

MINUTES OF THE PLANNING, MAJOR DEVELOPMENTS, TRANSPORTATION AND ENVIRONMENT COMMITTEE HELD AT THE COUNCIL OFFICES, THE GROVE, SWANSCOMBE ON WEDNESDAY 10 FEBRUARY 2016 AT 7.00PM

PRESENT: Councillor B E Read (Chairman)
Councillor K G Basson
Councillor Mrs S P Butterfill
Councillor P M Harman (ex-officio)
Councillor Ms L C Howes
Councillor B R Parry
Councillor S J Ryan

ALSO PRESENT: Lorna Hughes – Communications and Engagement Manager, EDC
Mark Templeton – Head of Communications, EDC
Graham Blew – Town Clerk

ABSENT: Councillor J A Hayes
Councillor A S Reach

491/15-16. APOLOGIES FOR ABSENCE.

Apologies for absence were submitted and accepted from Councillors' D J Mote (DBC meeting), Dr J M Harman (work commitments), K M Kelly (other commitments) and Mrs C K Openshaw (other commitments).

Apologies for lateness were submitted by Councillors' P M Harman and S J Ryan.

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

492/15-16. SUBSTITUTES.

There were none.

493/15-16. 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.

494/15-16. ITEMS DEEMED URGENT BY THE CHAIRMAN / MATTERS ARISING FROM PREVIOUS MINUTES AND THEIR POSITION ON THE AGENDA.

The Chairman welcomed the Communications & Engagement Manager and the Head of Communications from the Ebbsfleet Development Corporation (EDC) who gave an update on the current progress which included:

Masterplan Engagement – the series of public events held in December had resulted in 298 completed postcards from the public whose main concerns were infrastructure, provision of adequate health facilities, possible impact on education facilities. The main aspirations from the public had been the need for green spaces and community facilities along with the cohesion of communities.

There would be a series of public events week commencing 14 March with 17 March 2016 being a key date (“Vision of the Garden City”).

The Head of Communications would be looking to improve the EDC Website which was acknowledged as not being very user friendly.

Members raised concerns regarding the lack of continuity with the officers at the EDC as this was felt to be crucial for meaningful dialogue to take place. Public Engagement with the local community was agreed to be of paramount importance as well as the need for the major developments (EDC, Paramount, Thames Crossing etc.) to be working cohesively.

The Chairman thanked the representatives from the EDC for attending the meeting and updating members.

495/15-16. TO CONFIRM AND SIGN THE MINUTES OF THE MEETING HELD ON 20 JANUARY 2016.

Recommended: The Minutes of the meeting held on 20 January 2016 were confirmed and signed.

496/15-16. DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT (DCLG) – CONSULTATION ON PROPOSED CHANGES TO NATIONAL PLANNING POLICY

Recommended: That the item be noted.

497/15-16. DARTFORD BOROUGH COUNCIL (DBC) DARTFORD DEVELOPMENT POLICIES PLAN: “PUBLICATION” STAGE PUBLIC COMMENTS.

Recommended: That the item be noted.

498/15-16. HIGHWAYS ENGLAND – LOWER THAMES CROSSING ROUTE CONSULTATION 2016.

Members received the consultation that Highways England had launched on 11 December 2015 with a deadline for responses of 25 January 2016. Members went through the questions contained in the consultation and collated responses as attached.

Recommended: That the responses agreed be submitted.

TOWN PLANNING:

499/15-16. PLANNING APPLICATIONS SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' OBSERVATIONS.

DA/15/01801/FUL	Erection of a single storey rear extension and porch infill. 105 Church Road, Swanscombe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/15/01853/FUL	Demolition of existing detached garage and erection of a part two/part single storey side/rear extension. 1 Ames Road, Swanscombe.
OBSERVATIONS:	The Town Council recommends that the Planning Committee should consult with neighbours including those in the Sheltered Housing unit (Wardona Court) next door. We would also respectfully recommend that special attention is given to safety to the public using the adjacent public footpath linking Castle Street to Ames Road, together with the safety barrier protecting the public using this route. This is in regard to the need for this property to have adequate off street parking provision as well as safe entry/exit provision. Clarification is also sought as to the width of the proposed new garage (2.3m) being adequate to fit a car and allowing the car doors to open?
DA/16/00118/FUL	Erection of a single storey rear extension. 1 Mounts Road, Greenhithe.
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.

