

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 14 JUNE 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 J A Hayes
Councillor Ms L C Howes
Councillor Mrs L Manchester
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor D J Mote

38/17-18. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' Dr J M Harman, K M Kelly and S J Ryan.

39/17-18. SUBSTITUTES.

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

40/17-18. 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.

41/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none

42/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 3 MAY 2017 2017.

Recommended: The Minutes of the meeting held on 3 May 2017 were confirmed and signed.

43/17-18. **PROPOSED STOPPING UP OF HIGHWAY AT STATION ROAD, GREENHITHE – GRID REF: E558427, N:174941.**

Members received the public notice from the Department of Transport, which had a deadline of 15 June 2017. This had previously been sent to Members by email on 10 May 2017.

Recommended: No observations.

44/17-18. **TOWN PLANNING.**

In consultation with the Chairman, and due to the timescales involved, the following responses had been submitted.

EDC/17/0055	Application for a non-material amendment to planning permission reference no. 20151220 to allow relocation of trees/hedge at western end of Penn Green Park. Land West Of Springhead Road (Phase 2A), Springhead Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/17/0056	Application for approval of condition 2 attached to planning permission reference no. 20060454 relating to amended soft landscaping plans and subsequent substitution of amended drawings. Land West Of Springhead Road (Phase 1), Springhead Road, Northfleet.
OBSERVATIONS:	No observations.
DA/17/00864/SCOPE	Request for an EIA Scoping Opinion for the development of Land at Little Hithe, Greenhithe, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) for Private Rented Sector (PRS) residential development scheme to accommodate a total of 225 high quality apartments of varying sizes. Land East of Telephone Exchange Land at Little Hithe, London Road, Greenhithe.
OBSERVATIONS:	No observations.
DA/17/00819/FUL	Erection of two storey side extension, single storey side/rear extension and a front porch.

	1 Keary Road, Swanscombe.
OBSERVATIONS:	Clarification / confirmation is sought that the single space parking provision in the rear garden is sufficient/appropriate for the proposal, which is to create a 4 bedroom house. Please ensure that all neighbouring properties are consulted prior to the application being considered.
DA/17/00828/COU	Change of use of area to provide parking area with vehicle crossing in connection with 1 The Avenue. Land at Arethusa Place, High Street, Greenhithe.
OBSERVATIONS:	Clarification / confirmation is sought to ensure that the access is sufficient for the proposal and is not detrimental to the safety of others.

Recommended: That the responses submitted, as detailed above, be endorsed.

45/17-18. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/17/00881/FUL	Erection of a single storey rear extension with terrace and balcony over and replacement of first floor rear window with single glazed door to access proposed terrace. 39 Swanscombe Street, Swanscombe.
OBSERVATIONS:	Members have concerns about this application regarding any negative impact from overlooking and loss of privacy for neighbouring properties.
DA/17/00912/FUL	Provision of roof lights in front and rear elevations and window in barn hip in connection with providing additional room in the roof space. 21 Hasted Close, Greenhithe.
OBSERVATIONS:	Members have concerns about this application regarding any negative impact from overlooking and loss of privacy for neighbouring properties.
DA/17/00807/LDC	Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension. 20 Leonard Avenue, Swanscombe.

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/00832/LDC	Application for a Lawful Development Certificate for the proposed former window in rear elevation and roof lights in front elevation in connection with providing additional rooms in the roof space. 15 Manor Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/00869/FUL	Erection of a part two/ part single storey side/ rear extension and canopy over front entrance 22 Beaton Close, Greenhithe.
OBSERVATIONS:	Members have concerns about this application regarding any negative impact from overlooking and loss of privacy for neighbouring properties. Please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/00919/PDE	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. 18 Pilgrims View, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/00883/RCON	Application for removal of condition 26 of planning permission DA/16/00016/OUT relating to the completion of the medical centre. Land North of Railway line and East of Station Road, Greenhithe.
OBSERVATIONS:	The Town Council very strongly oppose this application as Condition 26 is important to the integrity and rationale of the application therefore must remain. Provision of the medical centre was seen as fundamental to this development and it is imperative it

