

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 15 JUNE 2016 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor Mrs A E D Barham
Councillor K G Basson
Councillor Dr J M Harman
Councillor J A Hayes
Councillor Ms L C Howes
Councillor D J Mote
Councillor B R Parry
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly

40/16-17. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Mrs S P Butterfill.

An apology for lateness was submitted by Councillor S J Ryan.

41/16-17. SUBSTITUTES.

Councillor P M Harman substituted for Councillor Mrs S P Butterfill.

There were none.

42/16-17. 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.

43/16-17. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Town Clerk advised members that contact had been made with the developer at Castle Hill (Redrow/HardHat) with a view to opening dialogue with them and that a meeting with the Chairman would be arranged in the future.

44/16-17. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 MAY 2016.

Recommended: The Minutes of the meeting held on 4 May 2016 were confirmed and signed.

45/16-17. ROAD NAMES – NORTHFLEET WEST SUB-STATION.

Members considered the names submitted by the Address Mismanagement & GIS Officer, Property Information, DBC and noted that they all x9 names were included in the list previously put forward to DBC by the Town Council.

Recommended: That the response of “No Objections” submitted by the Town Clerk be endorsed.

46/16-17. TRAFFIC CONGESTION IN DARTFORD (JTB).

Further to an email sent to members on 1 April 2016 the minutes from the 12 April 2016 DBC JTB meeting were considered.

Recommended: That the item be noted.

TOWN PLANNING:

47/16-17. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS’ OBSERVATIONS.

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| DA/16/00708/COU | Change of use of rear conservatory for dog grooming unit. 36 Gunn Road, Swanscombe. |
| OBSERVATIONS: | No objections although assurances are sought prior to any decisions being made that the development and surrounding infrastructure would be able to cater/accommodate the increases in vehicular movements and parking that the proposed commercial use would entail. Concerns are also raised with regards to the possible disturbances the proposed use could have on the neighbouring properties (dogs barking etc.) |
| DA/16/00671/FUL | Erection of a single storey rear extension and a front porch and revised entrance steps to the front. 49 Ingress Gardens, Greenhithe. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |

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| DA/16/00612/FUL | Demolition of existing rear extensions and erection of a new part 1 / part 2 storey rear extension. 28 Eglinton Road, Swanscombe. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |
| DA/16/00665/FUL | Erection of a single storey side/rear extension, conversion of garage into habitable room (retrospective) and raising height of roof of garage and to provide additional room at first floor level. 33 Pentstemon Drive, Swanscombe. |
| OBSERVATIONS: | The Town Council object to this application as the proposal would take away an off street parking provision included in the original development which would give rise to an increase in on street parking in an area where there is very limited capacity. The Planning Authority are requested to confirm whether the proposal would be contrary to Policy T23 of the Dartford Local Plan and Policy TP19 of the Kent and Medway Structure Plan. Policy B1 of the Dartford Borough Local Plan 1995 includes "(f) Parking and Garaging – Development proposals should include parking (and garaging) provision in accordance with the Councils (DBC) adopted standard." This development originally included parking and garaging provision and it is felt that there is no reason why this should be allowed to be removed. |
| DA/16/00667/FUL | Erection of a first floor rear extension with external staircase and alterations to existing residential dwelling to form additional 2 bedroom flat with off street parking & amenity space. 56 – 58 Swanscombe Street, Swanscombe. |
| OBSERVATIONS: | The Town Council have concerns over the potential impact on parking and vehicular movements that could arise through this proposal as it is situated on a busy bus route. Members are also concerned that the proposal constitutes an over development of the site and assurances are sought that the proposal provides for a satisfactory amount of amenity space and that the proposal also does not |

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| | constitute an over intensive development on the site by reason of the number of dwellings and the amenity of current and future residents. It is respectfully requested that all neighbouring properties are consulted prior to the decision of the application |
| DA/16/00915/FUL | Erection of a satellite dish on south elevation (retrospective application). 53 Watermans Way, 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/16/00912/FUL | Erection of a satellite dish on the corner of the balcony (retrospective application). 6 The Boulevard, 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. |

48/16-17. **NEIGHBOURING AUTHORITY PLANNING APPLICATIONS RECEIVED FROM DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS OBSERVATIONS.**

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| 20160339 | Consultation on an application to display one 6m illuminated pole sign at junction of Eagle Way and Stonebridge Road, one brand/dealer name fascia panel sign on western canopy structure, one dealer name/services internally illuminated double sided 2.38m high free standing sign on Eagle Way frontage and two no illuminated 1.295m high twin post parking signs in western car park within Gravesham Borough Council. Swale Motors Ltd, Stonebridge Road, Northfleet. |
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| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |
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49/16-17. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

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| DA16/00615/NONMAT | Application for a non-material amendment following grant of planning permission DA/15/01126/FUL in respect of velux roof windows to kitchen, extension and enlarged lantern roof light to conservatory. 77 Ingress Park Avenue, Greenhithe. |
| DA/16/00658/PDE | Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country planning (General Permitted Development) (England) Order 20156 as to whether prior approval is required for the erection of a single storey rear extension. 134 Mounts Road, Greenhithe. |
| DA/16/00016/OUT | Outline application (approval sought for access only) for the erection of up to 33 residential units, comprising 3 x 3 bed houses and 4 x 2 bed houses, 15 x 2 and 11 x 1 bed apartments, together with medical centre and associated parking, landscaping and amenity space. Land north of railway line and east of Station Road, Greenhithe. |

50/16-17. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

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| DA/16/00290/FUL | Provision of a dormer window in rear elevation in connection with providing additional rooms in roof space. 8 Knockhall Road, Greenhithe. |
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There being no further business to transact, the Meeting closed at 7.30 pm.

Signed: _____ Date: _____
(Chairman)