

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 28 NOVEMBER 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor P C Harris
Councillor J A Hayes
Councillor Ms L C Howes

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor Mrs L Manchester
Councillor S J Ryan

309/18-19. 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.

310/18-19. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman, D J Mote, A S Reach and B E Read.

311/18-19. SUBSTITUTES.

There were none.

312/18-19. 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.

313/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

314/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 7 NOVEMBER 2018

Recommended: The Minutes of the meeting held on 7 November 2018 were confirmed and signed.

315/18-19. ARRIVA BUS SERVICE CHANGES.

Members were asked to consider the changes Arriva had introduced to the local bus services on 25 November 2018. Members were disappointed that the changes made by Arriva had resulted in residents at the back of Swanscombe being isolated and having to walk a considerable distance to get to a bus stop. Members had also received complaints that some passengers with bus passes were being waved through by drivers which would mean that their journeys were not being recorded etc.

Members suggested that full Council be requested to consider seeking advice from an alternative bus company as to whether they would be interested in operating in this area.

Recommended: That full Council be requested to consider seeking advice from an alternative bus company as to whether they would be interested in operating in this area.

316/18-19. ESTIMATES FOR 2019 – 2020.

Officers had begun work on the Annual Estimates for 2019 – 2020 earlier in the year and members had first been asked for any suggestions in July (minute 114/18-19), with an agreed deadline of 31 August 2018. The Town Council meeting on 13 December 2018 would need to make a decision on the continuation of current ongoing projects, these would be detailed within the draft Annual Estimates 2019 – 2020.

The draft Annual Estimates 2019 – 2020 were required to be approved and endorsed by the full Council in January 2019 before setting the Council Tax Base for the 2019 – 2020 financial year.

Recommended: That the item be noted.

TOWN PLANNING:

317/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/18/01377/FUL	<p>Site clearance, building operations and other operational works to the existing cliffs to enable the erection of an adventure centre comprising a reception building, aerial trekking course, 360 vertigo swings, skydiving machine, zip wire, zip wire start tower and landing platform, 'giant swing', adventure platform and external rock climbing wall, with associated hard and soft landscaping.</p> <p>Land to West of Bluewater Parkway, Bluewater.</p>
OBSERVATIONS:	Members asked that the Planning Authority ensures that the additional traffic / vehicular movements that would

	<p>result from this proposal be thoroughly studied and that confirmation is given that the infrastructure in the immediate and surrounding areas, which is already at an extremely high level, is adequate and has the capacity to take this.</p>
DA/18/01397/FUL	<p>Provision of a dormer window in side elevation and roof lights in front and rear elevation in connection with providing additional rooms in the roof space.</p> <p>49 Pentstemon Drive, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/18/01398/FUL	<p>Erection of a single storey rear extension with balcony over and ground floor flank window.</p> <p>49 Pentstemon Drive, Swanscombe.</p>
OBSERVATIONS:	<p>Members noted that this proposal would make the balcony roof terrace even larger which raised concerns regarding the possible loss of privacy to neighbouring properties due to overlooking. Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/18/01409/FUL	<p>Demolition of all existing structures and erection of a replacement clubhouse with associated drainage, parking and landscaping.</p> <p>Bowling Green, Empire Bowls Club, Norton Lane, Greenhithe</p>
OBSERVATIONS:	<p>Part of the Section 106 Agreement for the overall development includes “to provide the location and layout of the parking area to incorporate 42 parking spaces” however, this application is now for 35 parking spaces which although still meeting the Dartford Borough Council Parking Standards is a reduction of 7 parking spaces. Please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/18/01454/CDNA	<p>Submission of details relating to archaeology pursuant to condition 8 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>

	Cheers Dental Practice, 23 High Street, Swanscombe.
OBSERVATIONS:	No observations.
DA/18/01478/RCON	<p>Application for removal of condition 1 (allowing temporary permission for 1 year) of planning permission DA/17/01402/COU (change of use to a micro-brewery) to allow the permission to be permanent.</p> <p>No Frills Brewery 50 Wakefield Road (Rear Of 20 To 20A Knockhall Road) Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01486/CDNA	<p>Submission of details relating to travel plan pursuant to condition 15 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>
OBSERVATIONS:	<p>A condition of Planning Permission DA/17/01833/COU was that a travel plan condition should be added to ensure a modal shift away from car usage. The Condition states "Measure to be taken to encourage walking, cycling, use of public transport and reduce car travel by staff".</p> <p>The Town Council considers that this application/travel plan is not robust enough with the only reference to staff travel being an encouragement to sign up to the NHS cycle to work scheme.</p>
DA/18/01487/CDNA	<p>Submission of details relating to external materials pursuant to condition 6 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01488/CDNA	<p>Submission of details relating to external lighting pursuant to condition 12 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/01491/CDNA	<p>Submission of details relating to storage of bicycles pursuant to condition 14 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>
OBSERVATIONS:	The travel plan submitted by the applicant makes reference to staff being encouraged to sign up to the NHS cycle to work scheme. The proposed bicycle storage is however not fit for this purpose neither is it suitable for the storage of patient's bicycles. Additionally this is not the proposed cycle store that is indicated on the plans with this proposal?
DA/18/01492/CDNA	<p>Submission of details relating to bin stores pursuant to condition 9 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>
OBSERVATIONS:	The Planning Authority are requested to ensure that the bin stores are suitable for the medical waste generated by a dentists.

