

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 26 SEPTEMBER 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor B E Read (Vice-Chairman)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Mrs L Manchester
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor J A Hayes
Councillor K M Kelly
Councillor S J Ryan

203/18-19. 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.

204/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman, Ms L C Howes and D J Mote.

205/18-19. SUBSTITUTES.

Councillor P M Harman substituted for Councillor Dr J M Harman.

206/18-19. 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.

207/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

208/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 5 SEPTEMBER 2018

Recommended: The Minutes of the meeting held on 5 September 2018 were confirmed and signed.

TOWN PLANNING:

209/18-19. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/18/00971/LDC	Application for a Lawful Development Certificate for proposed use of property as a short-term let. 114 Phoenix Court, Black Eagle Drive, Northfleet.
OBSERVATIONS:	There is concern that the parking provision is insufficient for the proposal which appears to be a one bedroom apartment to be let on the basis of accommodating four persons.
DA/18/01002/OUT RE-CONSULTATION (Revised description.)	Outline application (consideration of access, appearance, layout and scale only) for erection of block of 13 No. micro-flats with communal facilities and bins and bike store. The Alma, 26 High Street, Swanscombe.
OBSERVATIONS:	<p>Whilst the proposal complies with the policies on windfall development contained in Dartford Borough Council policies CS10, DP6 and the Housing Windfall SPD, it does appear to be contrary to policies: CS17 and DP8 due to the poor standards of internal space; DP21 due to the lack of evidence justifying the loss of a community facility; and DP4 and the Parking Standards SPD due to the lack of off-street parking provision.</p> <ul style="list-style-type: none"> • Access <p>The Dartford Borough Council Parking Standards indicate that this development will generate a demand for 16 spaces for residents and additionally 6 spaces for visitors and 2 spaces for vans. Whilst the Town Council accepts the principle that some residents will only use public transport, cycle or walk, we believe that that development will still generate a demand for parking from its residents and visitors. The lack of any parking provision will force any vehicles onto local roads, most of which nearest to the site are covered by parking restrictions such as single or double yellow lines. The car park in The Grove is primarily for the use of shoppers and to prevent dangerous parking on the High Street and is not to facilitate other developments.</p> <p>Dartford Borough Council Parking Standards indicates the requirement for parking of 13 cycles, one for each flat. The space shown on the drawing for cycle and refuse storage</p>

	<p>appears too small to accommodate all the cycles and bins and the access to the store appears inadequate.</p> <ul style="list-style-type: none"> • Scale <p>It appears that the proposed building fills the entire site and the massing is greater than the existing building. Unfortunately due to the lack of provision of existing elevations of the building in the application it is impossible to accurately judge the increase in massed form. Without further information it is impossible to come to any conclusion other than it is over development of a small site and out of character for the area.</p> <p>There are concerns for the safety and welfare of tenants as it appears that there is no emergency exit or alternative routes, in case of fire which could result in residents being trapped.</p> <p>There is a lack of flats for disabled tenants and any wheelchair users would not be able to access the communal area in the basement.</p> <p>The proposal would require tenants to leave the site to access refuse bins and the joint cycle and bin store raises security questions (theft of cycles etc.)</p> <p>There are concerns that the flats on the ground floor have windows directly onto the street. These are bedrooms and the windows would need to be obscure to prevent passers-by from being able to look directly in. This would then mean the residents of these flats would have no view outwards. The position of these windows directly onto the street could also be a disturbance issue for the occupiers trying to sleep.</p> <p>The application does not appear to have any indication on the elevation of opening windows needed for ventilation.</p> <p>Whilst the proposal does include laundry facilities in the basement there is a concern that there is no outside amenity space for clothes drying and recreational use.</p> <p>The Town Council objects to the loss of a 150 year old building that is an important visual asset to the High Street.</p>
DA/18/01137/FUL	<p>Erection of a single storey rear extension.</p> <p>43 Castle Street, Swanscombe.</p>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01138/CDNA	Submission of details relating to archaeological work pursuant to condition 3 of planning permission DA/16/00880/FUL for erection of a two storey rear extension. Swanscombe Health Centre, Southfleet Road, Swanscombe.
OBSERVATIONS:	The specification for archaeological monitoring included in the application is dated 2001. Confirmation is sought from the Planning Authority that the suggested monitoring is still fit for purpose and that best practice has not changed over the last 17 years.
DA/18/01188/FUL	Provision of a pitched roof over existing flat roof of detached garage. 28 Childs Crescent, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01197/FUL	Erection of a two storey side extension and single storey rear extension incorporating demolition of existing garage. 15 Pentstemon Drive, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01206/FUL	Provision of grocery collection lockers to be installed in space next to existing parking bays, collection bays to be installed in existing parking bays. Asda Superstores, Crossways Boulevard, Dartford.
OBSERVATIONS:	There is a concern that there is no indication whether parking spaces will be allocated only to vehicles using this facility? These spaces are some of those nearest the store and the first to be used by shoppers. Would this facility be better located further away from the store entrance? Please ensure all neighbouring properties are consulted prior to the decision of the application.

