability of Documents

Subject matter and area covered:

The *Kent MWLP 2013-30* describes the spatial vision and strategic objectives for the sustainable development of minerals supply and waste management in Kent, for the period up to 2030. It includes minerals and waste delivery strategy policies, including the identification of two strategic sites, and development management policies for determining minerals and waste related planning applications. The Plan also includes a policy monitoring schedule and adopted policies maps. The area covered is the administrative area of Kent County Council.

Introduction:

The publication of the *Kent Minerals and Waste Local Plan 2013-30 - Proposed Modifications* document follows the Submission and Independent Examination of the Plan, including the public hearings held in April and May 2015. The hearings were attended by some of the parties who had made formal representations on the soundness of the Submission version of the Plan (published for consultation in July 2014). The Plan, supporting evidence and the formal representations received were reviewed and discussed with the Planning Inspector and the representors in attendance at the hearing.

During the course of the Independent Examination, a number of main modifications to the Plan were discussed with the Inspector. These main modifications seek to address potential unsoundness and legal compliance issues. Having listened to the various representations at the Independent Examination, the County Council is also proposing a number of minor changes. Whilst these additional (minor) modifications do not affect the overall soundness and legal compliance of the Plan, the County Council is keen to improve the clarity of the Plan.

Consultation:

Comments are invited on the soundness and legal compliance of the proposed major and additional (minor) modifications. Comments are also invited on the Plan's accompanying Sustainability Appraisal Addendum. The written representations received during the consultation period will be sent to the Planning Inspector for consideration.

Representation period: The consultation is commencing at 9am on 17th August for eight weeks, closing at 5pm on 12th October 2015.

Representations must be made in writing and submitted electronically or by post to:

Minerals and Waste Planning Policy Team Invicta House County Hall Maidstone Kent ME14 1XX	Consultation portal: http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods
	Email: mwdf@kent.gov.uk ; Tel: 03000 419973 / 03000 413359

Representation forms can be completed and submitted online on the consultation portal. Alternatively, the form is available from the County Council's consultation portal (see weblink above) or may be requested by contacting the team by telephone, email or letter.

All supporting evidence base documents for the submission of the *Kent MWLP 2013-30*, plus the post-submission evidence to support the proposed modifications to the Plan, are available from the online Examination library at: <http://consult.kent.gov.uk/portal/mwcs/mwlp-eip/eip-library/>

The *Kent MWLP 2013-30 Proposed Modifications* consultation document is available in a range of alternative languages and formats on request.

Kent County Council (August 2015)

The *Kent MWLP 2013-30 Proposed Modifications* document, the *Sustainability Appraisal Addendum*, representation forms and guidance notes are available for inspection in hard copy format from Kent's main libraries, Gateways and the main County Council offices as listed below:

Main Kent County Council Libraries:

- Canterbury Library, 18 High Street, Canterbury CT1 2RA
- Dartford Library, Central Park, Market Street, Dartford DA1 1EU
- Dover Library, Dover Discovery Centre, Market Square, Dover CT16 1PH
- Folkestone Library, 2 Grace Hill, Folkestone, CT20 1HD
- Gravesend Library, Windmill Street, Gravesend DA12 1BE
- Maidstone Library, History & Library Centre, James Whatman Way, Maidstone ME14 1LQ
- Sevenoaks Library, Buckhurst Lane, Sevenoaks TN13 1LQ
- Sittingbourne Library, Central Avenue, Sittingbourne ME10 4AH
- Tonbridge Library, 1 Avebury Avenue, Tonbridge TN9 1TG
- Tunbridge Wells Library, Mount Pleasant Road, Tunbridge Wells TN1 1NS

Gateways:

