
RECONVENED PLANNING COMMITTEE

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Tuesday, 29 September 2015 from 5.00 - 5.50 pm.

PRESENT: Councillors Mike Baldock, Bobbin, Andy Booth, Roger Clark, Richard Darby, Mike Dendor, Sue Gent, James Hall, Mike Henderson, James Hunt, Bryan Mulhern (Chairman) and Ben Stokes.

OFFICERS PRESENT: Rob Bailey, Amanda Berger-North, Andrew Jeffers, Kellie MacKenzie and Graham Thomas.

ALSO IN ATTENDANCE: Councillor Mick Galvin.

APOLOGIES: Councillors Cameron Beart, Mark Ellen and Lesley Ingham.

245 RECONVENED MEETING - SCHEDULE OF DECISIONS

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 15/504083/FULL			
APPLICATION PROPOSAL			
Erection of a single storey rear extension and detached garage to side as amended by drawings RVS-0515-02 Sheets 1 and 2 Revision C received 7 September 2015.			
ADDRESS Potters Corner Dawes Road Dunkirk Kent ME13 9TL			
WARD Boughton & Courtenay	PARISH/TOWN Dunkirk	COUNCIL	APPLICANT Mr And Mrs C Reeves AGENT CJS Design Services

This application was considered at the meeting on 24 September 2015.

2.2 REFERENCE NO - 15/502969/FULL			
APPLICATION PROPOSAL			
Additional garaging with hobby workshop and domestic storage over			
ADDRESS Fairlea Warden Road Eastchurch Kent ME12 4EX			
WARD Sheppey Central	PARISH/TOWN Eastchurch	COUNCIL	APPLICANT Mr Malcolm Magenty AGENT Kent Design Partnership

The Area Planning Officer drew attention to an error on page 10 of the report, condition (3) should read ‘...for purposes ancillary **and/or incidental** to the existing dwelling’.

The Area Planning Officer reported that a condition requiring the retention of the garage space for parking was also required.

The Area Planning Officer sought delegation to approve the application subject to the imposition of the additional condition and the amendment to condition (3).

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

Resolved: That application 15/502969/FULL be delegated to officers to approve subject to conditions (1) to (3) in the report and a suitably worded condition requiring the retention of the garage space for parking and the amendment to condition (3).

2.3 REFERENCE NO - 15/502729/FULL			
APPLICATION PROPOSAL			
Retention of two replacement chalets, nos. 84 and 85 (retrospective)			
ADDRESS Seaview Holiday Park Warden Bay Road Leysdown Kent ME12 4NB			
WARD Warden	Leysdown &	PARISH/TOWN COUNCIL Leysdown	APPLICANT Wickland (Holdings) Ltd AGENT Forward Planning And Development Ltd

This application was considered at the meeting on 24 September 2015.

2.4 REFERENCE NO - 15/505666/FULL			
APPLICATION PROPOSAL			
Demolition of existing outbuilding. Proposed change of use of existing outbuildings to form two holiday lets with additional onsite parking provision, as amended by drawing 14/2520/2B received 7 September 2015			
ADDRESS Bourne Place Stockers Hill Rodmersham Kent ME9 0PJ			
WARD West Downs		PARISH/TOWN COUNCIL Rodmersham	APPLICANT Mr And Mrs Tim Bishop AGENT Nigel Sands And Associates

This application was considered at the meeting on 24 September 2015.

2.5 REFERENCE NO - 15/505662/FULL			
APPLICATION PROPOSAL			
Erection of two storey side extension with light lantern, roof extension, creation of basement, insertion of lift, erection of porch, insertion of Hydrotherapy Pool and changes to fenestration and doors.			

ADDRESS Kennelling House Kennelling Road Stalisfield Kent ME13 0JQ		
WARD East Downs Ward	PARISH/TOWN COUNCIL Stalisfield	APPLICANT Mr David Breaker AGENT Cyma Architects Ltd.

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

Resolved: *That application 15/505662/FULL be approved subject to conditions (1) to (6) in the report.*

2.6 REFERENCE NO - 15/504681/FULL		
APPLICATION PROPOSAL Erection of rear garden fence.		
ADDRESS 13 Preston Park Faversham Kent ME13 8LH		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr Nigel Kay AGENT FDA Chartered Architects

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

Resolved: *That application 15/504681/FULL be approved subject to condition (1) in the report.*

2.7 REFERENCE NO - 15/505252/FULL		
APPLICATION PROPOSAL Variation of conditions 1 and 2 of APP/V2255/C/11/2167577 - to remove reference to "a limited period being the period of 4 years from the date of this decision" from condition 1; and "or at the end of 4 years" from condition 2.		
ADDRESS Horseshoe Farm Elverland Lane Ospringe Kent ME13 0SP		
WARD East Downs Ward	PARISH/TOWN COUNCIL Ospringe	APPLICANT Mr Alfred Willet AGENT Philip Brown Associates

The Area Planning Officer reported that following discussions with the agent the applicant had agreed that the description be amended as follows: 'Variation of conditions (1) and (2) of **planning permission SW/13/0743** – to remove reference to "a limited period until **10 August 2016**" from condition (1); and "or on **10 August 2016**" from condition (2).

