

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 27 FEBRUARY 2019 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 J A Hayes
Councillor R J Lees
Councillor A S Reach

ALSO PRESENT:

Graham Blew – Town Clerk

ABSENT:

Councillor K M Kelly
Councillor S J Ryan

493/18-19. 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.

494/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman, Ms L C Howes, D J Mote and B E Read.

495/18-19. SUBSTITUTES.

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

496/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest regarding application DA/19/0270/VCON as he is a School Governor at Knockhall Academy.

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

497/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

498/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 6 FEBRUARY 2019

Recommended:

The Minutes of the meeting held on 6 February 2019 were confirmed and signed.

499/18-19. ARRIVA BUS SERVICE CHANGES.

Further to minutes 315/18-19 (*Planning, Major Developments, Transportation & the Environment Committee 28 November 2018*) and 351/18-19 (*full Council 13 December 2019*), Members were asked to consider the revised timetables/routes for the 484 service, supplied by Arriva.

- ❖ Also included with this item was the response from the developer regarding the commissioning of the new bus service linking Castle Hill.

To assist members the following information was attached:

- A. The revised timetables/routes for the 484 service;
- B. Minute 351/18-19;
- C. Correspondence with Henley Camland regarding the commissioning of the new bus service linking Castle Hill.

Councillor P M Harman paid tribute to Councillors' Mrs S P Butterfill, Ms L M Cross and Ms L C Howes who, along with himself as KCC Member for Swanscombe and Greenhithe, had met with Arriva to try and get a better outcome for residents with regards the revised timetables/routes.

After discussion it was agreed;

Recommended:

That the Town Council respond to Arriva advising that these amendments go some way to improving the service currently being provided to our residents and that the Town Council look forward to continuing to work with Arriva in the future.

TOWN PLANNING:

500/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/19/00189/TPO	Application to reduce height by 1.5 metres to the main break in the crown of 1 No. Lime tree subject to Tree Preservation Order No.3 1991. 3 St. Pauls Close, Swanscombe.
OBSERVATIONS:	The Town Council object to this application on the same grounds provided by the report from AllTree Consultancy Limited i.e. a reduction of the nature proposed by the application will leave an unacceptably large wound in the trunk that will be open to decay and may accelerate the loss of the tree or if subsequent branches be allowed to grow too large, failure of the regrow point of attachment. The proposal will lead to potential harm to the tree.

DA/19/00190/TPO	<p>Application to reduce crown and pollard back to previous points of 1 No. Lime tree subject to Tree Preservation Order No.3 1991.</p> <p>3 St. Pauls Close, Swanscombe.</p>
OBSERVATIONS:	No objections.
EDC/18/0170 RE-CONSULTATION	<p>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 120 residential units (C3) and including details of streets, buildings and structures, materials, open space, landscaping, car parking, noise and drainage.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to the application.</p> <p>The Phase 2C Parking Technical Note is again made as an attempt by the applicant to reduce the importance of the Dartford Borough Council Parking Standards SPD (2012). We note from previous applications that Dartford Borough Council state that the SPD should be adhered to unless firm justification is provided for lower provision. Parking surveys have been included with the application as justification however, this is a new development and we consider that the parking patterns are not yet established. The application ignores WSP Limited's own document, "Residential Car Parking Research," for the Department for Communities and Local Government which predicts a rise in car ownership up to 2036. We expect their predicted demand for this development could change over the next five, ten or twenty years. We can provide Ingress Park, Greenhithe as an example of this as, in many ways, the developments are similar. Kent County Council decided there was no demand for the proposed school originally part of the Ingress Park development, but now, due to the demand, additional classes have been needed to be added to two other local schools. Likewise with parking, early residents tended to commute by public transport but now many are working locally and travel by car. Families have started to grow and the demand for a second family car has increased. There is also the additional demand for Visitor Parking Spaces for child carers. The situation in Ingress Park regarding parking and traffic management has reached such a point that it is the most common item for residents' complaints.</p>

	<p>The Town Council also have concerns that the amenity spaces proposed with the application are not of sufficiently high standard.</p>
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Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision regarding the following application.

<p>DA/19/00270/VCON</p>	<p>Application for variation of condition 2 (approved drawings) and removal of condition 8 (materials to match existing building) of planning permission DA/16/01698/FUL in respect of change of external materials to be used: Render system to be changed to a Plastisol Pre-finished steel external cladding system. Colours to match the existing application New Red and ivory.</p> <p>Knockhall Academy, Eynsford Road, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council object to the application.</p> <p>Replacing the render with a steel cladding system containing a leather texture and limited colour palette will never form a close visual match to the existing render. The nature of material is it is also a panelised system and will not match the continuous appearance of a rendered surface. The elevations provided do not show how the facades will be broken into panels.</p> <p>The reason for Condition 8 was <i>"to ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality in accordance with Policy B1 of the adopted Dartford Local Plan"</i>.</p> <p>This proposal will harm the character of the existing building and the visual amenity of the locality.</p>

**501/18-19. GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00071/CDNA	Submission of details relating to speed restraint features on the spine road and/or visibility splays pursuant to condition 8 of planning permission DA/17/01055/VCON for realignment of proposed spine road and subsequent changes to the layout of phase 2 of the development including an update reptile mitigation strategy. Empire Paper Mills Sports Ground, Rear Of 25 Knockhall Road, Greenhithe.
DA/18/01573/OUT (tabled at the meeting)	Outline application (with some matters reserved) for a maximum of 5 dwellings (consideration of access only). Former Greenhithe Clinic, Knockhall Chase, Greenhithe.