- Ashford Gateway Plus, Church Road, Ashford TN23 1AS
(Mon-Wed & Fri 9am-6pm; Thurs 9am-8pm; Sat 9am-6pm).
- Dover Gateway, 69-71 Castle Street, Dover CT16 1PD
(Mon-Fri 9am-5pm; Sat, 9am-1pm).
- Eden Centre Gateway, Four Elms Road, Edenbridge TN8 6BY
(Mon-Fri 9am-6pm; Sat 9am-1pm).
- Gravesham Gateway, Windmill Street, Gravesend DA12 1AU
(Mon-Fri 9am-5pm).
- Maidstone Gateway, King Street, Maidstone ME15 6JQ
(Mon 8.30am-5.30pm; Tue-Wed & Fri 9am-6pm; Thurs 9am-8pm; Sat 9am-5pm).
- Sheerness Gateway, 38-42 High Street, Sheerness ME12 1NL
(Mon-Fri 9am-6pm; Sat 9am-5pm).
- Tenterden Gateway, Manor Row, Tenterden TN30 6HP
(Mon-Fri 9am-5.30pm; Sat 9am-4pm).
- Thanet Gateway Plus, Cecil Street, Margate, Kent, CT9 1RE
(Mon-Wed, Fri & Sat 9am-6pm; Thursday 9am-8pm).
- Tonbridge Gateway, Tonbridge Castle, Castle Street, Tonbridge TN9 1BG
(Mon-Sat 8.30am-5pm; Sun 10.30am-4pm).
- Tunbridge Wells Gateway, 8 Grosvenor Road, Tunbridge Wells, TN1 2AB
(Mon-Wed & Fri 9am-5pm; Thurs 9am-6.30pm; Sat 9am-1pm).

Kent County Council Offices:

- Sessions House, County Hall, Maidstone ME14 1XQ (Mon-Fri 8am-5pm).
- Joynes House, New Road, Gravesend DA11 0AT (Mon-Fri 9am-5pm).
- Kroner House, Eurogate Business Park, Ashford TN24 8XU (Mon-Fri 9am-5pm).
- Montague House, 9 Hanover Road, Tunbridge Wells TN1 1EZ (Mon-Fri 9am-5pm).
- St. Peter's House, Dane Valley Road, Broadstairs CT10 3JJ (Mon-Fri 9am-5pm).
- Worrall House, 30 Kings Hill Avenue, West Malling ME19 4AE (Mon-Fri 9am-5pm).

The consultation document is available to view in electronic format on a CD at all other Kent County Council libraries.

The Kent MWLP Proposed Modifications document is available to purchase for £20.00 or £26.00 with postage and packing¹, subject to availability. The Mineral Safeguarding Area maps (from Section 9.2 of the Plan) are available to view at a higher A1 scale resolution online² and in hard copy on request.

¹ Royal mail second class post. Other postage options available on request.

² http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods

Please ask for: Katie Gill
Direct Line: (01322) 343213
Direct Fax:
E-mail: stonelodge@dartford.gov.uk
DX: 142726 DARTFORD-7

Your Ref:
Our Ref: SM/kd

Date: 17 August 2015

AGENDA ITEM

7

ATE 9/9/15-

Dear Sirs

Stone Lodge: Draft Development Brief Consultation

Dartford Borough Council is asking for your comments on a draft 'Development Brief' for the land known as 'Stone Lodge'. This land is owned by the Council. It lies on London Road and Cotton Lane and includes the Judo and Bowls Clubs, which are to be retained. The site is identified in the Local Plan (Core Strategy) as a site for sport, leisure and recreational uses which will provide for community use of facilities. The Council wishes to identify and work with partners who are able to bring forward viable proposals which achieve these aspirations.

A key role for consultation on the Brief is to get a better understanding of community aspirations for further sport and recreational uses for the site. Proposals which are financially self-supporting in the long-term and are practical and robust are encouraged.

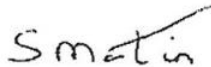
This consultation is the first step in bringing forward development of the site. More detailed consideration of uses on the site, their design and layout will be taken forward through detailed discussions with a selected partner and with the input of local community representatives. This is expected to lead to a planning application for Stone Lodge, and will involve public consultation on specific proposals.

To see the draft Development Brief please visit www.dartford.gov.uk/consultations online. For queries, please use the e-mail address below or alternatively call 01322 343213.

Please send your comment in writing via stonelodge@dartford.gov.uk or to Stone Lodge Consultation, Room C3, Civic Centre, Homes Gardens, Dartford, Kent, DA1 1DR by 5pm on Monday 28th September 2015.

Once the public consultation has closed, comments by the public and organisations will be reported to Dartford Borough Councillors and made public, and changes to the document considered.

