

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 21 MARCH 2018 AT 7.00PM

PRESENT:

Councillor B R Parry (Chairman)
Councillor B E Read (Vice-Chairman)
Councillor K G Basson
Councillor Ms L M Cross (ex-officio)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor J A Hayes
Councillor Ms L C Howes
Councillor D J Mote
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT:

Graham Blew – Town Clerk

ABSENT:

Councillor K M Kelly

545/17-18. ARRANGEMENTS AND CONSTRAINTS REGARDING FILMING OR RECORDING THE MEETING.

The Chairman explained the arrangements and constraints relating to the filming or recording of the meeting.

546/17-18. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' Dr J M Harman and Mrs L Manchester.

Apologies for lateness were received from Councillors' K G Basson and S J Ryan.

547/17-18. SUBSTITUTES.

Councillor P M Harman substituted for Councillor Dr J M Harman.

548/17-18. 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.

549/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

550/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 28 FEBRUARY 2018

Recommended: The Minutes of the meeting held on 28 February 2018 were confirmed and signed.

551/17-18 HIGHWAYS ENGLAND (HE) – A2 BEAN AND EBBSFLEET JUNCTION IMPROVEMENT SCHEME (p).

The Senior Project Manager (HE) has written advising of the Public Information events and the consultation that is running from 21 February 2018 to 4 April 2018.

To assist members a copy of the questionnaire is attached.

As per minute 503/17-18 this item was deferred from the previous meeting (28 February 2018).

Members went through the consultation questionnaire and formulated responses.

Recommended: That the response to the questionnaire be submitted.

TOWN PLANNING:

552/17-18. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/18/00229/REM	Reserved matters relating to appearance and landscaping pursuant to planning permission DA/13/01522/OUT for demolition of existing dwellings and erection of 66 flats with provision of 110 parking spaces and an additional 6 for residents of Flint Cottage. 1A, 1B & 1C Knockhall Road, Greenhithe.
OBSERVATIONS:	The landscape drawing indicates bay windows whereas the approved plans and submitted elevations show deeper balconies/terraces. Clarifications is sought as to which is correct. There are also concerns that no disabled access to the car park and landscaped seating are from the western block appears to be provided.
DA/18/00243/CDNA	Submission of details relating to archaeological watch brief pursuant to condition 3 of planning permission DA/17/00507/FUL for erection of 1 No. detached two storey house, including alterations to external curtilage,

	<p>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).</p> <p>Adj. 34 Valley View Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/18/00245/CDNA	<p>Submission of details relating to contaminated land assessment pursuant to condition 4 of planning permission DA/17/00507/FUL for 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).</p> <p>Adj. 34 Valley View Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/18/00246/FUL	<p>Demolition of existing garage and erection of a detached 4 bed dwelling house.</p> <p>Land adjacent 115 Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>The previous propose development of x2 No. 2 bed and x1 No. 1 bed apartments was refused primarily on the grounds of inappropriate garden development (amenity space). The Local Plan is committed to retaining residential properties with large gardens and therefore the proposal appears to be contrary to Policy DP7.</p> <p>There does not appear to be any provision for visitor parking and this, along with the fact that the parking which is accessed from the rear of the property may be difficult, could lead to pressure on street parking in an area which already encounters problems.</p> <p>The level of the proposed buildings is felt to be out of character with the surrounding properties.</p>
DA/18/00247/CDNA	<p>Submission of details relating to proposed ground levels and finished heights (condition 5), boundary fence and treatment (condition 6), surface water and foul drainage (condition 7), external materials (condition 9) and landscaping scheme (condition 10) pursuant to planning permission DA/17/00507/FUL for erection of 1</p>

	<p>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).</p> <p>Adj. 34 Valley View Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/00259/EDCCON EDC/18/0031	<p>Application for the part-approval of condition 35 (Part 2 & 3 only) attached to planning permission reference no. 12/01451/EQVAR relating to contaminated land in respect of the site investigation and site investigation report for the Western & Central Village of Eastern Quarry.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
DA/18/00283/FUL	<p>Erection of a single storey side extension and two storey rear extension.</p> <p>20 Ingress Park Avenue, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council have concerns that the description of the parking contained in the application is not an accurate assessment of the reality.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/18/00299/FUL	<p>Erection of detached double garage.</p> <p>Heron House, Station Road, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/17/0145 RE-CONSULTATION	<p>Retrospective application for the erection of 36no. signage boards and 52no. flags at Ebbsfleet Green.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.

