

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

PRESENT: Councillor B R Parry (Chairman)
Councillor K G Basson
Councillor Ms L M CROSS (substituting for Councillor J A Hayes)
Councillor P C Harris
Councillor Ms L C Howes
Councillor Mrs L Manchester
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT: Gordon Pratt – KenEx Tram
Alex Hills – KenEx Tram
Graham Blew – Town Clerk

ABSENT: There were none

252/18-19. 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.

253/18-19. APOLOGIES FOR ABSENCE.

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

An apology for lateness was submitted by Councillor K G Basson.

254/18-19. SUBSTITUTES.

Councillor Ms L M Cross substituted for Councillor J A Hayes.

255/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor S J Ryan declared a prejudicial interest regarding application DA/18/01266/TPO as he felt that the application related to land/property sufficiently close to his own land/property that the proposal would have, or be perceived to have, a positive or negative consequence for him.

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

256/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

257/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 26 SEPTEMBER 2018

Recommended: The Minutes of the meeting held on 26 September 2018 were confirmed and signed.

258/18-19. KENEX TRAM – PRESENTATION.

Mr Gordon Pratt and Mr Alex Hills (KenEx Tram) gave a short presentation updating on the scheme and especially the work affecting Swanscombe and Greenhithe. After a question and answer session the Chairman thanked the representatives from KenEx Tram for attending the meeting.

Recommended: That the item be noted.

TOWN PLANNING:

259/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/18/01259/CDNA	Submission of details relating to external lighting pursuant to condition 3 of planning permission DA/18/00500/FUL for provision of a hand car wash with cabin and canopy, and composite fencing. Asda Superstores, Crossways Boulevard, Greenhithe.
OBSERVATIONS:	No observations.
DA/18/01261/FUL	Erection of a part two/part single storey front extension, single storey rear extension, conversion of existing integral garage to habitable room and provision of a dormer window in rear elevation and roof lights in front elevation in connection with providing additional room in the roof space. 50 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	The Town Council objects to the application due to the loss of parking facilities. The application appears to propose the creation of a 4 bedroom property with only one parking space which is inadequate off street parking the absence of which would give rise to an increase in on street parking in an area where there is very limited capacity, contrary to Policy T23 of the Dartford Local Plan.

Having already declared a prejudicial interest Councillor S J Ryan left the chamber and took no part in the discussion or decision on the following application.

DA/18/01266/TPO	<p>Application to cut-back the lime tree outside 4 Portland Place such that its height does not exceed the level of the top of the arch of the first floor French door to 4 Portland Place and its width does not exceed the outer edge of the ground floor window and to cut-back the remaining 9 Lime Trees to similar dimensions, subject to Tree Preservation Order No. 11 1990.</p> <p>Portland Place, Ingress Park, Greenhithe</p>
OBSERVATIONS:	No observations.
DA/18/01267/TPO	<p>Application to cut back 1.5m from boundaries of 12-16 The Dell of Various trees (G4) subject to Tree Preservation Order No.11 1990</p> <p>Rear of 12 – 16 The Dell, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/18/01268/TPO	<p>Application to coppice 1 No. Holm Oak tree (T377) subject to Tree Preservation Order No.11 1990.</p> <p>East of Mount Nod. London Road, Greenhithe.</p>
OBSERVATIONS:	Members felt that coppicing was a drastic procedure and that it should only be carried out when completely necessary and, even then, it should be undertaken sympathetically.
DA/18/01269/TPO	<p>Application to remove leaning limbs and deadwood from over footpath of 1 No. Ash tree (T415) subject to Tree Preservation Order No.11 1990</p> <p>Nature Trail North East of Mount Nod, London Road, Greenhithe.</p>
OBSERVATIONS:	No observations.
DA/18/01270/TPO	<p>Application to cut back from building giving 1.5m clearance of 1 No. Sycamore tree (T1) subject to Tree Preservation Order No.11 1990</p> <p>Adjacent 19 Watermans Way, Greenhithe.</p>
OBSERVATIONS:	No observations.