Yours faithfully

A handwritten signature in black ink that reads "S Martin". The signature is written in a cursive style with a long horizontal stroke extending from the end of the word "Martin".

Sarah Martin
Strategic Director of Internal Services

AGENDA ITEM 8.1

8. TOWN PLANNING.

8.1 Town Planning dealt with during summer 2015 recess.

Please find below the planning applications received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 46/15-16).

Members are advised that the following planning applications have been received from Dartford Borough Council and dealt with during summer 2015 recess.

DA/15/00877/FUL	Provision of 3 No. angled flagpoles (retrospective), 1 No. vertical flagpole and "café barriers" within curtilage. The George & Dragon PH, London Road, Swanscombe.
OBSERVATIONS:	No observations.
DA/15/00882/FUL	Erection of a part two/part first floor side/front/rear extension. 54 Ames Road, Swanscombe.
OBSERVATIONS:	This Town Council seeks confirmation that the proposal provides sufficient/appropriate off street parking facilities as it is within an area where there is very limited capacity. All neighbouring properties, including those in Sweyne Road, should be consulted prior to the application being considered.
DA/15/00892/FUL	Provision of stockpiling of up to 30,000 cubic metres of chalk previously used to surcharge ground works related to the Ingress Park secondary means of access. Land north of London Road (Croxtan & Garry), Swanscombe.
OBSERVATIONS:	As the location of the site is adjacent to a major new housing development as well as the proposed London Paramount Resort the Town Council would like the Planning Authority to consider that any granted permission be for a limited time period and suggest that 3 years would be appropriate. It is also noted that the site is adjacent to an extremely busy road and road junction and there the Town Council would also respectfully request that the Planning

	Authority include conditions to any approval ensuring that traffic entering and leaving the site, as well as any spoil being deposited on adjacent roads is controlled and that this includes large vehicles (HGV) being restricted from using the local roads within the Town.
DA/15/00757/OUT	Outline application for the erection of a detached two bedroom house with means of access to Stanley Road. Rear of 10 Ames Road, Swanscombe.
OBSERVATIONS:	This Town Council has concerns regarding the amount of outside space contained in the proposal and would seek confirmation that it is adequate for the application. It should also be recognised that the proposed frontage into Stanley Road would displace current on street parking usage in an area which where there is very limited capacity. All neighbouring properties, especially those in Stanley Road, should be consulted prior to the application being considered.
DA/15/00928/FUL	Erection of a single storey rear/side extension. 14 Smugglers Walk, Greenhithe.
OBSERVATIONS:	The Town Council would ask that all neighbouring properties are consulted prior to the application being considered and that confirmation is given that the proposal would not result in additional overlooking / loss of privacy as well as any additional loss of day/sun light. Clarification and consideration is also requested regarding the adequacy of off road parking facilities for the increase of the proposal.
DA/15/00915/FUL	Erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site (revisions to previously approved planning permission DA/14/00502/FUL). Neptune Slipway, Pier Road, Greenhithe.
OBSERVATIONS:	The Town Council believes that our original objections are still valid, previously submitted 9 May 2014, and although the applicant has proposed amendments the Town Council feels that the proposal would be out of character within the existing conservation area. The Town Council also has

	concerns regarding the lack of proposed improvements regarding the safety of pedestrians/ traffic using Pier Road.
DA/15/00879/FUL	Change of use of amenity land to residential garden (retrospective) and re-siting of boundary fence. 27 St Peters Close, Swanscombe.
OBSERVATIONS:	The Town Council was under the impression that the original developer of the site placed fences etc. in a position so as to provide openness, sightlines and for other considerations such as safety and the Town Council feels that any subsequent owners of this open space should be required to also fulfil these requirements. With this in mind we respectfully request that all the properties using this common area are contacted and consulted, prior to any consideration of this proposal, to ascertain whether they are in agreement to any changes in fence positions.
DA/15/00958/FUL	Provision of rear parking bay and raised hard standing area for shed (incorporating importation of soil/aggregate) and boundary enclosures (retrospective application). 12 Ivy Villas, Station Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application, including those properties that also use Hillcrest Drive.
DA/15/00927/FUL	Erection of a part two/part single/part first floor rear extension. 95 Knockhall Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/15/01006/LDC	Application under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate) for the continued use of land for parking of commercial vehicles. Land Adjacent 2 Pentstemon Drive, Swanscombe.

