

Major planning applications

This paper sets out brief details of some of the major proposals currently under consideration by the Development Control Section. Papers on all the proposals are available at the Civic Centre or on the Council's website. You can contact the case officer whose name appears in brackets for further information.

Major schemes at the planning/development stage – April 2009

Ingress Park – Development on the site nearing completion under original consent; application recently approved for further development on the Waterfront Phase 4B; proposals for Phase 4A approved subject to legal agreement. Recent further application for secondary means of access received. Further proposals for Phase 4 waterfront likely to be forthcoming. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

Ebbfleet – up to 7.9m. sq.ft. of mixed development approved in principle by Dartford and Gravesham Councils. Master Plan for Springhead in Gravesham Borough approved and details under consideration. Site wide Transport Strategy approved in principle; other Strategy documents under consideration/approved. Master Plan for Station Quarters South and North approved; details for area around Station currently in preparation; bridge link to Springhead quarter approved. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

North Dartford (The Bridge)– application for employment (185,800 sq. m. approx.), residential (1500 units), leisure & recreational uses, primary school, local centre, open space, with public transport route, stations & bridges over University Way approved in April 2003. Details of early phases approved and under way. Fastrack bridge over A282 and the first phase of residential units now approved and under construction. Applications recently received for sustainable construction academy and 245 dwellings with community and commercial facilities. (Adrian Legg 01322 343291 or adrian.legg@dartford.gov.uk)

Land adj. Littlebrook Power Station - outline application for general industry and storage and distribution uses with associated highway works and landscaping. Permission granted October 2005. (Adrian Legg 01322 343291 or adrian.legg@dartford.gov.uk)

Eastern Quarry – Application submitted in January 2003 for a mixed development comprising up to 7250 dwellings and up to 267,250 sq metres of built floorspace for: business premises; education; community & social facilities; hotels; theatre; & supporting retail & leisure facilities; and associated works to provide the development. Application also submitted for part of site (DA/03/01134/OUT) for up to 6,250 dwellings and up to 231,000 sq metres of built floorspace for mixed uses as above. This excludes land in south east corner, for which a separate application under consideration (DA/05/00308/OUT). This proposes up to 1500 dwellings & up to 24,500 sq m of non-residential floorspace for mixed uses. Reported to Development Control Board in December 2008 and approved in principle subject to completion of legal agreement.

Resolved to grant outline planning permission in June 2005 to DA/03/01134/OUT subject to prior completion of a Section 106 agreement, approval of various strategies, referral to the First Secretary of State and a satisfactory response from the Highways Agency in relation to the road traffic impacts of the development. [Report](#) presented to

Development Control Board in July 2007 confirming resolution to approve. [s106](#) agreement completed and [permission](#) issued November 2007. Site wide master plan and master plan for eastern village approved in March 2008.

[Further information](#) available on the website. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

West Hill Hospital – Development of 239 dwellings underway on site. Permission recently refused to vary mix and increase numbers; appeal dismissed. (Graham Parkinson 01322 343051 or graham.parkinson@dartford.gov.uk)

Glaxo Smith Kline North site – additional manufacturing floorspace approved following completion of a legal agreement with the applicants for the provision of infrastructure. Application for renewal under consideration. (Paul Nicholls 01322 343600 paul.nicholls@dartford.gov.uk)

Everards, The Wharf, Station Road, Greenhithe – Appeal dismissed for development of 219 apartments; further application submitted for 211 units allowed on appeal. Development under way. (Graham Parkinson 01322 343051 or graham.parkinson@dartford.gov.uk)

East side of Lowfield Street and Central Park, Dartford – application for a mixed use development comprising retail, residential (490 units); medical/community service centre & associated access, parking & service facilities; construction of new road through Central Park & associated infrastructure improvement including off site highways works approved in principle by Development Control Board on 26 August 2004 but rejected by Secretary of State. Further application submitted August 2008. (Adrian Legg 01322 343291 or adrian.legg@dartford.gov.uk)

Swanscombe Peninsula West – planning brief now adopted. Further information available on the [website](#). Planning application submitted for mixed development of up to 1750 dwellings, commercial floorspace, community facilities and associated infrastructure. Separate application approved for 110 dwellings south of Craylands Lane in August 2008. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

