

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 3 MAY 2017 AT 7.00PM

**PRESENT:** Councillor B E Read (Chairman)  
Councillor B R Parry (Vice-Chairman)  
Councillor Mrs A E D Barham  
Councillor K G Basson  
Councillor P C Harris  
Councillor J A Hayes  
Councillor Ms L C Howes  
Councillor S J Ryan

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

**ABSENT:** Councillor Dr J M Harman  
Councillor A S Reach

**602/16-17. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' K M Kelly and D J Mote.

**603/16-17. SUBSTITUTES.**

There were none.

**604/16-17. 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.***

**605/16-17. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk advised members that the developer of the Croxton and Garry Site were holding a public exhibition regarding the proposed re-development of the site, in the Heritage Community Hall, Craylands Lane on 8 May 2017.

The Town Clerk advised members that the EDC were holding a public event entitled "Getting around the Garden City", in The Main Hall, Ebbsfleet Academy, Southfleet Road on 9 May 2017.

**606/16-17. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 12 APRIL 2017.**

**Recommended:** The Minutes of the meeting held on 12 April 2017 were confirmed and signed.

**TOWN PLANNING:**

607/16-17. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

<p>DA/17/00612/CDNA (linked to DA/16/01290/CDNA)</p>	<p>Submission of details relating to detailed specification of works (condition 4 of DA/06/01274/LBC) and alignment of new wall and entrance gate (condition 8 of DA/06/01274/LBC and DA/06/01226/REM) for demolition of listed wall and railings and re-erection partly on a different alignment (in connection with Fastrack works).</p> <p>Boundary Wall to Ingress Park along The Avenue, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council object to the proposal as the wooden fencing has some vertical panels and some horizontal panels and is 1.8m high which we feel results in a detrimental impact on the Listed Building and character of the locality.</p>
<p>DA/17/00507/FUL</p>	<p>Erection of 1 No. detached two storey house, including alterations to external curtilage, and associated parking (revisions to previously approved planning permission DA/16/01545/FUL in respect of relocation house further back from side boundary with No.3 Valley View)</p> <p>Adjacent 34 Valley View, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council object to this application as there are no off road parking facilities proposed located at the site to serve the development.</p> <p>Members would also seek confirmation that adequate parking facilities are being provided to serve this development.</p>
<p>DA/17/00739/TPO</p>	<p>Application to cut back trees to give a clearance of 2m from buildings and crown lift over highway to give a clearance of 5.2m of Maple trees T94 - T152 subject to Tree Preservation Order No.11 1990.</p> <p>Along Ingress Park Avenue, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>No observations.</p>

DA/17/00690/LDC	Application for a Lawful Development Certificate for the proposed erection of a single storey rear extension.  20 Alexander Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/16/0128	Application for approval of conditions 11 and 12 attached to planning permission reference no. DA/15/01229/ECREM relating to external lighting and cycle storage.  Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0031	Application for part approval of condition 4 attached to planning permission reference no. 15/01881/ECREM relating to external materials for external surfaces of the dwellings.  Phase 3A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0032	Application for approval of condition 3 attached to planning permission reference no. 15/01881/ECREM relating to surface water drainage details.  Phase 3A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0034	Application for the approval of conditions 10a & 11 attached to planning permission reference no. DA/05/00308/OUT relating to a Historical Environment Framework.  Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0035	Display of 4 externally illuminated Marstons logo signs and 4 externally illuminated individual letters 'The Spring River' with rounded edges located on the south east, north east, south west and north west elevations, 1 internally illuminated single post sign located on the north

	<p>eastern boundary and 2 externally illuminated double sided twin post signs on the south western boundary.</p> <p>The Spring River, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0037	<p>Display of 5no. 'Vehicular Directional Signage', 1no. 'Destination Monolith', 16no. 'Wayfinding Fingerpost', 2no. 'Monolith, minor, orientational (map)' and 1no. 'Interpretative, Low (map &amp; text) non-illuminated signs.</p> <p>Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0038	<p>Part full and part outline planning application comprising: (1) full planning application for the erection of 628 residential dwellings including affordable housing; retail floorspace (Use Classes A1, A2 and/or A3); amendments to existing highway accesses and realignment of Crete Hall Road; demolition of rear of WT Henley Building; provision of open spaces, equipped areas of play and landscaping; and associated internal accesses/roads, parking, infrastructure, attenuation features and earthworks; and (2) outline planning application (with all matters except access reserved) for a two form entry primary school and for the refurbishment, change of use (for Use Classes A1/A2/A3/B1(a)/C3/D1) and demolition of the boundary wall and rear portion of the WT Henley Building.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0039	<p>Realignment of Crete Hall Road and infilling/stopping up of existing Crete Hall Road including demolition of the boundary wall of the WT Henley Building, associated infrastructure and earthworks.</p> <p>Northfleet Embankment East, Crete Hall Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0041	<p>Retrospective application for the construction of an electricity substation to supply development at Ebbsfleet Green.</p>

	Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0042	Application for the approval of condition 3 attached to planning permission reference no. 15/01477/ECREM relating to hard and soft landscaping details.  Fastrack Area Within Castle Hill Central Area, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations but would seek confirmation as to how the hard and soft landscaping areas will be managed once the development is established/completed.
EDC/17/0046	Submission of Reserved Matters pursuant to condition 2 of outline planning permission dated 31st March 2014 (DA/05/00398/OUT) for associated works relating to landscape and submission of details relating to detailed design only (Condition 19).  Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations but would seek confirmation as to how the hard and soft landscaping areas will be managed once the development is established/completed.
EDC/17/0048	Application for variation of condition 3 attached to planning permission reference no. 12/01451/EQVAR for a mixed use development of up to 6250 dwellings & in addition up to 231,000 square metres of built floorspace (in total) with associated infrastructure; to allow substitution of approved plans and documents under condition 3 with revised plans and documents reflecting changes to the parameter plans.  Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	This application had been duplicated in error and had been considered at the previous, 12 April 2017, meeting.
EDC/17/0047	Application for approval of conditions 13, 15, 17, 21, 22 & 23 attached to planning permission reference no. 16/00026/ECREM relating to details of street furniture, external lighting details, details of cycle parking, highway layout, details of TV receiver equipment and details of signage.

	Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS	No observations.
EDC/17/0049	<p>Application for the approval of reserved matters pursuant to outline planning permission reference number 20150155 being the development of land at Ebbsfleet for mixed use up to 789,550m<sup>2</sup> gross floorspace comprising employment, residential, hotel and leisure uses, supporting retail and community facilities and provision of car parking, open space, roads and infrastructure; relating to erection of 126 residential dwellings in Phase 2B of Springhead Quarter including access, appearance, landscaping, layout and scale.</p> <p>Land West Of Springhead Road (Phase 2B), Springhead Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0050	<p>Application for a non-material amendment to outline planning permission reference no. 20110606; to allow distribution of visitor parking spaces and revised kerb alignment to 'square' adjoining plots 389-398.</p> <p>Land West Of Springhead Road (Phase 2A), Springhead Road, Northfleet.</p>
OBSERVATIONS:	No observations.
EDC/17/0053	<p>Application for approval of conditions 4 &amp; 5 attached to planning permission reference no. EDC/16/0018 relating to drainage system details and scheme of improvements</p> <p>Old Service Station, Watling Street, Bean.</p>
OBSERVATIONS	No observations.
DA/17/00760/COU	<p>Continued use of rear conservatory for dog grooming unit.</p> <p>36 Gunn Road, Swanscombe.</p>
OBSERVATIONS:	No objections although assurances are sought prior to any decisions being made that the development and infrastructure would be able to cater/accommodate the increases in vehicular movements and parking that the proposed increase in commercial use would entail. Concerns are also raised with regards to the possible

	disturbances the proposed increases could have on the neighbouring properties (dogs barking etc.)
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The Town Clerk advised members that a Mr Geoff Baker had submitted a copy of a letter of objection that he had submitted to the EDC regarding the following application. The Town Clerk had previously copied this letter to members of the Planning, Major Developments, Transportation & the Environment Committee.

EDC/17/0051	Prior notification of the demolition of Alkerden Farm, pursuant to part 11 of the general permitted development order 2015 (as amended).  Alkerden Farm, Alkerden Lane, Swanscombe, DA9 9LR.
OBSERVATIONS:	Members asked that the Town Councils objection to this application, on the same grounds as those contained in Mr Baker's letter, be submitted.

608/16-17. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/17/00419/FUL	Erection of a single storey rear extension and conversion of rear part of garage into habitable room and erection of a first floor side extension including demolition of existing conservatory.  19 Maritime Close, Greenhithe.
DA/17/00316/FUL	Conversion of rear part of existing attached garage to habitable room.  20 Caspian Way, Swanscombe.

609/16-17. **REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/17/00320/COU	Change of use from a single residential dwelling (Use class C3) to mix use for part nursery (Use class D1) and part residential dwelling (Use class C3).  2A Stanley Road, Swanscombe.
DA/17/00393/TPO	Application to fell 5 No. Sycamore trees subject to Tree Preservation Order No.4 1983 and within Greenhithe Conservation Order.  16 Worcester Close, Greenhithe.

There being no further business to transact, the Meeting closed at 7.45 pm.

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