

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 20 DECEMBER 2017 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor K G Basson
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Ms L C Howes
Councillor R J Lees (substituting for Councillor B E Read)
Councillor D J Mote
Councillor A S Reach
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor J A Hayes
Councillor K M Kelly

384/17-18. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' B E Read, Dr J M Harman and Mrs L Manchester.

Apologies for lateness were submitted by Councillors' K G Basson and S J Ryan.

385/17-18. SUBSTITUTES.

Councillor P M Harman substituted for Councillor Dr J M Harman.
Councillor R J Lees substituted for Councillor B E Read.

386/17-18. 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.

387/17-18. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

388/17-18. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 29 NOVEMBER 2017

Recommended: The Minutes of the meeting held on 29 November 2017 were confirmed and signed.

389/17-18 HIGHWAYS ENGLAND APPLICATION FOR A DEVELOPMENT CONSENT ORDER – A2 BEAN AND EBBSFLEET JUNCTION – SCOPING CONSULTATION (p).

Members are asked to consider the attached document from the Planning Inspectorate. This is a request for information that should form part of the Environmental Statement relating to the proposed development.

To assist members the report accompanying the scoping request can be accessed online at the following link:

<https://infrastructure.planninginspectorate.gov.uk/projects/south-east/a2-bean-and-ebbsfleet-junction-improvements/?ipcsection=docs>

The deadline for responses is 26 December 2017.

Recommended: That the item be noted.

390/17-18. NEW ROUNDABOUT AT SOUTHFLEET ROAD, PEDESTRIAN AND VEHICLE SAFETY (p).

Further to minute 340/17-18 the attached responses from the Ebbsfleet Development Corporation and Kent Highways have been received.

After discussion it was agreed that the Town Clerk would request the assistance of the KCC Member for Swanscombe and Greenhithe with the issues raised by the Committee.

Swanscombe Borough Councillor R J Lees also offered to write to Kent Highway Services to highlight members concerns.

Recommended: That the Town Clerk submit another request for assistance with the issues raised by the Committee to the KCC Member for Swanscombe and Greenhithe.

TOWN PLANNING:

391/17-18. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

| | |
|------------------------|---|
| <p>DA/17/01833/COU</p> | <p>Change of use of ground floor dental surgery (Use Class D1) to self-contained one bedroom flat (Use Class C3) incorporating single storey rear infill extension and erection of a detached building to provide dental surgery, with associated parking provision.</p> <p>Cheers Dental Practice, 23 High Street, Swanscombe.</p> |
| <p>OBSERVATIONS:</p> | <p>Members object to this application on the following grounds:</p> <ul style="list-style-type: none"> • It fails to meet the requirements of the Dartford Parking Standards Supplementary Planning Document (adopted 26 July 2012, page 21) which require 1 space per 2 staff and 3 spaces per consulting/treatment room. This application/proposal does not provide this. • It also fails to meet the requirements for adequate provision to enable delivery vehicles to park and manoeuvre clear of the public highway. This application/proposal does not provide this. • The 2 flats on site would also warrant 1 or 2 parking spaces each which are also not provided for with this application. • It fails to meet the requirements of Policy CS17: Design of Homes, with regards to useable amenity space, usually provided as a garden in family houses and a balcony, patio or roof garden in flats. This application/proposal does not provide this. <p>Members are concerned that it is not clear from the application form, or drawings, of the total number of existing flats that are currently on the site (the application states 1 but there are concerns that there are already 2 existing flats).</p> <p>Members have serious concerns that the proposal would have an adverse impact, to both pedestrian and vehicle users at the access/exit from and to the High Street at the busy junction that this proposal is located at.</p> <p>Members would also request clarification as to the lack of cycle storage space and of refuse storage space for the Flats and Dentists.</p> |

| | |
|-----------------|--|
| | <p>There are concerns that the details provided with the application are not accurate (elevations do not appear to match the plans) and the Planning Authority are urged to verify the details contained in the application, prior to any consideration, to ensure they are correct.</p> <p>Please ensure all neighbouring properties are consulted prior to the application being considered.</p> |
| DA/17/02030/FUL | <p>Demolition of a single-storey building across the southern part of the site and a small garage-sized shed to the north and erection of a detached 3-storey 3-bedroom house together with associated parking and ancillary works.</p> <p>Slipway Pier Road, Greenhithe.</p> |

In response to a member enquiry Councillor P M Harman advised the Committee that he resided near to the site of the application but that he did not feel this was a pecuniary interest.

