

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 10 SEPTEMBER 2014 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor P J Scanlan
Councillor Mrs S P Butterfill
Councillor P M Harman
Councillor R J Lees (substituting for Councillor Mrs A R Harvey)
Councillor B R Parry
Councillor P A Read

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: There were none

141/14-15. APOLOGIES FOR ABSENCE.

Apologies for absence were received and accepted from Councillors' K G Basson (holiday), P C Harris (work commitments), Mrs A R Harvey (holiday), J B Harvey (holiday), J A Hayes (family commitments) and V Openshaw (unwell).

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

142/14-15. SUBSTITUTES.

At the invitation of the Chairman, Councillor R J Lees substituted for Councillor Mrs A R Harvey.

143/14-15. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest in items 8 – Kent Minerals & Waste Local Plan (MWLP) – Document Consultation and 9 – Kent County Council (KCC) Safe and Sensible Street Lighting Scheme – Update, as he is the Kent County Councillor for Swanscombe and Greenhithe and also a member of the KCC Regulation Committee.

Councillor P M Harman declared a prejudicial interest in item 11.4 - KCC/DA/0201/2013 as he is the Kent County Council Member for the area (Swanscombe and Greenhithe) this application is in.

Councillor Mrs S P Butterfill declared a personal interest in application DA/14/00645/FUL as she had been involved in the original application in a previous role as Director of IPGM.

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

144/14-15. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

145/14-15. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 11 JUNE 2014.

Recommended: The Minutes of the meeting held on 11 June 2014 were confirmed and signed.

146/14-15. EBBSFLEET DEVELOPMENT CORPORATION – PUBIC CONSULTATION.

The Department for Communities and Local Government (DCLG) had issued the consultation on 11 August 2014 with an end date of 6 October 2014. A hard copy of the document (32 pages) had previously been issued to each individual member. A presentation had been arranged, and held, in the Town Council chamber on 8 September 2014 and was attended by representatives from DCLG, Camland, Land Securities, LaFarge Tarmac, DBC Planning and Curtin & co.

Members had also been invited to attend a briefing by the DCLG on the Urban Development Corporation at Dartford Borough Council on 31 July 2014 at 6.00pm.

Members discussed the Consultation document in detail and compiled responses to the questions contained within the document.

Recommended: That the responses compiled by the Committee to the questions contained in the Consultation document be submitted.

147/14-15. EBBSFLEET STEERING GROUP.

The Town Council had been invited, by The Account Executive, Curtin & Co. to appoint a representative from the Town Council to attend these meetings.

Recommended: That Councillor P J Scanlan be appointed as the Town Council's representative on the Ebbsfleet Steering Group.

148/14-15. KENT MINERALS & WASTE LOCAL PLAN (MWLP) – DOCUMENT CONSULTATION.

Members were made aware of the consultation which ran from 31 July to 12 September 2014 with the documentation being available online aty <http://consult.kent.gov.uk/portal/mwcs/mwlp-submission>

Recommended: That the item be noted.

149/14-15. KENT COUNTY COUNCIL (KCC) - SAFE AND SENSIBLE STREET LIGHTING SCHEME - UPDATE.

Members considered the letter from the KCC Cabinet Member for Environment and Transport which had been included on the agenda for the Dartford Borough Council (DBC) Scrutiny Committee meeting on 8 July 2014.

Recommended: That the item be noted.

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

150/14-15. CLAIMED AMENDMENT (DS10) AND CLAIMED PUBLIC FOOTPATH (HIGH STREET TO FORESHORE ADJACENT TO SIR JOHN FRANKLIN PH).

Members were informed that both these applications had now been assigned to a Public Rights Of Way Officer at KCC and were in the process of being investigated.

Recommended: That the item be noted.

TOWN PLANNING:

151/14-15. The below planning applications had been received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 38/14-15).

DA/14/00838/FUL	Conversion of existing integral garage into habitable room together with associated alterations to front elevation. 78 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	The Town Council strongly object to the application on the grounds that it will reduce the level of off street parking arrangements giving rise to indiscriminate on-street parking and difficulties in terms of pedestrian access to and from the building contrary to policies T23 & T27 of the Adopted Local Plan and the Parking Standards supplementary Planning Document. The Development Control Board are respectfully reminded that this estate is only a few years old and received approval which included parking arrangements as indicated for each property, any changes to this would possibly increase on street

