

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 18 OCTOBER 2017 AT 7.00PM

**PRESENT:**

Councillor B R Parry (Chairman)  
Councillor B E Read (Vice-Chairman)  
Councillor K G Basson  
Councillor P M Harman (substituting for Councillor Dr J M Harman)  
Councillor P C Harris  
Councillor A S Reach  
Councillor S J Ryan

**ALSO PRESENT:**

Mr Andrew Simpson – Planning Policy Team (DBC)  
Graham Blew – Town Clerk

**ABSENT:**

There were none

**262/17-18. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Dr J M Harman, J A Hayes, Ms L C Howes, K M Kelly, Mrs L Manchester and DJ Mote.

**263/17-18. SUBSTITUTES.**

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

**264/17-18. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor P M Harman declared a prejudicial interest in planning application DA/16/1413/RVARA as he is the Kent County Council Member for Swanscombe and Greenhithe.

Councillor S J Ryan declared a prejudicial interest in planning application DA/16/1413/RVARA as he is employed by the company project managing the works.

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

**265/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN - MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**266/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 27 SEPTEMBER 2017**

**Recommended:**

The Minutes of the meeting held on 27 September 2017 were confirmed and signed.

**267/17-18. STATEMENT OF COMMUNITY INVOLVEMENT (SCI) – DARTFORD BOROUGH COUNCIL (DBC).**

The Chairman thanked the Assistant Planning Policy Manager (DBC) for attending the meeting.

Members then received a presentation detailing the SCI ahead of the borough council's consultation on the new Local Plan and proceeded to complete the questionnaire contained in the consultation.

**Recommended:** That the item be noted and the response to the consultation submitted.

**268/17-18. KCC HIGHWAYS AND TRANSPORTATION PARISH AND TOWN COUNCILS SURVEY.**

Members considered the survey which had a deadline for responses of 1 December 2017 and proceeded to complete the questionnaire contained in the consultation.

**Recommended:** That the responses agreed be submitted.

**TOWN PLANNING:**

**269/17-18. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/17/01625/FUL	Provision of replacement windows & doors with PVC windows and doors. 2 Bendigo Wharf, Pier Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/17/01633/FUL	Erection of a first floor rear extension. 101 Mounts Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/01674/ADV	Display of 2 No. hoarding signs (retrospective application) Land North of Railway Line and East of Station Road, Greenhithe.

OBSERVATIONS:	The Town Council object to this application as the proposal is not pertinent to the piece of land, the proposal has no social value for the community and the Town Council are very concerned that any possible approval to this proposal will set a very dangerous precedent for not only Swanscombe and Greenhithe but also the borough as a whole.
DA/17/01694/FUL	Erection of single storey rear extension. 19 Caspian Way, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/01601/LDC	Application for a Lawful Development Certificate for the proposed dormer extension in rear elevation with Juliette balcony and roof lights in front elevation in connection with providing additional rooms in the roof space. 20 Knockhall Road, Greenhithe.
OBSERVATIONS:	The Town Council object to this application on the grounds that it would be out of character with the surrounding area and have a detrimental effect on neighbouring properties regarding noise levels and privacy. The Town Council are also concerned as to the adverse impact the increase from 3 to 5 bedrooms could have on parking for the surrounding area.
DA/17/01709/FUL	Erection of a first floor front extension. 36 Caspian Way, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/01718/FUL	Erection of a single storey rear extension. 39 Swanscombe Street, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/01689/FUL	Excavation works to make part of front curtilage level with highway for provision of off street parking for 2

	<p>vehicles with car port.</p> <p>32 Valley View, Greenhithe.</p>
<b>OBSERVATIONS:</b>	<p>The Town Council are concerned regarding the location of the proposal on the corner of a road and next to a PROW footpath. Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
<b>DA/17/01518/FUL</b>	<p>Erection of a single storey side / rear extension.</p> <p>28 Childs Crescent, Swanscombe.</p>
<b>OBSERVATIONS:</b>	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
<b>DA/17/01772/TRCON</b>	<p>Notification of proposal for Norway maple tree (T1): reduce height and average radial spread of tree by approximately 2.0 metres and 2.0 metres respectively, taking care to prune to live secondary growth and maintaining even, balanced shape appropriate to species and Yew tree (T2): reduce in height by approximately 1.5 metres circa, taking care to prune to live secondary growth and maintaining even, balanced shape appropriate to species within Greenhithe Conservation Area.</p> <p>20 – 26 High Street, Greenhithe.</p>
<b>OBSERVATIONS:</b>	<p>The Town Council would request that the Dartford Borough Council officer responsible for trees ensures that the actions contained in the application are appropriate and will not have a negative impact for Greenhithe Conservation Area.</p>
<b>EDC/16/0025</b>	<p>Application for the approval of reserved matters pursuant to outline planning permission reference number 12/01451/EQVAR in respect of an access road for waste water treatment plant (retrospective).</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
<b>OBSERVATIONS:</b>	<p>No observations.</p>
<b>EDC/17/0116</b>	<p>Application for approval of conditions 3 and 4 attached to planning permission reference no. EDC/17/0049 relating to implementation of a programme of archaeological works and details of foundations.</p>

