

DARTFORD BOROUGH COUNCIL

**DEVELOPMENT CONTROL BOARD**

**MINUTES** of the meeting of the Development Control Board held on Thursday 18 April 2019 at 7.00 pm

**PRESENT:** Councillor D E Hunnisett (Chairman)  
Councillor I D Armitt JP (Vice-Chairman)  
Councillor A Bardoe  
Councillor J Burrell  
Councillor M J Davis  
Councillor J A Hayes  
Councillor S R Jarnell  
Councillor P Kelly  
Councillor T A Maddison  
Councillor R S L Perfitt  
Councillor M I Peters  
Councillor L J Reynolds  
Councillor Mrs R L Shanks  
Councillor Mrs R F Storey

**105. FIRE EVACUATION PROCEDURE AND THE ARRANGEMENTS AND CONSTRAINTS RELATING TO THE FILMING OR RECORDING OF THE MEETING.**

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

**106. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Brown, M. Maddison, McLean, and Mote.

The Board noted the appointment of Councillors Davis and T. Maddison as substitutes for Councillors Mote and M Maddison respectively.

**107. DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**108. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14 FEBRUARY 2019**

RESOLVED:

That the Minutes of the Development Control Board held on 14 February 2019, be confirmed as a correct record of that meeting.

**109. REFERENCES FROM OTHER COMMITTEES**

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It was reported that there were no matters referred to the Board for consideration.

**110. URGENT ITEMS**

It was noted that there were no urgent matters for the Board to discuss.

**111. 18/00927/FUL  
1B FAESTEN WAY BEXLEY, KENT. DA5 2JB**

The Board considered a report on an application for the demolition of an existing double garage and the construction of a two storey 3 bedrooom detached dwelling with detached garage.

The Chairman introduced Mr Pullum who spoke against the application and Mr Hall who supported it.

Members' attention was drawn to the update which had been circulated.

Members discussed the application, and the site visit which had taken place, and expressed concern about aspects of the proposal which they considered to be contrary to policy which weighed against the proposed dwelling as a windfall development.

RESOLVED

That the application be refused for the following reasons:

The proposed development by virtue of its unplanned windfall nature and its siting on green - field garden land would lead to a loss of valuable garden land and result in the loss of a range of garden sizes and a cramped overbearing development detrimental to the character and visual amenities of the area. The benefits of providing one new dwelling on the site are reduced by the Council's ability to demonstrate a five year housing land supply and do not outweigh the dis - benefits identified. As such the development is contrary to Policy CS10 of the adopted Core Strategy and Policies DP2, DP6, DP7, and DP9 of the Dartford Development Policies Plan and the Windfall Supplementary Planning Document (2014).

**112. 18/00949/COU  
WILLOW COURT, 31B, DEVON ROAD, SUTTON AT HONE, KENT. DA4  
9AA**

The Board considered a report on an Application for the conversion of an unauthorised building to a two bedroom dwelling, and the addition of a rear dormer.

Members' attention was drawn to the update circulated.

The Chairman introduced Mr Burch who spoke opposing the application.

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Members expressed concern that the proposals themselves would result in an inappropriate, intrusive building which would impact on the amenity of neighbours and on the character and visual amenities of the area.

RESOLVED

That the Application be rejected for the following reasons:

1. The proposed development by virtue of its increased ridge and eaves height would lead to a significant increase in bulk mass and volume of the building causing harm to the visual amenities and character of the area contrary to Policies DP2 and DP7 of the adopted Dartford Development Policies Plan 2017.
2. The proposed development by virtue of the position of the dormer window within the front roof slope of the building would lead to perceived overlooking of the properties within the immediate vicinity contrary to Policies DP5 and DP7 of the adopted Dartford Development Policies Plan 2017.

**113. TREE PRESERVATION ORDER NO. 3 2018 - 10 INDIVIDUAL TREES AND 5 GROUPS OF TREES - FRED MEAD, AND HOOK PLACE FARM, HOOK GREEN ROAD, SOUTHFLEET, KENT. DA13 9PQ**

The Board considered a report proposing the making of an Order to provide protection for 10 individual trees and 5 groups of trees, the Fred Mead, Southfleet, Kent.

Members' attention was drawn to the update circulated, and to additional late objections raised by the land owner which were reported verbally in detail at the meeting.

With regard to these objections it was reported that further inspections by the Council's arboricultural consultant refuted the claims being made by the land owner relating to possible disease of certain trees.

RESOLVED

That Tree Preservation Order No. 3 - 2018, Fred Mead, Southfleet, Kent DA13 9PQ is confirmed without modification.

**114. DECISIONS TAKEN UNDER DELEGATED POWERS**

Development Control Board Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 31 January to 3 April 2019.

The Chairman congratulated Planning Officers on the large number of decisions completed and on their hard work in this period.

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RESOLVED:

That the report be noted.

**115. DEVELOPMENT CONTROL BOARD 2015 - 2019**

The Chairman informed Members that this was the last meeting of the Board in the current Municipal Year, and also the last of the current Council, as Municipal elections would take place in early May, a new Council would be elected, and a new Board would commence in June.

Accordingly he thanked all Board Members and supporting Officers for their hard work during this year and previous years and wished all Members well in the forthcoming Elections.

In addition the Chairman paid special thanks to those Members who were not seeking re - election and particular thanks to Councillor Pat Kelly the Shadow Board Chairman who was standing down.

Councillor Kelly responded that he had enjoyed his period of service as Labour's planning lead and that following on from Councillor John Muckle had been no easy task.

However he thanked the Board for its diligence, noting that he always felt that the Board's work was conducted amicably and without recourse to party - political doctrines and that its objective was always the benefit of Dartford and its residents.

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The meeting closed at 8.07 pm

Councillor D E HUNNISETT  
CHAIRMAN