

DARTFORD BOROUGH COUNCIL

DEVELOPMENT CONTROL BOARD

MINUTES of the meeting of the Development Control Board held on Thursday 19 May 2022 at 7.00 pm

PRESENT: Councillor D E Hunnisett (Chairman)
Councillor S H Brown
Councillor B Garden
Councillor R A S Jones
Councillor T A Maddison
Councillor A J Oakley-Dow
Councillor V Oguntope
Councillor T Oliver
Councillor M I Peters
Councillor D J Reynolds
Councillor A S Sandhu, MBE
Councillor Mrs R F Storey

ALSO PRESENT: Sarah Ashton, Development Manager
Steve Bell, Major Projects Team Leader
Sarah Cotton, Solicitor
Alan Twyman, Democratic Services Manager

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Burrell, Butterfill, Harman, Nicklen, Palmer and Perfitt.

In the absence of the Vice-Chairman, the Chairman invited Councillor Garden to assist him from the dais, with the consent of the Board.

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

The Democratic Services Manager explained the fire evacuation procedure and the arrangements and constraints relating to the filming or recording of the meeting.

3. DECLARATIONS OF INTEREST

Councillor Sandhu declared a disclosable pecuniary interest in agenda item 7, application 22/00327/FUL, Bowman's Lodge, Bowmans Road, Dartford, as he was the applicant and owner of the property.

There were no other declarations of interests.

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4. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 14 APRIL 2022

The Board considered the minutes of the meeting held on 14 April 2022. A Member who had been unable to attend the meeting due to severe traffic congestion in the Dartford area suggested that this should be referenced in the minutes as a number of Members had also been unable to attend for the same reason. It was agreed that the minutes should be amended to include this clarification.

RESOLVED:

That the minutes of the meeting of the Development Control Board held on 14 April 2022, as amended, be confirmed as an accurate record.

5. REFERENCES FROM OTHER COMMITTEES

There were no references from other committees.

6. URGENT ITEMS

There were no urgent items.

**7. 20/00606/FUL
21 LONGFIELD AVENUE, DARTFORD, KENT, DA3 7LE**

The Board considered a retrospective application in respect of an existing detached single storey outbuilding in the rear garden of 21 Longfield Avenue, Longfield for use as an annex ancillary to the main dwellinghouse.

The Chairman introduced Mr S Gill, the applicant, who spoke in favour of the application.

Members' attention was drawn to the circulated update.

Members noted the personal circumstances described by the applicant for the speed of the change of use from that permitted in the lawful development certificate and expressed their condolences for his family bereavement. However concern was expressed about the potential for the outbuilding to be converted into a separate property given the size of the building and it was felt that this should be addressed by entering into a legal agreement with the applicant to ensure that occupation of the outbuilding should maintain a connection with the main household, that it could not be separately let or rented in future and that the outbuilding should not have separate utilities installed or metered. The agreement should also include an arrangement for the applicant to inform the Council of who was resident on an annual basis. The applicant indicated that he would be willing to enter into a legal agreement with the Council.

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RESOLVED:

That the application be approved subject to the Conditions, Reasons and Informative set out in the Report and the prior completion of a section 106 agreement within six months of the date of the permission on terms to be approved by the Development Manager in consultation with the Head of Legal Services.

**8. 22/00327/FUL
BOWMANS LODGE, BOWMANS ROAD, DARTFORD, KENT, DA1 3QP**

Having declared an interest in this item, Councillor A S Sandhu, withdrew from the meeting and took no part in consideration of the application.

The Board considered an application for the erection of a first floor side extension (with mezzanine) and front porch at Bowmans Lodge, Bowmans Road, Dartford which would be built over an existing flat roofed side projection to provide a bedroom with an en-suite bathroom and a mezzanine above the entire floorspace of the bedroom.

A Member sought clarification about liability to pay the Community Infrastructure liability. He noted that the previous planning application was subject to CIL but the current application was not.

The Major Projects Team Leader explained that the previous application had related to the creation of a new residential building and that this involved liability under the CIL regulations whereas the current application was seeking to extend an existing residence and was therefore not liable for CIL.

RESOLVED:

That the application be approved subject to the Conditions, Reasons and Informatives set out in the Report.

9. DECISIONS TAKEN UNDER DELEGATED POWERS

Members received, for information, a report on the decisions taken under delegated powers for the period 31 March 2022 to 5 May 2022. The Chairman noted that some 125 applications had been dealt with by officers during the period in question, which represented a heavy workload, and he congratulated Planning Officers for their work.

RESOLVED:

That the report be noted.

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10. LAND ADJACENT TO CRAYLANDS LANE/ADJACENT TO ACCESS TO SWANSCOMBE HERITAGE PARK, SWANSCOMBE

The Board considered a report which sought authority to confirm a provisional tree preservation order, TPO No.2 2022, in respect of 19 Hornbeam trees, 6 Beech trees, 1 Lime tree and 1 Whitebeam tree located along the grass verge in-between the northern boundary of the adjacent SWCS car sales site and the access road leading to Swanscombe Heritage Park. The TPO had been requested by Swanscombe and Greenhithe Town Council, which held an underlease and tenancy arrangement for different parts of the land, due to concerns for the protection of the trees in view of the grant of outline planning permission for property development on the land immediately to the south of the group of trees. The Council's Tree Consultant had conducted an assessment of the trees as part of a Tree Evaluation Method for Preservation Orders (TEMPO) assessment resulting in a score of 15, which indicated that making a TPO in this case had merit and could be justified. It was noted that one objection to the making of the order had been received from the owner of the adjacent land which was open to potential development and details of the reasons for objection were detailed in the report. The report outlined relevant policy, amenity, and expediency considerations and the advantages of protecting the trees for the wider public benefit.

RESOLVED:

That, for the reasons detailed in the report, The Borough of Dartford Tree Preservation Order No. 2 2022 – Swanscombe Centre, Craylands Lane, Swanscombe, Kent, be confirmed.

The meeting closed at 7.21 pm

Councillor D E HUNNISETT
CHAIRMAN

CHAIRMAN'S INITIALS