

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 27 FEBRUARY 2019 AT 7.00PM

PRESENT: Councillor B R Parry - Chairman
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor J A Hayes
Councillor R J Lees
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor S J Ryan

493/18-19. 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.

494/18-19. APOLOGIES FOR ABSENCE.

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

495/18-19. SUBSTITUTES.

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

496/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest regarding application DA/19/0270/VCON as he is a School Governor at Knockhall Academy.

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

497/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

498/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 6 FEBRUARY 2019

Recommended: The Minutes of the meeting held on 6 February 2019 were confirmed and signed.

499/18-19. ARRIVA BUS SERVICE CHANGES.

Further to minutes 315/18-19 (*Planning, Major Developments, Transportation & the Environment Committee 28 November 2018*) and 351/18-19 (*full Council 13 December 2019*), Members were asked to consider the revised timetables/routes for the 484 service, supplied by Arriva.

- ❖ Also included with this item was the response from the developer regarding the commissioning of the new bus service linking Castle Hill.

To assist members the following information was attached:

- A. The revised timetables/routes for the 484 service;
- B. Minute 351/18-19;
- C. Correspondence with Henley Camland regarding the commissioning of the new bus service linking Castle Hill.

Councillor P M Harman paid tribute to Councillors' Mrs S P Butterfill, Ms L M Cross and Ms L C Howes who, along with himself as KCC Member for Swanscombe and Greenhithe, had met with Arriva to try and get a better outcome for residents with regards the revised timetables/routes.

After discussion it was agreed;

Recommended:

That the Town Council respond to Arriva advising that these amendments go some way to improving the service currently being provided to our residents and that the Town Council look forward to continuing to work with Arriva in the future.

TOWN PLANNING:

500/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/19/00189/TPO	Application to reduce height by 1.5 metres to the main break in the crown of 1 No. Lime tree subject to Tree Preservation Order No.3 1991. 3 St. Pauls Close, Swanscombe.
OBSERVATIONS:	The Town Council object to this application on the same grounds provided by the report from AllTree Consultancy Limited i.e. a reduction of the nature proposed by the application will leave an unacceptably large wound in the trunk that will be open to decay and may accelerate the loss of the tree or if subsequent branches be allowed to grow too large, failure of the regrow point of attachment. The proposal will lead to potential harm to the tree.

DA/19/00190/TPO	<p>Application to reduce crown and pollard back to previous points of 1 No. Lime tree subject to Tree Preservation Order No.3 1991.</p> <p>3 St. Pauls Close, Swanscombe.</p>
OBSERVATIONS:	No objections.
EDC/18/0170 RE-CONSULTATION	<p>Submission of Reserved Matters of siting, design, external appearance and landscaping pursuant to Conditions 2, 19, 26, 36 and 43 of outline planning permission EDC/16/0045 for Phase 2c development of 120 residential units (C3) and including details of streets, buildings and structures, materials, open space, landscaping, car parking, noise and drainage.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to the application.</p> <p>The Phase 2C Parking Technical Note is again made as an attempt by the applicant to reduce the importance of the Dartford Borough Council Parking Standards SPD (2012). We note from previous applications that Dartford Borough Council state that the SPD should be adhered to unless firm justification is provided for lower provision. Parking surveys have been included with the application as justification however, this is a new development and we consider that the parking patterns are not yet established. The application ignores WSP Limited's own document, "<i>Residential Car Parking Research</i>," for the Department for Communities and Local Government which predicts a rise in car ownership up to 2036. We expect their predicted demand for this development could change over the next five, ten or twenty years. We can provide Ingress Park, Greenhithe as an example of this as, in many ways, the developments are similar. Kent County Council decided there was no demand for the proposed school originally part of the Ingress Park development, but now, due to the demand, additional classes have been needed to be added to two other local schools. Likewise with parking, early residents tended to commute by public transport but now many are working locally and travel by car. Families have started to grow and the demand for a second family car has increased. There is also the additional demand for Visitor Parking Spaces for child carers. The situation in Ingress Park regarding parking and traffic management has reached such a point that it is the most common item for residents' complaints.</p>

	<p>The Town Council also have concerns that the amenity spaces proposed with the application are not of sufficiently high standard.</p>
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Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision regarding the following application.

<p>DA/19/00270/VCON</p>	<p>Application for variation of condition 2 (approved drawings) and removal of condition 8 (materials to match existing building) of planning permission DA/16/01698/FUL in respect of change of external materials to be used: Render system to be changed to a Plastisol Pre-finished steel external cladding system. Colours to match the existing application New Red and ivory.</p> <p>Knockhall Academy, Eynsford Road, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council object to the application.</p> <p>Replacing the render with a steel cladding system containing a leather texture and limited colour palette will never form a close visual match to the existing render. The nature of material is it is also a panelised system and will not match the continuous appearance of a rendered surface. The elevations provided do not show how the facades will be broken into panels.</p> <p>The reason for Condition 8 was “to ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality in accordance with Policy B1 of the adopted Dartford Local Plan”.</p> <p>This proposal will harm the character of the existing building and the visual amenity of the locality.</p>

501/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/00071/CDNA	Submission of details relating to speed restraint features on the spine road and/or visibility splays pursuant to condition 8 of planning permission DA/17/01055/VCON for realignment of proposed spine road and subsequent changes to the layout of phase 2 of the development including an update reptile mitigation strategy. Empire Paper Mills Sports Ground, Rear Of 25 Knockhall Road, Greenhithe.
DA/18/01573/OUT (tabled at the meeting)	Outline application (with some matters reserved) for a maximum of 5 dwellings (consideration of access only). Former Greenhithe Clinic, Knockhall Chase, Greenhithe.

There being no further business to transact, the Meeting closed at 7.30pm.

Signed: _____ Date: _____
(Chairman)