	is constructed as detailed in Condition 26 of the planning application i.e. prior to the 23 rd occupation of the residential development.
EDC/17/0059 DA/17/00956/EDCON	Application for approval of condition 11 attached to planning permission reference no. DA/12/01451/EQVAR relating to a resource and waste management strategy. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS	No observation
EDC/17/0060	Display of 2 no. post mounted panel signs located to the north-west of Eastgate Community Centre on Thackeray Drive. Land West Of Springhead Road, (Springhead Park) Springhead Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/17/0061	Display of 6 no. internally illuminated wall mounted signs with sequential lighting and 1no. internally illuminated folded aluminium box with fret cut face backed with acrylic located on the north-west , north-east and southern elevations, and 1no. internally illuminated freestanding totem with sequential lighting to word 'Inns' located on the northern boundary. The Spring River Lodge, Southfleet Road, Swanscombe.
OBSERVATIONS:	Members would have concerns should the proposals result in a distraction to drivers and negatively impact on the safety of road and footpath users.
EDC/17/0064 DA/17/01014/EDCON	Reserved matters application (details relating to access, appearance, landscaping, layout and scale) for the construction of 68 dwellings; pursuant to conditions 2 & 25 of outline application 12/01451/EQVAR. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	The Town Council have concerns with the following aspects of this application : <ul style="list-style-type: none"> • Insufficient Parking. Although the Design and Access Statement states it exceeds the standard set for residential use in the Dartford Borough Council Parking Standards SPD, it

	<p>lists all 93 spaces for residents allocated. Therefore, it does not follow the preferred method, to provide certain spaces particularly those for apartments as unallocated.</p> <p>Provision of spaces through allocation has the potential to actually create extra demand for parking spaces due to its inherent inflexibility. Allocation may provide some with more than is necessary and some with less than is needed. Against a background of needing to use land efficiently, unallocated provision helps to reconcile differing needs.</p> <p>Neither does it allow for the fact that additional spaces are required for the 10 3 bed houses that have tandem parking, both spaces of which must be allocated to the same dwelling.</p> <p>If the parking was supplied in the preferred allocated, unallocated form as the Dartford Borough Council Parking Standards SPD, there would be sufficient spaces.</p> <p>The parking supply for visitors and vans meet the standard.</p> <ul style="list-style-type: none">• Insufficient disabled parking. <p>Design and Access Statement also states there is an ability to extend parking bays for disabled users. There is no indication how this is possible.</p> <p>The Manual for Streets, by Department of Communities and Local Government and the Department of Transport. states</p> <p>8.3.24 Spaces for disabled people need to be properly marked and meet the minimum space requirements.</p> <p>8.3.25 It is preferable to provide these spaces in unallocated areas, including on-street as it is not normally possible to identify which properties will be occupied or visited by disabled people. It is recommended that spaces for disabled people are generally located as close as possible to building entrances.</p> <p>8.3.26 In the absence of any specific local polices, it is recommended that 5% of residential car-</p>
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	<p>parking spaces are designated for use by disabled people.</p> <p>Therefore, there should be 6 spaces allocated and of sufficient specified size to the disabled standard.</p>
EDC/17/0065	<p>Application for approval of condition 3 attached to reserved matters planning permission reference no. EDC/16/0088 relating to submission of details and samples of all external materials.</p> <p>Land West Of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/16/0073 DA/17/01009/EDCON	<p>Replacement of footbridge with new land banked footbridge across Gorge.</p> <p>Craylands Gorge, Eastern Quarry, Swanscombe</p>
OBSERVATIONS:	<p>The Town Council strongly objects to this application for the following reasons:</p> <p>The Town Council undertook an appraisal of the gorge in 2002 which included input from Groundwork Kent Thames-side, Green Grid, KCC Archaeology and English Nature (attached) where it was found that the area contained rare species of insects (some that were previously thought to be extinct) and this proposal would disturb the environment and damage the habitat as well as render the gorge unable to be used for any other use in the future. Also attached are the notes from a meeting held on 26 May 2004 between Town Council Members, Dartford Borough Council Officers and representatives from Land Securities where the use of the gorge was confirmed by Land Securities.</p> <p>This proposal would take away the last green corridor/lung that was included in the original plans for Eastern Quarry and it is a site that is an important haven for wildlife in an area already under huge pressure with space being taken up by the many developments.</p> <p>The Town Council would respectfully request that KCC Archaeology Department and English Nature are afforded the opportunity to consider this proposal in detail and to undertake the appropriate tests/surveys so that they can submit their views on the proposal prior to it being considered for a decision.</p>

	<p>Members also wanted to submit the following observations on this proposal:-</p> <p>If the application were to be approved, and the Town Council object to this, then the footpath should be accessible to all and built to KCC, Countryside Access Design Standards. The section south of Ingress Gardens shows a path with a gradient of 1:11.1 which is unsuitable for the disabled, elderly, and people with pushchairs.</p> <p>The “Sensory Trust” creating accessible and engaging outdoor experiences, list the maximum recommended gradient as 1:15 and the preferred maximum gradient as 1:20. KCC, Countryside Access Design Standards the recommended maximum ramp gradient is 1:20, although steeper gradients of up to 1:10 may be acceptable over short distances. For a 1:12 gradient or greater there should be a landing point every 10M. For gradients of 1:20 – 1:13, there should be a landing point every 15M;</p> <p>Discrepancy between existing contours and proposed contours of 1M to the path south of Ingress Gardens:-</p> <p>At CH 0 existing contour is 20M proposed is 19M</p>
<p>EDC/17/0067 DA/17/01008/EDCON</p>	<p>Reserved matters application (details relating to access, appearance, landscaping, layout and scale) for the construction of a mixed use building comprising 10 townhouses, 46 apartments, up to 911m² of retail floorspace (A1, A2, A3, A5) and associated car parking, circulation space, landscaping, infrastructure, earthworks and Broadband Action Plan, pursuant to conditions 2, 25, 28 and 30 of outline application DA/12/01451/EQVAR.</p> <p>Castle Hill Neighbourhood Area, Eastern Quarry, Watling Street, Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council have concerns with the following aspects of this application :</p> <p>Town Councillors were not invited to the Public Consultation which is obviously a concern and inappropriate.</p> <p>Ambiguous parking arrangement, no mention if it is allocated, unallocated?</p>

