

DARTFORD BOROUGH COUNCIL

DEVELOPMENT CONTROL BOARD

MINUTES of the meeting of the Development Control Board held on Thursday 12 March 2020 at 7.00 pm

PRESENT: Councillor D E Hunnisett (Chairman)
Councillor I D Armitt JP (Vice-Chairman)
Councillor S H Brown
Councillor J Burrell
Councillor S P Butterfill
Councillor B Garden
Councillor K J Grehan
Councillor D J Mote
Councillor A J Oakley-Dow
Councillor V Oguntope
Councillor T Oliver
Councillor M I Peters
Councillor L J Reynolds

114. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Ben Moussa, Maddison, McLean, Perfitt and Mrs Storey.

The Board noted the appointment of Councillor Oguntope as a substitute for Councillor Ben Moussa.

115. FIRE EVACUATION PROCEDURE AND ARRANGEMENTS AND CONSTRAINTS RELATING TO FILMING OR RECORDING THE MEETING

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

116. DECLARATIONS OF INTEREST

The Board received the following declarations of interest:

Councillor Armitt declared a prejudicial interest in respect of application 19/01589/FUL, item 8 on the Agenda, as he had been involved in the preparation of the Application and had spoken supporting the application

Councillor Mote in respect of application 19/01589/FUL, item 8 on the Agenda,(for the purposes of transparency only) as he was related to the Clerk to the applicant – Darenth Parish Council.

Councillor Butterfill declared a prejudicial interest in respect of application 19/01131/ADV, item 9 on the agenda as she had lodged an objection to the Application.

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117. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 13 FEBRUARY 2020

RESOLVED:

That the minutes of the Development Control Board held on 13 February 2020 be confirmed as a correct record of that meeting.

118. REFERENCES FROM OTHER COMMITTEES

The Board was informed that there had been no matters referred for consideration.

119. URGENT ITEMS

The Board was informed that there had been no urgent matters for consideration.

**120. 19/01280/VCON
STONE PIT 2 ST JAMES LANE, GREENHITHE, KENT.**

The Board considered a report on an application for the variation of condition 2 (parameters plans) of planning permission DA/05/00221/OUT to allow amendments to the development platform and amend the storey heights in some locations.

RESOLVED

That the Application be approved subject to

- 1) the Conditions, Reasons and Informatives set out in the report.
- 2) the S106 obligations required on the outline planning permission 05/00221/OUT being obligated to this revised permission through the completion of a Deed of Variation

**121. 19/01196/FUL
STONE PIT 2, ST JAMES LANE, GREENHITHE, KENT.**

The Board considered a report on an application to undertake earthworks, including the importation of additional inert fill, to create a revised restoration level/development platform for the forthcoming residential led development.

Members' attention was drawn to the update circulated.

RESOLVED

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

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**122. 19/01589/FUL
LAND BETWEEN NOS. 96 AND 119 LADYWOOD ROAD, DARENTH,
KENT.**

Councillor Armitt having declared a prejudicial interest in this matter withdrew from the meeting and took no part in the discussion of the matter.

The Board considered a report on an application for the erection of 1.8m high steel palisade fence and kissing gate.

Members' attention was drawn to the update circulated.

The Chairman introduced Mr Prentice who spoke opposing the application and Mrs Guthridge who supported it.

RESOLVED

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

**123. 19/01131/ADV
ASDA SUPERSTORE, CROSSWAYS BOULEVARD, DARTFORD, KENT.
DA1 1BW**

Councillor Butterfill, having declared a prejudicial interest withdrew from the meeting and took no part in the discussion of this matter.

The Board received a report on an application for the display of internally illuminated and non-illuminated various fascia, projecting hanging and hoarding signs.

Members' attention was drawn to the update circulated.

RESOLVED

That the advertisement consent be granted subject to the Conditions and Reasons set out in the report.

**124. 19/00613/COU
BLOCK F OLDFIELD PLACE, MILL POND ROAD, DARTFORD, KENT.
DA1 1BW**

The Board considered a report on an application for the conversion of the allocated commercial space (approx.700 square metres) on the existing second floor deck level, Block F(2), to 2 x 1 bedroom, 5 x 2 bedroom and 2 x 3 bedroom apartments, whilst retaining the existing external elevations at this site.

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RESOLVED

That the application be approved subject to:

- 1) the Conditions and Reasons set out in the report.
- 2) the prior completion of a S106 agreement within six months of the date of the permission.

**125. 19/00748/FUL
FORMER CAR PARK, REAR OF TWO BREWERS PUBLIC HOUSE,
LOWFIELD STREET, DARTFORD, KENT.**

The Board received a report on an application to erect a 5-storey building comprising 14 no. apartments (6 No. 1-bed and 8 No. 2-bed), with 3 No. car parking spaces, bin and cycle store on this site.

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 amended in the Update circulated.

126. VALIDATION CHECKLIST: CONSULTATION

The Board received a report proposing the adoption of an up to date list of information requirements to allow Officers and applicants to determine what is necessary to make a valid planning application.

RESOLVED

The Board

1. approved the Local List of Validation requirements set out in the Appendix to the Report for the purpose of consultation.
2. Agreed that where no responses to the consultation were received during the consultation period then the Local List of Validation requirements as set out in the Appendix to the Report be adopted
3. Noted that any responses resolved as a result of the consultation will be the subject of a further report to the Board.

127. UPDATE ON APPEALS AND DEVELOPMENT WHERE DBC IS NOT THE DETERMINING AUTHORITY

The Board received a report on the position of a number of developments where determination of the application is not being undertaken by Dartford Borough Council.

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Arising from this, the Development Manager informed Members that two appeals set out in the report, against DBC decisions to refuse planning permission, had been determined.

The Applications referred to were 18/01669/FUL 31, School Lane, Bean, Kent, DA2 8AL and 19/00970/FUL, 64, Joydens Wood Road, Bexley, Kent, DA5 2HT

In both cases the Planning Inspectorate had upheld the original decision to refuse planning permission.

128. DECISIONS TAKEN UNDER DELEGATED POWERS

Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 31 January to 26 February 2020.

RESOLVED:

That the report be noted.

The meeting closed at 7.27 pm

Councillor D E HUNNISETT
CHAIRMAN