

DARTFORD BOROUGH COUNCIL

**DEVELOPMENT CONTROL BOARD**

**MINUTES** of the meeting of the Development Control Board held on Thursday 6 June 2019 at 7.00 pm

**PRESENT:** Councillor D E Hunnisett (Chairman)  
Councillor I D Armitt JP (Vice-Chairman)  
Councillor E H Ben Moussa  
Councillor S H Brown  
Councillor J Burrell  
Councillor S P Butterfill  
Councillor B Garden  
Councillor K J Grehan  
Councillor T A Maddison  
Councillor D J Mote  
Councillor A J Oakley-Dow  
Councillor T Oliver  
Councillor R S L Perfitt  
Councillor M I Peters  
Councillor L J Reynolds  
Councillor Mrs R F Storey

**1. 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 relating to the recording or filming of the Meeting.

**2. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor McLean, and from Councillor DJ Reynolds who had been nominated as a substitute for Councillor McLean.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**4. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 18 APRIL 2019**

RESOLVED:

That the Minutes of the Development Control Board held on 18 April 2019, be confirmed as a correct record of that meeting.

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**5. REFERENCES FROM OTHER COMMITTEES**

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

**6. URGENT ITEMS**

It was reported that there were no urgent items for the Board to consider.

**7. 19/00538/RCON**

**BEEFS AND BABES GYMNASIUM, 217 LONDON ROAD, STONE, KENT.**

The Board received a report on an Application to remove Condition 2 from planning permission DA/15/01/452/VCON which would allow the 24 hour operation of the Gym.

The Chairman introduced Ms Scott who spoke in favour of the Application.

Members' attention was drawn to the update circulated.

**RESOLVED**

That the application is granted subject to the Conditions and Reasons set out in the Report.

**8. 19/00376/COU**

**UNIT A, LUCKNOW HOUSE HAVELOCK DRIVE, GREENHITHE, KENT.**

The Board received an application for the change of use at this premise from Class A1 (Retail) to Class D1 (Dental Surgery).

**RESOLVED**

That the application for the change of use from Class A1 to Class D1 be approved subject to the Conditions and Reasons set out in the Report.

**9. 18/01548/COU**

**HOLY TRINITY CHURCH, HIGH STREET, DARTFORD, KENT.**

The Board received a report on an application for the change of use of 43 square metres of land at the rear of the church hall for use as play space and the erection of a timber fence to enclose the area. This application had been deferred for amendments by the Members at the Development Control Board on 14 February 2019

The Chairman introduced Mr David Miller who spoke objecting to the application.

Members' attention was also drawn to the update circulated.

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Members expressed concern at the proposed development before them for consideration and its impact on local residents and on the adjoining Listed Building.

RESOLVED

That the application be refused for the following reasons:

1. The creation of an external play area and separate entrance to the nursery, and its associated boundary enclosures, is considered unacceptable as it results in an enclosed space leading to a detrimental impact to adjacent residential amenity in terms of resultant disturbance and does not contribute to the Local Plan aims of revitalising the town centre, contrary to Policy CS2 of the adopted Core Strategy 2011 and Policies DP2 and DP5, of the adopted Development Policies Plan 2017 and the objectives of the Dartford Town Centre Framework Supplementary Planning Document 2018.
2. The boundary enclosures to the play area and separate entrance are considered unacceptable and result in significant harm to the setting of the adjacent Grade I Listed Holy Trinity Church and Grade II listed 82 High Street and the character and appearance of the Dartford Town Centre Conservation Area by virtue of the incongruous appearance of the boundary enclosures and the subdivision of the historic space. The proposal is therefore contrary to Policy CS2 of the adopted Core Strategy 2011 and Policies DP2, DP12, and DP13 of the adopted Development Policies Plan 2017 and the objectives of the Dartford Town Centre Framework Supplementary Planning Document 2018

**10. 19/00299/FUL  
26 GASSON ROAD, SWANSCOMBE, KENT.**

The Board received a report on an application to erect a detached garage in the rear garden of the property. (A retrospective application.)

RESOLVED

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

**11. 18/01425/FUL  
LAND TO THE REAR OF BARTON ROAD, SUTTON AT HONE,  
DARTFORD, KENT.**

The Board received a report on an application to demolish an existing stable block and the erection of a two bedroomed bungalow, with associated parking and landscaping, together with the retention of part of the existing stable building.

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The Chairman introduced Kate Powell who spoke against the Officer recommendation to refuse the application.

RESOLVED

That the application be refused for the Reasons set out in the Report.

**12. DEVELOPMENT CONTROL PERFORMANCE MONITORING**

The Board received a report on the performance of the Development Management Section for the quarter January to March 2019, and noted that the data reflected a level of performance which exceeded targets set by Government on all of the types of Application. It was also reported that it was proposed to review the data reporting style to simplify the presentation and reflect current Government monitoring requirements

**13. WORKSTREAM UPDATE: APPEALS AND REPRESENTATIONS ON OTHER DEVELOPMENTS**

The Board received and noted a report which gave details of matters which related to development within the Borough where planning decisions were being made by another body, whether as an appeal to the Planning Inspectorate or because the development did not fall to be determined under the Town and Country Planning Act 1990.

**14. DECISIONS TAKEN UNDER DELEGATED POWERS**

Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 4 April to 22 May 2019.

Arising from the consideration of this report and item 12 above the Board asked that their appreciation of the hard work undertaken by Planning Officers be recorded, and;

RESOLVED:

That the report be noted.

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The meeting closed at 8.35 pm

Councillor D E HUNNISETT  
CHAIRMAN