

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 7 NOVEMBER 2018 AT 7.00PM

PRESENT: Councillor B R Parry (Chairman)
Councillor K G Basson
Councillor Mrs L M Cross (substituting for Councillor J A Hayes)
Councillor P M Harman (substituting for Councillor Dr J M Harman)
Councillor P C Harris
Councillor Ms L C Howes
Councillor A S Reach

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor B E Read
Councillor K M Kelly
Councillor Mrs L Manchester
Councillor S J Ryan

288/18-19. 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.

289/18-19. APOLOGIES FOR ABSENCE.

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

290/18-19. SUBSTITUTES.

Councillor Mrs L M Cross substituted for Councillor J A Hayes.
Councillor P M Harman substituted for Councillor Dr J M Harman.

291/18-19. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA.

The Town Clerk declared a prejudicial interest on behalf of members of the Town Council regarding application DA/18/01332/EDCCON due to the Town Councils ongoing discussions with the Land Owner about the Freehold of the Community Centre.

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

292/18-19. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

293/18-19. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 17 OCTOBERS 2018

Recommended: The Minutes of the meeting held on 17 October 2018 were confirmed and signed.

294/18-19. LOWER THAMES CROSSING PUBLIC CONSULTATION OCTOBER 2018 – HIGHWAYS ENGLAND.

Members were asked to consider completing the response form which had a deadline of 20 December 2018. Members had previously been supplied the information on 17 October 2018.

Members went through the response form agreeing responses to the questions.

Recommended: That the responses be noted and submitted.

TOWN PLANNING:

295/18-19. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' OBSERVATIONS.

DA/18/01332/EDCCON	<p>Consultation on the provision of an additional area for car parking consisting of: 7 No. parking spaces for community centre; 6 No. visitor parking and; 2 No. van parking spaces within Ebbsfleet Development Corporation</p> <p>The Pier Ingress Site, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Clerk having already declared a prejudicial interest on behalf of members of the Town Council, no comments were made on this application.</p>
DA/18/01345/TPO	<p>Application to re-pollard crown by the removal of all the mature rejuvenation crown growth back to the vicinity of the previous pollard points, whilst retaining any suitable live laterals around these points of 1 No. Walnut tree subject to Tree Preservation Order No.1 2018.</p> <p>The Sun, 16 Swanscombe Street, Swanscombe.</p>
OBSERVATIONS:	<p>The Planning Authority are asked to confirm that the advice of a suitably qualified arboriculturist has been obtained regarding the proposed works.</p>

DA/18/01371/TPO	<p>Application to fell 1 No. Lime tree subject to Tree Preservation Order No.3 1991.</p> <p>3 St Pauls Close, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council object to this application as the tree is healthy and there are insufficient arboricultural grounds to justify the removal of 1 No. Lime tree subject to Tree Preservation Order No.3 1991. The tree makes a significant contribution to the visual amenity of the locality and its loss would be prejudicial to those amenities.</p> <p>The Planning Authority previously refused a replica application under reference number DA/16/01030/TPO.</p>
DA/18/01104/FUL	<p>Conversion of 2 No. existing loft rooms to provide 2 No. 1 bed flats to provide a total of 18 flats.</p> <p>9 - 10 Cobham Terrace, Bean Road, Greenhithe.</p>
OBSERVATIONS:	<p>The Town Council have concerns that this application is an overdevelopment and that the proposed flats would have insufficient light and be sub-standard.</p> <p>The Planning Authority are requested to confirm that the proposal meets the appropriate parking standards and the all neighbouring properties are consulted prior to the consideration of the application.</p>
EDC/18/0033	<p>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.</p> <p>Land at London Road and West of Craylands Lane, Craylands Lane, Swanscombe.</p>
OBSERVATIONS:	<p>The Town Council are disappointed that the application does not include the provision of any disabled parking spaces or any charging points for electric vehicles.</p>
EDC/18/0156	<p>Installation of 2 Electric Vehicle Charging Points alongside 2 existing car parking spaces, with ancillary bollards, signage posts and power feeder pillar.</p> <p>The Spring River, Talbot Lane, Weldon, Ebbsfleet Valley.</p>

OBSERVATIONS:	The Town Council are pleased, and encouraged, by the applicants' proposal to install charging points for electric vehicles.
EDC/18/0159	Application for approval of condition 8 attached to planning permission reference no. EDC/17/0039 relating to the submission of full and detailed plans of the location, plantation and maintenance of street trees and soft landscaping. Northfleet Embankment, East Crete Hall Road, Northfleet.
OBSERVATIONS:	Out of Area, no observations.
EDC/18/0164	Application for approval of condition 18 attached to planning permission reference no. EDC/16/0045 relating to the submission of a detailed Affordable Housing Strategy (Phase 2c). Northfleet West Sub Station, Southfleet Road, Swanscombe.
OBSERVATIONS:	No observations.
EDC/17/0159	Application for approval of condition 6 attached to reserved matters planning permission EDC/16/0083 relating to submission of details and samples of all external materials. Former North West Sub Station, Southfleet Road, Swanscombe, Kent.
OBSERVATIONS:	No observations.
EDC/18/0165	Installation of communication infrastructure and associated works including landscaping, access and boundary treatments. Proposed Communication Station, Durrant Way, Swanscombe, Kent.
OBSERVATIONS:	The Town Council are disappointed that the footpath between Swanscombe and Castle Hill will remain gated until this proposal is completed and also have concerns regarding the timber post and rail design of the fence as this could be susceptible to anti-social behaviour.

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 Co-op, Ackers Drive, Ebbsfleet, Kent, DA10 0BE.
OBSERVATIONS:	Whilst the Town Council support this proposal the Planning Authority are requested to ensure all neighbouring properties are consulted prior to the decision of the application.

296/18-19. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL / EBBSFLEET DEVELOPMENT CORPORATION FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/17/01833/COU	Change of use of ground floor dental surgery (Use Class D1) to self-contained studio flat (Use Class C3) incorporating single storey rear infill extension and erection of a detached building to provide dental surgery, with associated parking provision. Cheers Dental Practice, 23 High Street, Swanscombe.
DA/18/0778/VCON	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 (incorporating variation of condition 2 - approved plans) Knockhall Academy, Eynsford Road, Greenhithe.

There being no further business to transact, the Meeting closed at 8.00 pm.

Signed: _____
(Chairman)

Date: _____