

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 17 JANUARY 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor P C Harris
Councillor Ms L C Howes
Councillor R J Lees (substituting for Councillor B E Read)
Councillor Mrs L Manchester
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly

424/17-18. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman, J A Hayes, D J Mote, A S Reach and B E Read.

425/17-18. SUBSTITUTES.

Councillor R J Lees substituted for Councillor B E Read.

426/17-18. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

The Town Clerk declared a prejudicial interest on behalf of members of the Town Council regarding application EDC/17/0161 due to the Town Councils ongoing discussions with the Land Owner about the Freehold of the Community Centre.

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

427/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

428/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 20 DECEMBER 2017

Recommended: The Minutes of the meeting held on 20 December 2017 were confirmed and signed.

429/17-18 KENT COUNTY COUNCIL (KCC) KENT MINERAL SITE PLAN OPTIONS – CONSULTATION. EARLY PARTIAL REVIEW OF KENT MINERALS AND WASTE LOCAL PLAN – CONSULTATION (p).

Details of the consultation, and supporting information can be viewed via the consultation portal at the following link:

<http://consult.kent.gov.uk/portal>

The deadline for responses was 29 March 2018.

Recommended: That the item be noted.

430/17-18. DEPARTMENT OF TRANSPORT –SHAPING THE FUTURE OF ENGLAND’S STRATEGIC ROADS – CONSULTATION ON HIGHWAYS ENGLAND’S INITIAL REPORT (p).

Details of the consultation, and supporting information, can be viewed via the following webpage:

www.gov.uk/dft#consultations

The deadline for responses was 7 February 2018.

Recommended: That the item be noted.

TOWN PLANNING:

431/17-18. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS’ OBSERVATIONS.

DA/17/01955/FUL	<p>Provision of a new drive thru lane, with side-by-side ordering and the refurbishment of the restaurant, which includes 30.6 sqm of extensions, incorporating new drive thru booths, enlarged freezer/chiller and managers’ office, with associated works to the site. New site access/egress, with the relocation of the car park and a new patio area, remote corral at the north site, installation of 2 No. customer order displays with associated overhead canopies.</p> <p>McDonalds Restaurant, Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council strongly object to this application on the following grounds:</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – <i>DP3 – Transport Impacts of</i></p>

	<p><i>Development</i> :- The Town Council have concerns regarding the proposed changes to the publicly maintained highway (Bean Road) and the impact on pedestrian safety due to a lack of adequate pedestrian footways as well as the impact on cyclists due to the diversion of a national cycle route.</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – <i>DP4 – Transport Access and Design</i>: - The loss/reduction in parking provision which should be increased not decreased. The delivery vehicle turning arrangements in the proposed car park are also a concern as the illustration provided by the applicant shows the large delivery vehicle turning in an empty car park which is unlikely to occur and the turning would not be possible were the car park to be occupied.</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – <i>DP5 – Environmental and Amenity Protection</i>: - Environmental Impact – the felling of tress/shrubbery is a concern and the Town Council would like to see the applicant provide a survey of the effects of their proposals on the wildlife habitat at the site.</p> <p>Air Quality – There does not appear to e any Air Quality Impact Assessment provided with the application and this should be undertaken as the area is already severely affected by pollution from heavy traffic use/congestion. Members are extremely concerned that the design/concept of a drive-thru facility results in customers waiting with their engines running and this will obviously have a detrimental effect on the air quality in the area.</p> <p>Members would like to see details of the applicants proposals to deal with the increase in waste resulting from the proposal (30% increase in use/revenue = increase in waste)</p> <p>This application, and the associated planning applications linked to this proposal, would have a detrimental impact on the adjacent Grade II listed St Mary Church.</p>
DA/17/01956/ADV	<p>Provision of new signage suite (in connection with separate planning application DA/17/01955/FUL for proposed drive thru layout) comprising 1 No. gateway height restrictor, 10 No. freestanding signs, 1 No. banner unit and 1 No. side-by-side directional.</p> <p>McDonalds Restaurant, Bean Road, Greenhithe.</p>

