

# **DARTFORD**

## BOROUGH COUNCIL

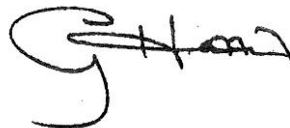
# **Development Control Board**

Councillor D E Hunnisett (Chairman)  
Councillor I D Armitt JP (Vice-Chairman)  
Councillor S P Butterfill  
Councillor B Garden  
Councillor K J Grehan  
Councillor T A Maddison  
Councillor D J Mote  
Councillor T Oliver  
Councillor R S L Perfitt

A meeting of the above Committee will be held virtually on

Thursday 11 June 2020 at 1.30pm

Details of how to access the meeting will be published along with this agenda on the Council's web site or can be obtained by contacting Democratic Services.



Managing Director  
*Wednesday 3 June 2020*

## **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.

## **VIRTUAL MEETINGS**

Where a meeting is held virtually all participants will be sent an electronic invitation with details of how to access the meeting. The meeting will be live streamed on YouTube. Public speaking will be permitted in accordance with the Public Speaking Protocol (limited to 3 minutes or no more than 400 words in length to be submitted in writing in advance of the meeting).

## **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 11 June 2020

[https://youtu.be/K5ruam\\_K5tE](https://youtu.be/K5ruam_K5tE)

### 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 12 March 2020**

(Pages 3 - 8)

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. **19/01515FUL  
Part of Littlebrook Power Station site, Rennie Drive,  
Dartford Kent.**

(Pages 9 - 54)

**Proposal**

The redevelopment of the site to provide Class B8 (storage and distribution) uses and ancillary B1 uses with associated access, servicing, parking, landscaping, works to flood defence and riverside enhancements

**Recommendation**

Approval

7. **20/00140/FUL  
McDonalds Restaurant, London Road, Greenhithe, Kent  
DA9 9HY**

(Pages 55 - 74)

**Proposal**

The provision of a new drive - through lane, a ground floor

extension to building with new drive - through booths, new site access/egress, with the re-arrangement of the car park, a new patio area, bin store and electricity sub - station.

**Recommendation**

Approval

**ITEMS FOR INFORMATION IN PUBLIC**

- |    |   |                  |
|----|---|------------------|
| 8. | <b>Development Control Monitoring</b>         | (Pages 75 - 82)  |
| 9. | <b>Decisions Taken Under Delegated Powers</b> | (Pages 83 - 132) |