

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 19 DECEMBER 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Ms L C Howes

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K G Basson
Councillor K M Kelly

368/18-19. 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.

369/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' Dr J M Harman, J A Hayes, Mrs L Manchester, D J Mote, A S Reach, B E Read and S J Ryan.

370/18-19. SUBSTITUTES.

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

371/18-19. 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.

372/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

373/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 28 NOVEMBER 2018

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

374/18-19. FASTRACK ROAD – NAMING (DARTFORD BOROUGH COUNCIL (DBC)).

The Address Management & GIS Officer, DBC had written to advise of the naming (Fastrack Castle Hill) for the dedicated Fastrack road in Castle Hill, Ebbsfleet.

Recommended: That the item be noted.

TOWN PLANNING:

375/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/18/01002/OUT	<p>Outline application (consideration of access, appearance, layout and scale only) for erection of a 3 storey building with basement to be used as a 13 bedroom House in Multiple Occupation with communal facilities, bins and bike store.</p> <p>The Alma, 26 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town council have considered this application and would like to submit the following observations/comments:-</p> <p>Whilst the proposal complies with the policies on windfall development contained in Dartford Borough Council policies CS10, DP6 and the Housing Windfall SPD, it does appear to be contrary to policies: CS17 and DP8 due to the poor standards of internal space; DP21 due to the lack of evidence justifying the loss of a community facility; and DP4 and the Parking Standards SPD due to the lack of off-street parking provision.</p> <ul style="list-style-type: none"> • Access <p>The Dartford Borough Council Parking Standards indicate that this development will generate a demand for 16 spaces for residents and additionally 6 spaces for visitors and 2 spaces for vans. Whilst the Town Council accepts the principle that some residents will only use public transport, cycle or walk, we believe that that development will still generate a demand for parking from its residents and visitors. The lack of any parking provision will force any vehicles onto local roads, most of which nearest to the site are covered by parking restrictions such as single or double yellow lines. The car park in The Grove is primarily for the use of shoppers and to prevent dangerous parking</p>

	<p>on the High Street and is not to facilitate other developments.</p> <p>Dartford Borough Council Parking Standards indicates the requirement for parking of 13 cycles, one for each flat. The space shown on the drawing for cycle and refuse storage appears too small to accommodate all the cycles and bins and the access to the store appears inadequate.</p> <ul style="list-style-type: none">• Scale <p>It appears that the proposed building fills the entire site and the massing is greater than the existing building. Unfortunately due to the lack of provision of existing elevations of the building in the application it is impossible to accurately judge the increase in massed form. Without further information it is impossible to come to any conclusion other than it is over development of a small site and out of character for the area.</p> <p>There are concerns for the safety and welfare of tenants as it appears that there is no emergency exit or alternative routes, in case of fire which could result in residents being trapped.</p> <p>There is a lack of flats for disabled tenants and any wheelchair users would not be able to access the communal area in the basement.</p> <p>The proposal would require tenants to leave the site to access refuse bins and the joint cycle and bin store raises security questions (theft of cycles etc.)</p> <p>There are concerns that the flats on the ground floor have windows directly onto the street. These are bedrooms and the windows would need to be obscure to prevent passers-by from being able to look directly in. This would then mean the residents of these flats would have no view outwards. The position of these windows directly onto the street could also be a disturbance issue for the occupiers trying to sleep.</p> <p>The application does not appear to have any indication on the elevation of opening windows needed for ventilation.</p> <p>Whilst the proposal does include laundry facilities in the basement there is a concern that there is no outside amenity space for clothes drying and recreational use.</p>
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	The Town Council objects to the loss of a 150 year old building that is an important visual asset to the High Street.
DA/18/01494/CDNA	<p>Submission of details relating to sound insulation and noise reduction methods pursuant to condition 3 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio flat (Use Class C3) incorporating single storey rear infill extension and erection of a detached building to provide dental surgery, with associated parking provision</p> <p>Cheers Dental Practice, 23 High Street, Swanscombe</p>
OBSERVATIONS:	No observations at this time but the Town Council would like the opportunity to comment should the Planning Authority find it necessary for the applicant to submit/provide further details.
DA/18/01512/EDCCON	<p>Consultation on submission of Reserved Matters of siting, design, external appearance and landscaping, pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission EDC/16/0045 for Phase 2c development of 116 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage within Ebbsfleet Development Corporation.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application on the grounds of lack of appropriate parking provision.</p> <p>The applicant indicates that the Dartford Borough Council Parking Standards show a requirement for 186 parking spaces but they have proposed only 146 (40 below that which is required).</p> <p>The Town Council strongly disagrees with the applicants' statement that "The proposed provision of 146 spaces is <i>slightly</i> below the policy target" (Car Parking Strategy, October 2018) and feels that there is a significant shortfall in the parking provision and note that KCC Highways have also raised concerns with regard to the distribution of parking.</p> <p>The Town Council are also disappointed that there does not appear to be any provision for the charging of electric vehicles.</p>

