

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 13 JUNE 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor B E Read (Vice-Chairman)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Ms L C Howes
Councillor Mrs L Manchester
Councillor D J Mote
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor S J Ryan

32/18-19. 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.

33/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman and J A Hayes.

An apology for lateness was received from Councillor P M Harman.

34/18-19. SUBSTITUTES.

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

35/18-19. 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.

36/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

37/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 2 MAY 2018

Recommended: The Minutes of the meeting held on 2 May 2018 were confirmed and signed.

TOWN PLANNING:

38/18-19. THE FOLLOWING PLANNING APPLICATIONS HAD BEEN RECEIVED FROM DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION AND RESPONDED TO BY THE TOWN CLERK, IN CONSULTATION WITH THE CHAIRMAN, DUE TO THE TIMESCALES INVOLVED.

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| DA/18/00536/FUL | Erection of a single storey rear extension, 30 Childs Crescent, Swanscombe. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |
| DA/18/00540/CDNA | Submission of details relating to refuse storage (condition 5), management plan for open public space (condition 7) and external lighting (condition 8) pursuant to planning permission DA/15/01497/REM for reserved matters relating to appearance, layout, scale and landscaping pursuant to outline application DA/12/01325/OUT (granted on appeal) for the erection of 40 residential dwellings (comprising 16 x 3 bed, 13 x 4 bed, 7 x 5 bed houses and 4 x 1 bed maisonettes) and provision of public open space. Former Empire Sports Ground, south of Knockhall Road, Greenhithe. |
| OBSERVATIONS: | No observations. |
| DA/18/00545/FUL | Demolition of existing detached garage and erection of a detached annexe ancillary to main house 8 Albert Road, Swanscombe. |
| OBSERVATIONS: | To ensure that the annexe never becomes a separate dwelling the Town Council respectfully request that the planning authority consider including a condition to any approval that the building shall be used solely as accommodation ancillary to the main dwelling house. Please ensure all neighbouring properties are consulted prior to the decision of the application. |

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| DA/18/00548/CDNA | <p>Submission of details relating to boundary enclosures (condition 20) and external lighting (condition 24) pursuant to outline planning permission DA/12/01325/OUT (Granted on appeal) for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping. Retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Former Empire Sports Ground, south of Knockhall Road, Greenhithe</p> |
| OBSERVATIONS: | No observations. |
| DA/18/00558/FUL | <p>Erection of a single storey side/rear extension and conversion of existing attached garage into habitable room with associated alterations including the provision of roof lights in garage roof.</p> <p>30 Pentstemon Drive, Swanscombe.</p> |
| OBSERVATIONS: | <p>The Town Council has concern over the conversion of the garage into a habitable room. The application form states there is no change in parking arrangements. According to Google Earth the driveway is 8.3M long and a single car width, therefore not of sufficient size to accommodate more than one vehicle.</p> <p>The application does not meet the standards in the Dartford Borough Council parking Standards SPD (supplementary planning document) and therefore could raise an additional demand for parking on street in an area where there is already very limited capacity.</p> |
| DA/18/00595/FUL | <p>Provision of a vehicle crossover onto Craylands Lane.</p> <p>2 Pentstemon Drive, Swanscombe.</p> |
| OBSERVATIONS: | No observations. |
| DA/18/00611/FUL | <p>Replacement of existing windows with upvc double glazed windows.</p> <p>The Warren. 29 High Street, Greenhithe.</p> |

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| OBSERVATIONS: | Before making a decision on this application the Planning Authority are requested to confirm that the specifications of the replacement windows contained in the application visually match the existing. |
| DA/18/00655/FUL | Erection of a single storey side/rear extension. 6 London Road, Greenhithe. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |
| EDC/18/0052 | Infilling and complete sealing-up of two tunnels; one tunnel passing under London Road and one tunnel passing under Craylands Lane. Tunnels Under South Of London Road And West Of Craylands Lane, Swanscombe. |
| OBSERVATIONS: | The tunnel passing under London Road links the Little Swanscombe and the Croxton and Gary sites, these are part of Ebbsfleet Garden City which is one of the NHS Healthy New Towns. One of the priorities stated is delivering an accessible and inclusive blue and green infrastructure that promotes healthy lifestyles. Restoring the tunnel as part of a pedestrian and cycle network would encourage this, with vehicle free links through towards the Thames and up to Swanscombe, this option would also show respect to the local industrial heritage. |

Recommended: That the responses submitted be noted and endorsed.

