
PLANNING WORKING GROUP

MINUTES of the Meeting held at the sites listed below on Monday, 2 March 2015 from 9.30 am - 12.00 pm.

518 DECLARATIONS OF INTEREST

No interests were declared.

519 14/503846 (2.2) - 349 - 355 LEYSDOWN ROAD, LEYSDOWN

PRESENT: Councillors Sylvia Bennett, Adrian Crowther, Mike Henderson, Lesley Ingham, Bryan Mulhern (Vice-Chairman), Prescott and Tony Winckless.

ALSO IN ATTENDANCE: Councillor Pat Sandle.

OFFICERS PRESENT: Katherine Bescoby, Martin Evans, Andrew Jeffers and Alun Millard.

APOLOGIES: Councillors Barnicott, Mark Ellen, Sue Gent, Peter Marchington and Ben Stokes.

The Vice-Chairman (in the Chair for this meeting) welcomed the applicant, agents, Leysdown Parish Council representatives and members of the public to the meeting. He outlined the format that the site meeting would take and asked the Planning Officer to introduce the item. Layout plans and drawings were displayed by the applicant's agent.

The Planning Officer drew attention to the amended plans, which would soon be available to view on-line. There were minor changes to the southern elevation of Plot 2, but no fundamental changes to the application.

In introducing the item, the Area Planning Officer advised that the Almshouses proposed were designed to reflect the chalet style dwellings in the area; the Council's policy was to develop brownfield sites; and Kent County Council (KCC) Highways were happy with the proposed parking and access arrangements.

Mr Collins, the Applicant's Planning Agent, advised that he had been asked to audit the scheme and had also considered the previous appeals. He considered the application was in character with the area; was of good quality; and made the most of the site. In respect of concerns raised about privacy and parking, he advised that the proposal did meet the standards expected.

Brenda Hardman, representing Leysdown Parish Council, raised concerns about parking overflow on the main road; congestion along Danes Road; and overlooking and loss of privacy, in particular from the double storey building, as the local area was mostly bungalows.

Geoff Partis, a member of Leysdown Parish Council, advised that he had lived in the area for 40 years and lived 3 doors away from the site. He expressed concern about road safety, referring to statistics of deaths along the road and outside his property, and showing photographs of accidents. He considered that whilst this might not be a planning objection, this needed to be considered in particular to the speed of the traffic.

Councillor Pat Sandle, the Ward Member, advised that the site did need to be redeveloped however questioned why family homes were being proposed, when there were no facilities; local schools were full, the area was deprived and there were no jobs. She also expressed concern about parking, as it was likely that some houses could have 3 or 4 cars, being in a rural area. KCC had refused to reduce the speed limit in the past. She suggested that more could be done, in terms of parking, and a layby should be provided as well. Councillor Sandle also asked whether the petrol tanks had been removed.

Local residents were then invited to speak. Questions and concerns were raised regarding the number of parking spaces; the provision of parking for visitors; the current access to the main road from Danes Road; the impact of more cars parking along Danes Road and the main road; lack of local schools and facilities; lack of play areas; speed of traffic; lack of street lighting along the main road; concerns about access; whether the petrol tanks were still on the land; and concerns about drainage, as gardens nearby were often flooded.

Members were then invited to speak and ask any questions. A Member referred to the volume of traffic on the main road, particularly in the summer months. Another Member sought clarification on the access arrangements.

In response to questions, the KCC Highways Officer confirmed that the amended plans allowed for an increased provision of parking and that the application now proposed met the parking standards. He advised that the site was on an existing road, with existing accesses, that would have previously been in use. The amended plans also addressed the previous objection due to tandem parking in Danes Drive.

In response to the comment regarding drainage, the Planning Officer advised that this issue could be addressed by a condition if necessary. He also confirmed that the developer had agreed to contribute by way of a section 106 agreement to a play area in Warden.

Members then toured the site with officers.

520 SW/14/0423 (2.1) - R/O 124 CHAFFES LANE, UPCHURCH

PRESENT: Councillors Sylvia Bennett, Adrian Crowther, Mike Henderson, Lesley Ingham, Bryan Mulhern (Vice-Chairman), Prescott and Tony Winckless.

OFFICERS PRESENT: Janet Dart, Martin Evans, Andrew Jeffers and Alun Millard.

APOLOGIES: Councillors Barnicott, Mark Ellen, Sue Gent, Peter Marchington and Ben Stokes.

The Vice-Chairman (in the Chair for this meeting) welcomed the applicant, agents, Upchurch Parish Council representatives and members of the public to the meeting. He outlined the format that the site meeting would take and asked the Planning Officer to introduce the item.

The Planning Officer introduced the item by noting the site access would be off Marstan Close. The site was within the built-up area of Upchurch, and currently formed part of the rear garden to no. 124 Chaffes Lane. It had a frontage onto Marstan Close, which the proposal sought to utilise for vehicular and pedestrian access. The proposal allowed for 2 parking spaces and 1 visitor space with a small turning area. The proposal was assessed as being acceptable as it blended in well with the surrounding area, it could not be overlooked and did not overlook other properties. The conservatory at 3 Marstan Close was 5 metres away and could not be overlooked. There would be no overshadowing.

Mr Clayton, the Agent, showed the footprint of the bungalow. He advised that the parking had been altered following KCC Highways advice. The bungalow would be occupied by the daughter of the owners of 124 Chaffes Lane.

