

APPENDIX 2

PLANNING COMMITTEE

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Thursday, 2 March 2017 from 7.00 pm - 10.41 pm.

PRESENT: Councillors Mike Baldock, Cameron Beart, Bobbin, Andy Booth (Vice-Chairman), Tina Booth (substitute for Councillor Roger Clark), Richard Darby, Mike Dendor, James Hall, Mike Henderson, James Hunt, Ken Ingleton, Nigel Kay, Samuel Koffie-Williams, Peter Marchington, Bryan Mulhern (Chairman), Prescott and Ghlin Whelan.

OFFICERS PRESENT: Andy Byrne, Emma Eisinger, Russell Fitzpatrick, Andrew Jeffers, Kellie MacKenzie, Graham Thomas and Steve Wilcock.

ALSO IN ATTENDANCE: Councillors Andrew Bowles, Gerry Lewin and John Wright.

APOLOGY: Councillor Roger Clark.

2.6 REFERENCE NO - 16/507706/FULL		
APPLICATION PROPOSAL		
Demolition of former residential care home building and erection of 21 new dwellings, associated new access road, car parking and amenity areas		
ADDRESS Doubleday Lodge Glebe Lane Sittingbourne Kent ME10 4JW		
WARD Roman	PARISH/TOWN COUNCIL	APPLICANT Stonechart Property Ltd AGENT Ubique Architects

The Senior Planning Officer reported that comments from KCC Highways and Transportation had been received. They requested conditions requiring that parking was allocated for the properties fronting onto Glebe Lane, and also that cycle parking was provided for each property. The Senior Planning Officer advised that conditions (7) and (9) already covered these matters.

The Senior Planning Officer stated that Members were asked to consider the slight variation of condition (21) which referred to the method of disposal of foul waters. She proposed that it was amended to allow demolition to take place before the submission of details was required. This was in-line with the wording of a number of the other conditions for this application and would allow the site to be cleared soon after the application was determined. The Senior Planning Officer advised that the site was currently a health and safety hazard and attracted anti-social behaviour, and removing the building and securing the site would help to address this problem.

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

Mr Roger Spencer, an Objector, spoke against the application.

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In response to a request from the speaker to remove the beech hedging along their boundary, the Senior Planning Officer reported that she had spoken to the applicant's agent about this matter. They had advised that they would try to avoid the removal of the hedge, but if this was necessary they would consider erecting a 1.8 metre closeboarded fence, rather than a wall.

The Lawyer – Team Leader (Planning) suggested that management of the hedge could be included within a landscape condition if approved.

Members considered the application and raised the following points: welcomed KCC Highways and Transportation request for parking; welcomed the affordable housing; the hedging should be retained; needed to ensure the height of the buildings was adequately conditioned and monitored; and half of the properties should be for social rent and half for equity share.

Councillor Mike Henderson moved the following addendum: That 30% affordable housing be provided. This was seconded by Councillor Andy Booth. On being put to the vote the addendum was agreed.

A Member requested that if officers were not able to secure 30% affordable housing, the application should be reported back to Committee.

Resolved: That application 16/507706/FULL be delegated to officers to approve subject to conditions (1) to (23) in the report, (where necessary) tidy-up the conditions to vary condition (21), to allow demolition to take place before the submission of details was required, to include a landscape management condition, such condition to ensure the management of hedging and, with further delegated powers being given to officers to secure a Section 106 Agreement to include contributions towards primary and secondary education, libraries, off-site open space, NHS, bins, Special Protection Area mitigation and 30% affordable housing (if less than 30% then report back to Committee) and a monitoring and administration fee.