

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 6 JULY 2016 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor Mrs A E D Barham
Councillor Ms L C Howes
Councillor D J Mote
Councillor B R Parry
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly

99/16-17. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Mrs S P Butterfill, Dr J M Harman, J A Hayes and S J Ryan.

100/16-17. SUBSTITUTES.

There were none.

101/16-17. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

There were none.

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

102/16-17. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Chairman advised members that he had met with Arriva on 5 July 2016 and appraised members of the discussions which included:

Church Road section of the route would not be being used in future with Stanhope Road being used instead. This was because of the continuing, and increasing, difficulty being experienced with navigating Church Road due to the on road parking;

Gunn Road / Bodle Avenue – this area was still causing concern and would be reviewed in the near future as the service may be withdrawn due to the continued problems.

Buses not stopping at Swanscombe Station – this was due to no official flag being in situ and it was hoped a new pole/flag would be re-instated.

The Chairman expressed his concerns about the apparent deterioration of bus services in Swanscombe which highlighted the need for integration between old and new communities in the area and confirmed that he would be raising this with the EDC at the meeting at Dartford Borough Council on Monday 11 July 2016.

103/16-17. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 15 JUNE 2016.

Recommended: The Minutes of the meeting held on 15 June 2016 were confirmed and signed.

TOWN PLANNING:

104/16-17. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/16/00939/FUL	Erection of a satellite dish on rear elevation (retrospective application).
OBSERVATIONS:	Members have no observations but would like to ask the Planning Authority (DBC) to ensure that the Development Control Board members are made fully aware of any restrictive covenants that are in place for the dwellings in the area that this application relates to. Please ensure that all neighbouring properties are consulted prior to the decision of this application.
DA/16/00907/FUL	Erection of a satellite dish (retrospective application). 14 Park Cliff Road, Greenhithe.
OBSERVATIONS:	Members have no observations but would like to ask the Planning Authority (DBC) to ensure that the Development Control Board members are made fully aware of any restrictive covenants that are in place for the dwellings in the area that this application relates to. Please ensure that all neighbouring properties are consulted prior to the decision of this application.
DA/16/00880/FUL	Erection of a two storey rear extension. Swanscombe Health Centre, Southfleet Road, Swanscombe.

OBSERVATIONS:	Members are concerned that the limited parking on site is adequate for this development and seeks assurances that the current parking facilities within the curtilage of the site are used for this development.
DA/16/01030/TPO	Application to fell 1 No. Lime tree subject to Tree Preservation Order No.3 1991. 3 St Pauls Close, Swanscombe.
OBSERVATIONS:	Members do not like to see trees being felled for reasons other than health and safety and would ask that the Planning Authorities Tree Advisor/Officer ensures that trimming/pollarding is not a viable option prior to any decision being made on this application. Were permission to be granted for felling the Lime tree members request that a condition be included that a replacement tree of suitable size and variety be planted in its place and that this be subject to a TPO
DA/16/00898/FUL	Erection of a part two / part single storey / part first floor rear / side extension. 3 Atlantic Close, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/01050/FUL	Demolition of existing rear addition and detached garage and erection of a part two/part single storey side extension and single storey rear extension. 158 Church Road, Swanscombe.
OBSERVATIONS:	The Town Council object to this application on the following grounds : Overdevelopment of the site with buildings right up to the boundaries so confirmation is sought that the requirements of the Party Wall Act 1996 will be met by this application; Lack of on-site parking, plans show demolition of a garage and open parking replacement. The space indicated is so limited that in one spot an open door would obstruct the adjacent footpath. Members also request that were this application to be

	approved that it be on condition that the development does not harm the character and appearance of the existing building or visual amenity of the locality.
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The following applications were tabled at the meeting as they were received after the additional agenda had been printed and despatched.

DA/16/01070/FUL	Provision of replacement doors on ground floor rear elevation and internal alterations. 9 Palladian Circus, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/01064/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 Avenue, Greenhithe.
OBSERVATIONS	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

105/16-17. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/16/00620/FUL	Provision of a roof light in pitched kitchen roof and change the existing patio doors on rear elevation to a window of same width. 2 College Place, Greenhithe.
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106/16-17. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

DA/16/00610/FUL	Erection of a four storey rear extension to provide 3 flats with associated parking and vehicle access onto Bean Road. 11 Cobham Terrace, Bean Road, Greenhithe.
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107/16-17. DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.

Members were requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk would consult with the Chairman and Town Mayor, if appropriate, before any business was transacted

Recommended:

That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk be delegated authority to respond to Planning Applications / conduct the normal business of the Council during the recess period.