OBSERVATIONS:	The Town Council objects to this proposal as it is out of character with the area and would have a detrimental impact on the adjacent Grade II listed St Mary Church.
DA/17/01957/ADV	Display of 1 No. externally illuminated wall mounted "good times" sign. McDonalds Restaurant, Bean Road, Greenhithe.
OBSERVATIONS:	The Chairman informed the Committee that this application had been withdrawn.
DA17/01958/ADV	Display of 1 No. freestanding internally illuminated 6.5m totem sign. McDonalds Restaurant, Bean Road, Greenhithe.
OBSERVATIONS:	The Town Council objects to this proposal as it is out of character with the area and would have a detrimental impact on the adjacent Grade II listed St Mary Church.
DA/17/02087/FUL	Erection of a first floor side extension, single storey rear extension and alterations to existing rear conservatory to provide single storey rear extension. 97 Caspian Way, Swanscombe.
OBSERVATIONS:	The previous application for this property (DA/05/01286/FUL) included that the car parking area to the front of the property shown on Drawing No CC4a shall be surfaced and drained prior to the commencement of the development in accordance with the approved plans and shall be kept available for such use at all times and no development by the Town and Country Planning (General Permitted Development) Order 1995 or not, shall be carried out on that area of land or to preclude vehicular access thereto. The Planning Authority and members of the Development Control Boards attention is drawn to the fact that this condition has not been met and that this area has reverted to a landscaped front garden resulting in there being insufficient parking for a three bedroom house, or the proposed development contained in this application.
DA/17/02115/FUL	Erection of a first floor rear extension. 6 Pacific Close, Swanscombe.

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/00013/FUL	Erection of a single storey rear extension 7 Park Cliff Road, Greenhithe.
OBSERVATIONS:	The Town Council have concerns that the doors to the proposed orangery would extend into the parking space therefore reducing the off-street parking provision on the site and seek confirmation from the Planning Authority prior to the application being considered or a decision being made on the application, that the proposal will not stop the parking of vehicles in the space currently there.
EDC/17/0161	The provision of an additional area for car parking consisting of: 7no. parking spaces for community centre; 6no. visitor parking and; 2no. van parking spaces. The Pier, Ingress Park Site, Ingress Park Avenue, Greenhithe.
OBSERVATIONS:	The Town Clerk having already declared a prejudicial interest on behalf of members of the Town Council no comments were made on this application.
EDC/17/0165	Application for approval of condition 4 attached to reserved matters planning permission reference no. EDC/17/0067 relating to details of surface water drainage system. Castle Hill Neighbourhood Area, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0166	Application for the approval of condition 4(iii) attached to planning permission reference no. 15/01881/ECREM relating to Boundary treatments. Phase 3A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0167	Display of 1no. externally illuminated individual letters sign. The Spring River Lodge, Talbot Lane, Ebbsfleet Valley.
OBSERVATIONS:	No observations.

EDC/17/0170	Application for the approval of condition 5 attached to reserved matters planning permission reference no. EDC/17/0020 relating to details of landscaping scheme. Land at Eastern Quarry (Accessed via Watling Street) Sites E & F, Watling Street, Swanscombe
OBSERVATIONS:	No observations.
EDC/18/0002	Temporary use as a construction materials logistics facility. Land at Former Northfleet Works, The Shore, Northfleet.
OBSERVATIONS:	No observations.
EDC/18/0003	Erection of a single storey extension to the rear. 1 Mercer Avenue, Castle Hill, Ebbsfleet Valley.
OBSERVATIONS:	No observations.

432/17-18. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/17/01803/FUL	Erection of a rear conservatory. 122 Stanhope Road, Swanscombe.
DA/17/01890/FUL	Erection of a single storey rear extension to car port to convert to garage and replacement of garage doors. 5 Empire Walk, Greenhithe.

433/17-18. GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' INFORMATION.

The following granted decision notice was noted.

DA/16/1431/RVARA	Discharge of planning conditions 3 - external materials, 5 - construction management plan, 9 - ecological enhancements, 10 - surface water drainage strategy, 11 - contamination, 14 - piling details & 15 - landscape scheme. Craylands Primary School, Craylands Lane, Swanscombe.
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434/17-18. **REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notice was noted.

DA/17/01689/FUL	Excavation works to make part of front curtilage level with highway for provision of off street parking for 2 vehicles with car port. 32 Valley View, Greenhithe.
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There being no further business to transact, the Meeting closed at 7.45 pm.

Signed: _____ Date: _____
(Chairman)