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

Members made the following points: would not approve this application if a member of the settled community was the applicant; the proposal seems a sensible way

forward; was not an appropriate site and should not be allowed in an Area of Outstanding Natural Beauty.

In response to queries from Members the Area Planning Officer explained the reasons why officers were recommending approval of the application. He stated that following the appeal decision Swale Borough Council (SBC) were still not able to offer the applicant alternative sites so it seemed reasonable to allow a further temporary permission until SBC were able to provide a rolling five year supply of sites as required by central government.

The Locum Senior Lawyer advised that the emerging Bearing Fruits Swale Local Plan was about to be examined in public so the five year supply of sites for gypsies and travellers was progressing.

Resolved: That application 15/505252/FULL be approved subject to conditions (1) to (10) in the report and as per the amended description.

2.8 REFERENCE NO - 15/503291/FULL			
APPLICATION PROPOSAL			
Construction of a 3-bedroom 2 1/2 storey house with detached single garage and laundry room and parking spaces			
ADDRESS 59 The Leas Minster-on-sea Kent ME12 2NL			
WARD Minster Cliffs	PARISH/TOWN Minster	COUNCIL	APPLICANT Mr Colin Overington AGENT Kent Design Partnership - Architect

The Area Planning Officer reported that the description had been changed to refer to 'construction of a 3-bedroom 2½ storey house with parking spaces'.

The Area Planning Officer further reported that an additional comment had been received from the neighbour commenting on the amended plans and noting that the revisions did not address a number of issues including: the impact on the streetscene at Seaside Avenue; projection beyond the building line; overdevelopment of the site; overlooking of the side bedroom window within no. 66 Seaside Avenue; insufficient parking and; the reduction in visibility for cars and pedestrians.

A Ward Member spoke against the application and raised the following points: would impact on the vision of vehicles accessing Seaside Avenue in the direction of The Leas; was an over-intensive use of the site; was not in-keeping and would cause demonstrable harm to the streescene.

The Area Planning Officer stated that in terms of highway visibility the junction of Seaside Avenue and the The Leas was not a fast road and the proposed dwelling would be sufficiently set back from the junction and in his opinion would not impact on visibility or highway safety.

Members raised the following points: would be an over-development of the site; not in-keeping with the area; balconies would allow overlooking into the property at the rear; concern about overlooking into the neighbouring property and that the officer's report states that the occupier of that property has the option to pull their blind, surely that in itself proves that residential amenity will be adversely affected; and there are already different styles of property along The Leas so this would not look out of place.

In response to a query the Area Planning Officer stated that the style of the balconies proposed was in-keeping with others in the area.

The motion to approve the application was lost.

Councillor Andy Booth moved the following motion: The application should be refused as it would cause demonstrable harm to residential amenity by virtue of overlooking, would, due to the position of the proposed dwelling on the site, harm the character and appearance of the streetscene, and would amount to an over-intensive development of the site, giving rise to a cramped appearance, harmful to the character and appearance of the streetscene.

Resolved: That application 15/503291/FULL be refused, as it would cause demonstrable harm to residential amenity by virtue of overlooking, would, due to the position of the proposed dwelling on the site, harm the character and appearance of the streetscene, and would amount to an over-intensive development of the site, giving rise to a cramped appearance, harmful to the character and appearance of the streetscene.

2.9 REFERENCE NO - 15/506681/FULL		
APPLICATION PROPOSAL		
Removal of condition 39 (requirement to complete open space - linear park and waterside park, prior to occupation of residential units) of SW/11/0159 - outline planning application for leisure and community buildings, 150 residential units; and incorporating detailed planning permission for a retail food store and petrol filling station.		
ADDRESS Sittingbourne Mill & Wharf Sites Land Adj Milton Road, Mill Way And Charlotte Street Sittingbourne Kent ME10 3ET		
WARD Chalkwell	PARISH/TOWN COUNCIL	APPLICANT Essential Land (Sittingbourne) Ltd AGENT Winckworth Sherwood LLP

This application was considered at the meeting on 24 September 2015.

