

# **DARTFORD**

## BOROUGH COUNCIL

# **Development Control Board**

Councillor D E Hunnisett (Chairman)  
Councillor R S L Perfitt (Vice-Chairman)  
Councillor S H Brown  
Councillor J Burrell  
Councillor S P Butterfill  
Councillor B Garden  
Councillor P M Harman  
Councillor R A S Jones  
Councillor T A Maddison  
Councillor D T Nicklen  
Councillor A J Oakley-Dow  
Councillor V Oguntope  
Councillor T Oliver  
Councillor E E Palmer  
Councillor M I Peters  
Councillor D J Reynolds  
Councillor A S Sandhu, MBE  
Councillor Mrs R F Storey

A meeting of the above Committee will be held on

Thursday 19 May 2022 at 7.00pm at the Civic Centre, Dartford



Chief Officer and Director of Corporate Services  
Wednesday 11 May 2022

## **INTRODUCTION**

The function of the Development Control Board is to consider planning applications and also to take enforcement action against breaches of planning control and related matters.

## **AGENDA LAYOUT**

Reports on a planning application describes the application site, the proposed development, any relevant planning history, responses from those who have been consulted on the application along with any other comments received, and, lastly, a report on the main planning issues relevant to the application. The reports also contain a recommendation to the Board Members, generally either for refusal or approval. The recommendation appears at the beginning and at the end of each report. There is a narrative by the Planning Officer of his/her consideration and the reason for refusal, or the conditions to be attached to an approval, are set out at the end of the report.

## **UPDATE**

The main agenda is printed some time before the Board meeting. The Update is a document which is prepared the day before the meeting and circulated to Members. It provides information about applications to be considered at the meeting which has emerged since the agenda was printed. This could include further comments from interested parties, recent changes to the application and amendments to the recommendation. Copies of the Update are made available to the public.

## **THE MEETING**

The Chairman and Vice-Chairman sit on the dais at the front of the Council Chamber. Planning Officers sit on their right and a legal representative and the Committee Co-ordinator usually sit on their left.

The Chairman may take agenda items in an order which reflects the degree of public interest.

The Chairman will propose each item and invite Members to indicate if they would like to discuss. If an item is not proposed for discussion, the Chairman will ask Members to vote in accordance with the Officer recommendation. However, those items where a member of the public has registered to speak against the Officer recommendation will be discussed by the Board. There will be no need for public speakers to address the Board if the speaker was going to support the Officer recommendation.

For items for discussion, the Planning Officer will usually make a presentation, describing the proposal, outlining the main planning considerations and concluding with the recommendation. Where a request to speak has been made by 12 noon on the designated date, and granted, the Chairman will invite speakers to sit in a designated area equipped with microphones. Where the Officer's recommendation is to allow the application, the objectors will have the opportunity to speak first, followed by any supporter. The reverse order will apply in cases where the Officer's recommendation is that the application be refused. Each speaker will be allowed three minutes to make their points.

Members or Officers may clarify any points with the speaker(s) before Members consider the application. Thereafter, no public speaking will be allowed and the speaker(s) will be asked to return to the public gallery.

The Chairman has the discretion to curtail or extend speaking in individual cases if it is considered appropriate.

## **SITE MEETINGS**

If it becomes apparent during the Board's deliberations on an application that the Board cannot fully appreciate the impact of a proposal without seeing the site first, Members may decide to defer the application so that a site meeting can be held. If agreed, the item will not be discussed further at this meeting.

# DEVELOPMENT CONTROL BOARD

## AGENDA

Thursday 19 May 2022

### Update

1. **Apologies for Absence**

2. **Declarations of Interest**

To receive declarations of interest from Members including the terms(s) of the Grant of Dispensation (if any) by the Audit Board or Chief Officer & Director of Corporate Services.

3. **Confirmation of the Minutes of the meeting held on 14 April 2022**

(Pages 1 - 4)

4. **References from other committees**

5. **Urgent Items**

The Chairman will announce his decision as to whether there are any urgent items and their position on the agenda.

### ITEMS FOR CONSIDERATION IN PUBLIC

6. **20/00606/FUL  
21 Longfield Avenue, Dartford, Kent, DA3 7LE**

(Pages 5 - 14)

#### Proposal

Use of existing detached single storey outbuilding as an annex ancillary to the main dwelling-house (retrospective application).

#### Recommendation

Approval subject to conditions.

7. **22/00327/FUL  
Bowmans Lodge, Bowmans Road, Dartford, Kent, DA1 3QP**

(Pages 15 - 20)

#### Proposal

Erection of first floor (with mezzanine) side extension and front porch.

### **Recommendation**

Approval subject to conditions.

### **ITEMS FOR INFORMATION IN PUBLIC**

8. **Decisions Taken Under Delegated Powers** (Pages 21 - 44)  
To consider applications determined under delegated powers for the period 31 March 2022 to 5 May 2022.

9. **Land adjacent to Craylands Lane/adjacent to access to Swanscombe Heritage Park, Swanscombe** (Pages 45 - 54)

#### **Proposal**

To seek authority to confirm a Tree Preservation Order.

#### **Recommendation**

Approval.