

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 5 SEPTEMBER 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor B E Read
Councillor K G Basson
Councillor Dr J M Harman
Councillor P C Harris
Councillor J A Hayes
Councillor Ms L C Howes
Councillor Mrs L Manchester
Councillor D J Mote
Councillor A S Reach

ALSO PRESENT: Mr J Doklu – Alma PH
Mr G Doklu – Alma PH
Mr F Diaz – Alma PH
Graham Blew – Town Clerk

ABSENT: Councillor S J Ryan

153/18-19. 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.

154/18-19. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor K M Kelly.

Apologies for lateness were received from Councillors' K G Basson and Mrs L Manchester.

155/18-19. SUBSTITUTES.

There were none.

156/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

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

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.

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

At this point Mr J Doklu addressed the committee regarding application DA/18/01002/OUT.

After a brief question and answer session the Chairman thanked Mr J Doklu and his colleagues for attending the meeting and advised them that they were able to register to speak at the Development Control Board meeting when the application came on the agenda for consideration by the Planning Authority (Dartford Borough Council)/

157/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Town Clerk reminded members that the following informal meetings had been scheduled to take place in the Council Chamber:

- 11 September at 11am – Michael Jennings, Arriva Buses - changes to the bus network to be implemented in November 2018.
- 17 September at 7pm - Paul Boughen, Ebbsfleet Development Corporation – general update.

158/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 4 JULY 2018

Recommended: The Minutes of the meeting held on 4 July 2018 were confirmed and signed.

159/18-19. DARTFORD STRATEGIC ISSUES (NEW LOCAL PLAN) CONSULTATION – DARTFORD BOROUGH COUNCIL (DBC)) (p).

Further to minute 93/18-19 a meeting was arranged with members and the Planning Policy Manager (DBC) on 18 July 2018, from this the attached response was collated and submitted.

Recommended: That the response be noted and endorsed.

160/18-19. BIG CONVERSATION: RURAL TRANSPORT – KENT COUNTY COUNCIL.

In consultation with the Chairman a response to the questionnaire was submitted during the summer recess period. The deadline for responses was 8 August 2018.

Recommended: That the response be noted and endorsed.

TOWN PLANNING:

161/18-19. The below planning applications had been received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 97/18-19).

Members were advised that the following planning applications had been received from Dartford Borough Council / Ebbsfleet Development Corporation and dealt with during summer 2018 recess.

DA/18/00246/FUL	Demolition of existing garage and erection of a detached 4 bed dwelling house Land adjacent 115 Milton Road, Swanscombe.
OBSERVATIONS: <i>The Town Clerk advised members that the word "further" should have been included in the response.</i>	No further observations, please ensure all neighbouring properties are consulted prior to approval.
DA/18/00796/FUL	Erection of single storey extensions and alterations for conversion of former cottage to 2 bedroom dwelling with associated parking, amenity space and refuse store and alterations to car/bicycle parking and refuse storage approved under application refs: DA/06/01386/FUL and DA/09/00586/FUL in connection with conversion of Mounts Court to flats Mounts Cottage Mounts Court Mounts Road Greenhithe.
OBSERVATIONS:	Confirmation is requested from the Planning Authority that the development meets the requirements of the Dartford Borough Council Parking Standards. Please ensure all neighbours are consulted prior to approval.
DA/18/00799/FUL	Conversion of rear part of garage to storage room (retrospective application) 10 Bere Close, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application due to inadequate parking arrangements. Loss of parking space within garage, the remaining space does not meet current parking standards. Dartford Borough Council Parking Standards, requires a space to be 5.0m X 2.5m, the application shows remaining space to be 4.7m X 2.7m
DA/18/00843/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension. 11 Riverview Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to approval.
DA/18/00847/LDC	Application for a Lawful Development Certificate for proposed dormer window and roof light in rear elevation

