

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 4 JULY 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 Ms L C Howes  
Councillor K M Kelly  
Councillor Mrs L Manchester  
Councillor A S Reach  
Councillor S J Ryan

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

**ABSENT:** There were none

**87/18-19. 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.

**88/18-19. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors' K G Basson, Dr J M Harman, J A Hayes and D J Mote.

An apology for lateness was submitted by Councillor P M Harman.

**89/18-19. SUBSTITUTES.**

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

**90/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.**

Councillor P M Harman declared a prejudicial interest regarding application DA/17/01955/FUL as he had submitted an objection to the original application.

Councillor P M Harman declared a prejudicial interest regarding application DA/18/00778/VCON as he is the Kent County Councillor representing Swanscombe and Greenhithe.

Councillor P M Harman declared a prejudicial interest regarding application DA/18/00806/COU as he felt that the application related to land/property sufficiently close to his own land/property that development would have, or be perceived to have, a positive or negative consequence for him.

Councillor B R Parry declared a prejudicial interest regarding application DA/18/00806/COU as he felt that the application related to land/property sufficiently close to his own land/property that development would have, or be perceived to have, a positive or negative consequence for him.

Councillor S J Ryan declared a prejudicial interest in application DA/18/00785/FUL 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.***

**91/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

The Town Clerk advised members that the item regarding “Delegation to conduct normal business during recess period” had been omitted from the agenda in error.

Members were also informed that application DA/18/00843/FUL had been received after the additional agenda had been published.

**92/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 13 JUNE 2018**

**Recommended:** The Minutes of the meeting held on 13 June 2018 were confirmed and signed.

**93/18-19. DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION – DARTFORD BOROUGH COUNCIL (DBC))**

DBC had welcomed comments on the Strategic Issues Consultation and, under Section B, had supplied a questionnaire “Dartford’s Strategic Development Objectives and Issues” with a deadline for responses of 20 July 2018.

Members requested that a Planning Policy Officer (DBC) be invited to meet the Committee and help explain what was required.

The Town Clerk advised members that individuals were able to submit responses and that this was encouraged.

**Recommended:** To discuss and advise accordingly.

**94/18-19. TOWN PLANNING:**

**THE FOLLOWING PLANNING APPLICATION HAD BEEN RECEIVED AND RESPONDED TO BY THE TOWN CLERK, IN CONSULTATION WITH THE CHAIRMAN, DUE TO THE TIMESCALES INVOLVED.**

EDC/18/0063	Prior notification for residential development for 69 dwellings, together with associated access, car parking, landscaping, infrastructure and earthworks (alternative scheme to EDC/16/0079).
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	Plot B 'The Triangle' Castle Hill Eastern Quarry Watling Street Swanscombe.
OBSERVATIONS:	No observations.

**Recommended:** That the response submitted be noted and endorsed.

95/18-19. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

*Having already declared a prejudicial interest Councillor P M Harman left the chamber and took no part in the discussion or decision of the following application.*

DA/17/01955/FUL	<p>Provision of a new drive thru lane, with side-by-side ordering and the refurbishment of the restaurant, which includes 30.6 sqm of extensions, incorporating new drive thru booths, enlarged freezer/chiller and managers' office, with associated works to the site. New site access/egress, with the relocation of the car park and a new patio area, remote corral at the north of the site, installation of 2 No. customer order displays with associated overhead canopies.</p> <p>McDonalds Restaurant, Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>Members noted that the Foundation Works Risk Assessment, required to ensure that foundation construction works do not create a new contamination migration pathway where elevated levels of contamination have been recorded, did not appear to be available with the application.</p> <p>The Town Council strongly object to this application on the following grounds:</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – <i>DP3 – Transport Impacts of Development</i>:- The Town Council have concerns regarding the proposed changes to the publicly maintained highway (Bean Road) and the impact on pedestrian safety due to a lack of adequate pedestrian footways as well as the impact on cyclists due to the diversion of a national cycle route.</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities</p>



	<p>Development Policies Plan – <i>DP4 – Transport Access and Design</i>: - The loss/reduction in parking provision which should be increased not decreased. The delivery vehicle turning arrangements in the proposed car park are also a concern as the illustration provided by the applicant shows the large delivery vehicle turning in an empty car park which is unlikely to occur and the turning would not be possible were the car park to be occupied.</p> <p>Members would seek confirmation that the proposal meets the required standards/criteria for the Planning Authorities Development Policies Plan – <i>DP5 – Environmental and Amenity Protection</i>: - Environmental Impact – the felling of tress/shrubbery is a concern and the Town Council would like to see the applicant provide a survey of the effects of their proposals on the wildlife habitat at the site.</p> <p>Air Quality – Whilst the Town Council noted that an Air Quality Impact Assessment had now been provided members were still concerned that an increase in traffic would have a detrimental effect on the air quality in the area.</p> <p>Members would like to see details of the applicants proposals to deal with the increase in waste resulting from the proposal (30% increase in use/revenue = increase in waste)</p> <p>This application, and the associated planning applications linked to this proposal, would have a detrimental impact on the adjacent Grade II listed St Mary Church.</p>
<p>DA/18/00500/FUL (RE-CONSULTATION)</p>	<p>Provision of a hand car wash with cabin and canopy, and composite fencing.</p> <p>Asda Superstores, Crossways Boulevard, Greenhithe.</p>
<p>OBSERVATIONS :</p>	<p>No observations.</p>
<p>DA/18/00501/ADV (RE-CONSULTATION)</p>	<p>Display of 4 No. non-illuminated fascia signs and 3 No. non-illuminated information signs (Opening hours, Price List and Health and Safety posters) to be displayed on perimeter fence and 1 No. hoarding sign and 2 No. information sign (all non-illuminated).</p> <p>Asda Superstores, Crossways Boulevard, Greenhithe.</p>
<p>OBSERVATIONS :</p>	<p>No observations.</p>
<p>DA/18/00750/COU</p>	<p>Continued use of rear conservatory for dog grooming unit.</p>

