

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 6 FEBRUARY 2019 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor Ms L M Cross (substituting for Councillor Ms L C Howes)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Vacancy

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor S J Ryan

440/18-19. 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.

441/18-19. APOLOGIES FOR ABSENCE.

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

442/18-19. SUBSTITUTES.

Councillor Ms L M Cross substituted for Councillor Ms L C Howes.
Councillor P M Harman substituted for Councillor Dr J M Harman.

443/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

Councillor P M Harman declared a prejudicial interest regarding applications DA/19/00143/CDNA, DA/19/0144/CDNA, DA/19/00145/CDNA, DA/19/00146/CDNA, DA/19/00147/CDNA and DA/19/1900148/CDNA as he felt that the applications related to land/property sufficiently close to his own land/property that the proposal 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.

444/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

445/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 16 JANUARY 2019

Recommended: The Minutes of the meeting held on 16 January 2019 were confirmed and signed.

446/18-19. WAITING RESTRICTIONS AND INTRODUCTION OF A BUS ONLY SECTION – INGRESS PARK AVENUE/ STONELY CRESCENT/ TILTMAN AVENUE, GREENHITHE – KENT COUNTY COUNCIL (KCC).

The Director of Highways Transportation and Waste (KCC) had submitted x2 Public Notices which had a deadline for comments of noon on 18 February 2019.

Members agreed that the Town Council should respond requesting that double yellow lines should be included on the left side (south eastern side) of where the 34m mark was on the diagram.

Recommended: That the Town Council should respond requesting that double yellow lines should be included on the left side (south eastern side) of where the 34m mark was on the diagram.

447/18-19. TO A2 BEAN IMPROVEMENTS - DESIGNATED FUNDS PROJECT – HIGHWAYS ENGLAND / ATKINS GLOBAL CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 16 JANUARY 2019

The Senior Transport Planner, Transportation (Atkins Global) had advised that Highways England have commissioned Atkins to produce a feasibility study for eight schemes for improvements to walking, cycling and horse riding routes around the A2 between Bean and Ebbsfleet.

The deadline for any comments on the draft concepts was 12pm on 8 February 2019.

Members agreed that the Town Council should respond advising that it would be preferable if the route was linked through to the National Cycleway so that the whole thing was joined up.

Recommended: That the Town Council should respond advising that it would be preferable if the route was linked through to the National Cycleway so that the whole thing was joined up.

448/18-19. NOTICE OF EXTENSION OF AN ORDER TEMPORARILY CLOSING PUBLIC FOOTPATH DS6 IN PARISH OF SWANSCOMBE AND GREENHITHE – KCC (p).

The Public Rights of Way Officer – Definitive Map Team (KCC) had advised that the Secretary of State for Transport had directed that the Order made by KCC on 11 March 2016, the effect of which was to prohibit all traffic from Public Footpath DS6, which was subsequently extended until 14 March 2019, had been extended for a further 12 months, until the 14 March 2020.

Recommended: That the item be noted.

TOWN PLANNING:

449/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/19/00060/CDNA	<p>Submission of details relating to play space management plan pursuant to condition 3 of planning permission DA/17/01055/VCON for realignment of proposed spine road and subsequent changes to the layout of phase 2 of the development including an update reptile mitigation strategy.</p> <p>Former Empire Sports Ground, South of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00061/CDNA	<p>Submission of details relating to footpath linking to PROW DS7 pursuant to condition 18 of planning permission DA/15/01498/VCON for substituting the approved spine road sections with amended plans (To replace reference to drawings IP13_782_0/001, 002/A, 003 and 004 with 6576-1101A, 1102_A, 1103_B and 1035)</p> <p>Former Empire Sports Ground, South of Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council are concerned that the application includes a link from the development to footpath DS7 which is a change in level of 2.1 meters and is in the form of steps. This makes it inaccessible to wheelchair users or those with prams, buggies etc.</p>
DA/19/00070/CDNA	<p>Submission of details relating to pumping station kiosks pursuant to condition 5 of planning permission DA/17/01055/VCON for realignment of proposed spine</p>