OBSERVATIONS:	<p>The Town Council is unaware that any planning permission has ever been requested or granted for the parking of commercial vehicles on this land and it was thought that this area of land was to be used as parking area created by the developers of the Neptune Park Estate for the overspill of street parking on the estate. We would request that the planning authority liaises with the original developers to verify the sale of this area of land and also its intended use and to confirm whether there are any covenants on this piece of land. If planning permission were considered to be granted the Town Council would request that appropriate conditions be included to take into account safety issues as there is a very busy Junior School located directly opposite this piece of land.</p>
DA/15/01002/FUL	<p>Conversion of existing garden building/summer house, to self-contained accommodation ancillary to main house.</p> <p>20 Swanscombe Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council respectfully request that all neighbouring properties be consulted and that this should include those in Sun Road who use the adjacent alley. With the increase in living accommodation we also recommend that consideration is given to the need for off street parking provision as the proposal is within an area where there is very limited capacity.</p>
DA/15/01013/FUL	<p>Erection of a single storey rear extension fort conversion of single dwelling house into 2 x 2 bedroom self-contained flats (retrospective application).</p> <p>39 London Road, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/15/01031/TPO	<p>Application for a crown reduction by approx. 5 metres and any branches near to touching abutting property (19 Worcester Close) thinning of 1 No. Sycamore tree subject to Tree Preservation Order No. 11 1990.</p> <p>15 Watermans Way, Grenhithe.</p>

OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/15/01126/FUL	Erection of a single storey rear extension and conservatory (revisions to planning permission DA/15/00027/FUL in respect of roof design). 77 Ingress Park Avenue, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/15/01147/FUL	Erection of a part two/part single storey side/rear extension and a rear conservatory. 10 Park Road, Swanscombe.
OBSERVATIONS	The Town Council respectfully request that all neighbouring properties be consulted. With the increase in living accommodation we also recommend that consideration is given to the need for off street parking provision.
DA/15/01148/FUL	Change of use and conversion of building from day centre (Class C2) to 4 x 2 bed self-contained flats (Class CV3) incorporating alterations to windows and doors. The Oast House, St Pauls Close, Swanscombe.
OBSERVATIONS	<p>Due to the sensitive location of this site and its history connection to the area the Town Council would like the Development Control Board to take the following comments into account when they consider this application as it is felt that the application has some weaknesses in meeting the standards expected within planning policies.</p> <ul style="list-style-type: none"> • <u>Background History</u> - Originally the area at this site was Manor Farm which was acquired by Swanscombe Urban District Council who converted the area into a Park but it was transferred to Dartford Borough Council (DBC) as part of the local government re-organisation in 1974. It is then understood that DBC disposed of the Park to developers (Crests) in the 1990's with certain areas kept as green open space and providing a children's play area. The local