	36 Gunn Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/18/00768/FUL	Erection of first floor side extension and single storey side/rear extension.  4 Pacific Close, Swanscombe.
OBSERVATIONS :	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

*Having already declared prejudicial interests Councillors' P M Harman and S J Ryan left the chamber and took no part in the discussion or decision of the following application.*

DA/18/00778/VCON	Application for variation of condition 2 (approved drawing numbers) of planning permission DA/16/01698/FUL in respect of a reduction in the floorspace proposed and alterations to the proposed appearance in relation to the proposal for demolition of existing 6 No. reception and year 1 classrooms and adjoining toilet block and erection of 6 No. reception and year 1 classrooms with toilets.  Knockhall Academy, Eynsford Road, Greenhithe.
OBSERVATIONS :	Members asked that the Planning Authority considers the inclusion of a condition relating to the times that construction vehicles can be used for this development to minimise any detrimental effect to local neighbours/residents.
DA/18/00785/FUL	Erection of a single storey rear extension.  3 St Clements Road, Greenhithe.
OBSERVATIONS :	The Town Council object to this application as the proposal is to build over the properties second parking space meaning a loss in an off road parking space which would give rise to an increase in on street parking in an area where there is limited capacity.
DA/18/00790/FUL	Erection of a part two/ part single storey rear extension.  33 Knockhall Chase, Greenhithe.

OBSERVATIONS :	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
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*Having already declared prejudicial interests Councillors' P M Harman and B R Parry left the chamber and took no part in the discussion or decision of the following application.*

**VICE-CHAIRMAN IN THE CHAIR.**

DA/18/00806/COU	Change of use of area to provide parking area with vehicle crossing in connection with 1 The Avenue  Land at Arethusa Place, High Street, Greenhithe.
OBSERVATIONS:	Clarification / confirmation is sought from the Planning Authority to ensure that the access is sufficient for the proposal and is not detrimental to the safety of others.
DA/18/00843/FUL <i>This application had been received late in the day and was tabled at the meeting.</i>	Demolition of existing rear conservatory and erection of a single storey rear extension.  11 Riverview Road, Greenhithe.
OBSERVATIONS:	Members delegated the Town Clerk, in consultation with the Chairman, to respond to this application during the recess period.
EDC/18/0055	Erection of a white PVCu framed conservatory to rear.  16 Forrest Shaw, Castle Hill, Ebbsfleet Valley.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/18/0065	Application for approval of condition 10 attached to outline planning permission reference no. EDC/17/0048 relating to the Site Wide Master Plan.  Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.



96/18-19. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/18/00444/FUL	<p>Change of use of property from commercial use Class B1 to C3 to provide 2 No. 2 bedroom houses with amenity space and associated parking, incorporating erection of a two storey rear extensions, with excavation at front of property for provision of windows at basement level and foot bridge entrance, associated alterations, to windows and doors, and demolition of detached two storey outbuilding at rear and erection of two storey rear extension at No. 95.</p> <p>91 -95 Church Road, Swanscombe.</p>
DA/18/00456/FUL	<p>Erection of a single storey rear extension.</p> <p>5 College Place, Greenhithe.</p>
DA/18/00536/FUL	<p>Erection of a single storey rear extension.</p> <p>30 Childs Crescent, Swanscombe.</p>
DA/18/00545/FUL	<p>Demolition of existing detached garage and erection of a detached annexe ancillary to main house.</p> <p>8 Albert Road, Swanscombe.</p>
DA/18/00558/FUL	<p>Erection of a single storey side/rear extension and conversion of existing attached garage into habitable room with associated alterations including the provision of roof lights in garage roof.</p> <p>30 Pentstemon Drive, Swanscombe.</p>

97/18-19. **DELEGATION TO CONDUCT NORMAL BUSINESS DURING RECESS PERIOD.**

The Town Clerk advised members that this item had been omitted from the printed agenda .

Members were requested to delegate authority to the Town Clerk, in accordance with section 101 (1) (a) of the Local Government Act 1972, to conduct the normal business of the Council during the recess period. The Town Clerk would consult with the Chairman and Town Mayor, if appropriate, before any business was transacted

**Recommended:**

That, in accordance with section 101 (1) (a) of the Local Government Act 1972 the Town Clerk be delegated authority to respond to Planning Applications / conduct the normal business of the Council during the recess period.

There being no further business to transact, the Meeting closed at 7.50 pm.

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

Date: \_\_\_\_\_