	<p>and roof lights in front elevation in connection with providing additional rooms in the roof space.</p> <p>29 Robinson Way, Northfleet.</p>
OBSERVATIONS:	<p>Clarification is sought that the Development meets Dartford Borough Council Parking Standards. The development creates a four bedroom house and a study (which is of suitable size to be a bedroom) but appears to have only one parking space.</p>
DA/18/00868/FUL	<p>Erection of a first floor side extension, single story rear extension and alterations to existing rear conservatory to provide single story rear extension (revisions to previously approved planning permission DA/17/02087/FUL in respect of bringing forward the front of the first floor side extension level with ground floor)</p> <p>97 Caspian Way, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to approval.</p>
DA/18/00857/FUL	<p>Erection of a two storey annex in rear garden.</p> <p>6 Cobham Close, Greenhithe.</p>
OBSERVATIONS:	<p>To ensure that the annexe never becomes a separate dwelling, the Town Council request a condition be included in any approval, that the building shall be used solely as accommodation ancillary to the main dwelling. Confirmation is requested from the Planning Authority that the development meets the requirements of the Dartford Borough Council Parking Standards. Please ensure all neighbours are consulted prior to approval.</p>
DA/18/00873/FUL	<p>Erection of a single storey side extension.</p> <p>6 Western Cross Close, Greenhithe.</p>
OBSERVATIONS:	<p>Confirmation is requested from the Planning Authority that the development meets the requirements of the Dartford Borough Council Parking Standards. Please ensure all neighbours are consulted prior to approval.</p>
DA/18/00883/FUL	<p>Demolition of existing rear conservatory and erection of a single storey rear extension.</p> <p>14 Lightermans Way, Greenhithe.</p>

OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to approval.
DA/18/00929/FUL	Change of front window at first floor. 18B Milton Road, Swanscombe.
OBSERVATIONS:	The Town Council are concerned that the alterations to the windows seem to be out of character to other properties in the area, although it is also noted that neighbouring properties have already made similarly out of character alterations.
DA/18/00958/REM	Reserved matters relating to appearance and landscaping pursuant to condition 1 of planning permission DA/17/01201/VCON for Section 73 application for Variation of Condition 4 (approved drawings) of planning permission DA/13/01522/OUT (granted on appeal for demolition of existing dwellings and erection of 66 flats with provision of 110 parking spaces and an additional 6 for residents of Flint Cottage). Variation of drawings in respect of relocation and alteration of access road arrangements, relocation of bike and refuse stores and reduction in number of units to 64 by removal of 2 end units adjacent to the access road. 1a, 1b, 1c Knockhall Road, Greenhithe.
OBSERVATIONS :	No observations.
DA/18/01002/OUT	Outline application (consideration of access and scale only) for erection of block of 13 No. micro-flats with communal facilities and bins and bike store. The Alma, 26 High Street, Swanscombe.
OBSERVATIONS:	<ul style="list-style-type: none"> • Access <p>The Dartford Borough Council Parking Standards indicate that this development will generate a demand for 16 spaces for residents and additionally 6 spaces for visitors and 2 spaces for vans. Whilst the Town Council accepts the principle that some residents will only use public transport, cycle or walk, we believe that that development will still generate a demand for parking from its residents and visitors. The lack of any parking provision will force any vehicles onto local roads, most of which nearest to the site are covered by parking restrictions such as single or double yellow lines. The car park in The Grove is primarily for the use of shoppers and to prevent</p>

