

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 26 FEBRUARY 2020 AT 7.00PM

**PRESENT:** Councillor Peter Harman – Chairman  
Councillor John Hayes – Vice-Chairman  
Councillor Lorna Cross  
Councillor Linda Hall  
Councillor Peter Harris  
Councillor Lesley Howes

**ALSO PRESENT:** Graham Blew – Town Clerk

**ABSENT:** There were none

**520/19-20. 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.

**521/19-20. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Ann Duke and Maurice Weet.

**522/19-20. SUBSTITUTES.**

There were none.

**523/19-20. 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.***

**524/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

**525/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 5 FEBRUARY 2020.**

**Recommended:** The Minutes of the meeting held on 5 February 2020 were confirmed and signed.

**TOWN PLANNING:**

526/19-20. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/20/00130/FUL	<p>Demolition of existing single storey rear extension at 125 Milton Road and the erection of a part two, part single storey rear extension, 2 No. dormer windows to the front and 2 No. dormer windows to the rear to provide for extended A1 retail floorspace at 123, extended A3 cafe floorspace at 125, plus the formation of 2 No. 1 bed flats at the first floor and 1 No. 2 bed flat in the roofspace together with external staircase to the rear, and associated external alterations, landscaping, parking and waste storage.</p> <p>123 – 125 Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/20/00140/FUL	<p>Provision of a new drive thru lane, ground floor extension to building with new drive thru booths, new site access/egress, with the re-arrangement of the car park, a new patio area, bin store and sub-station.</p> <p>McDonalds, London Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council object to this application on the following grounds:</p> <p>Air Quality – 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 an area that is already severely affected by pollution from heavy traffic use and congestion. The proposal would also encourage more vehicle use / additional traffic in the area which is not in accordance with the recently announced <i>Planet Dartford</i> aspirations.</p> <p>Highways Safety – The proposal would have a negative impact on the highways safety in an area that already has high vehicular movements and congestion.</p> <p>Litter - Members have concerns that a drive-thru facility will result in an increase in litter.</p> <p>Layout – The delivery vehicle turning arrangements in the proposed car park are also a concern as it would obstruct other vehicles in the car park.</p>

	<p>This application, and the associated planning applications linked to this proposal, would lead to substantial harm to the setting of the adjacent Grade II listed St Mary Church especially due to the increase in activity and disturbance at the site. The proposal would also have a negative impact on the character and appearance of the area.</p> <p>The Planning Authority are asked to confirm that the proposal meets the Policies of the Dartford Core Strategy, Dartford Development Policies Plan (2017) and National Planning Policy Framework specifically those relating to DP2: Good Design in Dartford, DP12: Historic Environment Strategy, DP24: Open Space, CS14: Green Space and DP13: Designated Heritage Assets.</p>
DA/20/00141/ADV	<p>Provision of digital signage suite and individual non-illuminated information and directional signs to accommodate the new drive thru layout.</p> <p>McDonalds Restaurant, Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council object to this application on the grounds that it would not be appropriate to the setting of the adjacent Grade II listed St Mary Church and it would have a negative impact on the character and appearance of the area.</p>
DA/20/00155/FUL	<p>Erection of a part two/part single storey side/rear extension.</p> <p>40 Trebble Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/20/00197/FUL	<p>Cross Boundary Application: Construction of a new 600mm diameter storm water outfall, including headwall construction, into the River Thames, to serve the Whitecliffe development (formerly known as the Eastern Quarry development).</p> <p>Land East of Tiltman Avenue, Swanscombe Peninsular.</p>
OBSERVATIONS:	<p>The Town Council are disappointed that the archaeological report contained in the letter, dated 2 December 2019, submitted with the application does not take into consideration any of the tunnels that are in the area of Craylands Lane which have archaeological significance. Liz Dyson (Heritage Conservation Manager and County Archaeologist, Kent County Council) is currently supervising a survey of tunnels in the area and the developer might benefit from consulting with her as this would assist in keeping their records up to date.</p>

	The Ecology section of the same letter does not make any reference to the rare jumping spider which is known to live at only two sites in the UK with one being the Swanscombe Marshes.
DA/20/00207/FUL	Application for variation of condition 2 (approved drawings) of planning permission DA/15/01660/VCON in respect of minor amendments to the approved plans comprising amendments to the parking layout, windows and balconies.  Neptune Slipway, Pier Road, Greenhithe.
OBSERVATIONS:	The Town Council are concerned that the balcony in the proposal appears to overlook a Children's Play Area.
DA/20/00229/FUL	Conversion of rear part of garage to habitable room.  56 Empire Walk, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application as the proposed development would result in the loss of a parking space and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies of the Dartford Development Policies Plan. Drawing Number D01 of the application indicates that a car would still be able to use the reduced sized garage but members have concerns that this space would not be able to accommodate most cars which would then result in the loss of an off road parking space.  The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity.
EDC/19/0216	Application for minor material amendment to planning permission reference no. DA/06/01350/FUL (as amended by EDC/19/0165) for A mixed development comprising filling in of industrial lagoon and erection of industrial and office units (Use Classes B1, B2 and B8); to allow creation of additional vehicular access, increase to building floorspace and consolidation of floorspace into one building, amendments to site layout, vehicle parking, turning areas and landscaping.  Reservoir North of Lower Road Northfleet.
OBSERVATIONS:	No observations.
EDC/20/0022	Application for the approval of reserved matters (relating to access, appearance, landscaping, layout and scale) for the construction of 171 dwellings and associated car parking, open space and infrastructure, pursuant to conditions 2, 25 and 28 of outline planning permission EDC/17/0048.

	Swanscombe Edge Parcel, Alkerden Village, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.

527/19-20. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/01292/COU	Material change of use to mixed use residential and childminding, provision of additional doors in ground floor elevation of garage, additional windows in ground floor of side elevation of property.  1 Prioress Crescent, Greenhithe.
DA/19/01465/FUL	Demolition of garages and erection of 4 flats and 3 houses including new access drive, off-street parking, bin & cycle storage and both private and communal garden areas.  Land rear of 150-160 Milton Road, Swanscombe.
DA/19/01675/FUL	Erection of a single storey rear infill extension.  75 Broomfield Road Swanscombe.

There being no further business to transact, the Meeting closed at 7.40 pm.

Signed: \_\_\_\_\_  
(Chairman)

Date: \_\_\_\_\_