Pit 8 St James Pit, St James Lane, Horns Cross – Application pending for up to 1000 dwellings plus ancillary and support facilities. Further information/material under consideration. (Graham Parkinson 01322 343051 or graham.parkinson@dartford.gov.uk)

Pier Road, Greenhithe – application refused for marina and associated facilities in May 2008. Appeal lodged and public inquiry held April 2009; decision awaited. Further application submitted in December 2008. (Alec Lauder 01322 343239 or alec.lauder@dartford.gov.uk)

Co-op, Hythe Street/Spital Street, Dartford - permission granted for mixed retail and residential redevelopment. (Paul Nicholls 01322 343600 paul.nicholls@dartford.gov.uk)

ASDA, Crossways Boulevard - permission granted for internal mezzanine floor involving subject to s106 agreement. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

Milk Depot, Watling Street - outline permission garnered for 4 x terraced houses, 18 x 2 bed flats, 3 x 1 bed flats, subject to legal agreement. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

389 - 397 Princes Road, Dartford - application for part three/part four storey building to provide 16 No. 1 bedroom and 16 No. 2 bedroom flats approved subject to legal agreement (Paul Nicholls 01322 343600 paul.nicholls@dartford.gov.uk)

Major planning applications submitted January to March 2009

Details of all the applications below are available on the Planning section of the Council's website or by clicking the hyperlink on the reference no.

[09/00176/FUL](#) Demolition of existing buildings and erection of a part 5/part 7 storey building to provide retail use (Class A1/A3) at ground floor level and hotel (Class C1) with 102 rooms on upper floors at 22-26 Spital Street, Dartford. Approved March 2009. (Paul Nicholls 01322 343600 paul.nicholls@dartford.gov.uk)

[09/00119/EBSRM](#) Submission of reserved matters pursuant to Condition A1 of Planning Permission DA/96/00047/OUT for the development of a bridge including road, foot and cycleways, the creation of two sections of permissive ways, re-grading of embankments, landscapes, an attenuation scheme balancing pond, utilities and associated works including engineering and other operations at Ebbsfleet Valley. Approved March 2009. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

[09/00036/VCON](#) Application for the variation of Condition 28 of Planning Permission DA/05/00246/FUL to allow stadium pitch, terracing and seating to be used for any sporting activities and training at Princes Park Stadium, Grassbanks, Dartford. Approved February 2009. (Paul Nicholls 01322 343600 paul.nicholls@dartford.gov.uk)

[09/00062/RCON](#) Application for Removal of Condition viii of planning Permission DA/75/70 in respect of allowing the flat to be occupied by tenants who are not wardens at 134 Lenderyou Court, Phoenix Place, Dartford. Approved April 2009. (Barbara Lidster 01322 343627 barbara.lidster@dartford.gov.uk)

[09/00024/OUT](#) Outline application for erection of a part three/part two storey detached building to provide new facility for patients with mental disorder together with associated car parking and landscaping at Tylers, Brent Way, Dartford. (Graham Parkinson 01322 343051 or graham.parkinson@dartford.gov.uk)

[09/00055/FUL](#) Application for temporary installation of an 11KV underground power cable for a period of 5 years at Ebbsfleet Valley. Approved February 2009. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

[09/00226/FUL](#) Redevelopment of site for the erection of a part two/part three storey building to provide 6 x 1 bedroom and 7 x 2 bedroom flats including undercroft car park at land Adjacent 2 Charles Street, Stone. (Barbara Lidster 01322 343627 barbara.lidster@dartford.gov.uk)

[09/00229/FUL](#) Erection of 375m² extension to shop, erection of 170m² warehouse, 50m² of customer toilets, 201m² kitchen and coffee shop, 787m² of open-sided canopy, the walling in of 598m² of existing open-sided canopy, formation of a storage basement, installation of a mezzanine floor for garden centre offices, erection of a 2.4m high security fence at Millbrook Garden Centre, Station Road, Southfleet. (Sonia Bunn 01322 343620 or sonia.bunn@dartford.gov.uk)

[09/00324/FUL](#) Erection of 14 x 2 bedroom terraced houses in two blocks of four and one block of six together with 27 numbered car parking spaces and access road onto Beacon Drive at land at Drudgeon Way, Beacon Drive, Bean. (Graham Parkinson 01322 343051 or graham.parkinson@dartford.gov.uk)