DA/18/01536/CDNA	<p>Submission of details relating to surface water drainage pursuant to condition 4 of planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision.</p> <p>11 Cobham Terrace, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/18/01539/EDCCON	<p>Consultation on an application to vary Condition 10 and 11 attached to planning permission EDC/16/0083 to extend retail unit opening hours and delivery hours at Ackers Drive, Ebbsfleet, Kent within Ebbsfleet Development Corporation.</p> <p>Northfleet West Sub Station Southfleet Road Swanscombe.</p>
OBSERVATIONS:	<p>Whilst the Town Council supports this proposal the Planning Authority are requested to ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/18/01544/CDNA	<p>Submission of details relating to construction method statement pursuant to condition 6 of planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision.</p> <p>11 Cobham Terrace, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council endorse the comments submitted by the Environmental Agency regarding wheel washing, working hours etc.</p>
DA/18/01545/CDNA	<p>Submission of details relating to boundary enclosures (condition 8), storage and collection of waste (condition 9), hard and soft landscaping (condition 10) and cycle storage (condition 12) pursuant to planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision</p>

	11A Cobham Terrace, Greenhithe.
OBSERVATIONS:	No observations.
DA/18/01546/CDNA	Submission of details relating to the proposed vehicular access including visibility splays (condition 13) pursuant to planning permission DA/17/01296/FUL for erection of four storey rear extension to increase number of flats from 2 x 1 bed flats plus 1 x 3 bed flat (3 units in total) to 4 x 2 bed flats together with 4 off street parking spaces, cycle storage facilities, refuse storage and amenity space provision. 11A Cobham Terrace, Bean Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/18/01573/OUT	Outline application (with some matters reserved) for a maximum of 5 dwellings (consideration of access only) Former Greenhithe Clinic, Knockhall Chase, Greenhithe.
OBSERVATIONS:	No observations.
DA/18/01587/FUL	Erection of a single storey rear extension. 43 Castle Street, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01619/EDCCON	Consultation on an application for submission of detail relating to air quality monitoring pursuant to condition 21 of planning permission EDC/17/0048 for variation of conditions 3 & 4 attached to planning permission reference no. 12/01451/EQVAR for a mixed use development of up to 6,250 dwellings & up to 231,000 square metres of non-residential floor space with associated infrastructure and open space; to allow for the substitution of approved parameter plans and documents under condition 3 and revised strategies under condition 4. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0156	Installation of 2 Electric Vehicle Charging Points alongside 2 existing car parking spaces, with ancillary bollards, signage posts and power feeder pillar.

	The Spring River Talbot Lane Weldon Ebbsfleet Valley.
OBSERVATIONS:	No further observations.
EDC/18/0176	Application for approval of condition 12 attached to planning permission no. EDC/17/0039 providing details for the replacement boundary walls/railings. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area: No observations.
EDC/18/0177	Application for approval of condition 11 attached to planning permission ref EDC/17/0039 relating to the submission of a method statement for the proposed demolition, prior to the demolition of the front boundary wall of the WT Henley building. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area: No observations.
EDC/18/0178	Application for non-material amendment to the reserved matters planning permission reference number 15/01881/ECREM to change the garages on the south west side of the site, to use full hipped roofs, to improve the natural light and limit the impact of the gable ends. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0181	Application for approval of condition 3 attached to reserved matters planning application reference no. EDC/17/0148 relating to finished slab levels and cross sections. Parcel L - Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.