There being no further business to transact, the Meeting closed at 7.30pm.

Signed: _____ Date: _____
(Chairman)

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Graham Blew

From: Katie Gill <Katie.Gill@dartford.gov.uk>
Sent: 08 March 2019 15:30
Subject: Stone Neighbourhood Plan Consultation by Stone Parish Council

Dear Sir or Madam,

Stone Neighbourhood Plan Consultation by Stone Parish Council

I am writing to let you know that Stone Parish Council (within Dartford Borough) is currently consulting on its draft Stone Neighbourhood Plan under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft Plan is available online at: www.stoneneighbourhoodplan.uk. It is possible that the Parish Council has already consulted you directly on this.

If you wish to make comments on the draft Neighbourhood Plan, this should be done by emailing clerk@stoneparishcouncil.com or by completing and submitting the online comment form which is available at: <https://www.surveymonkey.co.uk/r/stoneNDPPSC>. Please note that the closing date for comments is **5th April 2019**.

Yours faithfully,

Andrea Wright
BSc (Hons), MRTPI
Senior Policy Planner

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See www.dartford.gov.uk to find out more.

Total Control Panel

To: graham.blew@swanscombeandgreenhithetowncouncil.gov.uk [Remove this sender from my allow list](#)

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Stone Parish Neighbourhood Plan

Pre-Submission Consultation Draft

This Neighbourhood Plan Pre-submission Consultation is in line with Regulation 14 of The Neighbourhood Planning Regulations (2012) and will run from Thursday 21st February 2019 through to Friday 5th April 2019.

It offers a last opportunity to influence the Stone Parish Neighbourhood Plan before it is submitted to Dartford Council (DBC).

All comments received by Friday 5th April 2019 will be considered by the Neighbourhood Plan Directors Group and may be used to amend this draft Neighbourhood Plan.

A Consultation Statement, including a summary of all comments received, who they were from, and how they were considered, will be made available along with the amended Neighbourhood Plan when it is submitted.

Neighbourhood Plan Pre-submission Consultation Document

This Draft Neighbourhood Plan has been produced using your opinions and comments from previous consultation, together with those of other interest groups consulted over the last 15 months. This is not a final document. It is a draft for you to read and comment on.

- Are there things we have omitted?**
- Are there sections that are not clear?**
- Are there items you think may be wrong?**
- You are also encouraged to tell us what you like about the plan**

A hard copy of the draft plan can be viewed at Stone Pavilion, Stone St Mary's Church and Stone Baptist Church.

Please note that we will not accept responses that are anonymous and comments may be made public, but not your personal details.

Question Title

1. Address

Name

Company (if relevant)

Address

Address 2

City/Town

State/Province

ZIP/Postal Code

Country

Email Address

Question Title

2. Are you a ...?

- Local Resident
- Business
- Local Organisation
- Other (please specify)

Question Title

3. Do you support the Plan?

Yes

No

If not, why not?

Question Title

4. Do you support the proposals for Green Space & Recreation?

Yes

No

If not, why not?

Question Title

5. Do you support the proposals for Health & Wellbeing?

- Yes
- No

If not, why not?

Question Title

6. Do you support the proposals for Housing?

- Yes
- No

If not, why not?

Question Title

7. Do you support the proposals for Local Infrastructure?

- Yes
- No

If not, why not?

Question Title

8. Do you support the proposals for Horns Cross Centre?

- Yes
- No

If not, why not?

Question Title

9. Do you support the proposals for Delivering the Plan?

- Yes
- No

If not, why not?

Question Title

10. Do you support proposals for protecting the Chapel of St Lukes as a local green space?

- Yes
- No
- If yes, please tell us why it is important to you.
If no, why not?



Question Title

11. Do you support proposals for protecting Alamein Gardens Open Space as a local green space?

- Yes
- No
- If yes, please tell us why it is important to you.
If no, why not?



Question Title

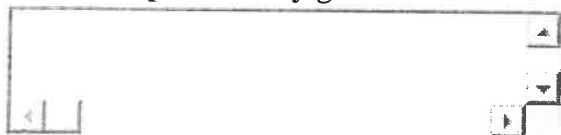
12. Do you support proposals for protecting Horns Cross Garden as a local green space?

- Yes
- No
- If yes, please tell us why it is important to you.
If no, why not?



Question Title

13. Please provide any general comments regarding the plan below:



Question Title

14. Please tick here if you would like to be kept updated on progress of the Neighbourhood Plan

Keep me updated

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