	<p>Town Council currently maintain this open space and play area. Some of the trees in the area also have TPO's on them. Within a few yards of the Oast House is one of the oldest listed Churches in the Borough and even nearer is the Invicta Monument. (commemorating the meeting of the 'Men of Kent' and 'Kentish Men' in 1066, the Town Council believes that both of these features are of National Importance.</p> <ul style="list-style-type: none">• <u>Previous Usage</u> – The Town Council is very disappointed that there does not appear to have been any consideration of another community use of the building before the proposal for housing was put forward.• <u>Policy CS17 : Design of Homes</u> includes “Useable private amenity space, in the form of a balcony, patio or roof garden for flats and high quality communal open space” both of which do not appear to be provided by this proposal. <u>Bin Storage</u>: - The positioning of the bin storage areas are indicated on the plans but there does not appear to be any details of the design or access arrangements for these. Due to the area's parkland/historic needs we would request that the Planning Authority includes a condition requiring full details to be provided prior to any approval being granted and we would suggest that any bin storage units hide refuse storage and do not interfere with the visual effect of the Oast House or the Listed Church. <u>Washing Lines etc.:-</u> We note that no details are provided for any outside area's associated with the properties and we would recommend that the Planning Authority places a condition on the developer to control any lettings or sales from being permitted to adding any external items as this would preserve the visual appearance of the building and take into account its very close proximity to the Listed Church.• <u>Saved Policy T23: Parking</u>, requires development to provide adequate off-street parking and appropriate rear-access. This application provides 1.5 parking spaces for residents but makes no allowance for visitor parking, in an area where on street parking is already at critical levels and where parking controls have already needed to be implemented. A development of two-bed flats should really provide two parking spaces per dwelling. There is no rear-access at all. We
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	<p>would recommend that parking is arranged to maximum standards plus allowance for visitor parking and the reason for this is because the entrance to this area is located only a few yards from this building which is on a major bus route (every 7/8 minutes) and the area is unable to accommodate any overspill of on-street parking.</p> <ul style="list-style-type: none">• <u>Aerials</u> - We note that no details are included to control the erection of external aerials etc. and due to the need to preserve the exterior appearance of the building we would recommend that the Planning Authority places a condition on the developer to provide details of reception for approval with the preferred option being to have cable provision installed.• <u>PPG 58</u> says that planning decisions should aim to ensure that development optimises the potential of a site, including the incorporation of green and other public space, supporting local facilities and that it should respond to local character and history. The Town Council feels that this proposal fails on both these matters. Local History has the building being used for community purposes and this change of use moves significantly away from this (while the flats may initially be provided as local authority housing stock, clearly serving the local community, the right-to-buy could render them private, removing that community benefit). There is no provision of green or other public space and the siting of bin stores and parking spaces in such close proximity to a listed wall and building could very well detract from the historical nature of the immediate area. Due to the sensitive nature of the both the building and the Listed Church we would ask that the developer is required to provide documentation on how they will ensure adequate and appropriate maintenance and management of the site by the tenants or any subsequent owners.• <u>PPG 64</u> says that permission should be refused for development of poor design that fails to take the opportunities to improve the character and quality of an area and the way it functions. Change of use to domestic dwellings clearly harms the way the area has been functioning, and the poor design (lack of outdoor space, inadequate parking provision, inadequate contribution to the community, reduction of local facilities, cramped design) shows that this
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	<p>application should be refused.</p> <ul style="list-style-type: none"> • <u>Community Contribution</u> – The Town Council would seek appropriate contributions from the developer to the Town Council for the maintenance and upkeep of the open spaces, trees and children’s play area that are directly adjacent to the proposal. This would be particularly relevant to this development due to the extremely close proximity of it to the Listed Church. And its boundary wall and we would recommend that the Planning Authority ensures that a condition is attached to any approval that this should require prior agreement.
<p>DA/14/01035/OUT</p>	<p>Outline application (approval sought for access only) for the erection of up to 33 residential units, comprising 3 x 3 bed houses, 4 x 2 bed houses and 26 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>
<p>OBSERVATIONS:</p>	<p>In addition to our previous comments below we would like to add that then Town Council still consider that this application to be an over-development of the site and does not deal with the traffic needs in this very busy area. To this end our original objections still stand.</p> <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 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 has now increased to up to 33 residential units, including 26 x 1 bed apartments on a very small area which we believe will be overbearing on the neighbouring properties North of the site. 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>
DA/14/01517/ECREM	<p>Submission of Reserved Matters for infrastructure works pursuant to Conditions 2 and 19 of Planning Permission DA/05/00308/OUT for redevelopment.</p> <p>Northfleet West Grid Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council is concerned that there does not appear to be sufficient details of how open space/allotments/ public buildings etc. will be managed and this raises concerns regarding the sustainability of the development. The Town Council would also like to see evidence within the application of how this development will integrate with the current Town and the community that it will be a part of, this would then give both the new and the existing residents a sense of belonging, this does not appear to have been addressed?</p>
DA/14/01520/ECCDNA	<p>Submission of details relating to masterplan pursuant to condition 12 of outline planning permission DA/05/00308/OUT for development of site comprising a mixed use of up to 950 dwellings & non-residential floor space for: shopping, food & drink, hotel use;</p>

	<p>community, health, education & cultural uses; assembly & leisure facilities & associated works to provide the development.</p> <p>Northfleet West Grid Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council is concerned that there does not appear to be sufficient details of how open space/allotments/public buildings etc. will be managed and this raises concerns regarding the sustainability of the development. The Town Council would also like to see evidence within the application of how this development will integrate with the current Town and the community that it will be a part of, this would then give both the new and the existing residents a sense of belonging, this does not appear to have been addressed?</p>

Members are advised that the following planning applications have been received from Dartford Borough Council (EDC) and dealt with during summer 2015 recess.