	Land West Of Springhead Road (Springhead Park), Springhead Road, Northfleet, Gravesend.
OBSERVATIONS:	No observations.
EDC/17/0118	Application for the variation of condition 2 attached to Reserved Matters planning permission reference no. EDC/16/0113 and subsequent submission of substitute drawings.  Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0120 DA/17/01710/EDCCON	Application for approval of conditions 3 and 4 attached to planning permission reference no. EDC/17/0025 relating to details of retaining walls to support the highway and surface water drainage system.  Parcel A, Phase 2, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0124	Construction of a new vehicular and pedestrian access from Crete Hall Road.  Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/17/0125	Application for approval of conditions 3, 4, 5, 6 and 7 attached to planning permission reference no. EDC/16/0097 relating to details of surface water drainage system, materials, details of lighting scheme, planting specification, and landscape details.  Village Green, Castle Hill, Eastern Quarry, Watling Street Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0129	Application for a non-material amendment to Conditions 2 and 11 attached to Reserved Matters permission reference no. EDC/17/0025, to allow a change to the approved bricks.

	Phase 2, Parcel A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0126	Erection of sales centre and use of two residential dwellings permitted under Ref. EDC/16/0113 for use as show homes, for a temporary period of up to 2 years with associated car parking and landscaping.  Former Northfleet West Sub Station Southfleet Road Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0118	Application for the variation of condition 2 attached to Reserved Matters planning permission reference no. EDC/16/0113 and subsequent submission of substitute drawings.  Former Northfleet West Sub Station Southfleet Road Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0122	Application for the approval of Reserved Matters pursuant to Outline planning permission EDC/17/0022 for 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.  Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	The Town Council are concerned about the lorries that would use the facility may try to go through the roads in Swanscombe and Greenhithe, which are not able to take any additional traffic and are unsuitable for these types of vehicles, and request that if any approval was given a condition be included to ensure this does not happen.
EDC/17/0123	Application for the variation of conditions 4, 5 and 19 attached to outline planning permission reference EDC/17/0022, for development of brownfield land to provide up to 21,500 sqm (231,000 sqft) of employment floorspace, comprising use classes B1, B2, B8 and A3, A4, A5 and associated site vehicular access, to amend



	<p>the Building Heights Parameter Plan to allow the maximum height of buildings on part of the northern parcel to increase from 12 metres to 13.5 metres and to relocate the proposed pedestrian central refuge island crossing on Crete Hall Road.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0130	<p>Retrospective Planning Application for the erection of 8 no. signage boards at Ebbsfleet Green,</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0131	<p>Application for the construction of an electricity substation to supply development at Ebbsfleet Green.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.

*Having already declared prejudicial interests Councillors P M Harman and S J Ryan left the chamber and took no part in the discussion or decision of the following application.*

**270/17-18 PLANNING APPLICATIONS SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS OBSERVATIONS.**

<p>DA/16/1413/RVARA 17/01757/CP0</p>	<p>Discharge of planning conditions 3 - external materials, 5 - construction management plan, 9 - ecological enhancements, 10 - surface water drainage strategy, 11 - contamination, 14 - piling details &amp; 15 - landscape scheme.</p> <p>Craylands Primary School, Craylands Lane, Swanscombe.</p>
OBSERVATIONS:	No observations.

