

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 1 MAY 2013 AT 7.00PM

**PRESENT:** Councillor B E Read (Chairman)  
Councillor P J Scanlan  
Councillor L J Bobby  
Councillor Mrs S P Butterfill  
Councillor P M Harman  
Councillor Mrs A R Harvey (substituting for Councillor P C Harris)  
Councillor J A Hayes  
Councillor B R Parry  
Vacant position  
Vacant position

**ALSO PRESENT:** Sara Stapleton - Responsible Financial Officer

**ABSENT:** Councillor V Openshaw

561/12-13. **APOLOGIES FOR ABSENCE.**

Apologies for absence were received and accepted from Councillors' P C Harris (work commitments) and PA Read (work commitments).

**Recommended:** That the apologies for absence and reasons, as listed, be formally approved.

562/12-13. **SUBSTITUTES.**

Councillor Mrs A R Harvey substituted for Councillor P C Harris.

563/12-13. **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.*

564/12-13. **ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.**

There were none.

565/12-13. **TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 10 APRIL 2013.**

**Recommended:** The Minutes of the meeting held on 10 April 2013 were confirmed and signed.

566/12-13. **KENT COUNTY COUNCIL (KCC) (VARIOUS ROADS, DARTFORD) (PROHIBITION OF WAITING) CONSOLIDATION (AMENDMENT No 14) ORDED 2013.**

Members discussed the Traffic Regulation Order (TRO) information supplied by the Traffic Engineer, KCC Highways & Transportation.

**Recommended:** That the item be noted.

**TOWN PLANNING:**

567/12-13. **APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.**

*Members were advised that the following planning applications had been received from Dartford Borough Council:*

DA/13/00408/FUL Demolition of existing garages and erection 1 x 2 bed and 3 x 3 bedroom houses with associated parking and landscaping.

Block of 24 Lock-Up garages south west of Castle Street, Swanscombe.

**OBSERVATIONS:** Members objected to the application in its current form on the grounds that it was unclear as to how the application affected the alleyway access on adjoining roads and adjoining properties. Members recommended that a site meeting be held prior to the application being considered by DC Board. Members also requested that all neighbouring properties be notified of the application. Members also wished to express their disappointment with the development, as it appeared that work on site had already started prior to planning approval being granted.

DA/13/00436/FUL Erection of a single storey rear extension.

22 Caspian Way, Swanscombe.

**OBSERVATIONS:** No observations, provided all neighbours are consulted.

DA/13/00422/EQCHC Submission of Castle Hill (East) Area Master Plan pursuant to Condition 19 of Planning Permission DA/12/01451/EQVAR.

Eastern Quarry, Watling Street, Swanscombe.

**OBSERVATIONS:** No observations, but members requested that details of the infrastructure improvements to link up the properties as required be provided before they are developed.

DA/13/00440/EQCHC Submission of Castle Hill (North) Area Design Code pursuant to Condition 20 of Planning Permission DA/12/01451/EQVAR.

Eastern Quarry, Watling Street, Swanscombe.

OBSERVATIONS: No observations, but members requested that details of the infrastructure improvements to link up the properties as required be provided before they are developed.

DA/12/01404/FUL Erection of 190 dwellings extending to between 2 and 3 storeys in height, including 134 houses and 56 flats, together with the provision of associated public realm and landscaping, parking and infrastructure work.

Land at St Clements Way, Greenhithe.

**Members were asked to provide additional comment on the proposed access junction to the site.**

Members' comments were that they did not believe that the design of the junction was appropriate, particularly with traffic light controls. They also felt that extensive traffic problems could be caused with it being so very close to another set of traffic lights. Members were of the opinion that a site meeting needed to be called by Dartford Borough Council on the application, or the application be completely refused on the grounds of lack of appropriate infrastructure.

**56812-13. GRANTED DECISION NOTICES RECEIVED FROM DARTFORD BOROUGH COUNCIL FOR MEMBERS INFORMATION.**

The following granted decision notices were noted.

