

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 27 SEPTEMBER 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 D J Mote
Councillor S J Ryan

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor Mrs L Manchester
Councillor B E Read

199/17-18. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' Dr J M Harman, J A Hayes, K M Kelly and A S Reach.

200/17-18. **SUBSTITUTES.**

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

201/17-18. **DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor P M Harman declared a prejudicial interest in application KCC/DA/0268/2017 as he is the Kent County Council Member representing Swanscombe and Greenhithe.

Councillor Ms L C Howes declared a prejudicial interest in application KCC/DA/0268/2017 as she is a Governor of Craylands Primary School.

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

202/17-18. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

203/17-18. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 6 SEPTEMBER 2017**

Recommended: The Minutes of the meeting held on 6 September 2017 were confirmed and signed.

TOWN PLANNING:

204/17-18. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/17/01545/LBC	Application for Listed Building Consent to install a height restrictor barrier between 37a High St and 45 High St (retrospective application). 45 High Street, Greenhithe.
OBSERVATIONS:	No observations.
EDC/17/0107	Reserved Matters application for the construction of 332 dwellings and parking along with associated landscaping, infrastructure and earthworks at Parcels B & C, Castle Hill. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	<p>The Town Council objects to this application as the Joint Design and Access Statement states “the total number of spaces provided accords and exceeds the total requirement of the Parking Supplementary Planning Document”, however using the figures supplied by the applicant this does not appear to be the case., the following figures demonstrate this:</p> <ul style="list-style-type: none"> • Visitor Parking, required 149, provided 113 • Van Spaces, required 50, provided 11 • Unallocated, required 195 (not 194), provided 164 • Allocated, required 536 (not 405), provided 570 • Total Parking, requirement 930 (not 798), provided 862 (not 1053) <p>This application quotes the Parsons Brinkerhoff van survey as used in other applications to the EDC as evidence that van parking is not a requirement. This opinion has been disputed by both Dartford Borough Council and Kent Highways on previous applications.</p> <p>Another concern is that there does not appear to be any provision of disabled parking when the Manual for Streets, by Department of Communities and Local Government and the Department of Transport. States :-</p>

	<p>8.3.24 Spaces for disabled people need to be properly marked and meet the minimum space requirements.</p> <p>8.3.25 It is preferable to provide these spaces in unallocated areas, including on-street as it is not normally possible to identify which properties will be occupied or visited by disabled people. It is recommended that spaces for disabled people are generally located as close as possible to building entrances.</p> <p>8.3.26 in the absence of any specific local polices, it is recommended that 5% of residential car-parking spaces are designated for use by disabled people.</p>
EDC/17/0108	<p>Reserved Matters application for the construction of 164 Dwellings and parking along with associated landscaping, infrastructure and earthworks at Parcels G, H J & K Castle Hill, Eastern Quarry.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council objects to this application as the Joint Design and Access Statement states “the total number of spaces provided accords and exceeds the total requirement of the Parking Supplementary Planning Document”, however using the figures supplied by the applicant this does not appear to be the case., the following figures demonstrate this:</p> <ul style="list-style-type: none"> • Visitor Parking, required 149, provided 113 • Van Spaces, required 50, provided 11 • Unallocated, required 195 (not 194), provided 164 • Allocated, required 536 (not 405), provided 570 • Total Parking, requirement 930 (not 798), provided 862 (not 1053) <p>This application quotes the Parsons Brinkerhoff van survey as used in other applications to the EDC as evidence that van parking is not a requirement. This opinion has been disputed by both Dartford Borough Council and Kent Highways on previous applications.</p> <p>Another concern is that there does not appear to be any provision of disabled parking when the Manual for</p>

	<p>Streets, by Department of Communities and Local Government and the Department of Transport. States :-</p> <p>8.3.24 Spaces for disabled people need to be properly marked and meet the minimum space requirements.</p> <p>8.3.25 It is preferable to provide these spaces in unallocated areas, including on-street as it is not normally possible to identify which properties will be occupied or visited by disabled people. It is recommended that spaces for disabled people are generally located as close as possible to building entrances.</p> <p>8.3.26 in the absence of any specific local polices, it is recommended that 5% of residential car-parking spaces are designated for use by disabled people.</p>
EDC/17/0089	<p>Application for the approval of conditions 20 & 21 attached to planning permission reference no. 20110320 relating to a remediation strategy and closure report.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet, Gravesend.</p>
OBSERVATIONS:	No observations.
EDC/17/0101	<p>Application for approval of condition 4 attached to planning permission reference no. EDC/17/0020 relating to external surface materials, hard landscaping materials, boundary treatment and details for the bin store fronting plot 128.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0105	<p>Application for approval of condition 10b attached to planning permission reference no. DA/05/00308/OUT relating to archaeological field evaluation works.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.

EDC/17/0106	<p>Application for approval of condition 4, part (c) attached to planning permission reference no. DA/12/01451/EQVAR relating to the public art strategy.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0102	<p>Application for the variation of condition 2 in respect of landscape drawings (and subsequent amendment of condition 6) attached to planning permission reference no. EDC/17/0003 (Variation of planning permission reference no. 15/01001/ECREM for submission of reserved matters of siting, design, external appearance and landscaping pursuant to conditions 2, 19, 20, 21, 22, 26 and 43 of outline planning permission DA/05/00308/OUT for Phase 1 development of 180 residential units including details of streets, buildings and structures, car parking areas, open spaces, materials, noise mitigation and drainage).</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0111	<p>Application for the approval of Reserved Matters pursuant to outline planning permission reference no. 20150155 for the development of land at Ebbsfleet for mixed use up to 789,550m² gross floorspace comprising facilities and provision of car parking, open space, roads and infrastructure, comprising details of siting, design, external appearance, means of access, and landscaping relating to a proposed two form entry primary school and nursery in Springhead Quarter.</p> <p>Land At Springhead Parkway, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0114	<p>Application for approval of condition 6 attached to planning permission reference no. EDC/17/0049 relating to soft landscaping details.</p> <p>Land West of Springhead Road, Northfleet.</p>
OBSERVATIONS:	No observations.

EDC/17/0115	Application for approval of condition H6 attached to planning permission reference no. 20150155 relating to hard surfacing material details. Land West of Springhead Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/17/0108	Reserved Matters application for the construction of 164 dwellings and parking along with associated landscaping, infrastructure and earthworks. Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.

Having already declared prejudicial interests Councillors' P M Harman and Ms L C Howes left the chamber and took no part in the debate or decision on the following item.

205/17-18 **PLANNING APPLICATIONS SUBMITTED BY KCC FOR MEMBERS OBSERVATIONS.**

KCC/DA/0268/2017	Retention of a mobile classroom block. Craylands Primary School, Craylands Lane, Swanscombe.
OBSERVATIONS:	No observations.

206/17-18. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION.**

The following granted decision notices were noted.

DA/17/00650/FUL	Provision of a vehicle crossing onto B255 and excavation of front garden to create hard standing area for car parking incorporating replacement staircase. 2 Cobham Terrace, Bean Road, Greenhithe.
DA/17/01361/FUL	Erection of a two storey side and single storey rear extension. 20 Reed Court, Greenhithe.

207/17-18. **GRANTED DECISION NOTICES SUBMITTED BY KENT COUNTY COUNCIL.**

The following granted decision notices were noted.

DA/16/1413/RVAR	Partial 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.
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There being no further business to transact, the Meeting closed at 7.15 pm.

Signed: _____ Date: _____
(Chairman)