	parking, giving rise to indiscriminate on-street parking and difficulties in terms of pedestrian access to and from the building contrary to policies T23 & T27 of the Adopted Local Plan and the Parking Standards supplementary Planning Document.
DA/14/00850/TPO	Application to carry out various works to various trees/groups of trees within Ingress Park subject to Tree Preservation Order No.11 1990. Ingress Park Site, Ingress Park, Greenhithe.
OBSERVATIONS:	No observations, but we would request that a condition be included, should permission be granted, that all neighbouring properties are consulted prior to the decision of the application, for safety reasons.
DA/14/00502/FUL	Erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site. Neptune Slipway, Pier Road, Greenhithe.
OBSERVATIONS:	The Town Council object to the application for the following reasons:- <i>1. The proposal would give rise to an increase in on street parking 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.</i> <i>2. The proposal would be out of character within the existing conservation area.</i> <i>3. The proposal does not comply with the Greenhithe Riverfront Urban Design Strategy Supplementary Planning Guidance Approved June 2004 (also contained in the Town Council's Local Development Framework :Minute 136, DBC Cabinet 22 January 2009) with regard to:-</i> <i>a)The continuation and enhancement of the PROW footpath along the riverfront;</i> <i>b)The site was listed for community /recreational use;</i> <i>c)Protecting existing views and vistas of the</i>

	<p><i>conservation area from the river and the park;</i> <i>d)Should use traditional materials and building techniques;</i> <i>e)Retain established building heights;</i> <i>f)Pier Road is a low key and intermittent environment;</i> <i>g)Should be an opportunity for small scale development in an important part of Greenhithe Village that protects and enhances the qualities of the village;</i> <i>h)It should protect the conservation area and not compromise its character;</i> <i>i) It should be a small, carefully detailed community building.</i></p>
DA/14/00906/FUL	<p>Demolition of existing rear conservatory and erection of a single storey rear extension.</p> <p>14 Gunn Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/14/00957/COU	<p>Change of use from Class B8 (storage or distribution) to B1(C) (light industry).</p> <p>Unit R3 Northfleet Ind. Estate, Lower Road, Northfleet.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/14/00958/FUL	<p>Erection of a part two/part single storey rear extension and a front porch.</p> <p>49 Maritime Close, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/14/01056/FUL	<p>Erection of a satellite dish (retrospective application).</p> <p>15 Bere Close, Greenhithe.</p>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/14/1010/FUL	<p>Demolition of existing outbuildings and erection of a two storey side extension to main building to create an attached 2 bedroom house and erection of a pair semi-detached two and three bedroom houses, together with amended parking and soft landscaping.</p> <p>Vetinary Practice 41 – 43 Swanscombe Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to this proposal as it would constitute an over intensive development of the site, by reason of the number of dwellings and the amenity of future residents. We believe the proposed density of the development will result in over-intensive development of the site with inadequate amenity and parking space, detrimental to the character of the surrounding area and would therefore be contrary to the objectives of Policies CS15 and CS17 of the adopted Dartford Core Strategy and Policy B1 and Appendix 9 of the Dartford Local Plan.</p> <p>The Town Council considers that the dwellings to the rear of the proposal would be back land development, it is also noted that refuse bin storage is not included in the proposal and would seek clarification on this. Members of the Development Control Board are asked to bear in mind the fact that this proposal is very close to a junior schools pedestrian access way and is located in a busy narrow road/bus route and that this proposal would add vehicular movements to this area.</p>
DA/14/01022/COU	<p>Change of use amenity land to residential garden and re-siting of boundary fence (retrospective application).</p> <p>27 St Peters Close, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. The Town Council would ask if a

	<p>condition could be made on any permission should it be granted that the fence be stained to match the surrounding buildings i.e.) red brick, so red cedar would seem appropriate. The Planning Authority are requested to confirm the land ownership of this site as it is believed that Dartford Borough Council originally owned this park and sold it to Crest for them to develop although some areas may still be theirs or Crests?</p>
<p>DA/14/01035/OUT</p>	<p>Outline application (approval sought for access only) for the erection of up to 32 new homes (including 10 affordable homes), comprising 21 x 2 bedroom and 11 x 1 bedroom flats; and new medical centre and crèche together with associated access and parking.</p> <p>Land North of railway line and East of Station Road, Greenhithe.</p>
<p>OBSERVATIONS:</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. <i>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.</i>

	<p>2. <i>The proposal is for a total of 32 flats 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.</i></p> <p>3. <i>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.</i></p>
DA/14/01122/FUL	<p>Erection of a single storey rear extension.</p> <p>33 Sara Crescent Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
20130923 (Neighbouring Authority Application)	<p>Consultation on an application for the development of a memorial park including a cemetery, woodland burial, crematorium and wildlife area with new access off Rochester Road and ancillary works within Gravesham Borough Council.</p> <p>Land East Of St Marys Church Chalk Rochester Road Gravesend.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/14/01120/ADV	<p>Display of 5 Replacement externally illuminated fascia signs in existing positions. 1 externally illuminated and 2 No. non illuminated additional fascia signs and 1 No. externally illuminated pole sign.</p> <p>The George And Dragon London Road Swanscombe.</p>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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Members were advised that the following planning applications had been received from Kent County Council and dealt with during summer 2014 recess.

KCC/DA/0029/2014	Demolition of existing dining hall and kitchen with the erection of a new two storey 6 classroom block with associated ancillary accommodation. Erection of a new single storey dining hall and kitchen. Provision of 33 additional car parking spaces and new access with drop-off facility from Eynsford Road. Knockhall Primary School, Eynsford Road, Greenhithe.
OBSERVATIONS:	No observations at this stage and await further consultation.
KCC/DA/0230/2014	Section 73 application for the variation of conditions 4 and 6 of planning permission DA/14/108 (granted for a new 2 storey detached building, etc.) to remove the requirements for the drop-off pick up facility. Manor Community Primary School, Keary Road, Swanscombe.
OBSERVATIONS:	The Town Council strongly objects to any relaxation in the parking and drop-off arrangements/provision that were previously submitted and agreed. Local Councillors have been and still are receiving many complaints from the adjacent area regarding parking problems and dangers encountered by parents and children due to the school drop-off/pick-ups occurring in local streets. The Town Council would like to remind the KCC that KCC decided not to proceed and utilise the school facility within Ingress Park, Greenhithe which has resulted in the expansion of both the Manor and Knockhall Schools. Due to the distances now involved this has resulted in more and more cars being used to get children to and from the schools

	<p>which has caused very serious traffic and parking issues in an area already experiencing problems.</p> <p>The Town Council would re-iterate its original comments and ask that very serious consideration be given to creating a new entrance to the school at the top end of Keary Road (by the flats) which could incorporate a more appropriate drop-off facility. Whilst appreciative of the land ownership issues this would involve it is felt that this should be properly investigated to see if land ownership could be resolved to enable this to happen. With regards to non-compliance with Department for Education and Sport England requirements these must be weighed up against the severe and dangerous situations that are being experienced on a daily basis regarding parking and traffic in this area.</p>
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Members were advised that the following Granted Decision Notices had been received from Dartford Borough Council during the summer 2014 recess.

DA/14/00564/FUL	<p>Erection of a single storey rear extension and conversion of existing integral garage into habitable room together with associated alterations to front elevation.</p> <p>17 Caspian Way, Swanscombe.</p>
DA/14/00525/FUL	<p>Erection of a two storey side extension/single storey front extension with provision of velux windows on front and rear elevations in connection with providing additional rooms in the roof space.</p> <p>59 Caspian Way, Swanscombe.</p>
DA/14/00645/FUL	<p>Erection of a detached building to provide a sales office at Ingress Park for temporary use for a period of up to 5 years (retrospective application).</p> <p>Crest Sales Office, Stonely Crescent, Greenhithe.</p>

Recommended: That the responses submitted during the summer 2014 recess be noted and endorsed.

152/14-15. **APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.**

DA/14/01147/VCON	Variation of Condition 2 (approved plans and documents) of planning permission DA/12/01404/FUL to permit variation of dwelling types for a development comprising 187 dwellings (132 houses and 55 flats) extending between 2 and 3 storeys in height together with the provision of associated public realm and landscaping, parking and infrastructure works. Land at St Clements Way.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/14/01212/FUL	Erection of a single storey/rear extension and a detached building. 6 Fiddlers Close, Greenhithe.
OBSERVATIONS:	The Town Council have concerns as the proposal would result in no access being available to the rear of the property which raises health and safety issues and also means that all refuse storage would need to be at the front of the property which was not originally the case.
DA/14/011449/FUL	Erection of a single storey rear extension. 74 Milton Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

153/14-15. **WITHDRAWN APPEAL NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.**

DA/14/00096/FUL	Erection of a single storey front extension, a side porch and a two storey rear extension 12 Ivy Villas, Greenhithe.
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154/14-15. **PLANNING APPLICATION COMMITTEE (10 SEPTEMBER 2014) NOTIFICATION HAS BEEN SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' INFORMATION.**

The Chairman of Planning, Major Developments, Transportation & the Environment Committee was scheduled to attend this meeting on behalf of the Town Council.

The Chairman informed the Committee that KCC had approved the application but that subsequently the Government had called the application in and had 28 days to decide if they wished formally take over the decision making.

The following planning committee notification was noted.

KCC/DA/0201/1013	Construction of a renewable energy facility using advanced conversion technology with a potential capacity to deliver combined heat and power at Land at Manor Way Business Park, Swanscombe, Kent.
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155/14-15. **GRANTED DECISION NOTICES RECEIVED FROM DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/14/00958/FUL <i>This granted decision notice was received just before the meeting and was not included on the agenda.</i>	Erection of a part two/part single storey rear extension and a front porch. 49 Maritime Close, Greenhithe.
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There being no further business to transact, the Meeting closed at 8.20 pm.

Signed: _____ Date: _____
(Chairman)