	<p>dangerous parking on the High Street and is not to facilitate other developments.</p> <p>Dartford Borough Council Parking Standards indicates the requirement for parking of 13 cycles, one for each flat. The space shown on the drawing for cycle and refuse storage appears too small to accommodate all the cycles and bins and the access to the store appears inadequate.</p> <p>• Scale</p> <p>It appears that the proposed building fills the entire site and the massing is greater than the existing building. Unfortunately due to the lack of provision of existing elevations of the building in the application it is impossible to accurately judge the increase in massed form. Without further information it is impossible to come to any conclusion other than it is over development of a small site and out of character for the area.</p>
EDC/17/0107 RE-CONSULTATION	<p>Reserved Matters application for the construction of 332 dwellings and parking along with associated landscaping, infrastructure and earthworks.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0108 RE-CONSULTATION	<p>Reserved Matters application for the construction of 163 dwellings and parking along with associated landscaping, infrastructure and earthworks.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0154 DA/18/00979/EDCCON	<p>Part Retrospective application for Reserved Matters for Phase 2 Infrastructure works pursuant to Conditions 2 and 19 of outline planning permission EDC/16/0045 for the Spine Road, site levels, site wide cut and Village Green.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/17/0160	<p>Application for approval of condition 8 attached to reserved matters planning permission reference no. EDC/17/0049 relating to external lighting.</p> <p>Land west Of Springhead Road - Phase 2B Springhead Road Northfleet Gravesend</p>

OBSERVATIONS:	No observations.
EDC/18/0026	Erection of a single storey extension to rear. 37 Cherry Orchard, Castle Hill, Ebbsfleet Valley.
OBSERVATIONS:	No observations. Please ensure all neighbouring properties are consulted prior to approval.
EDC/18/0048 DA/18/00997/EDCCON	Application for approval of condition 37 attached to planning permission reference no. EDC/17/0048 relating to details of The Scheme of Working and Code of Conduct associated with landforming within the Central and Western Villages (excluding Alkerden Farm). Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0067	Application for approval of conditions 7 attached to planning permission reference no. EDC/17/0020 relating to details of external lighting. Land at Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0078	Application for approval of condition 3 attached to planning permission reference no. EDC/18/0009 relating to an updated Construction Environment Management Plan (CEMP) to cover the earthworks phase of development. Land West Of Springhead Road (Springhead Park), Springhead Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/18/0081	Application for approval of condition 15 (part) pursuant to outline planning permission reference no. EDC/17/0123 relating to details of external facing materials. Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/18/0082	Application for approval of condition 16 (part) pursuant to outline planning permission reference no. EDC/17/0123 relating to details of hard landscaping.

	Northfleet Embankment East, Crete Hall Road, Northfleet.
OBSERVATIONS:	No observations.
EDC/18/0083 DA/18/00994/EDCCON	Application for the variation of Condition 2 attached to Reserved Matters planning permission reference no. EDC/17/0118 in relation to a change in house types and materials and to discharge conditions 4 and 5 of that same permission relating to materials. Former Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0085 DA/18/01059/EDCCON	Formation of development platform and installation of rockfall meshing system. Land at London Road and west of Craylands Lane Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0086 DA/18/01061/EDCCON	Reserved Matters Application pursuant to Conditions 2 and 18 of planning permission reference no. EDC/17/0048 relating to advanced infrastructure works in the form of land forming and earthworks within the Central and Western villages (excluding Alkerden Farm). Land At Eastern Quarry Watling Street Swanscombe.
OBSERVATIONS:	No observations.
EDC/18/0088	Application for variation of condition 1 attached to planning permission reference no. EDC/16/0005 (for erection of a temporary single storey marketing suite building) to extend the time period of its retention to 30 September 2022, or within 6 months of the final residential completion on Phase 3 of the development, whichever is sooner. Land west of Springhead Road (Springhead Park) Springhead Road Northfleet.
OBSERVATIONS:	No observations.
KCC/DA/0412/2018	The construction of acoustic noise fencing within the Highway verge, as part of the A206 St Clements Way Highway Improvements scheme

	St Clements Way, Greenhithe.
OBSERVATIONS:	No observations.

Recommended: That the responses submitted during the summer 2018 recess be noted and endorsed.