DA/16/00037/COU	<p>Change of use from an Events and Exhibition Venue (Use Class D10 to a cinema and other family orientated leisure uses (Use Class D2), restaurant facilities (Use Class A3) together with internal and external reconfiguration and associated works incorporating demolition of some existing floor space and construction of new floor space.</p> <p>Glow Buewater</p>
OBSERVATIONS:	No observations.
DA/16/00026/ECREM	<p>Submission of reserved matters pursuant to condition 02, 25,28,32,33 of planning permission DA/12/01451/EQVAR for erection of a 2 form entry primary school including play areas and sports pitches, community centre, associated parking, village square and landscaping.</p> <p>Castle Hill, Eastern Quarry.</p>
OBSERVATIONS:	No observations.
DA/16/00161/FUL	<p>Erection of a single storey rear extension.</p> <p>27 Pentstemon Drive, Swanscombe.</p>
OBSERVATIONS:	No observations, please ensure all neighbouring properties are consulted prior to the decision of the application.
DA/16/00162/FUL	<p>Conversion of rear part of garage into habitable room.</p> <p>2 Park Cliff Road, Greenhithe.</p>
OBSERVATIONS:	<p>The application states that "the home owners have an off street car parking park in front of existing garage door, which remains unaffected by proposal". The Town Council would respectfully request that the Development Control Board has this investigated as this is not the case and any vehicles that would use this space would have a large part of the vehicle going across the pavement.</p> <p>The Town Council therefore objects to this application as the proposed development would result in the loss of a parking space which could not be replaced within the curtilage of the site and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies B1 and T23 of the Planning Authorities</p>

	Local Plan. The Town Council believes that the proposal would have a detrimental effect on the provision of parking in the vicinity, and on pedestrians including pushchairs, partially sighted people (all of which would have to pass on the roadway) and also highway safety.
DA/16/00053/FUL	Conversion of existing garage into habitable room together with associated alterations to front elevation. 22 Beaton Close, Greenhithe.
OBSERVATIONS:	The Town Council objects to this application as the proposed development would result in the loss of a parking space which could not be replaced within the curtilage of the site and would be likely to result in undesirable on-street parking in an area with limited on street parking provision contrary to Policies B1 and T23 of the Planning Authorities Local Plan.
DA/16/00186/EDCON	<i>Consultation on an application for submission of reserved matters pursuant to condition 02, 25, 28, 32, 33 of planning permission DA/12/01451/EQVAR for erection of a 2 form entry primary school including play areas and sports pitches, community centre, associated parking, village square and landscaping within Ebbsfleet Development Corporation.</i> <i>Castle Hill, Eastern Quarry.</i>
NB.	The Town Clerk advised members that this application had been included on the agenda in error and that no detaild/paperwork had been received.
DA/16/004182/ECCDNA	Submission of details relating to historic environment framework pursuant to condition 26 of planning permission DA/12/01451/EQVAR. Parcel of land at Castle Hill, Eastern Quarry.
OBSERVATIONS:	No observations.

500/15-16. **GRANTED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.**

The following granted decision notices were noted.

DA/15/01624/LDC	Erection of a detached building. 1 Arethusa Place, High Street, Greenhithe.
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501/15-16. **REFUSED DECISION NOTICES SUBMITTED BY DARTFORD BOROUGH COUNCIL FOR MEMBERS' INFORMATION.**

The following refused decision notices were noted.

DA/15/01645/FUL	Erection of an attached 2 bedroom house with associated parking and refuse store. Adjacent 123A and 123B Knockhall Chase, Greenhithe.
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There being no further business to transact, the Meeting closed at 8.30 pm.

Signed: _____
(Chairman)

Date: _____

19 8 JAN 2016



Environment, Planning & Enforcement

Invicta House
Maidstone
ME14 1XX

Phone: 03000 413376
03000 413468
03000 413344

Ask for: Planning Policy Team
Email: mwdf@kent.gov.uk
Our Ref: BG/P/MWLP/SUB/public

15th January 2016

**Kent Minerals & Waste Local Plan (MWLP) 2013-30
Consultation on Further Proposed Modifications
8th January 2016 to 4th March 2016**

PTE 02/3/16

AGENDA ITEM

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Dear Sir/Madam

I am writing to inform you that you are invited to comment on further proposed modifications to the Kent Minerals and Waste Local Plan (MWLP) 2013-30. The consultation will be open for eight weeks from **8th January to 4th March 2016**.

You are receiving this letter because you or a person/organisation you represent, made comments on previous stages of the Kent Minerals and Waste Local Plan, or you requested to be kept informed about progress on the Plan. Please let us know if the contact details in this letter are incorrect or if you no longer wish to be contacted.

Kent County Council is now proposing further main and additional (minor) modifications to the Plan following Examination by the Planning Inspector appointed to consider the soundness of the Plan. These modifications are summarised in an attachment to this letter and are in addition to the modifications proposed following the Examination Hearings which ended in May 2015. These earlier modifications were the subject of consultation between 17th August and 12th October 2015.

The ***Kent MWLP 2013-30 – Further Proposed Modifications*** consultation document sets out the proposed modifications in full and is available online at http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/kent_mwlp_dec_2015

The enclosed *Guidance for Making Representations* details where to view hard copies of the following documents: Kent MWLP 2013-30 - Proposed Further Modifications, the Sustainability Appraisal Addendum- December 2015, the Habitats Regulation Assessment- December 2015 and Equality Impact Assessment Update- December 2015, along with the representation form.

Katie Stewart
Director of Environment, Planning and Enforcement

The earlier modifications are available for information online via http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods

You are invited to comment on the proposed further main and additional (minor) modifications to the Plan and the accompanying documents **by 5pm on 4th March 2016**. At this stage in the plan making progress, the County Council is only inviting comments related to matters of legal compliance and soundness. Representations received before the deadline will be considered by the Planning Inspector alongside the proposed modifications when preparing his final report on the Plan.

Representations must be made in writing and may be submitted electronically via the consultation portal¹ or by email (mwdf@kent.gov.uk), or by post to: Minerals and Waste Planning Policy, Invicta House, Maidstone, Kent ME14 1XX. Representation forms are available from the online portal, on request by contacting the Team, or in hard copy at the locations listed in the *Guidance for Making Representations*.

All evidence documents relating to the Plan's submission, examination and proposed modifications are available in the online Examination library:
<http://consult.kent.gov.uk/portal/mwcs/mwlp-eip/eip-library/>

If you have any queries regarding the consultation please do not hesitate to contact the Team by telephone on 03000 413376 / 03000 413344 or by email to mwdf@kent.gov.uk.

Yours faithfully,



Sharon Thompson
Head of Planning Applications
Environment, Planning and Enforcement

¹ http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/kent_mwlp_dec_2015

**Kent Minerals & Waste Local Plan (MWLP) 2013-30
 Consultation on Further Proposed Modifications
 8th January to 4th March 2016**

Summary of Further Main Modifications- December 2015

Summary of Further Main Modifications December 2015	Mod Ref
Broaden out statements on restoration to make it clearer that restoration can result in afteruses, other than just biodiversity and recreation that will deliver benefits to Kent communities. Ensure that objectives related to restoration of waste sites are consistent with those related to minerals sites.	FM1 FM2 FM7 FM8
Changes to ensure the Plan is consistent with national policy and legislation intended to protect Areas of Outstanding Natural Beauty	FM3 FM14
Changes to ensure the Plan is appropriately flexible in ensuring a steady and adequate supply of minerals, by ensuring that suitable proposals on land not allocated in the Sites Plan can be permitted.	FM4 FM5 FM6
Reassign a modification previously considered to be 'additional' (minor) to 'main'. (No change to wording).	FM9
Change to ensure flexibility in ensuring that any requirement for waste management activities to take place within a building considers the circumstances of the proposal.	FM10
Changes to the circumstances in which non-minerals development could be permitted on land safeguarded for minerals use.	FM11-13
Change to operational safeguarded boundary - Site J East Quay Whitstable	FM15

In addition to the above, there are a number of additional minor modifications which aid the clarity of the Plan.

Details are set out in full in the consultation document

**Kent Minerals and Waste Local Plan 2013-30
- Proposed Further Modifications
Guidance for making representations**

Statement of Representation Procedure and Availability of Documents

Subject matter and area covered:

The *Kent MWLP 2013-30* describes the spatial vision and strategic objectives for the sustainable development of minerals supply and waste management in Kent, for the period up to 2030. It includes minerals and waste delivery strategy policies, including the identification of two strategic sites, and development management policies for determining minerals and waste related planning applications. The Plan also includes a policy monitoring schedule and adopted policies maps. The area covered is the administrative area of Kent County Council.

Introduction:

The publication of the *Kent Minerals and Waste Local Plan 2013-30 - Proposed Modifications* document follows the Submission and Independent Examination of the Plan, including the public hearings held in April and May 2015. The hearings were attended by some of the parties who had made formal representations on the soundness of the Submission version of the Plan (published for consultation in July 2014). The Plan supporting evidence and the formal representations received were reviewed and discussed with the Planning Inspector and the representors in attendance at the hearing.

Following discussions with the Planning Inspector and representors at the Examination hearings (April – May 2015), the County Council proposed main and additional (minor) modifications to the Plan. The main modifications sought to address potential unsoundness and legal compliance issues. Furthermore, having listened to the various representations during the Examination hearings, the County Council proposed a number of minor changes. Whilst these additional (minor) modifications did not affect the overall soundness and legal compliance of the Plan, the County Council was keen to improve the clarity of the Plan.

Kent County Council is now proposing further main and additional (minor) modifications to the Plan, in addition to those that were consulted upon in the summer 2015.

Consultation:

Comments are invited on the soundness and legal compliance of the proposed major and additional (minor) modifications. Comments are also invited on the Plan's accompanying Sustainability Appraisal Addendum, Habitat Regulation Assessment Addendum and Equality Impact Assessment Update. The written representations received during the consultation period will be sent to the Planning Inspector for consideration.

Representation period: The consultation is commencing at 9am on **Friday 8th January** for eight weeks, closing at 5pm on **Friday 4th March 2016**.

Representations must be made in writing and submitted electronically or by post to:	
Minerals and Waste Planning Policy Team Invicta House County Hall Maidstone Kent ME14 1XX	Consultation portal: http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/kent_mwlp_dec_2015
	Email: mwdf@kent.gov.uk ; Tel: 03000 419973 / 03000 413344
Representation forms can be completed and submitted online on the consultation portal. Alternatively, the form is available from the County Council's consultation portal (see weblink above) or may be requested by contacting the team by telephone, email or letter.	

Kent County Council (January 2016)

All supporting evidence base documents for the submission of the *Kent MWLP 2013-30*, plus the post-submission evidence to support the proposed modifications to the Plan, are available from the online Examination library at: <http://consult.kent.gov.uk/portal/mwcs/mwlp-eip/eip-library/>

The *Kent MWLP 2013-30 Proposed Further Modifications* consultation document is available in a range of alternative languages and formats on request.

The *Kent MWLP 2013-30 Proposed Further Modifications* document, the *Sustainability Appraisal Addendum*, *Habitat Regulation Assessment Addendum*, *Equality Impact Assessment Update*, representation forms and guidance notes are available for inspection in hard copy format from Kent's main libraries, Gateways and the main County Council offices as listed below:

Main Kent County Council Libraries:

- Canterbury Library, 18 High Street, Canterbury CT1 2RA
- Dartford Library, Central Park, Market Street, Dartford DA1 1EU
- Dover Library, Dover Discovery Centre, Market Square, Dover CT16 1PH
- Folkestone Library, 2 Grace Hill, Folkestone, CT20 1HD
- Gravesend Library, Windmill Street, Gravesend DA12 1BE
- Maidstone Library, History & Library Centre, James Whatman Way, Maidstone ME14 1LQ
- Sevenoaks Library, Buckhurst Lane, Sevenoaks TN13 1LQ
- Sittingbourne Library, Central Avenue, Sittingbourne ME10 4AH
- Tonbridge Library, 1 Avebury Avenue, Tonbridge TN9 1TG
- Tunbridge Wells Library, Mount Pleasant Road, Tunbridge Wells TN1 1NS

Gateways:

- Ashford Gateway Plus, Church Road, Ashford TN23 1AS
(Mon-Wed & Fri 9am-6pm; Thurs 9am-8pm; Sat 9am-6pm).
- Dover Gateway, 69-71 Castle Street, Dover CT16 1PD
(Mon-Fri 9am-5pm; Sat, 9am-1pm).
- Eden Centre Gateway, Four Elms Road, Edenbridge TN8 6BY
(Mon-Fri 9am-6pm; Sat 9am-1pm).
- Gravesham Gateway, Windmill Street, Gravesend DA12 1AU
(Mon-Fri 9am-5pm).
- Maidstone Gateway, King Street, Maidstone ME15 6JQ
(Mon 8.30am-5.30pm; Tue-Wed & Fri 9am-6pm; Thurs 9am-8pm; Sat 9am-5pm).
- Sheerness Gateway, 38-42 High Street, Sheerness ME12 1NL
(Mon-Fri 9am-6pm; Sat 9am-5pm).
- Tenterden Gateway, Manor Row, Tenterden TN30 6HP
(Mon-Fri 9am-5.30pm; Sat 9am-4pm).
- Thanet Gateway Plus, Cecil Street, Margate, Kent, CT9 1RE
(Mon-Wed, Fri & Sat 9am-6pm; Thursday 9am-8pm).
- Tonbridge Gateway, Tonbridge Castle, Castle Street, Tonbridge TN9 1BG
(Mon-Sat 8.30am-5pm; Sun 10.30am-4pm).
- Tunbridge Wells Gateway, 8 Grosvenor Road, Tunbridge Wells, TN1 2AB
(Mon-Wed & Fri 9am-5pm; Thurs 9am-6.30pm; Sat 9am-1pm).

Kent County Council Offices:

- Sessions House, County Hall, Maidstone ME14 1XQ (Mon-Fri 8am-5pm).
- Joynes House, New Road, Gravesend DA11 0AT (Mon-Fri 9am-5pm).
- Kroner House, Eurogate Business Park, Ashford TN24 8XU (Mon-Fri 9am-5pm).
- Montague House, 9 Hanover Road, Tunbridge Wells TN1 1EZ (Mon-Fri 9am-5pm).
- St. Peter's House, Dane Valley Road, Broadstairs CT10 3JJ (Mon-Fri 9am-5pm).
- Worrall House, 30 Kings Hill Avenue, West Malling ME19 4AE (Mon-Fri 9am-5pm).

Kent County Council (January 2016)

The Kent MWLP Proposed Modifications document is available to purchase for £20.00 or £26.00 with postage and packing¹, subject to availability. The Mineral Safeguarding Area maps (from Section 9.2 of the Plan) are available to view at a higher A1 scale resolution online² and in hard copy on request.

¹ Royal mail second class post. Other postage options available on request.

² http://consult.kent.gov.uk/portal/mwcs/mwlp-submission/proposed_mods