| | |
|---------------|---|
| OBSERVATIONS: | <p>The Town Council object to the application on following grounds:</p> <ul style="list-style-type: none"> • Overdevelopment of the site; • Concerns that the height of the proposal will be overbearing for the properties in Pier Road, especially Number 3. <p>Members are aware that the access appears similar to previous applications at this site. On the refused application in 2015, KCC Highways recommended a condition requiring the creation and maintenance of 2 metre x 2 metre pedestrian visibility splays on either side of the main vehicular entrance, so that when a car is about to exit through the gate, the driver (who is assumed to be 2 metre from the front of the car) can see pedestrians approaching on the road at any distance up to 2 meters to the left and the right of the car; no obstructions to be permitted at any time within these visibility splays above the height of 0.6 meters (apart from the fence and gate railings). In the interests of pedestrian safety the Planning Authority are asked to ensure that, should any approval be granted, this condition be applied to this application.</p> <p>Please ensure all neighbouring properties are consulted prior to the decision of the application.</p> |
|---------------|---|

| | |
|---|---|
| DA/17/02049/FUL | Erection of a front porch. 17 Starboard Avenue, Greenhithe. |
| OBSERVATIONS: | Members have concerns that the window to the eastern elevation is on the boundary with the neighbouring property and the opening fanlight window will trespass onto the neighbour's land. There are also concerns as to whether this would conform to Fire Safety Regulations? Please ensure all neighbouring properties are consulted prior to the decision of the application. |
| DA/17/02048/LDC <i>(The Town Clerk advised members this application had been received after the agenda had been printed)</i> | Application for a Lawful Development Certificate for proposed erection of a single storey rear extension 17 Starboard Avenue, Greenhithe. |
| OBSERVATIONS: | No observations, please ensure all neighbouring properties are consulted prior to the decision of the application. |
| EDC/17/0106 | Application for approval of condition 4, part (c) attached to planning permission reference no. DA/12/01451/EQVAR relating to the public art strategy. Eastern Quarry, Watling Street, Swanscombe. |
| OBSERVATIONS: | No observations. |
| EDC/17/0139 | Application for approval of condition 3 attached to planning permission reference no. EDC/16/0083 relating to a detailed sustainable surface water drainage scheme. Former Northfleet West Sub Station, Southfleet road, Swanscombe. |
| OBSERVATIONS: | No observations. |
| EDC/17/0140 | Application for approval of condition 3 attached to planning permission reference no. EDC/16/0113 relating to a detailed sustainable surface water drainage scheme. Former Northfleet West Sub Station, Southfleet road, Swanscombe. |
| OBSERVATIONS: | No observations. |

| | |
|---------------|---|
| EDC/17/0149 | <p>Submission of information confirming dB rating meets minimum rating required within Noise Assessment report, pursuant to condition 10 of Reserved Matters permission no. DA/15/01229/ECREM.</p> <p>Phase 2 Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0152 | <p>Application for a non-material amendment to planning permission reference no. 15/01881/ECREM; to allow changes to the layout and car ports as per NHBC requirements.</p> <p>Phase 3A Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0155 | <p>Application for approval of condition C6 (a) (b) & (c) of planning permission reference number 20150155 relating to the updating of the Springhead Quarter Master Plan.</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0162 | <p>Application for approval of conditions 5, 6 and 10 attached to planning permission reference no. EDC/17/0025 relating to details of materials, landscaping, and external lighting.</p> <p>Parcel A, Phase 2 Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p> |
| OBSERVATIONS: | No observations. |
| EDC/17/0163 | <p>Application for approval of condition 7 attached to reserved matters planning permission reference no. EDC/17/0049 relating to details of traffic calming measures.</p> <p>Land West Of Springhead Road, Phase 2B Springhead Road, Northfleet, Gravesend.</p> |
| OBSERVATIONS: | No observations. |

| | |
|---------------|--|
| EDC/17/0145 | Retrospective application for the erection of 25 no. signage boards and 23 no. flags at Ebbsfleet Green. Former Northfleet West Sub Station, Southfleet Road, Swanscombe. |
| OBSERVATIONS: | Members seek confirmation as to whether the application should be for a temporary period of time and not for permanent permission. |

392/17-18. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

| | |
|-----------------|--|
| DA/17/01633/FUL | Erection of a first floor rear extension. 101 Mounts Road, Greenhithe. |
| DA/17/01694/FUL | Erection of a single storey rear extension. 19 Caspian Way, Swanscombe. |

393/17-18. GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' INFORMATION.

The following granted decision notice was noted.

| | |
|------------------|---|
| DA/16/1413/RVARA | Consultation on an application for discharge of planning conditions of permission DA/16/1413 in respect of kitchen extension, as follows: Condition 3 – external materials; Condition 5 – Construction Management Plan; Condition 8 – Ecology; Condition 10 – Surface Water Drainage & Condition 11 – Contamination. Craylands Primary School, Craylands Lane, Swanscombe. |
|------------------|---|

There being no further business to transact, the Meeting closed at 8.00 pm.

Signed: _____ Date: _____
(Chairman)