162/18-19. **PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.**

DA/18/01052/PDE	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension. 16 Taunton Road, Northfleet.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/18/0084 DA/18/01114/EDCON	Outline application for redevelopment to provide industrial units (Class B1c and/or B2 with ancillary Class B1a) together with associated parking and access road, including details relating to access, layout and scale. Rod End Estate, Northfleet Industrial Estate, Lower Road Northfleet.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
EDC/18/0091	Application for approval of part condition 14 (a) pursuant to outline planning permission reference no. EDC/17/0048 relating to an archaeological field evaluation report and written timetable. Central and Western Village, Eastern Quarry, Watling Street, Swanscombe.
OBSERVATIONS:	The Town Council endorse the comments already submitted by Mr G Baker :-

	<p>The WSI 9at12) pre-empts what is going to happen to the farm buildings by stating that an application is to be made to demolish. This contradicts what it said (at 3.4) that consideration will be given to retention once building has taken place.</p> <p>Given this is still a live application to discharge conditions, no work that would prejudice further investigations should commence/take place. The WSI states (at 3.3) that following this stage of archaeological investigation, consideration will be given as to whether further investigation will be required – even though groundworks are currently underway?</p> <p>On the historic farm building, previous work has suggested that the timber frame may have been re-erected on site in the late C18th century. Given it may have come from a far older building, would it not be appropriate to date it using dendrochronology so we can fully understand its significance?</p> <p>The Town Council would like to see a thorough archaeological investigation undertaken of the earlier farmhouse on the site shown on the C18th century plan.</p>
--	--

Having already declared prejudicial interests Councillors' Dr J 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	<p>Change of use of amenity land and part of neighbours' rear garden to provide parking area with vehicle crossing in connection with 1 The Avenue.</p> <p>Land at Arethusa Place, High Street, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council feel that highway and pedestrian safety are key issues in the consideration of this proposal, due to its location and lay-out, and 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.</p> <p>The Town Council are also concerned that this application protrudes/includes part of the property/land belonging to a neighbour who is understood to have objected to this application.</p>

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>
OBSERVATIONS:	<p>The Town Council objects to this application as it sees no reason why a tree healthy tree should be removed if it is not causing any danger and is not diseased. If the healthy tree is causing any issues then it should be resolved by maintaining/managing the tree not by its removal. This tree is close to the footpath that runs from Watermans Way to The Avenue and is an important feature in the landscape. Please ensure all neighbouring properties, including those in Watermans Way and Worcester Close, are consulted prior to this application being considered.</p>
EDC/18/0076	<p>Application for approval of condition 10 (ii) (part) attached to planning permission reference no. EDC/18/0009 relating to details and samples of hard landscaping in relation to the residential area only (excluding management plan details).</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	<p>No observations.</p>
EDC/18/0077	<p>Application for approval of condition 10 (i) (part) attached to planning permission reference no. EDC/18/0009 relating to details and samples of external surfaces of buildings (excluding balconies and porches).</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	<p>No observations.</p>
EDC/18/0095	<p>Application for approval of condition 12 (i) and condition 12 (ii) attached to planning permission reference no. EDC/18/0009 relating to details of external lighting scheme.</p> <p>Land West of Springhead Road (Springhead Park), Springhead Road, Northfleet.</p>
OBSERVATIONS:	<p>No observations.</p>

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

The following granted decision notices were noted.

<p>DA/16/01819/CDNA</p>	<p>Submission of details (phase 1 only) relating to surface and foul water drainage pursuant to condition 9 of outline planning permission DA/12/01325/OUT (granted on appeal) for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping. Retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Empire Paper Mills Sports Ground Rear Of 25 Knockhall Road, Greenhithe.</p>
<p>DA/17/01350/CDNA</p>	<p>Submission of details relating to surface water and foul water drainage (phase 2 only) pursuant to condition 9 of outline planning permission DA/12/01325/OUT (Granted on appeal)for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping. Retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Phase 2 Former Empire Sports Ground, South Of Knockhall Road, Greenhithe.</p>
<p>DA/18/00247/CDNA</p>	<p>Submission of details relating to proposed ground levels and finished heights (condition 5), boundary fence and treatment (condition 6), surface water and foul drainage (condition 7), window detail (condition 8), external materials (condition 9) and landscaping scheme (condition 10) pursuant to planning permission DA/17/00507/FUL for 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 and further away from side boundary with No. 34 Valley View).</p> <p>Adjacent to 34 Valley View, Greenhithe.</p>
<p>DA/18/00500/FUL</p>	<p>Provision of a hand car wash with cabin and canopy, and composite fencing.</p> <p>Asda Superstores, Crossways Boulevard, Greenhithe.</p>