DA/18/01207/ADV	<p>Display of 'Collection Lockers' information text printed onto vinyl on lockers and 2 No. signs in car park directing customers to lockers</p> <p>Asda Superstores, Crossways Boulevard, Dartford.</p>
OBSERVATIONS:	No observations.
EDC/18/0027 RE-CONSULTATION	<p>Application for the variation of condition 2 attached to Planning permission reference no. EDC/17/0146 (Variation of condition 7 of planning permission 14/01689/OUT (Outline application for residential development for up to 110 mixed tenure units, including a new vehicular access to Craylands Lane, including emergency access and creation of a development platform and associated works including the demolition of existing buildings) to update the requirements for a reptile mitigation strategy) to allow revisions to the parameter plans.</p> <p>Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe.</p>
OBSERVATIONS:	<p>No further observations to original comments submitted:</p> <p>Members have concerns with these proposals to vary the conditions as it the original requirement included the provision of schemes/strategies particularly mitigation with regards to ecological, archaeology, environment and wildlife habitat.</p> <p>The applicant now seems keen to infill areas of the site and one of the proposed areas is a sensitive site for reptiles. The Town Council request that full Statements and Strategies be put in place to ensure no damage is done on the site.</p> <p>Members request that, to minimise disruption to local residents, conditions be attached to any approvals granted to include:</p> <p>That the operational hours of working of the site comply with the normal hours imposed by Dartford Borough Council's Planning Department : 08:00 – 18:00 (Monday – Friday); 08:00 – 13:00 (Saturday) and no working on Sundays and Public Holidays.</p>

	<p>All vehicles should have their movements run to a pre-agreed schedule to prevent lorries queueing and parking on neighbouring roads.</p> <p>All vehicles should only use designated roads to prevent disruption on local roads.</p>
EDC/18/0068	<p>Erection of a conservatory to rear.</p> <p>26 Hildefirth Close, Weldon, Ebbsfleet Valley.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
EDC/18/0093	<p>Application for approval of condition 2 attached to planning permission reference no. EDC/17/0122 relating to details of proposed sustainability measures.</p> <p>Northfleet Embankment, East Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	<p>Out of area : No observations.</p>
EDC/18/0094	<p>Application for approval of condition 4 attached to planning permission reference no. EDC/18/0009 relating to ground investigation works including a site investigation report, quality assurance scheme, timetable for a closure report, and a monitoring and maintenance scheme.</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	<p>Out of area : No observations.</p>
EDC/18/0099	<p>Application for approval of condition 15 attached to planning permission reference no. DA/12/01451/EQVAR relating to details of a Bio-Diversity Action Plan.</p> <p>Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	<p>No observations.</p>
EDC/18/0100	<p>Application for approval of condition 45 Parts A - E attached to planning permission reference no. DA/12/01451/EQVAR relating to provision of a health care centre and supported by Ebbsfleet Health Provision Study (prepared by WSP).</p> <p>Eastern Quarry, Castle Hill, Watling Street, Swanscombe.</p>

OBSERVATIONS:	Eastern Quarry requires a Health Care Centre and a central, location would appear to be the most suitable, however there are concerns about the reference made in the application to the Ebbsfleet Health Provision Study (prepared by WSP) regarding other plans for GP provisions in the area that the report relies on. These plans are not public knowledge and the public has not been consulted on them.
EDC/18/0102	Application for a non-material amendment to condition 13 of outline planning permission reference no. EDC/17/0123 to allow changes to the timescale for submission of the 'operational' phase Local Employment & Training Plan. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of area – No observations.

210/18-19. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

DA/15/01498/VCON	Application for Variation of Condition 4 of outline planning permission DA/12/01325/OUT (allowed on appeal) in respect of substituting the approved spine road sections with amended plans (To replace reference to drawings IP13_782_0/001, 002/A, 003 and 004 with 6576-1101A, 1102_A, 1103_B and 1035). Former Empire Sports Ground, South of Knockhall Road, Greenhithe.
DA/17/01055/VCON	Application for variation of condition 2 (approved drawing numbers) of planning permission DA/15/01497/REM in respect of realignment of proposed spine road and subsequent changes to layout of phase 2 of the development including an update reptile mitigation survey. Former Empire Sports Ground, south of Knockhall Road, Greenhithe, Kent.
DA/18/00246/FUL	Demolition of existing garage and erection of a detached 4 bed dwelling house. Land adjacent to 115 Milton Road, Swanscombe, Kent, DA10 0LS.

DA/18/00857/FUL	Erection of a two storey annex in rear garden. 6 Cobham Close, Greenhithe, Kent, DA9 9LB.
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211/18-19. **REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/18/00611/FUL	Replacement of existing windows with upvc double glazed windows. The Warren, 29 High Street, Greenhithe, Kent.
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There being no further business to transact, the Meeting closed at 7.30 pm.

Signed: _____ Date: _____
(Chairman)