	<p>Provision of spaces through allocation has the potential to actually create extra demand for parking spaces due to its inherent inflexibility. Allocation may provide some with more than is necessary and some with less than is needed. Against a background of needing to use land efficiently, unallocated provision helps to reconcile differing needs.</p> <p>If the parking was supplied in the preferred allocated, unallocated form as the Dartford Borough Council Parking Standards SPD, there would be 15 allocated and 56 unallocated, totalling 71 spaces. Along with 6 van spaces. The visitor's parking is elsewhere which is acceptable. The proposal is for 64 spaces and 3 van spaces. The suggestion that vans use ordinary parking spaces is impactable and unsafe. There is therefore insufficient Parking.</p> <p>The Manual for Streets, by Department of Communities and Local Government and the Department of Transport. states;-</p> <p>8.3.24 Spaces for disabled people need to be properly marked and meet the minimum space requirements.</p> <p>8.3.25 It is preferable to provide these spaces in unallocated areas, including on-street as it is not normally possible to identify which properties will be occupied or visited by disabled people. It is recommended that spaces for disabled people are generally located as close as possible to building entrances.</p> <p>8.3.26 in the absence of any specific local polices, it is recommended that 5% of residential car-parking spaces are designated for use by disabled people.</p> <p>Therefore, there should be 4 spaces allocated and of sufficient specified size to the disabled standard.</p>
<p>17//00777/EDCON (EDC/17/0032)</p>	<p>Consultation on an application for approval of condition 3 attached to planning permission reference no. 15/01881/ECREM relating to surface water drainage details within Ebbsfleet Development Corporation</p> <p>Phase 3A Castle Hill Easter Quarry, Watling Street, Swanscombe.</p>

OBSERVATIONS:	No observations.
EDC/17/0057	Application for approval of condition 28 attached to planning permission reference EDC/16/0079 relating to the noise assessment and mitigation report. Plot B 'The Triangle' Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations
DA/17/00889/FUL	Installation of new plant units; removal and relocation of existing units; installation of timber fence. The Co-Operative Group 29 - 31 High Street, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/17/00650/FUL	Provision of a vehicle crossing onto B255 and excavation of front garden to create hard standing area for car parking incorporating replacement staircase. 2 Cobham Terrace, Bean Road, Greenhithe.
OBSERVATIONS:	The Town Council would request that the planning authority ensures that a condition is attached to any granted permission which requires that permeable materials have to be used for hard standing to reduce any negative effects of water dispersal. Please ensure all neighbouring properties are consulted prior to the decision of the application.

46/17-18. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/17/00520/FUL	Erection of single rear extension (retrospective application) 9 Reservoir Close, Greenhithe.
DA/17/00530/FUL	Demolition of existing conservatory and erection of single storey rear extension and additional window to side elevation 7 Caspian Way, Swanscombe.

DA/17/00497/FUL	Erection of a single storey rear extension including demolition of existing conservatory. 12 Western Cross Close, Greenhithe.
DA/14/01702/FUL	Application for the temporary relocation of the sales and marketing suite at Ingress Park (previously approved under planning permission DA/14/00645/FUL) Crest Sales Office, Stonely Crescent, Greenhithe.
DA/15/00435/CDNA	Submission of details relating to external materials pursuant to condition 4 of planning permission DA/12/00233/FUL for erection of single storey building to provide community centre. Junction Stonely Crescent and Liveryman Walk, Ingress Park Site, Greenhithe.
DA/17/00507/FUL	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). Adjacent 34 Valley View, Greenhithe.
DA/16/01207/OUT	Outline application for extensions and alterations to the shopping centre through part demolition, alteration and refurbishment of existing buildings/structures and erection of new buildings/structures to provide retail and related uses (Use classes A1 - A5),—reconfiguration of existing car and coach parking areas, reconfiguration of existing lake, open space and public realm, alteration of existing pedestrian links within the site, infrastructure and associated facilities.

There being no further business to transact, the Meeting closed at 8.10 pm.

Signed: _____
(Chairman)

Date: _____