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## PLANNING COMMITTEE

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**MINUTES** of the Meeting held in the Council Chamber - Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Thursday, 29 March 2018 from 7.00pm - 7.48pm.

**PRESENT:** Councillors Mike Baldock, Cameron Beart, Bobbin, Andy Booth (Vice-Chairman), Roger Clark, Richard Darby, James Hall, Nicholas Hampshire, Harrison, Mike Henderson, James Hunt, Ken Ingleton, Nigel Kay, Peter Marchington, Bryan Mulhern (Chairman), Prescott and Ghlin Whelan.

**OFFICERS PRESENT:** Philippa Davies, Andrew Jeffers, Cheryl Parks, Graham Thomas and Jim Wilson.

### 595 FIRE EVACUATION PROCEDURE

The Chairman ensured that those present at the meeting were aware of the emergency evacuation procedure.

### 596 MINUTES SILENCE

Members and officers stood in silence in memory of the late Honorary Alderman Ricky Barnicott who had been Chairman of the Planning Committee for many years.

Members of the Planning Committee and the Development Manager paid respect to Ricky's work as a Councillor, Mayor and particularly as Chairman of the Planning Committee. They spoke on the contribution Ricky had made within the Borough, and the support he had given to both Members and officers.

### 597 MINUTES

The Minutes of the Meeting held on 5 March 2018 (Minute Nos. 513 – 521) were taken as read, approved and signed by the Chairman, subject to the following amendments:

Minute No. 518 (top of page 524) – 16/508602/OUT, Land at Preston Fields, Salters Lane, Faversham, be amended to read:

.....concept of a small parking area, to meet existing residential demand, was a good idea; ~~and should not move forward until this was resolved~~; insufficient developer highway contributions; ~~and needed to defer to deal with the outstanding issues~~, and should not move forward until all these issues were resolved.

Minute No. 518 (page 525) – 16/508602/OUT, Land at Preston Fields, Salters Lane, Faversham, the resolution be amended to read:

*Resolved: That application 16/508602/OUT be delegated to officers to approve subject to the **signing of a suitably-worded Section 106 agreement following consultation with the Ward Members and the Planning Committee Chairman on the wording of the Section 106 Agreement.** Authority was also delegated to*

*officers to fine-tune / amend the wording of conditions and the Section 106 agreement as required.*

## 598 DECLARATIONS OF INTEREST

No interests were declared.

## 599 DEFERRED ITEM

### REFERENCE NO - 16/506181/FULL and 16/506182/LBC

#### APPLICATION PROPOSAL

Demolition of the 1960s north and south wing extensions. Change of use, conversion and renovation of the Grade II listed building to provide 6no. residential dwellings. Construction of 33no. 1-bed, 2-bed and 3-bed terraced dwellings with associated new cycle and bin stores. Re-siting and refurbishment of the Coach House. Landscaping of the site, to include parking areas and a new wildlife pond. Reinstatement of the garden wall along the southern boundary.

**ADDRESS** Sheppey Court Halfway Road Minster-on-sea Kent ME12 3AS

**WARD** Queenborough  
And Halfway

**PARISH/TOWN COUNCIL**

**APPLICANT** P A Rooney &  
Bentley Developments L  
**AGENT** Vail Williams LLP

The Chairman reminded Members that this application had been deferred at the Planning Committee meeting held on 4 January 2018 to enable officers to negotiate with the applicant to provide the financial contributions normally required for such a scheme.

The Chairman moved the officer recommendation to approve the application and this was seconded by the Vice-Chairman.

A Ward Member thanked officers for their further negotiations with the applicant and acknowledged that if the applications were subject to an appeal, it was likely that the financial contributions would be withdrawn.

Other Members raised points which included: this was a fair and reasonable offer; suggested adding 'in consultation with the Chairman and Ward Members' to the resolution; would not want to take the chance that these applications could be lost on appeal; and this was the best option that could be achieved.

In response to a question regarding the affordable housing split, the Major Projects Officer advised Members that if it was not possible to include a 90:10 affordable housing split, then it would come back to the Planning Committee. Members agreed that this should be included in the resolution.

**Resolved:** *That application 16/506181/FULL be approved subject to conditions (1) to (37) in the report, the signing of a legal agreement to secure*

*the financial contributions as set out in Paragraph 1.04 of the report, with the inclusion of a 90:10 split of affordable housing.*

**Post Meeting Note:** As there is no affordable housing for this scheme, this application will come back to the Planning Committee.

**Resolved:** *That application 16/506182/LBC be approved subject to conditions (1) to (6) in the report.*

## 600 SCHEDULE OF DECISIONS

### PART 2

Applications for which **PERMISSION** was recommended

<b>2.1 REFERENCE NO - 18/500310/OUT</b>				
<b>APPLICATION PROPOSAL</b>				
Outline application (Some Matters Reserved) for demolition of existing dwelling and erection of 3no. dwellings with associated car barn, parking, and gardens. Access being sought only.				
<b>ADDRESS</b> Archirondal Toll Road Lynsted Sittingbourne Kent ME9 0RH				
<b>WARD</b> Teynham And Lynsted	<b>PARISH/TOWN</b> Lynsted With Kingsdown	<b>COUNCIL</b>	<b>APPLICANT</b> Mrs Eileen Spittles	<b>AGENT</b> Designscape Consultancy Limited

Mr Covey, an objector, spoke against the application.