	<p>road and subsequent changes to the layout of phase 2 of the development including an update reptile mitigation strategy</p> <p>Former Empire Sports Ground, Rear of 25 Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00071/CDNA	<p>Submission of details relating to speed restraint features on the spine road and/or visibility splays pursuant to condition 8 of planning permission DA/17/01055/VCON for realignment of proposed spine road and subsequent changes to the layout of phase 2 of the development including an update reptile mitigation strategy.</p> <p>Former Empire Sports Ground, Rear of 25 Knockhall Road, Greenhithe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/19/00110/FUL	<p>Erection of a single storey rear extension and provision of a dormer window in rear elevation with Juliette balcony and roof lights in front elevation in connection with providing additional rooms in the roof space and 3 No. windows in side elevation.</p> <p>115 Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council would like to highlight that the neighbouring property (113 Milton Road) has raised an enquiry about this application as the work appears to be nearly completed and the Planning Enforcement Department are asked to check whether this is permitted.</p> <p>The Town Council object to this application on the grounds that it would be an overdevelopment of the site. The “dormer” covers the complete roof and in effect raises the rear elevation by one floor. The drawings with the application do not show the impact this proposal will have on the 4 bedroom house in the garden which recently gained planning approval. This is totally omitted from the drawings.</p>

Having already declared a prejudicial interest Councillor P M Harman left the chamber.

This resulted in quorum not being present therefore, as per Standing Order 5 b), no discussion or decision took place regarding applications: DA/19/00143/CDNA, DA/19/0144/CDNA, DA/19/00145/CDNA, DA/19/00146/CDNA, DA/19/00147/CDNA and DA/19/1900148/CDNA

DA/19/00143/CDNA	Submission of details relating to contaminated land (condition 3), verification report (condition 40 and foundation designs (condition 5) pursuant to planning permission DA/15/01660/VCON for erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site. Neptune Slipway, Pier Road, Greenhithe.
DA/19/00144/CDNA	Submission of details relating to ground anchors pursuant to condition 7 of planning permission DA/15/01660/VCON for erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site. Neptune Slipway, Pier Road, Greenhithe.
DA/19/00145/CDNA	Submission of details relating to flood defence crest level pursuant to condition 8 of planning permission DA/15/01660/VCON for erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site. Neptune Slipway, Pier Road, Greenhithe.
DA/19/00146/CDNA	Submission of details relating to energy efficiency pursuant to condition 12 of planning permission DA/15/01660/VCON for erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site. Neptune Slipway, Pier Road, Greenhithe.
DA/19/00147/CDNA	Submission of details relating to noise, vibration and dust pursuant to condition 13 of planning permission DA/15/01660/VCON for erection of a detached 4 bedroom house with associated parking involving demolition of existing buildings on the site. Neptune Slipway, Pier Road, Greenhithe.
DA/19/00148/CDNA	Submission of details relating to boundary walls and railing pursuant to condition 14 of planning permission DA/15/01660/VCON for erection of a detached 4 bedroom

	<p>house with associated parking involving demolition of existing buildings on the site.</p> <p>Neptune Slipway, Pier Road, Greenhithe.</p>
DA/19/00093/CDNA	<p>Submission of details relating to external materials pursuant to condition 5 of planning permission DA/18/00246/FUL for demolition of existing garage and erection of a detached 4 bed dwelling house.</p> <p>Land Adjacent 115 Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
DA/19/00099/CDNA	<p>Submission of details relating to archaeological work pursuant to condition 3 of planning permission DA/18/00246/FUL for demolition of existing garage and erection of a detached 4 bed dwelling house.</p> <p>115 Milton Road, Swanscombe.</p>
OBSERVATIONS:	<p>No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.</p>
EDC/19/0006 DA/19/00089/EDCCON	<p>Consultation on an application for the Discharge of Condition 11 attached to the planning permission reference no. EDC/17/0048 relating to the submission of a Waste Management Plan within Ebbsfleet Development Corporation.</p> <p>Western and Central Village, Eastern Quarry, Watling Street, Swanscombe.</p>
OBSERVATIONS:	<p>No observations.</p>
EDC/19/0009 DA/19/00142/EDCCON	<p>Application to construct 3 No. Industrial Units (Use Class B2) with associated parking and access.</p> <p>Yard C5, Manor Way Business Park, Manor Way, Swanscombe.</p>
OBSERVATIONS:	<p>No observations.</p>
EDC/19/0012 DA/19/00170/EDCCON	<p>Application for Installation of an external plant room for the use of a convenience store.</p> <p>Castle Hill Local Centre, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.</p>

