

DARTFORD BOROUGH COUNCIL

DEVELOPMENT CONTROL BOARD

MINUTES of the meeting of the Development Control Board held on Thursday 11 June 2020 at 1.30 pm

PRESENT: 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

129. APOLOGIES FOR ABSENCE

There were no apologies for absence submitted.

130. CHAIRMAN'S WELCOME AND ANNOUNCEMENT

The Chairman introduced and welcomed all attendees to the meeting, the first Board meeting to be held on – line.

Councillor Hunnisett also took the opportunity to inform the meeting of the recent death of Mr Graham Harris the Managing Director of Dartford Borough Council.

The meeting observed a minute's silence in respect of Mr Harris.

131. DECLARATIONS OF INTEREST

Councillor Oliver declared an interest in item 6 on the Agenda item 19/01515/FUL, Part of the site of Littlebrook Power Station, as he has a close association with one of the parties who had submitted a representation to the application.

The Chairman announced that in view of this he would amend the running order of the meeting and the Board would consider item 7, 20/00140/FUL, McDonald's Restaurant, first thus allowing Councillor Oliver to leave the meeting at the conclusion of that matter.

132. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 12 MARCH 2020

RESOLVED:

That the minutes of the Development Control Board held on 12 March 2020, be confirmed as a correct record of that meeting.

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133. REFERENCES FROM OTHER COMMITTEES

It was confirmed that there were no items referred to the Board for consideration.

134. URGENT ITEMS

The Chairman reported that there were no urgent items for the Board to consider.

**135. 20/00140/FUL
MCDONALDS RESTAURANT, LONDON ROAD, GREENHITHE, KENT
DA9 9HY**

The Board considered a report on an application for the provision of a new drive - through lane, 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 sub - station, at the current McDonald's restaurant site.

The Chairman introduced Mr Paul Shaw who spoke in support of the Application.

Members' attention was drawn to the update circulated.

Members raised concern that should the Southern Water foul sewer need to be relocated the approved landscaping could not be implemented. It was agreed to amend condition 14 to allow for the submission and approval of a revised landscaping scheme should that be necessary.

RESOLVED

That the application be approved subject to the

- a) Conditions, Reasons and Informatives set out in the report; and,
- b) Amendment of Condition 14 to read:

The landscaping scheme hereby approved as an integral part of the development, or any other subsequent amended landscaping scheme to have been submitted to and approved by the local planning authority, shall be implemented during the first planting season (between October and March inclusive) following completion 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.

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136. COUNCILLOR PERFITT

Councillor Perfitt withdrew from the meeting at the conclusion of this item as he was experiencing difficulty maintaining a link to the meeting.

**137. 19/01515/FUL
PART OF LITTLEBROOK POWER STATION SITE, RENNIE DRIVE,
DARTFORD KENT.**

Councillor Oliver, having declared an interest in this matter, withdrew from the meeting and took no part in the consideration of the Application.

The Board received a report on an application for the redevelopment of part of the site (Phase 2) of the former Littlebrook Power Station 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

The Chairman introduced Mr Bradley Thomas who spoke opposing the proposals and Mr Simon Spencer who supported it.

Angella Coull from KCC Highways was also present and answered some of the Members' questions in relation to Highway issues. David Bird from Vectos, the applicant's highway consultant also responded to highway related questions from members.

In addition the clerk to the Board presented a prepared statement from Councillor Butler – Rhule, a local ward Councillor for the area.

Members' attention was drawn to the update circulated.

Officers reported verbally on a number of amendments to the Conditions proposed on this application arising from Environment Agency requirements and phasing of the proposed works.

RESOLVED

That the Application be approved subject to

- a) The Conditions, Reasons and Informatives set out in the Report and update circulated
- b) The amendment to Condition 2 as follows:

Reference to the following to be removed

- 4048-70 T7 and 4048-71 T9 Flood Defence Improvement Works;

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- 4048-SK003; 4048-SK004; 4048-SK005; 4048-SK006;
- 500MMX100MMX10MM Capping Channel
- The Sheet Pile Retaining Wall, Sheet Piling Design Report, prepared by Berryrange (Reference E7623A-BRL-00-XX-RP-X-0010 C5);

c) The replacement of Condition 7 with the following:-

7. Details of the design and supporting information for the flood defence works comprising the steel sheet piled flood defence wall, the raised earth flood embankment and the improvement works to the existing outlet shaft shall be submitted to and approved in writing by the local planning authority prior to the commencement of the flood defence works. The details and supporting information will include:

1. A condition survey including intrusive testing of the existing Outfall Shaft with details of any needed remedial works.
2. A geotechnical design report into the local and global ground stability of the flood defences and the riverbank over the full river frontage including the latest ground investigation data.
3. Controlled modulus columns to be installed to achieve the needed improvement in ground stability, or details of suitable alternative engineering ground improvement works.
4. The materials, method and sequence of construction of the flood defences works and of the removal of the existing flood wall and flood gate.

The approved works shall be implemented in full prior to the commencement of the main building structural floor slab, and shall be maintained as such thereafter.

7. To protect the development from the risk of flooding, to ensure that the Thames Tidal flood defences are robust, with a lifetime of no less than 100-years and to satisfy the requirements of the Thames Estuary 2100 Plan.

d) The following further clause be added to Condition 20 as amended by the update report

c) The implementation of the slip road improvement works as approved pursuant to part a) of this condition, in so far as the implementation of the works is within the control of the applicant.

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138. DEVELOPMENT CONTROL MONITORING

The Board received a report on the performance of the Development Management Section for the Quarter ending 31 March 2020.

139. DECISIONS TAKEN UNDER DELEGATED POWERS

Members received, for information, a report on the decisions taken under delegated powers for the period 27 February to 27 May 2020.

The Chairman asked that congratulations be passed to all Officers in the Development Management Section, for their outstanding performance in these very difficult times.

RESOLVED:

That the report be noted.

The meeting closed at 3.35 pm

Councillor D E HUNNISETT
CHAIRMAN

- (a) FIELD
- (b) FIELD_TITLE