

DARTFORD

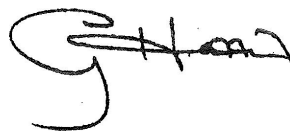
BOROUGH COUNCIL

Development Control Board

Councillor Derek E Hunnisett (Chairman)
Councillor Ian D Armitt JP (Vice-Chairman)
Councillor Emma Ben Moussa
Councillor Steve Brown
Councillor John Burrell
Councillor Sue Butterfill
Councillor Brian Garden
Councillor Kelly Grehan
Councillor Tom A Maddison
Councillor Calvin S McLean
Councillor David J Mote
Councillor Adrian Oakley-Dow
Councillor Tom Oliver
Councillor Roger S L Perfitt
Councillor Marilyn I Peters
Councillor Lucas J Reynolds
Councillor Mrs Rebecca F Storey

A meeting of the above Committee will be held on

Thursday 6 June 2019 at 7.00pm at the Civic Centre, Dartford



Managing Director
29 May 2019

INTRODUCTION

The function of the Development Control Board is to consider planning applications and also to take enforcement action against breaches of planning control and related matters.

AGENDA LAYOUT

Reports on a planning application describes the application site, the proposed development, any relevant planning history, responses from those who have been consulted on the application along with any other comments received, and, lastly, a report on the main planning issues relevant to the application. The reports also contain a recommendation to the Board Members, generally either for refusal or approval. The recommendation appears at the beginning and at the end of each report. There is a narrative by the Planning Officer of his/her consideration and the reason for refusal, or the conditions to be attached to an approval, are set out at the end of the report.

UPDATE

The main agenda is printed some time before the Board meeting. The Update is a document which is prepared the day before the meeting and circulated to Members. It provides information about applications to be considered at the meeting which has emerged since the agenda was printed. This could include further comments from interested parties, recent changes to the application and amendments to the recommendation. Copies of the Update are made available to the public.

THE MEETING

The Chairman and Vice-Chairman sit on the dais at the front of the Council Chamber. Planning Officers sit on their right and a legal representative and the Committee Co-ordinator usually sit on their left.

The Chairman may take agenda items in an order which reflects the degree of public interest.

The Chairman will propose each item and invite Members to indicate if they would like to discuss. If an item is not proposed for discussion, the Chairman will ask Members to vote in accordance with the Officer recommendation. However, those items where a member of the public has registered to speak against the Officer recommendation will be discussed by the Board. There will be no need for public speakers to address the Board if the speaker was going to support the Officer recommendation.

For items for discussion, the Planning Officer will usually make a presentation, describing the proposal, outlining the main planning considerations and concluding with the recommendation. Where a request to speak has been made by 12 noon on the designated date, and granted, the Chairman will invite speakers to sit in a designated area equipped with microphones. Where the Officer's recommendation is to allow the application, the objectors will have the opportunity to speak first, followed by any supporter. The reverse order will apply in cases where the Officer's recommendation is that the application be refused. Each speaker will be allowed three minutes to make their points.

Members or Officers may clarify any points with the speaker(s) before Members consider the application. Thereafter, no public speaking will be allowed and the speaker(s) will be asked to return to the public gallery.

The Chairman has the discretion to curtail or extend speaking in individual cases if it is considered appropriate.

SITE MEETINGS

If it becomes apparent during the Board's deliberations on an application that the Board cannot fully appreciate the impact of a proposal without seeing the site first, Members may decide to defer the application so that a site meeting can be held. If agreed, the item will not be discussed further at this meeting.

DEVELOPMENT CONTROL BOARD

AGENDA

Thursday 6 June 2019

Update

1. **Apologies for Absence**

2. **Declarations of Interest**

To receive declarations of interest from Members including the terms(s) of the Grant of Dispensation (if any) by the Audit Board or Managing Director.

3. **Confirmation of the Minutes of the meeting held on 18 April 2019**

(Pages 3 - 6)

4. **References from other committees**

5. **Urgent Items**

The Chairman will announce his decision as to whether there are any urgent items and their position on the agenda.

ITEMS FOR CONSIDERATION IN PUBLIC

6. **19/00538/RCON**

(Pages 7 - 14)

Beefs and Babes Gymnasium, 217 London Road, Stone, Kent.

Proposal

The removal of condition 2 of planning permission DA/15/01452/VCON (granted on appeal) to allow the gym to operate on a 24 hour basis.

Recommendation

Approval

7. **19/00376/COU**

(Pages 15 - 22)

Unit A, Lucknow House Havelock Drive, Greenhithe, Kent.

Proposal

The change of use from ClassA1 (Retail) to Class D1 (Dental Surgery).

Recommendation

Approval

8. **18/01548/COU** (Pages 23 - 30)
Holy Trinity Church, High Street, Dartford, Kent.

Proposal

The change of use of 43square metres of land at the rear of the Church to play space and the erection of a timber fence.

Recommendation

Approval

9. **19/00299/FUL** (Pages 31 - 36)
26 Gasson Road, Swanscombe, Kent.

Proposal

The erection of a detached garage. (Retrospective application).

Recommendation

Approval.

10. **18/01425/FUL** (Pages 37 - 48)
Land to the rear of Barton Road, Sutton at Hone, Dartford, Kent.

Proposal

The demolition of an existing stable building and the erection of a two bedroomed bungalow with associated parking and a stable.

Recommendation

Refusal

ITEMS FOR INFORMATION IN PUBLIC

11. **Development Control Performance Monitoring** (Pages 49 - 56)
12. **Workstream Update: Appeals and Representations on Other Developments** (Pages 57 - 60)
13. **Decisions Taken Under Delegated Powers** (Pages 61 - 92)