DA/18/01493/CDNA	<p>Submission of details relating to surface water drainage pursuant to condition 4 of planning permission DA/17/01833/COU for change of use of ground floor dental surgery (Use Class D1) to self-contained studio 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>
OBSERVATIONS:	No observations.
EDC/17/0164 DA/1801498/EDCCON	<p>Reserved Matters application for the creation of the Linear Park, lake and cliff edge open space, together with associated landscaping details pursuant to Conditions 2 and 25 of extant outline planning permission DA/12/01451/EQVAR.</p> <p>Castle Hill South, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0168	<p>Application for Reserved Matters for Phase 2 associated infrastructure works pursuant to Conditions 2 and 19 of outline planning permission EDC/16/0045, for the site levels and site wide cut and fill.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0169	<p>Application for a non-material amendment to reserved matters permission no EDC/16/0083 in relation to the installation of PV panels onto apartment blocks.</p> <p>Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/18/0170	<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 116 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage.</p>

	Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	<p>The Town objects to this application on the grounds of lack of appropriate parking provision.</p> <p>The applicant indicates that the Dartford Borough Council Parking Standards show a requirement for 186 parking spaces but they have proposed only 146 (40 below that which is required).</p> <p>The Town Council strongly disagrees with the applicants statement <i>that "The proposed provision of 146 spaces is slightly below the policy target"</i> (Car Parking Strategy, October 2018).</p> <p>The Town Council are also disappointed that there does not appear to be any provision for the charging of electric vehicles.</p>
EDC/18/0173	<p>Application for non-material amendment to the reserved matters planning permission reference number EDC/17/0064 to amend plots 9 & 10, located at Site I, Parcel 5, Castle Hill, to a stepped roof line and plain, resulting in a height increase to the ridge (plot 10).</p> <p>Eastern Quarry, Watling Street, Swanscombe</p>
OBSERVATIONS:	No observations.
EDC/18/0174	<p>Application for the erection of conservatory to the rear of the property.</p> <p>37 Thackeray Drive, Northfleet.</p>
OBSERVATIONS:	Out of area, no observations.

318/18-19. PLANNING APPLICATIONS SUBMITTED BY KENT COUNTY COUNCIL FOR MEMBERS' OBSERVATIONS.

KCC/DA/0481/2018	<p>Operation of an aggregate recycling facility to accept 75,000 tpa of construction and demolition waste.</p> <p>Site 3, Manor Way Business Park, Land between Galley Hill Road and Manor Way, Swanscombe.</p>
OBSERVATIONS:	<p>Members strongly object to the application on the following grounds:</p> <p>Firstly, members strenuously oppose the application because they are seriously concerned about the environmental impact this site would have on the local area.</p> <p>Members also object to the application because it is in the vicinity of the proposed Paramount Resort and could interfere with the needs of</p>

	<p>the resort which could in turn prejudice the objective of achieving a vibrant mixed use development on Swanscombe Peninsula and is contrary to Policy CS6 of the Planning Authorities adopted Core Strategy. From both Planning Statement and Design and Access Statement: <i>“the site falls within an area designated for future development (Thames Waterfront Priority Area) however, it is considered that a temporary aggregates recycling facility on this site would prejudice the realization of the redevelopment scheme”</i>.</p> <p>Members are also concerned about the Heavy Goods Vehicles (HGVs) that will to and from form the site and the need for them to be directed away from the town’s inner roads. Members request that, if planning were to be granted, that a condition should be made on the operator to only utilise the main roads to the site and not use the town’s inner roads. Operators generally employ contracting firms that would not necessarily follow road signage stating “no HGVs” etc and therefore unless KCC is to marshal all of these roads, it must be made an obligation on the contractor to keep to the proper routes if there is a chance that the operator could lose its licence.</p> <p>The detrimental impact this proposal would have on London Road and the local infrastructure would be extreme and unacceptable in an area that is already at full capacity. The transport assessment makes no mention of the impact of laden HGV’s on the local road infrastructure. Over the last few years London Road has experienced several failures which have required extensive road works often with multiple traffic control over junctions causing frustrating delays for local residents and businesses/ These failures are in the main caused by excessive numbers of laden HGV’s travelling over an old road with very old services under the surface. This road was not designed for the HGV traffic it is experiencing and the extra laden HGV loads from this proposal could quite easily cause more extensive failure. London Road has very narrow pavements and the additional HGV movements is undesirable due to it being a residential area with high pedestrian traffic including children walking to and from school.</p> <p>Members do not feel that the proposed location of the facility is sustainable, particularly as all materials delivered is to arrive by road.</p>
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319/18-19. REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS’ INFORMATION.

The following refused decision notices were noted.

DA/18/00909/TPO	<p>Application to remove 1 No. Sycamore tree subject to Tree Preservation Order No.11 1990</p> <p>15 Watermans Way, Greenhithe.</p>
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320/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL /
EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/18/01207/ADV	Display of 'Collection Lockers' information text printed onto vinyl on lockers and 2 No. signs in car park directing customers to lockers. ASDA Superstores, Crossways Boulevard, Greenhithe.
DA/18/01267/TPO	Application to cut back 1.5m from boundaries of 12-16 The Dell of Various trees (G4) subject to Tree Preservation Order No.11 1990 Rear Of 12 -16 The Dell, Greenhithe.
DA/18/01268/TPO	Application to coppice 1 No. Holm Oak tree (T377) subject to Tree Preservation Order No.11 1990. East Of Mount Nod London Road, Greenhithe.
DA/18/01270/TPO	Application to cut back from building giving 1.5m clearance of 1 No. Sycamore tree (T1) subject to Tree Preservation Order No.11 1990. Adjacent 19 Watermans Way, Greenhithe.

There being no further business to transact, the Meeting closed at 7.35 pm.

Signed: _____
(Chairman)

Date: _____