DA/1801290/FUL	Demolition of existing and rear extension and erection of a two storey side extension. 144 Knockhall Road, Greenhithe.
OBSERVATIONS:	The Planning Authority are asked to confirm that the proposal meets all the relevant parking standards required and that all neighbouring properties are consulted prior to the application being considered.
EDC/18/0065	Application for approval of condition 10 attached to outline planning permission reference no. EDC/17/0048 relating to Site Wide Master Plan. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0082	Application for approval of condition 16 (part) pursuant to outline planning permission reference no. EDC/17/0123 relating to details of hard landscaping. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area, no observations.
EDC/18/0104	Application for approval of condition 15 attached to planning permission reference no. EDC/17/0039 relating to details of material to be used to infill section of Crete Hall Road to be made redundant following the road realignment. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area, no observations.
EDC/18/0105	Application for approval of condition 14 attached to planning permission reference no. EDC/17/0039 relating to details of the implementation, maintenance and management of the surface water drainage scheme. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area, no observations.
EDC/18/0106	Application for approval of condition 10 attached to planning permission reference no. EDC/17/0039 relating to the submission of full and detailed plans to the Local Planning Authority for approval, of the location of the

	<p>dropped kerbs and tactile paving to serve the approved cycle way to the south of Crete Hall Road.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	Out of area, no observations.
EDC/18/0107	<p>Application for approval of condition 9 attached to planning permission reference no. EDC/17/0039 relating to details of retaining structures to the western boundary of the site.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	Out of area, no observations.
EDC/18/0143	<p>Application for approval of condition 5 attached to planning permission reference no. EDC/17/0071, relating to details of the design and appearance of the substation including elevations, external facing and hard surfacing materials, boundaries, enclosures and screening.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0152	<p>Application for approval of condition 4 and 5 attached to planning permission reference no. EDC/17/0092 relating to details of external lighting, a scheme of soft landscaping and a management programme for soft landscaping.</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	Out of area, no observations.
EDC/18/0153	<p>Variation of condition 2 of planning permission EDC/16/0071 (Erection of a standalone two storey office development comprising 1,093 sq. m Use Class B1a Floor Space and 50 car parking spaces with associated landscaping and public realm enhancements.) to amend the description of the development to 48 car parking spaces and changes to the approved plans.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	The drawings contained with the application indicate 46 car spaces and not 48 which appears to indicate a reduction of four parking spaces from the originally approved scheme?

	<p>All the disabled parking spaces should be located near to the main entrance but two appear to be located a considerable distance from the main entrance.</p> <p>Whilst we have no objections to the actual application we would request that you review the travel plan. It states its connectivity with the local area and stations etc. and bus services, in particular Swanscombe Station. To our knowledge this station is heavily used by residents in adjoining new developments and the expectation is that this new development will add to this. The bus services mentioned in the plan are the 481 connecting to Swanscombe, it only reaches the fringe of Swanscombe but not to the High Street or Station. Experience now shows us that people are now using their cars and leaving them in the High Street area whilst travelling to work etc. which is creating local parking problems. We would suggest that a condition is placed on the application to request that the developer seeks an agreement with the Town Council, with a revision to the travel plan, to take this into account and thus create a better connectivity with the development and the existing area.</p> <p>We would also like to make the point that this feature also applies to many of the other developments that the EDC are dealing with.</p>
EDC/18/0154	<p>Application for a non-material amendment to Condition 2 attached to planning application EDC/17/0102 to amend landscape plans at Phase 1, Ebbsfleet Green.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council seek assurances that an adequate watering system is to be included as part of any approval for this application as this is essential for any landscaping to be successful.</p>
EDC/18/0155	<p>Application for approval of condition 17 pursuant to outline planning permission reference no. EDC/17/0123 relating to details of soft landscaping insofar as it relates to development on the northern parcel only.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	<p>Out of area, no observations.</p>

EDC/18/0157	Application for approval of condition 13 pursuant to outline planning permission reference no. EDC/17/0123 relating to details Operational Phase Local Employment and Training Plan insofar as it relates to development of the northern parcel only. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area, no observations.

260/18-19. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/18/00283/FUL	Erection of a single storey side extension and two storey rear extension. 20 Ingress Park Avenue, Greenhithe.
DA/18/00929/FUL	Change of front window at first floor. 18B Milton Road, Swanscombe.

261/18-19. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following refused decision notices were noted.

DA/18/01955/FUL	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 with new extraction ducting to rear, 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 of the site, installation of 2 No. customer order displays with associated overhead canopies. McDonalds Restaurant, Bean Road, Greenhithe.
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262/18-19. **PLANNING APPLICATIONS SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' OBSERVATIONS.**

DA/16/17413/R4	Details of a Travel Plan pursuant to Condition 4 of planning permission DA/16/1413. Craylands Primary School, Craylands Lane, Swanscombe.
OBSERVATIONS:	Members have concerns regarding this application and would like the following to form part of the conditions for any approval given to this application: <ul style="list-style-type: none">• There is an urgent requirement for the current 30mph limit to be reduced to 20 mph outside of the school;• There should be provision of a safe crossing area for the school;• Signage is required, both sides of the road, to indicate that drivers are approaching a school;• The school should be asked to consider implementing a "walking bus scheme" for parents and pupils.

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

Signed: _____ Date: _____
(Chairman)