DA/15/01001/ECREM	<p>Submission of Reserved Matters pursuant to Condition 2 of outline planning permission DA/05/00308/OUT for 186 residential units and all associated works relating to internal network of vehicular, pedestrian and cycle routes, car parking, open spaces, landscape, drainage and submission of details relating to design (condition 19), buildings and structure (condition 20) and retained landscaping management and maintenance scheme (condition 36).</p> <p>Northfleet West Grid Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
DA/15/01218/ECREM	<p>Submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/01451/EQVAR for the erection of 170 two, three and four bedroom market dwellings, and submission of details relating to noise (condition 28) and fibre-optic connections (condition 30) pursuant to permission DA/12/01451/EQVAR.</p> <p>Part Phase 2 Castle Hill, Eastern Quarry.</p>

OBSERVATIONS:	To be advised.
DA/15/01229/ECREM	Submission of reserved matters pursuant to conditions 2 of planning permission DA/12/01451/EQVAR for the application for erection of 125 dwellings (comprising 60 houses and 65 flats), access, layout, appearance, landscaping and scale including the part discharge of condition 25 and full discharge of condition 28. Part Phase 2 Castle Hill, Eastern Quarry.
OBSERVATIONS:	To be advised.
DA/15/01270/ECDVA	Display of Public House name on and graphic motif "on café barriers". The George and Dragon PH, London Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

Members are advised that the following planning applications have been received from Kent County Council and dealt with during summer 2015 recess.

DA/13/967 (APP2275N/14/2228465)	Construction of a Renewable Energy Facility involving Advanced Thermal Technology to generate energy in the form of combined heat and electricity by using residual waste materials as a fuelstock and converting them into a gas. Land at Manor Way Business Park, Swanscombe.
OBSERVATIONS:	Members strongly object to the application on the following grounds: Firstly, members strenuously oppose the application because they are seriously concerned about the environmental impact this site would have on the local area and, even though the developer states that it can control the gasses emitted, because the area is highly developed and populated, they think it could be a dangerous facility to have in such close proximity to residential areas. Members also object to the application because it is

	<p>in the vicinity of the proposed Paramount Resort and could interfere with the needs of the resort which could in turn prejudice the objective of achieving a vibrant mixed use development on Swanscombe Peninsula and is contrary to Policy CS6 of the Planning Authorities adopted Core Strategy.</p> <p>Members are also concerned about the Heavy Goods Vehicles (HGVs) that will travel to and from the site and the need for them to be directed away from the town's inner roads. Members note that KCC do state that roads are marked that should not be used but think, if planning permission were to be granted, that a condition should be included to ensure the site traffic is only allowed to utilise the main roads to the site and not use the town's inner roads. Operators generally employ contracting firms that would not necessarily follow road signage stating "no HGVs" etc. and therefore unless KCC is to marshal all of these roads, it must be made an obligation on the contractor to keep to the proper routes if there is a chance that the operator could lose its licence.</p> <p>Members do not feel that the proposed location of the plant is sustainable, particularly as all waste delivered to the plant is to arrive by road.</p>
KCC/DA/0247/2015	<p>Section 73 application for the variation of condition 4 of planning permission DA/14/108 (granted for a new 2 storey detached building) to amend the car parking layout to avoid hedge removal.</p> <p>Manor Community Primary School, Keary Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council would like to seek clarification that this application does not reduce the quantity of the car parking facilities or alter/reduce the parent pick up/drop off arrangements.</p>

Members are advised that the following Granted Decision Notices were received from Dartford Borough Council during the summer 2015 recess.