2.10 REFERENCE NO - 14/504619/FULL		
APPLICATION PROPOSAL		
Demolition of existing structures and erection of a restaurant/public house, associated residential accommodation, car park, access, landscaping and ancillary works.		
ADDRESS Macknade Garden Centre Canterbury Road Faversham Kent ME13 8LX		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Marston's Plc AGENT Mr Alan Hughes

This application was considered at the meeting on 24 September 2015.

2.11 & 2.12 REFERENCE NO - 15/504978/FULL & 15/504979/LBC		
APPLICATION PROPOSAL		
Erection of rear extension with glass roof, erection of garage to side, conversion of loft with insertion of dormer window to front elevation and various internal alterations as amended by drawings received 25 August 2015.		
ADDRESS Wreights Cottage The Mall Faversham Kent ME13 8JL		
WARD Watling	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr & Mrs Heaven AGENT Primefolio Ltd.

These applications were considered at the meeting on 24 September 2015.

2.13 & 2.14 REFERENCE NUMBERS: SW/14/0257 and SW/14/0301		
APPLICATION PROPOSAL		
<i>Planning permission for:</i>		
A) Outline component: Residential development for 330 dwellings with all matters reserved other than the means of access and realignment of the Oare Road and Ham Road junction on land at Oare Mineral Works (North of Oare Road and west and south of Ham Road) Faversham, Kent.		
B) Detailed component: Change of use from storage and vacant uses of the former Gunpowder Works Listed buildings to provide 873 square metres of offices, workshop-studios, storage, and 714 square meters of community uses (with retention of the 2 existing dwellings) including minor internal alterations to form or and washroom facilities and the formation of associated parking areas, earth bund engineering works, country park, landscaping, demolition of plant & buildings, illustrative details of landscaped parking area; on land at Oare Mineral Works (north of Oare Road and west and south of Ham Road), Faversham, Kent.		
Please note this is an Environmental Impact Assessment Development. (In accordance with EIA Regulations 2011).		
<i>Listed building consent for:</i>		
The restoration and repair of all the listed former Gunpowder Works Buildings including minor internal alterations to form toilet and washroom facilities.		
ADDRESS Land At Oare Gravel Works, Ham Road, Faversham, Kent, ME13 7TS		
WARD Davington Priory	PARISH/TOWN COUNCIL Faversham	APPLICANT Brett Aggregates Ltd AGENT Mr Mick Drury

These applications were considered at the meeting on 24 September 2015.

2.15 REFERENCE NO - 14/505230/FULL			
APPLICATION PROPOSAL			
Variation of conditions 2 and 4 of planning permission SW/11/0496 to provide one additional mobile home on the site (3 statics and one touring caravan in total), and security lighting to the front entrance of the site.			
ADDRESS Jack Russell Place Halstow Lane Upchurch Kent ME9 7AB			
WARD	Hartlip, Newington & Upchurch	PARISH/TOWN COUNCIL	Upchurch
		APPLICANT	Mrs Georgina Beaney
		AGENT	

The Area Planning Officer reported that the description had been amended to refer to one additional static caravan and front entrance lights only.

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

A Member spoke against the application and raised the following points: Upchurch already had a lot of gypsy and traveller sites and went against Policy RC7 (Rural Lanes) of the Swale Borough Local Plan 2008 saved policies.

In response to a query from a Member, the Area Planning Officer clarified that the application did constitute a further pitch so if the application was approved there would be two pitches in total at the site.

Resolved: That application 14/505230/FULL be approved subject to conditions (1) to (6) in the report and as per the amended description.

PART 3

Applications for which **REFUSAL** is recommended

3.1 REFERENCE NO - 15/504839/FULL			
APPLICATION PROPOSAL			
Removal of existing timber windows and installation of new brown UPVC windows			
ADDRESS Tannery Court Kings Mill Close Sittingbourne Kent ME10 2AZ			
WARD	Milton Regis	PARISH/TOWN COUNCIL	
		APPLICANT	Amicus
		AGENT	Horizon

This application was considered at the meeting on 24 September 2015.

3.2 REFERENCE NO - 15/503633/FULL				
APPLICATION PROPOSAL Change of use of holiday caravan park to residential caravan park				
ADDRESS Red Lion Caravan Park London Road Dunkirk Kent ME13 9LL				
WARD Boughton & Courtenay	PARISH/TOWN Dunkirk	COUNCIL	APPLICANT Gaskin AGENT RPS	Mr Horace

This application was considered at the meeting on 24 September 2015.

PART 5

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

- **Item 5.1 – Bowl Reed, Oad Street, Borden**

APPEAL DISMISSED

Chairman

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