

DARTFORD BOROUGH COUNCIL

DEVELOPMENT CONTROL BOARD

MINUTES of the meeting of the Development Control Board held on Thursday 10 September 2020 at 5.00 pm

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

156. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Kelly Grehan.

The Board noted the appointment of Councillor Oakley – Dow as a substitute for Councillor Grehan.

The Chairman also welcomed Councillor Ann Allen the local ward Member who had sought permission to address the Board regarding application 20/00667/VCON, item 10 on the Agenda.

157. DECLARATIONS OF INTEREST

There were no declarations of interest received from Members of the Board nor from Councillor Ann Allen.

158. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 6 AUGUST 2020

RESOLVED:

That the minutes of the Development Control Board held on 6 August 2020 be confirmed as a correct record of that meeting.

159. REFERENCES FROM OTHER COMMITTEES

It was reported that no references had been received from any other Committees.

160. URGENT ITEMS

The Chairman confirmed that there was no urgent business for the Board to consider.

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**161. 20/00311/REM
THE BRIDGE, PLOTS 32 & 33, MARSH STREET NORTH, DARTFORD**

The Board considered a report on an application for the 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, the report sought 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 DA/11/01207/OUT

The Chairman introduced Mr Lyndon Gill who spoke supporting the Application.

Members' attention was drawn to the update circulated and the additional Conditions and Reason proposed therein.

The Board expressed concern that landscaping and trees on the site should be substantial, mature and maintained

RESOLVED

That the Application be approved subject to

1. the Conditions Reasons and Informatives set out in the report and Update Document.
2. An amendment to the existing condition 13 to read:

“13. Notwithstanding the landscaping scheme hereby approved details of additional semi-mature tree planting shall be provided within the landscape strip along the southern boundary of the site, in accordance with additional details of such trees to have been submitted to and approved prior to occupation of the development. The planting hereby approved together with the additional details of tree planting shall be implemented during the first planting season (between October and March inclusive) following completion of the first unit within 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.

Reason

13. To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.”

3. The amendment of Condition 18 (as set out in the Update document) to read:

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“18. No building shall be occupied until such time as the “build out” as indicate on drawing number D015/3103 Rev pl3 has been provided to discourage heavy goods vehicles from turning left. The Build out shall thereafter be maintained whilst the buildings are in use.

Reason: To ensure that HGVs enter and leave the site to/from the east, pursuant to Policy DP3 of the adopted Development Plan.”

4. The addition of the following Informative:

“Informative: With regard works to the highway to create the built out at the access to the site, the applicant should be aware that the specific design of the ‘Build Out’ needs to be agreed with Kent County Council Highways pursuant to an agreement under s278 of the Highways Act.”

**162. 20/00312/REM
THE BRIDGE, PLOT 34 RENNIE DRIVE, DARTFORD, KENT**

The Board considered a report on an application for the 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, the report sought 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 DA/11/01207/OUT

The Chairman introduced Mr Lyndon Gill who spoke supporting the Application.

Members’ attention was drawn to the update circulated and the additional Conditions and Reason proposed therein.

The Board were concerned that Vehicles leaving the site should not be able to travel toward Marsh Street North, and asked that this be prohibited.

RESOLVED

That the Application be approved subject to

1. the Conditions Reasons and Informatives set out in the report and Update Document
2. The insertion of the following Condition:

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“16. The development hereby permitted shall not be occupied until a ‘Build Out’ to deter Heavy Goods Vehicles from turning left has been provided to the western side of the vehicular access onto Rennie Drive.

Reason: In the interests of residential amenity pursuant to Policy DP5 of the adopted Development Plan.”

3. The Addition of the following Informative:

“Informative: With regard to condition16, the applicant should be aware that the specific design of the ‘Build Out’ needs to be agreed with Kent County Council Highways pursuant to an agreement under s278 of the Highways Act.”

**163. 20/00455/FUL
49 A LEYTON CROSS ROAD, WILMINGTON, KENT, DA2 7AW**

The Board considered an application for the demolition of existing outbuildings and the erection of two 4 bedroom dwellings and a single 5 bedroom dwelling (3 detached dwellings in total) with associated car barns, visitor parking and amenity space provision.

The Chairman introduced Mrs Tracey Dixon who spoke in support of the application.

Members’ attention was drawn to the update circulated.

RESOLVED

That the Application be approved subject to the Conditions Reasons and Informatives set out in the report and Update Document.

**164. 20/00531/FUL
39 JAMES ROAD, DARTFORD, KENT**

The Board considered a report proposing the demolition of an existing side lean - to and the erection of a part two storey/part single storey side and rear extension at the property.

The Chairman introduced Mr Saroop Hanspal, who supported the application, and a presentation made on behalf of Mr James Lawford, opposing the proposals.

Members’ attention was drawn to the update circulated.

RESOLVED

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That the application be approved subject to the Conditions, Reasons and Informative set out in the report.

**165. 20/00667/VCON
SHERWOOD GLEN, COMMON LANE, WILMINGTON, KENT DA2 7DB**

The Board received a report on an application to vary 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.

The Chairman introduced Mr Andrew Scott who spoke in support of the Application and a presentation on behalf of Ms Deborah Hawkins opposing it.

The Chairman also permitted the local ward Councillor, Mrs Ann Allen to address the Board on this application.

Members' attention was drawn to the update circulated.

RESOLVED

That the Application to vary planning permission DA/18/00684/FUL be approved subject to the Conditions Reasons and Informatives set out in the report and the Update Circulated.

166. DEVELOPMENT CONTROL MONITORING

The Board received a report on the performance of the Development Management Section for the three months ending 30 June 2020.

167. DECISIONS TAKEN UNDER DELEGATED POWERS

Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 23 July to 27 August 2020.

The Chairman drew Members' attention to the continuing high levels of performance detailed in both this report and the preceding item and asked that the Development Manager convey the Boards' thanks to staff for this, during such a difficult period.

RESOLVED:

That the report be noted.

The meeting closed at 7.20 pm

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Councillor D E HUNNISETT
CHAIRMAN

- (a) FIELD
- (b) FIELD_TITLE