

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

PRESENT: Councillor John Hayes – Vice–Chairman in the Chair
Councillor Lorna Cross
Councillor Ann Duke
Councillor Linda Hall
Councillor Peter Harris
Councillor Lesley Howes
Councillor Maurice Weet

ALSO PRESENT: x 1 member of the public
Graham Blew – Town Clerk

ABSENT: There were none

317/19-20. 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.

318/19-20. APOLOGIES FOR ABSENCE.

An apology for absence was received from Councillor Peter Harman.

319/19-20. SUBSTITUTES.

There were none.

320/19-20. 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.

At this point a member of the public raised questions regarding their concerns over application DA/19/01305/COU.

321/19-20. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

322/19-20. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 16 OCTOBER 2019

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

TOWN PLANNING:

323/19-20. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

<p>DA/19/01292/COU REVISED PLANS</p>	<p>Material change of use to mixed use residential and childminding, provision of additional doors in ground floor elevation of garage, additional windows in ground floor of side elevation of property and conversion of garage to store.</p> <p>1 Prioress Crescent, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>The Town Council objects to this application as the proposal would have inadequate off street parking to serve the needs of the proposed use, the absence of which would give rise to an increase in on street parking in an area where there is very limited capacity.</p> <p>The proposal would be an unacceptable form of development as it would result in the loss of a useable off street parking space within the application site, and would consequently give rise to indiscriminate on-street parking, detrimental to highway safety and parking conditions within the locality as per DP3, DP4 from the Dartford Development Policies Plan:</p> <p>DP3 - The Town Council felt that the proposed development would add an excessive pressure for on street parking with the loss of an off street parking facility.</p> <p>DP4 – The taking away of an off street parking provision would consequently give rise to indiscriminate on street parking which could be detrimental for safe and convenient access to footpaths.</p> <p>CS17 from the Parking Standards Supplementary Planning Document – It is intended that garages are for their intended purposes rather than storage which the application indicates is the reason for the conversion.</p> <p>The Town Council also feels that the location of the property is inappropriate for a commercial / business use.</p>

<p>DA/19/01305/COU</p>	<p>Change of use from residential house (use class C3) to larger HMO (House of Multiple Occupation)</p> <p>18 High Street, Greenhithe.</p>
<p>OBSERVATIONS:</p>	<p>Under “Proposal” on the application form it states that the development or work has not been started without consent. Could this be confirmed by the Planning Authority as residents have advised that the property has been run as a HMO for several years and it was assumed that all the relevant permissions and licences were in place for this? The building does not appear to be listed as a HMO on the Dartford Borough Council website?</p> <p>It is understood that the property was given Listed Building, Grade II status in 1971 and permission should be sought for internal and external alterations. The Design and Access Statement states there are no changes to the internal or external fabric of the building. Whilst this may be the case now it does raise the issue of when the alterations to the interior (to create two additional bathrooms and alter the second floor layout) were made? These are alterations to the plans granted listed building approval in 1996 and there does not appear to be any record of listed building approval for these changes?</p> <p>The application form says that the building is neither in Flood Zone 2 or 3 but the Dartford Borough Council My Property Page states that it is in Flood Zone 2 and the Environment Agency maps indicate it is in Flood Zone 3? With this confusion and lack of clarity the Town Council would request that a flood risk assessment be carried out.</p> <p>A major concern with the proposal is the fact that there is a bedroom in the basement which would seem to be contrary to other properties in the area that have conditions in place that prohibit sleeping accommodation at this level due to the risk of flooding.</p> <p>The only access and escape from the rooms in the basement appears to be through the kitchen which raises concerns regarding the safety of occupants and confirmation is sought as to whether this meets the regulations and requirements for a HMO.</p> <p>The application advises that there are four parking spaces (these are dimensioned on the 1996 application) however these are shorter than the current acceptable lengths as indicated on the Dartford Borough Council Parking Standards. The parking spaces are two rows in tandem which appears to go against the Dartford Borough Council Parking Standards</p>

	<p>document which states that this is only acceptable in single not multiple households? Current usage shows that there is a demand for this level of parking at this HMO but it does impact on the safety of pedestrians and other road users.</p> <p>The Town Council respectfully request that the Planning Authority ensure the officer responsible for HMO's investigates the concerns raised to ensure that all the required regulations and standards are being met.</p> <p>The Town Council would ask that the Development Control Board undertake a site visit prior to consideration and decision of this application.</p>
DA/19/01451/FUL	<p>Erection of a part two/part single storey rear extension, first floor front extension incorporating dormer window and conversion of integral garage to habitable room with associated alterations to front elevation.</p> <p>79 Caspian Way, Swanscombe.</p>
OBSERVATIONS:	No observations.
EDC/19/0125 RE-CONSULTATION	<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 4 development of 133 residential units including details of streets, buildings and structures, materials, open space, car parking, noise and drainage.</p> <p>Former Northfleet West Sub Station, Southfleet Road, Swanscombe.</p>
OBSERVATIONS:	No observations.

324/19-20. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/19/01256/TPO	Application for various works to various trees subject to Tree Preservation Order N0.3. 1984. Swanscombe Park, Park Road, Swanscombe.
DA/19/01257/TPO	Application for various works to various trees subject to Tree Preservation Order No.3. 1991. Manor Park (Playground and Surrounding Church) St Peters Close, Swanscombe.
DA/19/01258/TPO	Application for various works to various trees subject to Tree Preservation Order No.17. 1991. Children's Play Area, Valley View, Greenhithe

There being no further business to transact, the Meeting closed at 7.25 pm.

Signed: _____ Date: _____
(Chairman)