DA/13/00200/FUL Application for a new planning permission to replace extant Planning Permission DA/09/01547/FUL for demolition of existing workshop and storage building and erection of a two storey building to provide 5 No. 1 bed flats with 5 No. parking spaces and turning area and 2 No. parking spaces for the existing Orchard House.

Orchard House, Coppers Road, Swanscombe.

**56912-13. REFUSED DECISION NOTICES RECEIVED FROM DARTFORD BOROUGH COUNCIL FOR MEMBERS INFORMATION.**

The following refused decision notices were noted.

DA/12/01037/OUT Demolition of the existing dwellings and the erection of 66 flats incorporating 53 two – bedroom and 13 three – bedroom apartments with provision for 98 car park spaces over two levels and an additional 6 spaces for the residents of Flint Cottage.

1A, 1B & 1C Knockhall Road, Greenhithe.

57012-13. **PUBLIC NOTICE RECEIVED FROM KENT COUNTY COUNCIL.**

The following public notice had been received from Kent County Council for members' consideration.

Expansion of  
Knockhall Primary  
School (Community)

Members were disappointed with KCC's future planning needs for school entitlement within the area and requested an explanation as to why KCC decided it was not necessary to build a new school within a new development within the town that had the appropriate land space but that it was now necessary to expand other local schools in the area to cater for increased capacity. Members were concerned that there was not enough space within the current school sites to provide for the increased intake without losing essential outside open space.

There being no further business to transact, the Meeting closed at 7.45 pm.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairman)

**Regeneration Directorate**  
 Rob Scott                      Director

*PTE* 22.5.13

Please ask for:   Katie Gill  
 Direct Line:       (01322) 343213  
 Direct Fax:       (01322) 343047  
 E-mail:            katie.gill@dartford.gov.uk  
 DX:                 31908  
 Your Ref:          LDF  
 Date:               3 May 2013

Dear Consultee,

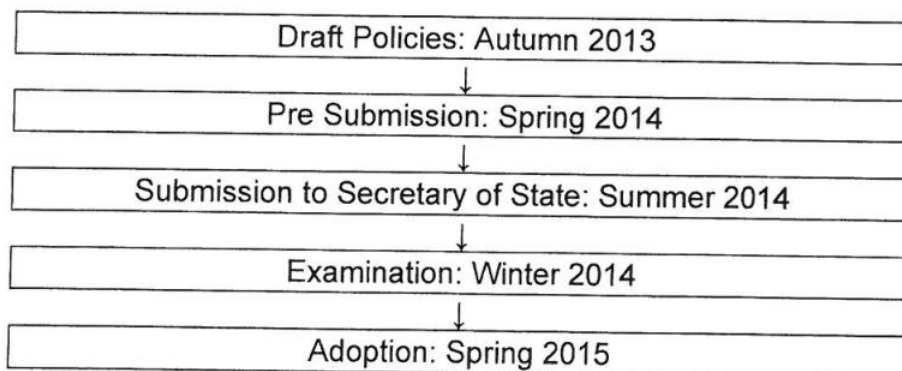
**Regulation 18 consultation on the Dartford Development Management Plan (The Town and Country Planning (Local Planning) (England) Regulations 2012)**

Dartford Borough Council is in the process of developing a Local Plan (previously known as the Local Development Framework) which will eventually replace the 1995 Dartford Local Plan. The Dartford Core Strategy was the first local plan document to be adopted as part of this replacement process in September 2011. It sets out the Council's Borough-wide strategy for development to 2026.

The Council is now preparing a Development Management Plan which will develop the policies and proposals set out in the Core Strategy and will supplement them. It will establish more detailed requirements and criteria that all developments will need to meet. Planning Applications will be determined against policies in this Plan. The Plan will cover the administrative area of Dartford Borough Council.