39/18-19. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

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| DA/18/00585/FUL | <p>Provision of external steel staircase and entrance door for creation of self-contained first floor flat.</p> <p>Flat Above 106 -108 Milton Road, Swanscombe.</p> |
| OBSERVATIONS: | <p>The Town Council object to the application as there is no provision for parking attached to the self-contained flat, included in the application and the applicant states that the flat is to be rented out separately from the ground floor retail unit. This would give rise to an increase in on street parking in an area where there is very limited capacity</p> <p>There are also concerns that the proposed open staircase will overlook other properties.</p> <p>Please ensure all neighbouring properties are consulted prior to consideration of this application.</p> |
| DA/18/00670/FUL | <p>Erection of a single storey rear extension and provision of a dormer window with Juliette balcony in rear elevation in connection with providing additional rooms in the roof space.</p> <p>75 The Boulevard, Greenhithe.</p> |
| OBSERVATIONS : | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p> |
| DA/18/00688/FUL | <p>Erection of a single storey rear extension incorporating demolition of existing conservatory.</p> <p>37 Eglington Road, Swanscombe</p> |
| OBSERVATIONS : | <p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p> |
| DA//18/00705/FUL | <p>Erection of a single storey rear extension incorporating conversion of garage into habitable room.</p> <p>12 Steele Avenue, Greenhithe.</p> |
| OBSERVATIONS: | <p>No observations as this application is out of the area and is within Stone Parish.</p> |
| EDC/18/0008 | <p>Application for approval of condition 5 attached to reserved matters planning permission reference no.</p> |

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| | <p>EDC/17/0049 relating to submission of details and samples of all external materials.</p> <p>Land west of Springhead Road (Springhead Park Phase 2B) Springhead Road, Northfleet.</p> |
| OBSERVATIONS : | No observations. |
| EDC/18/0043 | <p>Application for approval of condition 8 attached to reserved matters planning permission reference no. EDC/16/0097 relating to details of a Management Strategy.</p> <p>Village Green Castle Hill Eastern Quarry Watling Street Swanscombe.</p> |
| OBSERVATIONS : | <p>The Town Council are disappointed to see that a surcharge is proposed for non-Castle Hill residents to book the tennis courts (which are being provided as a Community Facility) and feel that this goes against the ethos of community integration and could be seen as discriminatory against the communities already established within the Town i.e. non-Castle Hill residents.</p> |
| EDC/18/0051 | <p>Removal and re-alignment of the overhead electricity networks.</p> <p>A2 Breakers, Watling Street, Bean.</p> |
| OBSERVATIONS : | No observations. |
| EDC/18/0054 | <p>Application for approval of condition 18 attached to outline planning permission reference no. EDC/16/0045 relating to an Affordable Housing Strategy for Phase 2A.</p> <p>Former Northfleet West Sub Station Southfleet Road Swanscombe.</p> |
| OBSERVATIONS : | No observations. |
| EDC/18/0061 | <p>Application pursuant to condition 7 of planning permission reference EDC/17/0146 relating to a reptile survey and reptile mitigation strategy.</p> <p>Land at London Road and Craylands Lane, Craylands Lane Swanscombe.</p> |
| OBSERVATIONS: | No observations. |

40/18-19. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

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| EDC/17/0123 | <p>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 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> |
| DA/18/00002/FUL | <p>Raising height of roof to create first floor accommodation to form 4 bedroom detached dwelling together with associated alterations to elevations.</p> <p>Glenwood, 32B London Road, Greenhithe.</p> |
| DA/18/00299/FUL | <p>Erection of detached double garage.</p> <p>Heron House, Station Road, Greenhithe.</p> |
| DA/18/00372/FUL | <p>Erection of a first floor rear extension.</p> <p>6 Pacific Close, Swanscombe.</p> |
| DA/18/00449/PDE | <p>Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension.</p> <p>47 Lewis Road, Swanscombe.</p> |
| DA/18/00472/LDC | <p>Application for a Lawful Development Certificate for proposed erection of a single storey rear extension and provision of a dormer window in rear elevation in connection with providing additional habitable space in the roof space.</p> <p>57 Knockhall Road, Greenhithe.</p> |
| DA/18/00542/TRCON | <p>Notification to reduce height of dominant stem growing towards neighbouring factory building by approx. 4m</p> |

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| | and reduce all lateral branches by approx. 2m, maintaining a balanced shape to the overall tree of 1 No. mature Silver Birch tree in rear garden within Greenhithe Conservation Area. 16 High Street, Greenhithe. |
| DA/18/00342/FUL | Erection of a single storey side extension. 14 Vine Cottages, Betsham Road, Swanscombe. |

The Town Clerk advised members that the following x3 granted decision notices had been received after the agenda had been printed.

The following x3 granted decision notices were noted.

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| DA/18/00505/FUL | Provision of a dormer window and roof lights in rear elevation and roof lights in front elevation in connection with providing additional rooms in the roof space. 20 Hasted Close, Greenhithe. |
| DA/18/00525/TPO | Application to cut branches back off balconies to give clearance of between 1m and 1.5m or to a suitable growth point and then to be subsequently balanced of G1-10 Lime trees subject to Tree Preservation Order No.3 2008. Along Portland Place, Greenhithe. |
| DA/18/00527/TPO | Application to fell 1 No. Sycamore tree (Tree 3.2) subject to Tree Preservation Order No. 3 2008. Rear of Hyndford Crescent, fronting London Road, Ingress Park, Greenhithe. |

There being no further business to transact, the Meeting closed at 7.20 pm.

Signed: _____

Date: _____

(Chairman)