EDC/18/0016 RE-CONSULTATION	Demolition of Alkerden Farm Buildings and Associated Structures including vegetation clearance.
	Alkerden Farm, Alkerden Lane, Swanscombe.
OBSERVATIONS:	<p>The Town Council object to this application on the following grounds:-</p> <p>It is disappointing that there is an application for demolition without any assessment of historic/archaeological interest of the buildings and the site (including below ground). Members seek clarification as to the protection of any underground parts of the buildings if these were to have historic/archaeological value.</p> <p>The Programme of Works supplied with the application is completely out of date to such a degree that it is now meaningless.</p> <p>The Bat Survey provided with the application (June 2017) includes under recommendation 4 that the site should work to enhance the area for bats, principally by providing roosts but there does not seem to be any evidence within the application that the developer is going to take any action to enhance this provision ?</p> <p>There does not appear to have been any reptile or amphibian survey undertaken by the applicant.</p> <p>Under Question 13 (Impact on Wildlife) of the survey included in the application the applicant has ticked No as an answer in all the boxes. This is clearly not accurate as the Town Council is aware of the existence of amphibians, and probably reptiles, on the site as these are already known to inhabit the Swanscombe Heritage Park which is adjacent to the site. The Town Council would request that a full survey is undertaken on the site.</p> <p>Hedge rows are protected and have the potential to be bio-diversity assets and as such confirmation/clarification is sought that the application has taken this into account and adheres to any/all required legislation in this regard.</p> <p>The Town Council feels this is in an area where historic buildings have already been lost and a highly significant value building (as identified, building A, in the applicants</p>

	<p>Heritage Report, undertaken by Cotswold Archaeology) should not be considered for demolition without a full survey being undertaken and completed as thus far it has not been surveyed adequately.</p> <p>The flint structure of the other building (B) is also of great significance locally.</p> <p>This application appears to be being submitted in isolation to something being done on the site after demolition and if it is going to be part of a school then the Town Council would like the buildings to be preserved as they would lend themselves to being an educational link.</p>
EDC/18/0030	<p>Application for approval of condition 7 and 9 attached to reserved matters planning permission reference no. 15/01881/ECREM relating to submission of soft landscaping management & maintenance plan, details of cycle parking to apartments and benches within the neighbourhood green.</p> <p>Phase 3A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0039	<p>Application for a non-material amendment to planning permission reference no. 13/01528/VCON; to allow amendments to the layout of the North South Road and the target highway speed limit of the Southern Loop Road.</p> <p>Land at Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0041	<p>Application for approval of conditions 3, 4, 5, 6, 7, 8, and 9 (part) attached to planning permission reference no. EDC/17/0010 relating to construction code of practice, details and samples of external materials and hard landscaping, details of the green roof system, location of lighting bollards, details of marker posts, and details of soft landscaping.</p> <p>Eastgate, 141 Springhead Parkway, Northfleet.</p>
OBSERVATIONS:	No observations.

553/17-18. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/18/00013/FUL	Erection of a single storey rear extension. 7 Park Cliff Road, Greenhithe.
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554/17-18. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

DA/17/00215/FUL	Erection of a first floor rear extension. 6 Pacific Close, Swanscombe.
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There being no further business to transact, the Meeting closed at 8.10pm.

Signed: _____ Date: _____
(Chairman)

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