Your organisation has been identified as one of the specific consultees which we are required to consult on the Local Plan and has been placed on the Council's Local Plan database. If you are not the right point of contact, would you please pass this letter on to the correct representative of your organisation and ensure that we are informed of their contact details.

The provisional timetable for the next phases of the Development Management Plan is as follows:



The Council is now consulting on the scope and nature of the Development Management policies and would like to hear your views. The consultation commences on Friday 3<sup>rd</sup> May 2013 and will finish at 5pm on Friday 14<sup>th</sup> June 2013.

The Development Management Plan Scoping Document, together with the Sustainability Appraisal Scoping Report, can be viewed at libraries in the Borough and the Civic Centre, Home Gardens, Dartford. It can also be downloaded from the Council's website [www.dartford.gov.uk/DMScoping](http://www.dartford.gov.uk/DMScoping). To obtain free printed copies please call the Planning Policy Team on 01322 343213.

Tell us what you think about the Scoping document by either:

- Completing an on-line response form at <http://www.dartford.gov.uk/DMScoping>; or
- Emailing a response form to [LDF@dartford.gov.uk](mailto:LDF@dartford.gov.uk); or
- Posting a response form to Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR

Response forms are available on the Council's website. Response forms can be requested by emailing [LDF@dartford.gov.uk](mailto:LDF@dartford.gov.uk) or by calling 01322 343213.

For further information please email [LDF@dartford.gov.uk](mailto:LDF@dartford.gov.uk) or phone 01322 343213.

**All responses to the document must be received by 5pm, Friday 14<sup>th</sup> June 2013. We would appreciate your comments as early as possible.**

Yours sincerely

Paul Buckley  
Senior Policy Planner

Electronic communication – does not bear a live signature

# DARTFORD BOROUGH COUNCIL

## **Dartford's Local Plan: Development Management Plan Consultation on Development Management Plan Scoping**

*Planning and Compulsory Purchase Act 2004  
Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012*

As part of the Dartford Local Plan, Dartford Borough Council is preparing a Development Management Plan which will develop the policies and proposals set out in the Core Strategy and will supplement them. It will establish more detailed requirements and criteria that all developments will need to meet. The Plan will cover the administrative area of Dartford Borough Council. The Council is consulting on the proposed content of this Plan..

The consultation document is available for public inspection at the following locations, free of charge on the days and hours specified:

- Civic Centre, Home Gardens, Dartford, 8:45 AM to 5:15 PM Monday to Thursday and 8:45 AM to 4:45 PM on Friday;
- Ashen Drive Library, Ashen Drive, Dartford 2:00 PM to 6:00 PM Monday and Thursday, 9:00 AM to 1:00 PM Tuesday and Friday and 10:00 AM to 2:00 PM Saturday;
- Dartford Library, Central Park, Dartford, 8:30 AM to 6:00 PM Monday, Tuesday and Wednesday, 8:30 AM to 8:00 PM Thursday, 8:30 AM to 6:00 PM Friday and 9:00 AM to 5:00 PM Saturday
- Fleetdown Library, Swaledale Road, Dartford, 9:30 AM to 5:30 PM Tuesday, Thursday and Friday, 1.30PM to 5.30PM Wednesday and 10.00AM to 2.00 PM Saturday;
- Greenhithe Library, London Road, Greenhithe, 1:00 PM to 5:30 PM Tuesday and Thursday and 9:30 AM to 12:30 PM Saturday;
- Longfield Library, 49 Main Road, Longfield, 1:00 PM to 6:00 PM Tuesday and Friday, 9:00 AM to 1:00 PM Wednesday and Thursday and 10:00 AM to 2:00 PM Saturday;
- Summerhouse Drive Library, Summerhouse Drive, Joydens Wood, Bexley 9.00AM to 6:00 PM Tuesday and Thursday, 2:00 PM to 6:00 PM Friday and 10:00 AM to 2:00 PM Saturday;
- Sutton-at-Hone Library, Main Road, Sutton-at-Hone, Monday and Friday 10.00AM to 6.00 PM, Monday and Friday, 10.00AM to 2.00PM Tuesday and Saturday;
- Swan Valley Library, The Discovery Centre Park, Southfleet Road, Swanscombe, 10.00 AM to 2:00 PM Monday, Tuesday and Saturday and 1:00 PM to 5:00 PM Wednesday and Friday;
- Temple Hill Library, Temple Hill Square, Dartford, 9:00 AM to 6:00 PM Monday, Tuesday, Thursday and Friday and 10:00 AM to 2:00 PM Saturday.

