



ADDITIONAL AGENDA

**PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION & THE ENVIRONMENT
COMMITTEE
9 SEPTEMBER 2015**

8. TOWN PLANNING.

8.1 The following 2 applications were received and responded to by the Town Clerk, in consultation with the Chairman, during the recess period (as per minute 46/15-16).

DA/15/01218/ECREM	<p>Submission of reserved matters pursuant to conditions 2 & 25 of planning permission DA/12/01451/EQVAR for the erection of 170 two, three and four bedroom market dwellings, and submission of details relating to noise (condition 28) and fibre-optic connections (condition 30) pursuant to permission DA/12/01451/EQVAR.</p> <p>Part Phase 2 Castle Hill, Eastern Quarry.</p>
OBSERVATIONS:	<p>This Council still believes that our previous comments made, regarding local infrastructure and integration with the local community, are still valid. Part of this was recorded in minute 48 of the Development Control Board meeting on 5 July 2007 for the outline application for the site (DA/03/01134/OUT). The Town Council raised the fact that the applicant (Land Securities Group Plc) had offered several local community improvements to the Town Council which would improve local integration and help provide sustainability to this large development, and that the developer had confirmed that these offers had been agreed in principle subject to negotiation. A booklet entitled "Leisure and Recreation Opportunities in and around Eastern Quarry, May 2004" had been produced by Land Securities which contained the facilities they had proposed, a copy of this document was also passed to Dartford Borough Council. Mr Adam Cunningham, a Land Securities Director at the time, confirmed the arrangements which had been made with the Town Council (minute 48 of the Development Control Board meeting on 5 July 2007).</p> <p>Unfortunately there has, to date, been no further progression on this issue and the Town Council would recommend that the Planning Authority places a condition on this application that any approval is subject to a signed agreement by Land Securities and the Town Council covering the provision of the items raised in their booklet.</p>



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DA/15/01229/ECREM	<p>Submission of reserved matters pursuant to conditions 2 of planning permission DA/12/01451/EQVAR for the application for erection of 125 dwellings (comprising 60 houses and 65 flats), access, layout, appearance, landscaping and scale including the part discharge of condition 25 and full discharge of condition 28.</p> <p>Part Phase 2 Castle Hill, Eastern Quarry.</p>
OBSERVATIONS:	<p>This Council still believes that our previous comments made, regarding local infrastructure and integration with the local community, are still valid. Part of this was recorded in minute 48 of the Development Control Board meeting on 5 July 2007 for the outline application for the site (DA/03/01134/OUT). The Town Council raised the fact that the applicant (Land Securities Group Plc) had offered several local community improvements to the Town Council which would improve local integration and help provide sustainability to this large development, and that the developer had confirmed that these offers had been agreed in principle subject to negotiation. A booklet entitled "Leisure and Recreation Opportunities in and around Eastern Quarry, May 2004" had been produced by Land Securities which contained the facilities they had proposed, a copy of this document was also passed to Dartford Borough Council. Mr Adam Cunnington, a Land Securities Director at the time, confirmed the arrangements which had been made with the Town Council (minute 48 of the Development Control Board meeting on 5 July 2007).</p> <p>Unfortunately there has, to date, been no further progression on this issue and the Town Council would recommend that the Planning Authority places a condition on this application that any approval is subject to a signed agreement by Land Securities and the Town Council covering the provision of the items raised in their booklet.</p>

Recommended:

To note and endorse the responses submitted during the summer 2015 recess.



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8.2 **The following planning applications have been submitted by Dartford Borough Council for Members observations** (*details of these applications can be viewed via both the Town Council and DBC websites*).

DA/15/01307/ECREM	<p>Submission of reserved matters relating to primary roads and sewer details relating to Castle Hill North pursuant to conditions 2 and 25 of planning permission DA/12/01451/EQVAR for the development of up to 6,250 dwellings and up to 231,000 sq m of built floorspace for business premises, education, community and social facilities, hotels, theatre and supporting retail and leisure facilities and associated works.</p> <p>Castle Hill North, Eastern Quarry, Watling Street, Swanscombe.</p>
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8.3 **The following granted decision notices have been submitted by Dartford Borough Council for Members information.**

DA/15/01148/FUL	<p>Change of use and conversion of building from day centre (Class C2) to 4 x 2 bed self-contained flats (C3) incorporating alterations to windows and doors.</p> <p>The Oast House, St Pauls Close, Swanscombe.</p>
DA/15/01031/TPO	<p>Application for a crown reduction by approx. 5 metres and removal of any branches near to adjacent property (19 Worcester Close) of 1 No. Sycamore tree subject to Tree preservation Order No.11 1990.</p>

8.4 **The following granted decision notices have been submitted by Kent County Council for Members information.**

KCC/DA/15/1156	<p>Section 73 application for the variation of condition 4 of planning permission DA/14/108 (granted for a new 2-storey detached building) to amend the car parking layout to avoid hedge removal.</p> <p>Manor Community Primary School, Keary Road, Swanscombe.</p>
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