Mr Hughes, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded by the Vice-Chairman.

Members raised points which included: the applicant had listened to the Planning Committee and reduced the number of houses from four to three, which was more acceptable; considered three to be too many and overdevelopment; concern with the narrow width of the access road; and the access road was in the wrong place, it was too near to the junction.

**Resolved:** *That application 18/500310/OUT be approved subject to conditions (1) to (9) in the report.*

<b>2.2 REFERENCE NO - 18/500589/FULL</b>				
<b>APPLICATION PROPOSAL</b>				
Conversion of existing garage into annexe accommodation for elderly relative.				
<b>ADDRESS</b> 6 Shooters Chase Iwade Sittingbourne Kent ME9 8TP				

<b>WARD</b> Bobbing, Iwade And Lower Halstow	<b>PARISH/TOWN COUNCIL</b> Iwade	<b>APPLICANT</b> Mr & Mrs Bell <b>AGENT</b> PDL Architecture
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The Chairman moved the officer recommendation to approve the application and this was seconded by the Vice-Chairman.

Members raised points which included: a lot of housing estates had narrow roads, and residents were expected to park within their properties, but often the garage was too small to fit a car into; and that there was adequate parking available for this property without using the garage for parking.

**Resolved:** *That application 18/500589/FULL be approved subject to conditions (1) to (5) in the report.*

### 2.3 REFERENCE NO - 17/506614/FULL

#### APPLICATION PROPOSAL

Demolition of existing garage and conservatory. Erection of two storey rear extension, alterations to fenestration with insertion of roof light and widening of vehicle crossover.

**ADDRESS** 30 Preston Lane Faversham Kent ME13 8LG

<b>WARD</b> Watling	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Miss Shelley Chantler <b>AGENT</b> Wyndham Jordan Architects
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The Chairman advised that Faversham Town Council had withdrawn their objection to the application.

The Chairman moved that the application be delegated to officers to approve and this was seconded by the Vice-Chairman.

**Resolved:** *That application 17/506614/FULL be delegated to officers to approve subject to conditions (1) to (5) in the report.*

### 2.4 REFERENCE NO - 17/506496/FULL

#### APPLICATION PROPOSAL

Proposed office building and associated parking and landscaping as amended by drawings P01 Revision B and P02 Revision A.

**ADDRESS** Waterham Business Park Highstreet Road Hernhill Faversham Kent ME13 9EJ

<b>WARD</b> Boughton And Courtenay	<b>PARISH/TOWN COUNCIL</b> Hernhill	<b>APPLICANT</b> Waterham Industrial Park Ltd <b>AGENT</b> Blink Architecture
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The Chairman moved the officer recommendation to approve the application and this was seconded by the Vice-Chairman.

A Ward Member spoke in support of the application.

**Resolved:** *That application 17/506496/FULL be approved subject to conditions (1) to (5) in the report.*

### PART 3

Applications for which **REFUSAL** was recommended

<b>3.1 REFERENCE NO - 18/501027/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
To extend existing block paved driveway to front of property to accommodate one additional vehicle (retrospective)			
<b>ADDRESS</b> 10 Kingfisher Close, Iwade, Sittingbourne, Kent, ME9 8LY.			
<b>WARD</b> Bobbing, Iwade And Lower Halstow	<b>PARISH/TOWN</b> Iwade	<b>COUNCIL</b>	<b>APPLICANT</b> Mr Keith Adams <b>AGENT</b>

This application was withdrawn from the agenda and would be considered at the next Planning Committee meeting on 26 April 2018.

### PART 5

Decisions by the County Council and Secretary of State, reported for information

- **Item 5.1 – Mobile Home 1, The Retreat, Ospringe**

**COMMITTEE REFUSAL**

**APPEAL DISMISSED**

- **Item 5.2 – The Meads Farm, Ospringe**

**COMMITTEE REFUSAL**

**APPEAL ALLOWED AND APPELLANTS' COSTS CLAIM DENIED**

- **Item 5.3 – 15 Wilks Close, Upchurch**

**DELEGATED REFUSAL**

**APPEAL DISMISSED**

- **Item 5.4 – 87 Sterling Road, Tunstall**

**DELEGATED REFUSAL**

**APPEAL DISMISSED**

- **Item 5.5 – 18 Lansdown Road, Sittingbourne**

**DELEGATED REFUSAL**

**APPEAL ALLOWED**

**601 EXCLUSION OF THE PRESS AND PUBLIC**

This was not required, because the confidential report was not discussed at the meeting.

Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel