

Supplementary Agenda - Planning Committee – 20th January 2016

Additional Item

4. Record of Meeting

To approve the record of the meeting held on 21 October 2015 – see attached papers.

Items 4 – 7 should be renumbered 5 – 8.

Item 5 - DA/15/01218/ECREM

The assessment of parking elements of the scheme states that the requirements as set out in the Dartford BC Parking Standards SPD are 94. However the required level is 57 visitor spaces rather than the 94 stated. The scheme proposes 42 visitor spaces.

Item 6 – DA/15/01229/ECREM

A point of clarity - the proposal seeks to discharge condition 25 parts a), b), c), e) and j. Part f (street furniture and lighting) is not subject to consideration in this submission.

Item 7 - DA/15/01001/ECREM

Points on the Committee Report

At page 10 of the report, paragraph 2 beginning “The matrix..”, the reference in the penultimate line to ‘Block C’ should read ‘Block B’.

At page 32 under the section “Other Issues” and sub-section “Condition 19 (Outstanding matters)”, the sub-section “19(j) Lifetime Homes” should be amended such that the final sentence reads: ‘The required 10 wheelchair accessible units are to be provided in subsequent development phases’.

Amended Details

A written schedule of materials and updated materials schedule layout (drawing A671-25B) has been supplied. This now confirms the intended specifications for roof tiles and these are considered to be acceptable. The written schedule and the amended drawing A671-25B are to be added to recommended condition 2, with reference to drawing A671-25A removed. As such, recommended condition 6 can be removed. These amendments are reflected in the changes to the list of conditions below.

An amended planning layout drawing has been issued showing sheds provided within the rear gardens of non-detached houses on the Phase 1 site, to provide for secure cycle parking. These additions do not otherwise materially alter the proposed site layout or the officer assessment already set out in the Committee report. The

amended planning layout drawing reference A671-23B supersedes the equivalent drawing cited in recommended condition 2 and this has been reflected in the proposed amendments below.

Additional Consultation Responses

An updated consultation response has been received from the **Swanscombe and Greenhithe Town Council** which states as follows:

The Town Council would respectfully request that due consideration is given to ensure that the arrangements for the future management and maintenance of all community facilities, including open space within the site, are clear and agreed prior to any decision being made on this application. Members wish to re-iterate that this development will place an additional strain on an already overloaded infrastructure and request that suitable financial contributions be obtained from the developer to deal with this. The Town Council feels strongly that the development must integrate fully with the existing, and proposed, communities and that one way of ensuring that this is enabled would be for the developer to include a linkage into the local Heritage Park (SSSI).

Officer comment - Members are advised that the provisions for site infrastructure and maintenance and the principles of site connectivity with existing communities (including via the Eastern Quarry development) have been considered as part of the outline planning permission for the site and associated section 106 planning obligations. With regard to linkage to the local heritage park at Swanscombe, in the longer term this would be achievable via the various ways being delivered on the Eastern Quarry development site and the connections via the existing public footpath DS20 and the northern footway/cycleway connection from the Ebbsfleet Green site.

Dartford Borough Council – Wishes to make no observations.

Recommendation and Conditions

The recommendation at the beginning and end of the report should be amended to read as follows: 'Approve subject to the imposition of the following conditions: -'

Recommended condition 2 shall be amended as follows:

2) Remove references to A671-23A and 25A and replace with A671-23B and 25B.

Recommended condition 4 shall be amended to read as follows:

4) No development shall take place until details of new vehicle access arrangements to serve units 1 – 6 and 114 – 118 (respectively) have been submitted to and approved in writing by the Local Planning Authority. The details shall include sufficient space for the turning and manoeuvring of vehicles accessing these properties including refuse vehicles. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: In the interests of highway safety in accordance with policy T20 of the adopted Local Plan.

Condition 6 should be deleted.

Recommended condition 7 should be re-numbered condition 6 and amended to read as follows:

- 6) The dwellings hereby approved shall not be occupied until the areas shown on the approved site layout drawings, referenced A671-23A to A671-29A inclusive, as vehicle parking space/garaging has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land as shown on the aforementioned approved drawings or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Reason: Development without the provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking in accordance with policy B1 of the Dartford Borough Local Development Framework – Local Plan – Saved Policies (2011).

Additional conditions: -

- 7) No development shall take place until amended drawings to replace drawings A671-23B to A671-29A inclusive, and the equivalent architectural site layout drawings, have been submitted to and approved in writing by the Local Planning Authority. The amended drawings should show permeable paving in line with the recommendations of the Phase 1 Drainage Strategy and associated drawings. The development shall be carried out in accordance with those approved details and retained thereafter.

Reason: To provide appropriate sustainable drainage on site.

- 8) No development shall take place until amended drawings in respect of block B have been submitted to and approved in writing by the Local Planning Authority. The amended drawings shall amend the elevation directional references. The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt.

- 9) No development shall take place until amended floor plans and drawings in respect of the Block A flats (elevation C), providing en-suite bathroom windows, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and residential amenity in accordance with policy B1 of the Local Plan.

- 10) No development shall take place until details of the elevational treatment / design of the central gable of blocks C/D have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure an appropriate appearance to the development in accordance with policy B1 of the adopted Local Plan.

- 11) No development shall take place until a revised sustainability statement showing revised carbon saving calculations which are based upon the approved schedule of residential development and verifying the conclusions reached in respect of the use of photovoltaic technology has been submitted to and approved in writing by the Local Planning Authority. The details shall show the locations for the use of photovoltaic panels on the site. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of sustainability.

- 12) No development above foundation level shall take place until amended details of the tree species to be planted along the north-south avenue has been submitted to and approved in writing by the Local Planning Authority. The planting shall take place in accordance with the approved details during the first planting season following completion of the relevant area of the development and shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are diseased or vandalised within this period shall be replaced within the next planting season.

Reason: In the interests of visual amenity in accordance with policy B1 of the Dartford Borough Local Development Framework - Local Plan – Saved Policies (2011).

Other Comments on the Committee Agenda

Comments of Bean Residents Association

- 1) Missing from the Agenda is “Confirmation of the Minutes of the Planning Committee meeting held on the 21 October 2015”.

Officer Comment: This item has been added to the agenda as item 4.

- 2) The Draft Minutes refer to “the addendum that was circulated”. This is missing from the EDC Planning Web Site. It should show that we asked that a further period for consultation on DA/14/01520/ECCDNA Northfleet West Grid Sub on the Master Plan as it had been revised on 7th October 2015. This was not accepted as necessary. However, Kent Highways and Kent Heritage did make comments on 12th & 13th October respectively. Were their concerns

taken into account? The delegated approval, on 16th November 2015, was without Conditions.

Officer Comment: The final comments of Kent Highways and Kent Heritage were taken into account and reflected in the final drawings and recommendations presented to Committee.

- 3) A related application, DA/14/01517/REM was approved on 24th December 2015, based on a 21st December report from DBC. However, Kent Highways and the Environment Agency made comments on 21st and 22nd December respectively. Were these taken into account? There were 5 Conditions.

Officer Comment: Comments were taken into account in reaching a decision and a condition was applied to require an updated Stage 2 Road Safety Audit to address the points raised by Kent Highways and an archaeology condition ensuring prior approval of archaeological safeguarding measures in line with the outline planning permission for the site.

- 4) We are a little surprised that DA/15/00887/EC EQ WTW, Watling Street, did not come before Planning Committee, perhaps because KCC led: -

a) It was approved, with 20 General Conditions on 25th November 2015, but did not make reference to the point raised in DBC letter of 30th June 2015 to KCC/Independent Water Networks Ltd., that "... the proposal is contrary to the Waste Management Strategy for Eastern Quarry ...". This envisaged connection to the Thames Water Sewers in Watling Street and Bean Road that connect to Stone Pumping Station.

b) The new Waste Treatment Works is at the boundary of the Environment Agency's Zone 1 and 2 Source Protection Zones. The May 2015 Groundwater Risk Assessment does not cover the incoming pumped sewage rising main or pumping stations. Neither does it contain details of the gravity outfall to the Thames. Furthermore, the provision of the Waste Treatment Works is not linked to completions in the three housing phases that it is to serve.

c) Until such time as new or upgraded waste treatment facilities are available, do Castle Hill and Ebbsfleet Green have approval to connect to the overloaded Southern Water system via Southfleet Road sewer? The existing treatment works, outside EGC boundary, has odour problems that affect existing new homes at Springhead Park and constrain the construction of others.

Officer comment: Southern Water has a responsibility to provide waste water provision in the area.