

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 5 JULY 2017 AT 7.00PM

**PRESENT:** Councillor B R Parry (Chairman)  
Councillor B E Read (Vice-Chairman)  
Councillor K G Basson  
Councillor J A Hayes  
Councillor Ms L C Howes  
Councillor A S Reach  
Councillor S J Ryan

**ALSO PRESENT:** Martin Harding – ATC/RFO

**ABSENT:** There were none

**104/17-18. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Dr J M Harman, P C Harris, K M Kelly, Mrs L Manchester and D J Mote.

**105/17-18. SUBSTITUTES.**

There were none.

**106/17-18. 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.*

**107/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**108/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 14 JUNE 2017** (Town Council 7 July 2017)

**Recommended:** The Minutes of the meeting held on 14 June 2017 were confirmed and signed.



109/17-18. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/17/00727/FUL	Demolition of existing dwelling and erection of a detached 3 bed dwelling.  Mounts Cottage, Mounts Court, Mounts Road, Greenhithe.
OBSERVATIONS:	Members feel that the plans offer insufficient parking in line with Dartford Borough Councils current parking standards. The application also does not make provision for the cycle and refuse stores that serve the whole development. These areas have formed part of the conditions for previous applications made for this site, DA/06/01386/FUL, DA/09/00586/FUL, DA/10/00687/FUL and DA/13/00514/FUL.
DA/17/00801/FUL	Demolition of existing garage and erection of a detached 3 storey building comprising 3 No. apartments (2 x 2 bed and 1 x 1 bed) and associated parking accessed from vehicle access adjacent 31 Lewis Road.  Land Adjacent 115 Milton Road, Swanscombe.
OBSERVATIONS:	The Town Council objects to this application as it is felt to be an overdevelopment of the site. The access road leading to the rear of the property would be too narrow for cars to manoeuvre from the three parking spaces indicated on the plans. This could put further demands on street parking.
DA/15/01498/VCON	Application for Variation of Condition 4 of outline planning permission DA/12/01325/OUT (allowed on appeal) in respect of substituting the approved spine road sections with amended plans (To replace reference to drawings IP13_782_0/001, 002/A, 003 and 004 with drawings 5194-005-C-100-P4 General Arrangement, 5194-005-C-101-P2 Long Sections 1 of 3, 5194-005-C-102-P2 Long Sections 2 of 3 and 5194-005-C-103-P2 Long Sections 3 of 3), 5194/005/C-104/P1, -105/P1, -106/P1 and -107/P1.  Former Empire Sports Ground, South Of Knockhall Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/17/01055/VCON	Application for variation of condition 2 (approved drawing numbers) of planning permission DA/15/01497/REM in

	<p>respect of realignment of proposed spine road and subsequent changes to the layout of phase 2 of the development including an update reptile mitigation strategy.</p> <p>Former Empire Sports Ground, South Of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/17/01093/FUL	<p>Erection of satellite dish (retrospective application).</p> <p>7 Paper Mill Mews, Greenhithe.</p>
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/17/0114/FUL	<p>Demolition of existing rear extension and erection of a single storey rear extension.</p> <p>20 Leonard Avenue, Swanscombe</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/01099/FUL	<p>Erection of single storey side extension, demolition of existing rear conservatory and front porch, erection of part two/part single storey rear extension, erection of a front porch and replacement of precast concrete panels on ground floor level with traditional blocks.</p> <p>32 Mounts Road, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/17/0039	<p>Realignment of Crete Hall Road and infilling/stopping up of existing Crete Hall Road including demolition of the boundary wall of the WT Henley Building, associated infrastructure and earthworks.</p> <p>Northfleet Embankment East Crete Hall Road Northfleet Gravesend Kent.</p>

OBSERVATIONS:	No observations.
EDC/17/0081	Display of 1no. fascia sign on front elevation of Cherry Orchard Primary School, and 1no. fascia sign on front elevation of Castle Hill Community Centre.  Primary School & Community Centre, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0082	Application for approval of condition 19 Part P attached to planning permission reference no. DA/12/01451/EQVAR relating to a parking management plan.  Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	Members wanted to point out that no reference has been made within the Parking Management Plan for vehicles carrying a disability badge.
EDC/17/0085	Confirmation of compliance in respect of the Section 106 Agreement dated 20th November 2002.  25 - 41 (odd) Wellesley Corner, Northfleet.
OBSERVATIONS:	No observations.

**110/17-18. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/17/00760/COU	Continued use of rear conservatory for dog grooming unit.  36 Gunn Road, Swanscombe.
DA/17/00739/TPO	Application to cut back trees to give a clearance of 2m from buildings and crown lift over highway to give a clearance of 5.2m of Maple trees T94 – T152 subject to Tree Preservation Order No 11 1990.  Along Ingress Park Avenue, Greenhithe.
DA/17/00507/FUL	Erection of 1 No. detached two storey house, including alterations to external curtilage, and associated parking

	(revisions to previously approved planning permission DA/16/01545/FUL in respect of relocation house further back and further away from side boundary with No. 34 Valley View).  Adjacent 34 Valley View, Greenhithe.
* DA/17/00828/COU ERROR. Should have been REFUSED decision notice	Change of use of area to provide parking area with vehicle crossing in connection with 1 The Avenue.  Land at Arethusa Place, High Street, Greenhithe.

Bob  
Chairman  
Town Clerk  
18/10/17

111/17-18. 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: Byron Pang.  
(Chairman)

Date: 6 Sept 2017.

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