

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 11 NOVEMBER 2015 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor Mrs S P Butterfill (Vice-Chairman)
Councillor J A Hayes
Councillor Ms L C Howes
Councillor D J Mote
Councillor B R Parry

ALSO PRESENT: Graham Blew – Town Clerk

ABSENT: Councillor K M Kelly
Councillor A S Reach

317/15-16. APOLOGIES FOR ABSENCE.

Apologies for absence were submitted and accepted from Councillors' K G Basson (unwell), Dr J M Harman (work commitments), Mrs C K Openshaw (other commitments) and S J Ryan (work commitments).

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

318/15-16. SUBSTITUTES.

There were none.

319/15-16. 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.

320/15-16. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

There were none.

321/15-16. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 21 OCTOBER 2015.

Recommended: The Minutes of the meeting held on 21 October 2015 were confirmed and signed.

TOWN PLANNING:

322/15-16. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.

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| <p>DA/15/01498/VCON</p> | <p>Application for Variation of Condition 4 of outline planning permission DA/12/01325/OUT (allowed on appeal) in respect of substituting the approved spine road sections with amended plans (To replace reference to drawings IP13_782_0/001, 002/A, 003 and 004 with drawings 5194-005-C-100-P4 General Arrangement, 5194-005-C-101-P2 Long Sections 1 of 3, 5194-005-C-102-P2 Long Sections 2 of 3 and 5194-005-C-103-P2 Long Sections 3 of 3), 5194/005/C-104/P1, -106/P1 and -107/P1).</p> <p>Former Empire Sports Ground, south of Knockhall Road, Greenhithe.</p> |
| <p>OBSERVATIONS:</p> | <p>Members highlighted that this area was, and had been for a long time, a potential leisure facility for the Town and as such was identified in the Planning Authorities Local Plan. If this proposal were agreed it would result in the loss of this potential leisure facility to current inhabitants of the Town as well as the many future inhabitants of the large developments proceeding within the Town; this needs to be considered and the Town Council would request that the Planning Authority ensures that a legal agreement is drawn up to include a contribution to the Town Council for community leisure facilities to be enhanced and maintained. It is noted that the proposal indicates that access to Knockhall Park from the development would be included and that Knockhall Park would be the closest recreational facility for the residents of this development to use and enjoy.</p> <p>The proposal would add extra traffic in an area where there is very limited capacity, contrary to Policies T22 and T23 of the Dartford Local Plan, Policy T11 of the Dartford Local Plan Review Second Deposit Draft and Policy TP19 of the Kent and Medway Structure Plan 2006.</p> <p>The Planning Authority are urged to confirm that the proposed junction (entry/exit to the site) will not have a negative impact/effect on the bus route in this area.</p> <p>The Town Council also has concerns that any footpaths within the development should include restrictions against the use by motorbikes (such as kissing gates).</p> <p>Members also wanted to inform the Development Control Board that local residents have voiced concerns that a</p> |

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| | <p>consultation that was understood to be being undertaken by the developer does not appear to have begun and they would obviously like to be included in this to enable them to submit their comments and views.</p> |
| DA/15/01466/ECCDNA | <p>Submission of details relating to construction management plan pursuant to condition 35 of outline planning permission DA/05/00308/OUT for redevelopment of site comprising a mixed use of up to 950 dwellings & non-residential floorspace for: shopping, food & drink, hotel use, community, health, education & cultural uses; assembly & leisure facilities & associated works to provide the development.</p> <p>Northfleet West Grid Sub Station, Southfleet Road, Swanscombe.</p> |
| OBSERVATIONS: | <p>Members have serious concerns regarding the effect on local roads that this proposal will have. In the application the developer appears to dissuade contractors from parking on site and this will lead to them seeking on street parking in the local area which already experiences serious issues with this and does not have the capacity of facilities to absorb this. The Development Control Board members are requested to clarify where the construction workers/contractors for the proposal will be parking the vehicles they will use to travel to the site prior to any decision being made on this application.</p> <p>Members also have serious concerns regarding the construction vehicles using Stanhope Road/Southfleet Road (Page 11) as, in its current form, this road is not suitable for this type of traffic and this will cause further problems in an area that's infrastructure is already under pressure.</p> |
| DA/15/01614/FUL | <p>Erection of a single storey rear extension and provision of a velux to rear roof.</p> <p>19 Calcroft Avenue, Greenhithe.</p> |
| OBSERVATIONS: | <p>Members have no observations but would like to ask the Planning Authority to ensure that the Development Control Board members are made aware of any restrictive covenants that are in place. Please ensure all neighbouring properties are consulted prior to the decision of the application.</p> |
| DA/15/01609/COU | <p>Conversion of existing single property into 2 x 2 bed self-contained flats together with provision of an external rear</p> |

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| | <p>staircase and entrance to door to first floor flat, bin storage area and communal garden.</p> <p>60 Knockhall Road, Greenhithe.</p> |
| OBSERVATIONS: | <p>The Town Council recalls that a previous application was made for this site 2 years ago which included off street parking provisions whereas this current application does not include any of street parking provisions. Members are concerned that this would give rise to an increase in on street parking in an area where there is very limited capacity. The Planning Authority are requested to clarify, prior to any decision being made, whether this meets the requirements of the Core Strategy/Local Plan regarding off-street parking provision.</p> |

323/15-16. GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.

The following granted decision notices were noted.

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| DA/15/01375/FUL | <p>Provision of hardstanding and new vehicular access onto Hope Road.</p> <p>32 Stanhope Road, Swanscombe.</p> |
| EDC/15/01308/ECADV | <p>Display of PVC banner hoarding along fence on Southfleet Road.</p> <p>Eastern Quarry, Watling Street, Swanscombe.</p> |
| DA/15/01356/FUL | <p>Erection of a detached garage to front.</p> <p>The Orchards, Mounts Road, Greenhithe.</p> |

324/15-16. **ESTIMATES FOR 2016 – 2017.**

Members were informed that officers had begun work on the estimates for 2016 – 2017 and that they were invited to contact the RFO, outside of the meeting, and inform her of any suggestions and/or items they feel should be included.

The draft Annual Estimates 2016 – 2017 would need to be approved and endorsed by the full Council in January 2016 before setting the Council Tax Base for the 2016 – 2017 financial year.

Recommended: That the item be noted.

There being no further business to transact, the Meeting closed at 7.15 pm.

Signed: _____ Date: _____
(Chairman)

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