OBSERVATIONS:	No observations.
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450/18-19. **GRANTED NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/18/01002/OUT	Outline application (consideration of access, appearance, layout and scale only) for erection of a 3 storey building with basement to be used as a 13 bedroom House in Multiple Occupation with communal facilities, bins and bike store. The Alma, 26 High Street, Swanscombe.
DA/18/01587/FUL	Erection of a single storey rear extension. 43 Castle Street, Swanscombe.
DA/18/00197/FUL	Erection of a two storey side extension and single storey rear extension incorporating demolition of existing garage. 15 Pentstemon Drive, Swanscombe.
EDC/17/0110	Outline Planning application for residential development of up to 220 dwellings including new vehicular access to Tiltman Avenue, creation of a development platform and associated works. Former Croxton and Garry Site, Craylands Lane, Swanscombe.
EDC/18/0194	Application for non-material amendment to the reserved matters planning permission reference number EDC/17/0148 to increase the height of the parapet to apartment block A2, and amend the access, height and slab level of plots 1-12 to accommodate a drop in level between adjoining units. Parcel L – Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
EDC/18/0189	Application for Non-Material Amendment to reserved matters planning permission reference no. 15/01881/ECREM to change the position, layout and design of flat over garage unit plot 110, increase the garden size of plots 91 and 92, and provide additional landscaping within the local street.

	Phase 3A, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
EDC/18/0186	Erection of a single storey rear extension and erection of 2no. dormer windows to rear and 2no. roof lights to rear. 5 Mercer Avenue, Castle Hill, Ebbsfleet Valley.
EDC/18/0182	Application for approval of conditions 3 & 4 attached to reserved matters planning application reference no. EDC/17/0064 relating to drainage strategy details and finished slab levels and cross sections. Parcel I – Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
EDC/18/0181	Application for approval of condition 3 attached to reserved matters planning application reference no. EDC/17/0148 relating to finished slab levels and cross sections. Parcel L – Land at Parcel 5, Castle Hill, Eastern Quarry, Watling Street, Swanscombe.
EDC/18/0169	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. Northfleet West Sub Station, Southfleet Road, Swanscombe.
EDC/18/0166	Application to vary Condition 10 and 11 attached to planning permission EDC/16/0083 to extend retail unit opening hours and delivery hours at Ackers Drive, Ebbsfleet, Kent DA10 0BE. Northfleet West Sub Station, Southfleet Road, Swanscombe.
EDC/18/0156	Installation of 2 Electric Vehicle Charging Points alongside 3 existing car parking spaces, with ancillary bollards, signage posts and power feeder pillar. The Spring River, Talbot Lane, Weldon, Ebbsfleet Valley.
EDC/18/0084	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.
EDC/18/0033	Reserved matters application (matters relating to appearance, scale, layout and landscaping) for the erection of 100 dwellings together with associated infrastructure including details of a surface water drainage scheme and noise attenuation measures, being details pursuant to outline permission reference DA/14/01689/OUT as varied by permission reference EDC/17/0146 and EDC/18/0027. Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe.
EDC/17/0108	Reserved Matters application for the construction of 163 dwellings and parking along with associated landscaping, infrastructure and earthworks. Eastern Quarry, Watling Street, Swanscombe.

451/18-19. **REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/18/01371/TPO	Application to fell 1 No. Lime tree subject to Tree Preservation Order No.3 1991. 3 St Pauls Close, Swanscombe.
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There being no further business to transact, the Meeting closed at 7.40 pm.

Signed: _____
(Chairman)

Date: _____