

DARTFORD BOROUGH COUNCIL

**DEVELOPMENT CONTROL BOARD**

**MINUTES** of the meeting of the Development Control Board held on Thursday 6 August 2020 at 1.30 pm

**PRESENT:** Councillor D E Hunnisett (Chairman)  
Councillor I D Armitt JP (Vice-Chairman)  
Councillor B Garden  
Councillor K J Grehan  
Councillor T A Maddison  
Councillor D J Mote  
Councillor T Oliver

**149. APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Mrs Butterfill and Perfitt.

**150. DECLARATIONS OF INTEREST**

There were no declarations of interest received.

**151. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 9 JULY 2020**

RESOLVED:

That the minutes of the Development Control Board held on 9 July 2020, be confirmed as a correct record of that meeting.

**152. REFERENCES FROM OTHER COMMITTEES**

It was confirmed that there were no references from other Committees for the Board to consider.

**153. URGENT ITEMS**

The Chairman reported that there were no urgent items for the Board to consider.

**154. 19/ 01711/FUL  
LAND ADJACENT TO 17, COOMBFIELD DRIVE, DARENTH KENT. DA2  
7LG**

The Board considered a report on an application for demolition of an existing double garage and the erection of an attached three bedroomed dwelling with associated parking, amenity space and landscaping.

The Chairman introduced Ms Sonia Rajartnam who spoke in support of the application.

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Members' attention was drawn to the update circulated.

Concern was expressed by the Board that the development was on a Windfall site and that the benefits arising did not outweigh the dis - benefits of this proposal. Additionally the sustainability of the development was questioned due to the poor public transport links and the distance to local amenities.

It was also noted that the development of gardens in this manner was unnecessary and that parking associated with the proposed development could present a traffic hazard at the adjacent junction.

### RESOLVED

That the application be refused for the following reasons:

The proposed development, by virtue of its windfall nature and the construction of a dwelling on garden land, would result in the reduction in choice and diversity of housing stock within the Darenth area resulting in two dwellings on constrained sites and the loss of a property with a large garden and extensive parking. In addition it would result in the loss of openness on this corner plot and introduction of an additional house would lead to a reduction in vistas to the open countryside harmful to visual amenities and to the character of the local area. The benefits of providing one new dwelling on the site are reduced by the Council's ability to demonstrate a 5 year housing land supply and do not outweigh the dis-benefits identified which include limited access to public transport. As such, the development is contrary to Policy CS10: 4 and 5 of the adopted Core Strategy and Policies DP2, DP6 and DP7 of the adopted Dartford Development Policies Plan and the Housing Windfall Supplementary Planning Document (2014).

### **155. DECISIONS TAKEN UNDER DELEGATED POWERS**

Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 25 June to 22 July 2020.

#### RESOLVED:

That the report be noted.

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The meeting closed at 2.22 pm

Councillor D E HUNNISETT

DEVELOPMENT CONTROL BOARD

THURSDAY 6 AUGUST 2020

CHAIRMAN