DA/15/00554/FUL	<p>Erection of an attached workshop.</p> <p>Monarch Autos, 164 Milton Road, Swanscombe.</p>
DA/15/00654/FUL	<p>Replacement of the CU Phosco Phase 1 15m monopole and 2 No. omni directional pitchfork</p>

	<p>antennas, totalling 18 metres in height with a new 15m CU Phosco Phase 4.5 monopole and a new CU Phosco Phase 4.5 headframe and set of 6 No. antennas together with replacement of 1 No. existing large equipment cabinet with 3 No. equipment cabinets on an extended concrete base.</p> <p>Rear of Galley Hill Ind. Estate, London Road, Swanscombe.</p>
DA/15/00572/FUL	<p>Erection of a single storey rear extension, single storey front extension to garage and provision of velux windows I front elevation in connection with providing additional rooms in the roof space.</p> <p>26 Pentstemon Drive, Swanscombe.</p>
DA/15/00721/FUL	<p>Demolition of existing conservatory and erection of a part two/part first floor/part single storey rear extension and provision of roof window in south-west roof slope in connection with providing additional rooms in the roof space (revision to previously approved planning permission DA/15/00202/FUL in respect of increase in size of single storey rear extension).</p> <p>7 The Dell, Greenhithe.</p>
DA/15/00812/FUL	<p>Erection of a rear conservatory.</p> <p>8 Sweyne Road, Swanscombe.</p>
DA/15/00943/PDE (will not require the prior approval)	<p>Determination pursuant to Schedule 2, Part 1 (Class A.1 (g)) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension.</p> <p>28 Bodle Avenue, Swanscombe.</p>
DA/15/00840/TPO	<p>Application to fell 1 No. Sycamore tree (T1) and reduce crowns to suitable branches by removal of 4m (linear) all round, reduce crowns to approx. 4m and remove deadwood of 2 No. Lime trees (T1 & T2) subject to Tree Preservation Order No.4 1988 and remove deadwood of 1 No. Large Sycamore subject to Tree Preservation Order No.4 1999 and within Greenhithe Conservation Area.</p> <p>The Warren, 29 High Street, Greenhithe.</p>

DA/15/00928/FUL	Erection of a single storey rear/side extension. 14 Smugglers Walk, Greenhithe.
DA/15/01002/FUL	Conversion of existing garden building/summer house, to self-contained accommodation ancillary to main house. 20 Swanscombe Street, Swanscombe.
EDC/15/00877/ECFUL	Provision of 3 No. angled flagpoles (retrospective), 1 No. vertical flagpole and "café barriers" within curtilage. The George and Dragon PH, London Road, Swanscombe.
DA/15/00879/FUL	Change of use of amenity land to residential garden (retrospective) and re-siting of boundary fence. 27 St Peters Close, Swanscombe.
DA/15/01006/LDC	Application under Section 10 of the Planning and Compensation Act 1991 (Lawful Development Certificate) for the continued use of land for parking of commercial vehicles. Land adjacent 2 Pentstemon Drive, Swanscombe.

Members are advised that the following Refused Decision Notices were received from Dartford Borough Council during the summer 2015 recess.

DA/15/00758/FUL	Erection of a part two/part single storey side extension. 19 Sweyne Road, Swanscombe.
DA/15/00757/OUT	Outline application for the erection of a detached two bedroom house with means of access to Stanley Road. Rear of 10 Ames Road, Swanscombe
DA/15/00915/FUL	Erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site (revisions to previously approved planning permission DA/14/00502/FUL). Neptune Slipway, Pier Road, Greenhithe.

Members are advised that the following Granted Decision Notices were received from Kent County Council during the summer 2015 recess.

DA/141/1259/R6, 10, 11	Details of a vehicle route management plan – Condition (6), wheel washing facility – Condition (10) and surface water drainage scheme – Condition (11) of Planning Permission DA/14/1259. Land to the south of Manor Way, Swanscombe, DA10 0PP.
GR/15/205	Proposed Waste Oil Transfer Station. Unit D2, Springhead Enterprise Park, Springhead Road, Gravesend.

Members are advised that the following Withdrawn Planning Permission Notices were received from Kent County Council during the summer 2015 recess.

PAG/DA/13/967	Construction of a Renewable Energy Facility involving Advanced Thermal Technology to generate energy in the form of combined heat and electricity by using residual waste materials as a fuelstock and converting them into gas. Land at Manor Way Business Park, Swanscombe.
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Recommended:

To note and endorse the responses submitted, and the above received notices, during the summer 2015 recess.

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