

DARTFORD BOROUGH COUNCIL

**DEVELOPMENT CONTROL BOARD**

**MINUTES** of the meeting of the Development Control Board held on Thursday 14 April 2022 at 7.00 pm

**PRESENT:** Councillor D E Hunnisett (Chairman)  
Councillor S H Brown  
Councillor J Burrell  
Councillor B Garden  
Councillor V Oguntope  
Councillor T Oliver  
Councillor E E Palmer  
Councillor M I Peters  
Councillor Mrs R F Storey

**ALSO PRESENT:** Sarah Ashton, Development Manager  
Anna Okoli, Solicitor  
Alan Twyman, Democratic Services Manager

**87. APOLOGIES FOR ABSENCE**

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

The Chairman sent his best wishes to the Vice-Chairman, Councillor Perfitt, and to the Democratic Services Officer, Neil Murphy, who were both unwell and wished them a speedy recovery. In view of the Vice-Chairman's absence he invited Councillor Garden to assist him on the dais, with the Committee's consent.

The Chairman welcomed Ms Anna Okoli to her first meeting of the Board. Ms Okoli was a newly appointed member of legal services, and was the Board's legal advisor at the meeting in the place of the usual legal representative. He understood that Anna would be supporting the Committee in rotation with Sarah Cotton and he thanked Sarah for her past support.

**88. FIRE EVACUATION PROCEDURE AND ARRANGEMENTS AND CONSTRAINTS RELATING TO FILMING OR RECORDING OF 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.

**89. DECLARATIONS OF INTEREST**

A declaration of Interest in item 8 on the Agenda, application 22/00264/FUL, was received from Councillor Oliver, as he was the owner of the property concerned.

CHAIRMAN'S INITIALS

DEVELOPMENT CONTROL BOARD

THURSDAY 14 APRIL 2022

There were no other declarations of interests.

**90. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 17 MARCH 2022**

The Committee considered the minutes of its meeting held on 17 March 2022.

RESOLVED:

That the minutes of the meeting of the Development Control Board held on 17 March 2022, be confirmed as an accurate record.

**91. REFERENCES FROM OTHER COMMITTEES**

There were no references from other committees.

**92. URGENT ITEMS**

There were no urgent items.

**93. 21/00273/FUL  
45 - 58 LOWFIELD STREET, DARTFORD, KENT.**

The Board considered a report on an application for the demolition of existing buildings and the erection of 71 residential dwellings (Use Class C3), with associated landscaping, car parking, and infrastructure at this site.

Members' attention was drawn to the update circulated and the additional comments made since the publication of the agenda.

It was noted that an agreement of planning responsibility, a S106 agreement, was proposed to ensure that the direct impacts of the development were mitigated and to secure the required level of affordable housing.

Although the report was not called down for debate a Member sought clarification on a number of matters, including whether a detailed assessment of the car parking arrangements had been carried out as previously promised. The Development Manager confirmed that this had been in the context of an earlier application but that the Council was satisfied with the proposed car parking management arrangements. She confirmed that the Council was also happy with the allocation of 4 Car Club spaces and that membership of this would only be given to the first owners of approved units for a 12 month period. This would be covered in an additional informative. Motor cycle parking provision would be secured by condition. Members were also concerned about the sufficiency of the provision of electric vehicle charging points and cabling given the push towards the use of electric vehicles. The Committee noted that this was covered by condition 23 but felt that this should

CHAIRMAN'S INITIALS

DEVELOPMENT CONTROL BOARD

THURSDAY 14 APRIL 2022

be enhanced to make it clear that all parking spaces should have active/passive electric vehicle charging point infrastructure.

RESOLVED

1. That the Application be approved for the reasons set out in the report, subject to the Conditions and Informatives set out in the Report and the associated Planning Update, and to the additional informative to clarify the Car Club scheme, amendment of condition 23 to ensure the provision of 100% active/passive Electric Vehicle Charging Point infrastructure and an additional condition to specify motorcycle parking facilities; and
2. That delegated authority be given to the Development Manager/Head of Planning Services, to make minor amendments to the conditions and drawings numbers as necessary prior to the issue of the planning permission.

**94. 21/01286/FUL  
LAND EAST OF LOWFIELD STREET (VAUXHALL FARM) DARTFORD  
KENT.**

The Board received a report on an application for the demolition of the existing buildings on this site and the erection of 84 residential dwellings (Use Class C3), with associated landscaping, car parking, and infrastructure.

Members' attention was drawn to the update circulated and to the additional comments submitted since the publication of the agenda, including those of the Deed, Trust and Obligations Committee at its meeting on 12 April 2022.

It was noted that an agreement of planning responsibility, a S106 agreement, was proposed to ensure that the direct impacts of the development were mitigated and to secure the required level of affordable housing.

Although the report was not called down for debate clarification was sought on a number of matters. In response it was agreed that an informative would be added to clarify the operation of the Car Club scheme and that membership of this would only be given to the first owners of approved units for a 12 month period. Motor cycle parking provision would also be secured by condition. There had also been concern about the sufficiency of the provision of electric vehicle charging points and cabling given the push towards the use of electric vehicles. The Committee noted that this was covered by condition 16 but felt that this should be enhanced to make it clear that all parking spaces should have active/passive electric vehicle charging point infrastructure.

RESOLVED

1. That the application be approved for the reasons set out in the report, and subject to the Conditions and Informatives contained therein and in the

CHAIRMAN'S INITIALS

DEVELOPMENT CONTROL BOARD

THURSDAY 14 APRIL 2022

associated Planning Update, and to the additional informative to clarify the Car Club scheme, amendment of condition 16 to ensure the provision of 100% active/passive Electric Vehicle Charging Point infrastructure and an additional condition to specify motorcycle parking facilities, and the satisfactory prior completion of a Section 106 Agreement within six months of the date of this resolution; and

2. That delegated authority be given to the Development Manager to make minor amendments to the conditions and drawings numbers as necessary prior to the issue of the planning permission.

**95. 22/00264/FUL  
13 ABBEY MEADE CLOSE, DARTFORD, KENT. DA1 5UQ**

Councillor Oliver, having declared an interest in this item as the owner of the property that was subject to the application, withdrew from the meeting and took no part in the discussion of this matter.

The Board considered a report on an application for the erection of a single storey rear extension at 13 Abbey Meade Close, Dartford, Kent DA1 5UQ.

RESOLVED

That the application be approved for the reasons set out in the report and subject to the Conditions contained in the report.

**96. DECISIONS TAKEN UNDER DELEGATED POWERS**

Members received, for information, a report on the decisions taken by Officers under delegated powers for the period 3 March to 30 March 2022.

RESOLVED:

That the report be noted.

---

The meeting closed at 7.20 pm

Councillor D E HUNNISETT  
CHAIRMAN

CHAIRMAN'S INITIALS