

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 10 September 2020 at 5.00pm

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.



Strategic Director (Internal Services)
Wednesday 2 September 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 10 September 2020

Viewing this meeting on YouTube

This meeting can be viewed on YouTube by opening this link:

<https://youtu.be/BTmVmnT9Ze0>

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 Strategic Director (Internal Services).

3. **Confirmation of the Minutes of the meeting held on 6 August 2020**

(Pages 11 - 14)

To confirm the minutes of the meeting of the Development Control Board held on 6th August 2020 as an accurate record.

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. **20/00311/REM
The Bridge, Plots 32 & 33, Marsh Street North, Dartford**

(Pages 15 - 36)

Proposal

Application for approval of Reserved matters relating to access, appearance, landscaping, layout and scale pursuant to condition 1 of outline planning permission DA/11/01207/OUT for the erection of commercial units with flexible use B1(c)/B2/B8 with associated office space and including diversion of existing footpath. Also, approval of details of Materials, Landscaping, Site Levels, Land Contamination, Tree Protection, Parking,

Boundary Treatments and Refuse Storage pursuant to conditions 5, 6, 7, 9, 13, 17, 18 & 32, of outline consent reference 11/01207/OUT

Recommendation

Approval

7. **20/00312/REM**
The Bridge, Plot 34 Rennie Drive, Dartford, Kent

(Pages 37 - 54)

Proposal

Reserved matters relating to access, appearance, landscaping, layout and scale pursuant to condition 1 of outline planning permission DA/11/01207/OUT for erection of commercial units with flexible use B1(c)/B2/B8 with associated office space, parking and landscaping. Also, approval of details of Materials, Landscaping, Site Levels, Land Contamination, Tree Protection, Parking, Boundary Treatments and Refuse Storage pursuant to conditions 5, 6, 7, 9, 13, 17, 18 & 32, of outline consent reference 11/01207/OUT.

Recommendation

Approval

8. **20/00455/FUL**
49 A Leyton Cross Road, Wilmington, Kent, DA2 7AW

(Pages 55 - 72)

Proposal

Demolition of existing outbuildings and erection of 2 x 4 bedroom dwellings and 1 x 5 bedroom dwelling (3 No. detached dwellings in total) with associated car barns, visitor parking and amenity space provision.

Recommendation

Approval

9. **20/00531/FUL**
39 James Road, Dartford, Kent

(Pages 73 - 78)

Proposal

Demolition of existing side lean-to and erection of a part two storey/part single storey side and rear extension

Recommendation

Approval

10. **20/00667/VCON** (Pages 79 - 86)
Sherwood Glen, Common Lane, Wilmington, Kent DA2 7DB
Proposal

Variation of condition 2 (approved drawings) of planning permission DA/18/00684/FUL in respect of changes to the internal layout, widening of the first floor side extension and reconfiguration of window layout.

Recommendation

Approval

ITEMS FOR INFORMATION IN PUBLIC

11. **Development Control Monitoring** (Pages 87 - 92)
12. **Decisions Taken Under Delegated Powers** (Pages 93 - 116)