EDC/18/0182	<p>Application for approval of conditions 3 & 4 attached to reserved matters planning application reference no. EDC/17/0064 relating to drainage strategy details and finished slab levels and cross sections.</p> <p>Parcel I - Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0186	<p>Erection of a single storey rear extension and rear single dormers.</p> <p>5 Mercer Avenue, Castle Hill, Ebbsfleet Valley.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/18/0187	<p>Application for partial approval of condition 10 (i) attached to planning permission reference no. EDC/18/0009 relating to details of balconies and screening, front entrance porches, canopies, and car ports.</p> <p>Land West of Springhead Road, Springhead Road, Northfleet.</p>
OBSERVATIONS:	Out of area: No observations.
EDC/18/0188	<p>Application for Discharge of Condition 10 (iii and iv) attached to planning permission reference no. EDC/18/0009 relating to the Boundary Treatment and Acoustic Fence with accompanying Management Plan.</p> <p>Land West of Springhead Road (Springhead Park Phase 3), Springhead Road, Northfleet.</p>
OBSERVATIONS:	Out of area: No observations.
EDC/18/0189	<p>Application for Non-Material Amendment to reserved matters planning permission reference no. 15/01881/ECREM to change the rotation of the flat over garage unit plot 110 by 90 degrees, to allow an increase to the rear gardens of plots 91 & 92.</p> <p>Phase 3A Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.

EDC/18/0191	<p>Application for minor material amendment to Reserved Matters approval reference EDC/17/0122 (relating to the development of a manufacturing facility for the production of modular housing with ancillary 2 storey office block and provision of a gate house, car parking, cycle storage, modular storage and dispatch bays and landscaping, comprising details of layout, scale, appearance and landscaping pursuant to outline planning permission EDC/17/0123) to remove the living roof from the office roof, to amend details of the building elevations and to incorporate external plant.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	Out of area: No observations.

376/18-19. **PLANNING APPLICATIONS SUBMITTED BY NEIGHBOURING AUTHORITIES FOR MEMBERS' OBSERVATIONS.**

DA/18/01671/FUL	<p>Consultation on an application for outline approval (with all matters reserved, except for access) sought for: up to 2,158 dwellings comprising a mix of 1, 2, 3-bedroom units (Use Class C3); a serviced plot for a new primary / nursery school up to 1,850 sq.m; a health centre up to 1,000 sq.m (Use Class D1); community pavilion of up to 500 sq.m (Use Class D1); convenience retail store up to 400 sq.m (Use Class A1); public art together with associated vehicle parking, open space, landscape and public realm provision, ecological mitigation, highways, pedestrian and vehicular access routes, and other associated engineering, utilities and infrastructure works. Detailed approval sought for: 342 dwellings (Use Class C3) comprising a mix of 1, 2, 3-bedroom units; linear park; a lido facility with changing room facilities up to 340 sq.m (Use Class D1) and ancillary café up to 100 sq.m (Use Class A3); 3km of mountain bike routes and a pump track, a pedestrian / cycle link tunnel from Lakeside Shopping Centre underneath the A1306, and vehicular access from the A126, A1306 and MSA roundabout (bus / emergency) within Thurrock Council.</p> <p>Arena Essex, Arterial Road, Purfleet, Essex.</p>
OBSERVATIONS:	No observations.

377/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/18/00585/FUL	Provision of external steel staircase and entrance door for creation of self-contained first floor 2 bedroom flat. Flat Above 106 -108 Milton Road, Swanscombe.
DA/18/01206/FUL	Provision of grocery collection lockers to be installed in space next to existing parking bays, collection bays to be installed in existing parking bays Asda Superstores, Crossways Boulevard, Dartford.
DA/18/01261/FUL	Erection of a part two/part single storey front extension, single storey rear extension, conversion of existing integral garage to habitable room and provision of dormer windows in rear elevation and roof lights in front elevation in connection with providing additional room in the roof space. 50 Pentstemon Drive, Swanscombe.
DA/18/01266/TPO	Application to cut-back the lime tree outside 4 Portland Place such that its height does not exceed the level of the top of railing to the front second floor balcony of 4 Portland Place and its width does not exceed the outer edge of the ground floor window and to cut-back the remaining 9 Lime Trees to similar dimensions, subject to Tree Preservation Order No. 11 1990. Portland Place, Ingress Park, Greenhithe.
DA/18/01345/TPO	Application to re-pollard crown by the removal of all the mature rejuvenation crown growth back to the vicinity of the previous pollard points, whilst retaining any suitable live laterals around these points of 1 No. Walnut tree subject to Tree Preservation Order No.1 2018. The Sun, 16 Swanscombe Street, Swanscombe.

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

Signed: _____ Date: _____
(Chairman)