

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 16 JANUARY 2019 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor Ms L M Cross (substituting for Councillor B E Read)
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 D J Mote

ALSO PRESENT: x1 Member of the public
Graham Blew – Town Clerk

ABSENT: Councillor K G Basson
Councillor Ms L Manchester
Councillor A S Reach
Councillor S J Ryan

411/18-19. 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.

412/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' Dr J M Harman, K M Kelly and B E Read.

413/18-19. SUBSTITUTES.

Councillor Ms L M Cross substituted for Councillor B E Read.
Councillor P M Harman substituted for Councillor Dr J M Harman.

414/18-19. 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.

The member of the public present raised concerns regarding the amended land levels contained in Addendum Note – EDC/18/0086 and the Town Clerk advised he would contact Camland to invite them to meet with the Committee regarding this issue.

415/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

416/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 19 DECEMBER 2018

Recommended: The Minutes of the meeting held on 19 December 2018 were confirmed and signed.

TOWN PLANNING:

417/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/18/01631/FUL	<p>Installation of replacement plant units.</p> <p>The Co-Operative Group, 29 - 31 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/18/01637/FUL	<p>Conversion of garage into habitable room together with associated alterations to front elevation (retrospective application)</p> <p>78 Pentstemon Drive, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as the proposed development would result in the loss of a parking space which could not be replaced within the curtilage of the site and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies B1 and T23 of the adopted Dartford Local Plan and the Local Planning Authority's standards.</p> <p>It is also noted that the Google Street View shows part of the small front garden is occupied by a mature tree which adds an attractive contribution to the streetscape.</p> <p>The Planning Authority are requested to seek advice from their Planning Enforcement officers regarding this application as it is understood that it was previously</p>

	<p>refused under application DA/14/00838/FUL <i>(The proposal would result in the under provision of off street parking, contrary to Dartford's SPD Parking Standards and Local Plan policies B1 and T23.)</i></p>
DA/19/00032/ADV	<p>Display of 1 No. internally illuminated fascia (only the co-op logo illuminates), 3 No. non illuminated wall mounted flat aluminium panels 1 No. non illuminated post office panel (fitted to main fascia).</p> <p>The Co-Operative Group, 29 - 35 High Street, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
EDC/18/0190 DA/18/01659/EDCCON	<p>Application for the change of use of rear two thirds of the detached garage into a habitable space retaining the front third as a garage/storage area, and installation of patio doors to side elevation of the garage to enable access from the garden.</p> <p>5 Ekman Close, Weldon, Ebbsfleet Valley.</p>
OBSERVATIONS:	<p>The Town Council request confirmation that this application meets the Planning Authorities parking standards and would ask that were the application to be approved a condition be included to prevent the proposed habitable space being used as a separate dwelling.</p>
EDC/18/0186/ RE-CONSULTATION	<p>Erection of single storey rear extension including partial conversion of garage to a habitable room, and erection of 2no. dormer windows to rear and 2no. roof lights to front.</p> <p>5 Mercer Avenue, Castle Hill, Ebbsfleet Valley.</p>
OBSERVATIONS:	<p>No further observations.</p>
EDC/18/0091	<p>Application for approval of part condition 14 (a) pursuant to outline planning permission reference no. EDC/17/0048 relating to an archaeological field evaluation report and written timetable.</p> <p>Central and Western Village, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council endorse the comments and observations submitted, by email to the EDC on 10 January 2019, by Mr G Baker <i>(these are attached for reference)</i>.</p>

<p>EDC/18/0195 DA/19/00009/EDCCON</p>	<p>Application for the approval of conditions 19 & 20 attached to planning permission reference no. EDC/17/0048 relating to Submission of an Area Masterplan and Area Design Code for the Alkerden area.</p> <p>Alkerden, Eastern Quarry, Watling Street, Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>The parking management document seems to be an attempt to reduce the importance of the Dartford Borough Council parking standards SPD (2012). We note from previous applications that Dartford Borough Council states that the SPD should adhered to unless firm justification is provided for a lower provision.</p> <p>A survey of parking in Castle Hill is included with the application as justification, however this is a new development and we consider that the parking patterns are not yet established. We expect that this demand could change over the next five, ten or twenty years. Ingress Park, Greenhithe is an example of this as it is a similar development. Kent County Council decided that there was no demand for the proposed school but now, due to demand, additional class rooms have been added to two local schools to cater for the need. 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 then also a need for visitor spaces for child carers. The situation in Ingress Park regarding parking and traffic management has reached the point that it is now the most common item residents are complaining top local councillors about.</p> <p>The Town Council endorse the comments and observations, submitted by email to the EDC on 15 January 2019, by Mr G Baker (<i>these are attached for reference</i>).</p>
<p>EDC/18/0196 DA/19/00010/EDCCON</p>	<p>Application for the discharge of conditions 19, 20 & 21 attached to planning permission reference no. EDC/17/0048 relating to the submission of the Area Masterplan, Area design code and Air Quality Monitoring.</p> <p>Ashmere (Western Village), Eastern Quarry, Watling Street, Swanscombe.</p>
<p>OBSERVATIONS:</p>	<p>The parking management document seems to be an attempt to reduce the importance of the Dartford Borough Council parking standards SPD (2012). We note from previous applications that Dartford Borough Council states</p>

	<p>that the SPD should adhered to unless firm justification is provided for a lower provision.</p> <p>A survey of parking in Castle Hill is included with the application as justification, however this is a new development and we consider that the parking patterns are not yet established. We expect that this demand could change over the next five, ten or twenty years. Ingress Park, Greenhithe is an example of this as it is a similar development. Kent County Council decided that there was no demand for the proposed school but now, due to demand, additional class rooms have been added to two local schools to cater for the need. 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 then also a need for visitor spaces for child carers. The situation in Ingress Park regarding parking and traffic management has reached the point that it is now the most common item residents are complaining top local councillors about.</p> <p>The Town Council are concerned that the re-naming of areas, such as Ashmere, seems to be happening without consultation or discussion.</p>
EDC/18/0197	<p>Application for the discharge of conditions 5 and 6 attached to planning permission reference no. EDC/18/0009 relating to the archaeological evaluation of phases 1 and 2.</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	Out of area, no observations.
EDC/19/0004 DA/19/00035/EDCCON	<p>Consultation on Housing Implementation Strategy pursuant to S106 attached to outline planning permission EDC/17/0048 within Ebbsfleet Development Corporation.</p> <p>Eastern Quarry Watling Street Swanscombe.</p>
OBSERVATIONS:	No observations

418/18-19. GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/18/01188/FUL	Provision of a pitched roof over existing flat roof of detached garage. 28 Childs Crescent, Swanscombe.
DA/18/01290/FUL	Demolition of existing rear extension and erection of a two storey side extension and front porch. 144 Knockhall Road, Greenhithe.
DA/18/01398/FUL	Erection of a single storey rear extension with balcony over and ground floor flank window. 49 Pentstemon Drive, Swanscombe.
DA/18/01478/RCON	Application for removal of condition 1 (allowing temporary permission for 1 year) of planning permission DA/17/01402/COU (change of use to a micro-brewery) to allow the permission to be permanent. No Frills Brewery 50 Wakefield Road (Rear Of 20 To 20A Knockhall Road), Greenhithe.

419/18-19. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

DA/18/01631/FUL	Provision of a dormer window in side elevation and roof lights in front and rear elevation in connection with providing additional rooms in the roof space 49 Pentstemon Drive, Swanscombe.
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There being no further business to transact, the Meeting closed at 7.55 pm.

Signed: _____
(Chairman)

Date: _____