**271/17-18 APPEAL CONSULTATION LETTERS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS OBSERVATIONS.**

DA/17/00883/RCON	<p>Application for removal of condition 26 of planning permission DA/16/00016/OUT relating to the completion of the medical centre.</p> <p>Land north of railway line and east of Station Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council would like to re-inforce that there is an urgent need for GP facilities in Greenhithe and that this was a fundamental part of this planning application and it is essential that the medical centre is built at the time/stage previously proposed and agreed (condition 26).</p>

**272/17-18. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/17/01329/FUL	<p>Erection of a detached outbuilding (retrospective application).</p> <p>9 The Flats, Knockhall Road, Greenhithe.</p>
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>

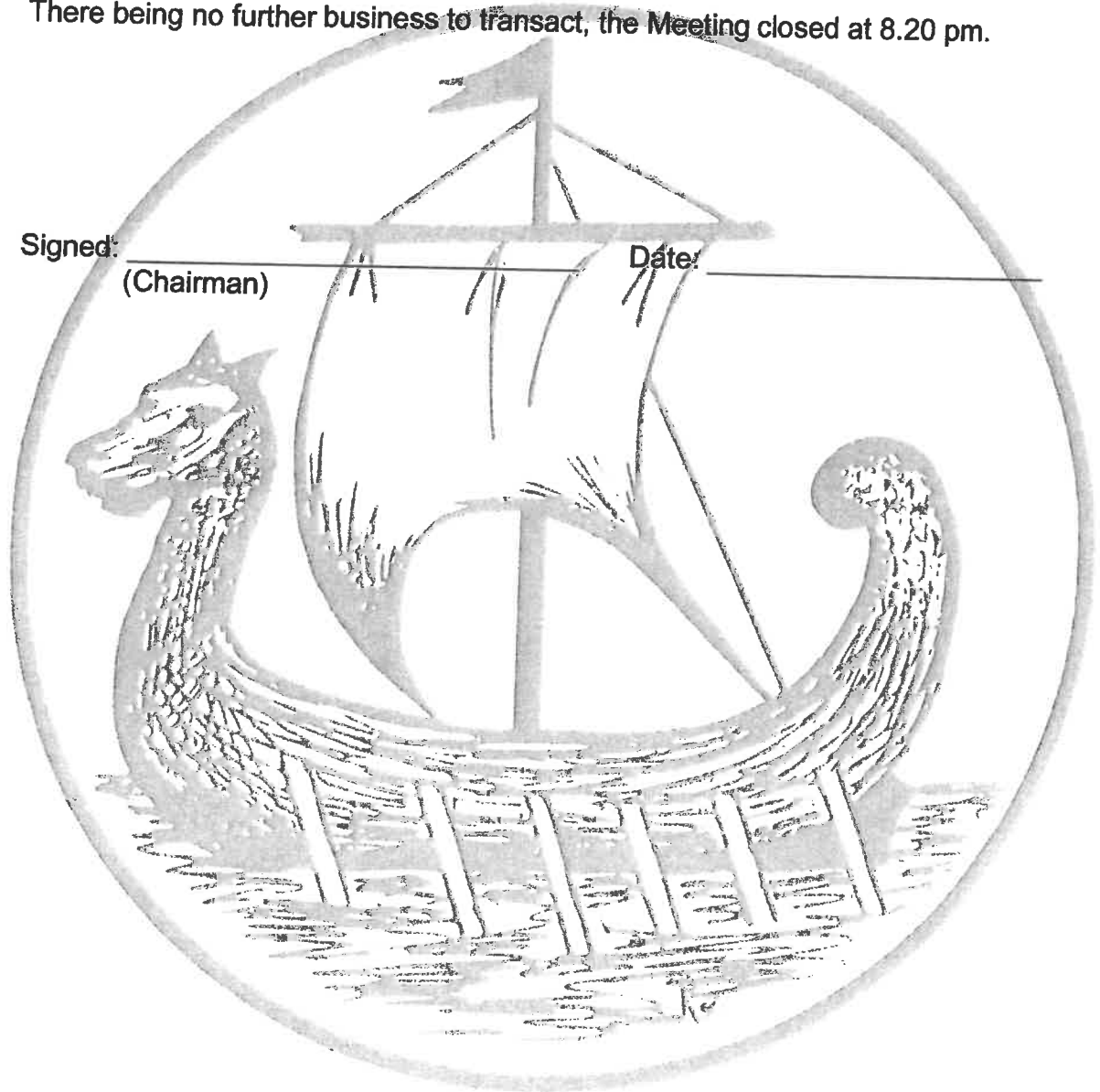
**273/17-18. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/17/01376/FUL	<p>Creation of balcony at first floor level over existing car port.</p> <p>15 The Dell, Greenhithe.</p>
-----------------	---



There being no further business to transact, the Meeting closed at 8.20 pm.



**This page is intentionally left blank.**