Mrs New and Mrs Denny, representing Upchurch Parish Council, asked if the area currently fenced off from the property formed part of the owners land. Mr Harrell confirmed that it did.

Mr Harrell, the owner, explained the land had right of access to Marston Close for 10 years. He stated the garden was too big for him. When the road was originally built there should have been two bungalows on the site but they were not built.

Cllr Winckless asked for further clarity on the footprint of the proposed bungalow, Mr Clayton showed him where the walls would extend to.

Cllr Mulhern asked if the existing garage was the property of the owners and if the shared drive would cause problems. Mr Harrell advised it was owned by a close relative and that they and the intended occupiers of the proposed property were happy with the shared access.

Local residents were invited to speak. Questions and concerns were raised about the impact of traffic to Marstan Close and if emergency vehicles would be able to access the area. The KCC Highways Officer advised it had not been assessed as a problem as it was only one additional house. Originally KCC Highways did object due to lack of turning space, but the plans had been amended to include a turning area.

Local residents also expressed concerns about the impact an extra property would have on the drains as they were old and had previously become blocked.

Members then toured the site with officers and the agents.

521 14/505307 (2.7) - MOMBASA, WHITSTABLE ROAD, FAVERSHAM

PRESENT: Councillors Sylvia Bennett, Adrian Crowther, Mike Henderson, Lesley Ingham, Bryan Mulhern (Vice-Chairman), Prescott and Tony Winckless.

OFFICERS PRESENT: Peter Bell, Katherine Bescoby, Janet Dart, Martin Evans, Andrew Jeffers, Alun Millard and Andrew Spiers.

APOLOGIES: Councillors Barnicott, Mark Ellen, Sue Gent, Peter Marchington and Ben Stokes.

The Vice-Chairman (in the Chair for this meeting) welcomed the applicant, agents, and members of the public to the meeting. He outlined the format that the site meeting would take and asked the Planning Officer to introduce the item. Layout plans and drawings were displayed by the applicant's agent.

The Planning Officer noted the site was located within the built-up area boundary of Faversham, just outside the town centre. The site was located within the Faversham conservation area and was at present a vacant plot. However, the site previously hosted a bungalow named 'Mombasa', which was granted conservation area consent for demolition in 2005. The site was at present covered in sparse vegetation. It fronted directly onto Whitstable Road, and was roughly rectangular in shape. It was surrounded on three sides by existing structures; to the west was part of the adjacent retirement homes scheme, part of the complex of sheltered housing, and to the east was St Saviour's Church, a grade II Listed 'tin church'. Previously permission had been granted for 3 terraced houses in 2007 but they were not built and that permission had since lapsed.

The proposal was for the construction of a trio of three bedroom houses. They would front onto Whitstable Road, facing the park opposite. The houses would be on three floors, with gables, thus making them two and a half storeys in height. Each property would be served by a private garden, and there would be off-road parking for five cars in total. Vehicle access would be from the rear of the site, via Cyprus Road. The parking area would be screened from Whitstable Road by landscaping and a wall.

The Planning Officer advised there have been 4 letters of objection and summarised the objections. Faversham Town Council recommended refusal, stating that the proposals were out of scale with the neighbouring buildings. The County Archaeologist and Environment Agency had no objections. In summary, the officers considered the proposals were in accordance with national and local planning policy.

Mr Brouard, the Agent, pointed out a number of different styles and heights of buildings that would fit in with Faversham's architecture, and that the proposals demonstrated economic and environmental viability. The tree provided a visual gap between the church and the development. The materials to be used were of a high standard.

Local residents were then invited to speak. A resident advised that the road had been laid against the foundation of the church and was concerned the vibration may

make it fall in and that it also caused damp. He drew attention to the current problems with neighbours from Church House which cared for vulnerable people. There was often noise and the police and other emergency services were often called out. He had concerns about Cyprus Road being the only access.

Another resident referred to his property which was a ground floor flat on the boundary of the site. If the houses were built he stated that he would lose 5 hours of sun a day, currently he gets sun all day. Additionally there will be 5 windows overlooking his property.

The Conservation Officer supported the proposed plans which reinforced the character of the conservation area. He showed pictures of a similar development in Stone Street with gables, which he considered were a good design.

Members were then invited to speak and ask any questions. A Member asked about the plans that were submitted in 2007 and how they were different to this proposal. The Planning Officer advised they were three terraced houses with a smaller floor plan.

A Member asked why the proposed houses were sited at the front of the land and why they could not be set further back to allow for parking in front. The Agent advised it was a busy road and the creation of accesses onto it would be undesirable and require turning areas. He was also keen to continue the building line with the adjacent properties. The KCC Highways Officer agreed that turning provision would be needed and that visibility for road users turning on and off the site was important.

The Vice-Chairman asked if access via Whitstable Road could be considered. The KCC Highways Officer stated it would need to be provided with appropriate sightlines to be acceptable. The Conservation Officer expressed concern over the impact that the sightlines might have to the streetscene.

Members then toured the site with Officers and the agent, also inspecting the rear of the site via the Cyprus Road access.

Chairman

Copies of this document are available on the Council website <http://www.swale.gov.uk/dso/>. If you would like hard copies or alternative versions (i.e. large print, audio, different language) we will do our best to accommodate your request please contact Swale Borough Council at Swale House, East Street, Sittingbourne, Kent, ME10 3HT or telephone the Customer Service Centre 01795 417850.

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