There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: _____
(Chairman)

Date: _____

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AGENDA ITEM

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PTE 7/9/16

During the public section of the Ebbsfleet Development Corporation Board meeting, 17 August 2016, the following questions from the Swanscombe and Greenhithe Town Council were included in the questions received :

Question by Swanscombe and Greenhithe Town Council:

One of the most successful new home neighbourhoods in east Dartford is Ingress Park. I understand that an early planning requirement of the developer, Crest Nicholson, was to create a 'management board' (known as the Ingress Park (Greenhithe) Management Limited) comprising of developer, resident, Borough and Town Council representatives. This 'management board', amongst other things, acts as an ongoing link between Ingress Park homeowners and the appointed management company.

Does the EDC, as the body responsible for Ebbsfleet Garden City planning activities, plan to encourage the growing number of developers building new neighbourhoods in Castle Hill and Ebbsfleet Green to create similar 'management bodies' that will ensure developers and the appointed management company(ies) remain engaged with, and accountable to Ebbsfleet Garden City homeowners?"

- Response by Ebbsfleet Development Corporation:

Amongst the key values adopted by the EDC through our Corporate Plan, and now agreed by Ministers, is to work to agree a sustainable legacy for the Garden City in how it is managed and maintained in perpetuity. EDC is working to develop an appropriate approach, which will include recommendations to the Board by the end of March 2017. The EDC will learn from other large scale projects (which may include Ingress Park), engage with new and existing residents and collaborate with local authorities, landowners and developers to ensure the suggested approach is appropriate to meet the current and future needs and opportunities of Ebbsfleet Garden City.

Integration - regarding the importance for the current and new communities to be integrated one of the fears the Town Council were receiving feedback from residents on was that the local bus services seemed to be deteriorating and that assurances were requested that the bus links between the two would be kept and enhanced and that the new developments would not only have bus links to Ebbsfleet International Station and Bluewater (although the importance of these was obviously understood)?

- Response by Ebbsfleet Development Corporation:

As developments come forward through the planning process they are accompanied by Transport assessments that the planners will use to consider the site and its public transport accessibility and provision. Site accessibility is

considered not only in the context of major trip attractors such as the International station and Bluewater but also in terms of the availability of the public transport services to nearby areas such as in the case of Swanscombe and Greenhithe. With regard to the level of local bus service provision attention should be given to the KCC's local bus service information which can be viewed online. We are working with KCC, the local authorities and the developers on a plan to improve and extend public transport provision in the Garden City.

PRE 7/9/16

123/16-17. REPORTS OF OUTSIDE REPRESENTATIVES.

Members were advised that this item provided an opportunity for Members' appointed as representatives on outside bodies to provide a report at the meeting.

Bluewater Forum (BF).

The Town Mayor or agreed substitute is the Town Council's representative on the BF. As previously agreed the minutes for the 17 March and 26 May 2016 meetings were available in the Chamber for inspection.

Ingress Park Greenhithe Management Limited (IPGM).

IPGM had indicated that, although unable to provide documentation, they would like to submit verbal updates to the Town Council.

Councillor P M Harman and Mr P C Harris are the Town Council's representatives on IPGM.

Mr P C Harris had submitted an update which included:

It has been a turbulent period for IPGM with another Development Manager resigning along with his deputy. The builder, Crest Nicholson who were responsible for employing First Port to manage the development have been so concerned that they recently initiated a meeting with First Port Senior Management to express their grave doubts as to their ability to manage Ingress Park. During this meeting First Port acknowledged that their poor performance has been well below acceptable standards, but reported that a new, more dynamic team from Regional Manager downwards had been recruited and are currently developing plans to improve.

The much awaited Community Centre is forecast to be completed within the next 2 months, after which the second exit should become available for Fastrack.

There ensued a considerable discussion regarding the management of the development by First Port and the possible future management of the open spaces and it was agreed:

RESOLVED:

1. That the Recreation, Leisure & Amenities Committee be asked to consider the possibilities for the future management of Open Spaces within Ingress Park.
2. That the Planning, Major Developments, Transportation & the Environment Committee be asked to consider how the Town Council can pro-actively approach new developments and developers in the future.

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TOWN PLANNING.

AGENDA ITEM

PTE 7/9/16

8.1

Town Planning dealt with during summer 2016 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 107/16-17).

Members are advised that the following planning applications have been received from Dartford Borough Council / EDC and dealt with during summer 2016 recess.

EDC/16/0020	Application for the approval of reserved matters pursuant to conditions 2 & 25 of outline planning permission reference no. DA/12/01451/EQVAR; relating to roundabout at entrance of site off Southfleet Road. Eastern Quarry, Swanscombe.
OBSERVATIONS:	No observations.
DA/16/00993/FUL	Demolition of attached garage and erection of an attached garage. 35 Trebble Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/01090/FUL	Erection of a satellite dish on rear elevation (retrospective application). 29 Park Cliff Road, Greenhithe.
OBSERVATIONS:	Members have no observations but would like to ask the Planning Authority (DBC) to ensure that the Development Control Board members are made fully aware of any restrictive covenants that are in place for the dwellings in the area that this application relates to. Please ensure that all neighbouring properties are consulted prior to the decision of this application.
DA/16/01137/FUL	Mixed use development including 151 residential units (16 x one bed apartments, 115 x 2 bed apartments, 6 x 3 bed houses and 14 x 4 bed houses), 832.19 square metres floorspace – Use Class A3/A4; 187.5 square metres training centre (Use Class D1); development platform and slipway; boat trailer park; permanent

	<p>diversion of Public Right of Way DS1; sustainable urban drainage systems; and associated works.</p> <p>The Pier Ingress Site, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council feel that the proposed development by virtue of its size and proximity to neighbouring dwellings is likely to result in loss of daylight and view, have an overbearing effect and result in a loss of privacy to the detriment of the amenities of its neighbouring occupiers, contrary to Policies B1 and H8 of the Dartford Local Plan, and Policies DD11 and H4 of the Local Plan Review 2004.</p> <p>The Town Council also feel the proposal offers inadequate visitor parking to serve the needs of the development in relation to those wishing to visit the riverfront, the absence of which would give rise to an increase in on street parking in the wider area where there is very limited capacity, contrary to Policy T23 of the Dartford Local Plan and Policy TP19 of the Kent and Medway Structure Plan 2006.</p> <p>The Town Council would like to ask the Planning Authority (DBC) to ensure that all pathways and roadways are built to an adoptable standard in line with Kent County Council to cater for the increase in footfall.</p> <p>The Town Council would like to commend the developer on the provision of a much needed community facility.</p>
DA/16/01155/TPO	<p>Application for continued maintenance programme for 34 Lime trees (T215-T248, subject to Tree Preservation Order No. 1 1990) to allow crown lifting (up to 3m), pruning and height reduction to provide uniformity through the Boulevard.</p> <p>The Boulevard, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/16/01140/FUL	<p>Demolition of existing rear extensions and erection of a part two/part single storey rear extension</p> <p>28 Eglinton Road, Swanscombe</p>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/01164/FUL	Erection of a single storey rear extension 23 Maritime Close, Greenhithe
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/01207/OUT	West Village & Service Yards 5, 8 And 12 Bluewater Outline application for extensions and alterations to the shopping centre through part demolition, alteration and refurbishment of existing buildings/structures and erection of new buildings/structures to provide retail and related uses (Use classes A1-A5), reconfiguration of existing car and coach parking areas, reconfiguration of existing lake, open space and public realm, alteration of existing pedestrian links within the site, infrastructure and associated facilities.
OBSERVATIONS:	No observations.
EDC/16/0071	Erection of a standalone two storey office development comprising 1093 sq. m Use Class B1a Floor Space and up to 50 car parking spaces with associated landscaping and public realm enhancements Northfleet West Grid Sub-Station- Southfleet Road, Swanscombe.
OBSERVATIONS:	Whilst we have no objections to the actual application we would request that you review the travel plan. It states its connectivity with the local area and stations etc. and bus services, in particular Swanscombe Station. To our knowledge this station is heavily used by residents in adjoining new developments and the expectation is that this new development will add to this. The bus services mentioned in the plan are the 481 connecting to Swanscombe, it only reaches the fringe of Swanscombe but not to the High Street or Station. Experience now shows us that people are now using their cars and leaving them in the High Street area whilst travelling to work etc. which is creating local parking problems. We would suggest that a condition is placed on the application to request that

	<p>the developer seeks an agreement with the Town Council, with a revision to the travel plan, to take this into account and thus create a better connectivity with the development and the existing area.</p> <p>We would also like to make the point that this feature also applies to many of the other developments that the EDC are dealing with.</p>
EDC/16/0034	<p>Erection of a single storey rear extension with construction to repositioned stairs to first floor.</p> <p>The George & Dragon PH, London Road, Swanscombe.</p>
OBSERVATIONS:	No observations.

Members are advised that the following planning applications have been received from Kent County Council and dealt with during summer 2016 recess.

PROW/DS20/034/EDC	Proposed diversion of part of Public Footpath DS20 at Swanscombe.
OBSERVATIONS:	No observations but please ensure that all local walking groups, and the Ramblers Association, have been contacted for their comments/observations.

Members are advised that the following Refused Decision Notices were received from Dartford Borough Council / EDC during the summer 2016 recess.

DA/16/00612/FUL	<p>Demolition of existing rear extensions and erection of a new part 1 / part 2 storey rear extension.</p> <p>28 Eglinton Road, Swanscombe.</p>
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Recommended: To note and endorse the responses submitted, and the above received notices, during the summer 2016 recess.