

DARTFORD BOROUGH COUNCIL

DEVELOPMENT CONTROL BOARD

MINUTES of the meeting of the Development Control Board held on Thursday 4 July 2019 at 7.00 pm

PRESENT: Councillor D E Hunnisett (Chairman)
Councillor A E D Barham
Councillor E H Ben Moussa
Councillor S H Brown
Councillor B Garden
Councillor K J Grehan
Councillor C S McLean
Councillor A J Oakley-Dow
Councillor R S L Perfitt
Councillor M I Peters
Councillor L J Reynolds
Councillor Mrs R F Storey

15. FIRE EVACUATION PROCEDURE AND THE ARRANGEMENTS AND CONSTRAINTS RELATION TO THE FILMING OR RECORDING OF THE MEETING.

The clerk to the Board explained the fire evacuation procedure and the constraints and arrangements relating to the filming or recording of the Meeting.

16. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Armitt, Burrell, Mrs Butterfill, Maddison, Mote and Oliver.

The Board noted the appointment of Councillor Mrs Barham as a substitute for Councillor Mrs Butterfill.

The Chairman welcomed Councillor Hammock to the meeting. Councillor Hammock had asked permission to address the Board on Agenda item 6 which fell within his ward area.

In the absence of the Councillor Armitt, the Chairman asked that a Board Member assist him in the conduct of the Meeting.

RESOLVED

That Councillor Perfitt assist the Chairman in the conduct of the meeting.

17. DECLARATIONS OF INTEREST

There were no declarations of interest received.

CHAIRMAN'S INITIALS

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18. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 6 JUNE 2019

RESOLVED:

That the minutes of the Development Control Board held on 6 June 2019, be confirmed as a correct record of that Meeting.

19. REFERENCES FROM OTHER COMMITTEES

There were no references for the Board to consider.

20. URGENT ITEMS

There were no urgent items for the Board to consider.

**21. 18/01669/FUL
LAND ADJACENT TO 31 SCHOOL LANE, BEAN, KENT. DA2 8AL**

The Board received a report on an application for the erection of a detached two bedroomed dwelling on land adjacent to this property.

The Chairman introduced Mr Johnson who spoke against the proposal.

The Chairman also introduced Councillor Hammock who had been granted permission to address the Board on the Application as it was within his Ward area.

Members expressed concern that the development was inappropriate and was in contravention of a number of planning policies.

It was RESOLVED

That the application be refused for the following reasons

1. The proposal would result in inappropriate development of garden land resulting in harm to the character of the local area and is considered to be overdevelopment of this site adjacent to the edge of the rural area due to the loss of space between buildings. The proposal will also result in loss of diversity of garden sizes in the village. The proposal is therefore contrary to Policy DP7 of the Dartford Development Policies Plan 2017.
2. The proposal is considered to be overbearing development, out of character with the houses in the local area and would result in the loss of trees on the site and the opportunity for soft landscaping at the side and front of the existing dwellings. The proposal is therefore considered to result in harm to the street scene contrary to Policy DP2 of the Dartford Development Policies Plan 2017.

CHAIRMAN'S INITIALS

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3. The proposal is a windfall development and as development of a green field site (garden land) it does not meet the Council's criteria for sustainable development. Given the harm resulting from the overdevelopment of the site it is not considered that the benefits of a single dwelling outweigh the dis - benefits of the development. The proposal is therefore contrary to CS10:4 of the Cores Strategy 2011 and Policy DP6 of the Dartford Development Policies Plan 2017.

**22. 18/01569/FUL
HAWLEY GARDEN CENTRE, HAWLEY, KENT.**

The Board considered a report on an application for the construction of a single storey extension to the Garden Centre to form an extended café and kitchen, and the use of land for external seating and a children's play area.

Members' attention was drawn to the update circulated, with revised plans showing high level windows facing neighbouring gardens and restricting customer access adjacent to the boundary with these gardens.

It was noted that additionally the site location plan attached to the Report was incorrect and the Board received an amended plan which reflected the garden centre use.

RESOLVED

That the Application be approved subject to

1. The Conditions, Reasons and Informatives set out in the Report; and
2. The amended Condition 2 as set out below

"The development shall be carried out in accordance with the following plans and documents: 1565/50 RevA; 02; 03A; 04A; 05A; 06; 07; Planning Statement by Graham Simpkin Planning Ref: GKS/TR/1565".

**23. 19/00500/FUL
3 LONDON ROAD, STONE. KENT**

The Board considered a report on an application to provide a vehicular crossing from the property to the A226 London Road.

Members' attention was drawn to the update circulated.

RESOLVED

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That the application be approved for the reasons set out in the report and subject to the following conditions:

01 The development shall be carried out in accordance with the following plans and documents: Site location plan; Block plan; proposed A4 layout plan to scale 1:50 received 28 June 2019.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development

02 The means of access and boundary treatment shall be implemented and retained as shown on the approved proposed A4 layout plan to scale 1:50 received 28 June 2019.

Reason: In order to ensure the highway lamp column is not damaged; to ensure adequate visibility of pedestrians and in the interests of highway safety in accordance with Policy DP5 of the adopted Dartford Local Plan.

24. DECISIONS TAKEN UNDER DELEGATED POWERS

Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 23 May to 19 June 2019.

RESOLVED:

That the report be noted.

The meeting closed at 7.28 pm

Councillor D E HUNNISETT
CHAIRMAN

CHAIRMAN'S INITIALS