The document, together with the Sustainability Appraisal Scoping Report, can also be downloaded from the Council's website [www.dartford.gov.uk/DMScoping](http://www.dartford.gov.uk/DMScoping) free of charge. To obtain free printed copies please call the Planning Policy Team on 01322 343213.

**The consultation period runs from Friday 3<sup>rd</sup> May until 5.00 PM Friday 14<sup>th</sup> June 2013.**

**Representations must be received by 5.00 PM Friday 14<sup>th</sup> June 2013.**

Comments can be made by:

- Completing an on-line response form at [www.dartford.gov.uk/DMScoping](http://www.dartford.gov.uk/DMScoping)
- Emailing a response form to [LDF@dartford.gov.uk](mailto:LDF@dartford.gov.uk)
- Posting a response form to Planning Policy Team, Dartford Borough Council, Civic Centre, Home Gardens, Dartford, Kent DA1 1DR

Response forms are available on the Council's website or from the locations above. Response forms can be requested by emailing [LDF@dartford.gov.uk](mailto:LDF@dartford.gov.uk) or by calling 01322 343213.



## Graham Blew

**From:** Katie Gill [Katie.Gill@dartford.gov.uk]  
**Sent:** 03 May 2013 10:02  
**Subject:** Development Management Plan Scoping Consultation: 3rd May - 14th June 2013  
**Attachments:** Public Notice for DMP Scoping consultation FINAL.pdf; Representation Form DM Scoping.doc; FINAL DM PLAN SCOPING CONSULTATION DOCUMENT.pdf; Dartford DM Policies SA Scoping Report 26th April - incorporates NE and EA comms .pdf; Consult letter Elec specific consultees Original.pdf

Dear Consultee,

In accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the Council is today publishing the Development Management Plan Scoping Document, together with its associated Sustainability Appraisal Scoping Report.

You are invited to make representations on the Development Management Plan Scoping Document. The period for responding runs from **Friday 3<sup>rd</sup> May until Friday 14<sup>th</sup> June 2013, and ends at 5:00pm.** The dedicated representation form (attached) should be used to submit your comments. It contains important information on data protection issues and will help ensure that your views can be clearly recorded. The Public Notice and formal letter are also attached.

Below is a link to our Local Plan (formally LDF) pages. On these pages you will be able to access the Development Management Plan Scoping Document and Sustainability Appraisal Scoping Report.

[www.dartford.gov.uk/DMScoping](http://www.dartford.gov.uk/DMScoping)

The Development Management Scoping document along with the Sustainability Appraisal Scoping Report are attached to this email.

Please can you acknowledge receipt of this email and address any other correspondence regarding this matter to [LDF@dartford.gov.uk](mailto:LDF@dartford.gov.uk)

If you are no longer the correct contact for the Council's Development Plan documents, could you forward to the right person in your organisation and let us know so that we can update our records accordingly.

Thank you  
Regards  
Katie Gill  
Planning Policy Team  
Dartford Borough Council  
01322343213

---

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error please notify the originator of the message. This footer also confirms that this email message has been scanned for the presence of computer viruses.

Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Dartford Borough Council.

Dartford Borough Council - Rated a good Council by the Audit Commission. See [www.dartford.gov.uk](http://www.dartford.gov.uk) to find out more.

07/05/2013