DA/18/00501/ADV	<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>
DA/18/00540/CDNA	<p>Submission of details relating to refuse storage (condition 5), management plan for open public space (condition 7) and external lighting (condition 8) pursuant to planning permission DA/15/01497/REM (as amended by 16/01799/NONMAT) for reserved matters relating to appearance, layout, scale and landscaping pursuant to outline application DA/12/01325/OUT (granted on appeal) for the erection of 40 residential dwellings (comprising 16 x 3 bed, 13 x 4 bed, 7 x 5 bed houses and 4 x 1 bed maisonettes) and provision of public open space.</p> <p>Former Empire Sports Ground, South Of Knockhall Road, Greenhithe.</p>
DA/18/00548/CDNA	<p>Submission of details for phases 1 and 2 relating to boundary enclosures (condition 20) and external lighting (condition 24) pursuant to outline planning permission DA/12/01325/OUT (Granted on appeal) and as amended by DA/16/01800/NONMAT for redevelopment of the site to comprise up to 40 residential dwellings, provision of public open space, parking, access and landscaping. Retention of the bowling green and relocation and enhancement of bowling club facilities and car parking.</p> <p>Former Empire Sports Ground, South Of Knockhall Road, Greenhithe.</p>
DA/18/00595/FUL	<p>Provision of a vehicle crossover onto Craylands Lane.</p> <p>2 Pentstemon Drive, Swanscombe.</p>
DA/18/00655/FUL	<p>Erection of a single storey side/rear extension.</p> <p>6 London Road, Greenhithe.</p>
DA/18/00688/FUL	<p>Erection of a single storey rear extension incorporating demolition of existing conservatory.</p> <p>37 Eglinton Road, Swanscombe.</p>
DA/18/00750/COU	<p>Continued use of rear conservatory for dog grooming unit.</p>

	36 Gunn Road, Swanscombe.
DA/18/00768/FUL	Erection of first floor side extension and single storey side/rear extension. 4 Pacific Close, Swanscombe.
DA/18/00785/FUL	Erection of a single storey rear extension. 3 St. Clements Road, Greenhithe.
DA/18/00790/FUL	Erection of a part two/part single storey rear extension. 33 Knockhall Chase, Greenhithe.
DA/18/00843/FUL	Demolition of existing rear conservatory and erection of single storey rear extension. 11 Riverview Road, Greenhithe.
DA/18/00868/FUL	Erection of a first floor side extension, single story rear extension and alterations to existing rear conservatory to provide single story rear extension (revisions to previously approved planning permission DA/17/02087/FUL in respect of bringing forward the front of the first floor side extension level with ground floor) 97 Caspian Way, Swanscombe.
DA/18/00873/FUL	Erection of a single storey side extension. 6 Western Cross Close, Greenhithe.
DA/18/00883/FUL	Demolition of existing rear conservatory and erection of a single storey rear extension. 14 Lightermans Way, Greenhithe.

163/18-19. **REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/18/00103/FUL	Erection of a two storey side extension and single storey rear extension incorporating demolition of existing detached garage. 15 Pentstemon Drive, Swanscombe.
DA/18/00847/LDC	Application for a Lawful Development Certificate for proposed dormer window and roof light in rear elevation and roof lights in front elevation in connection with providing additional rooms in the roof space. 29 Robinson Way, Northfleet.

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

Signed: _____ Date: _____
(Chairman)