
PLANNING WORKING GROUP

MINUTES of the Meeting held in the at the sites listed below on Monday, 4 January 2016 from 9.30 - 11.26 am.

412 DECLARATIONS OF INTEREST

No interests were declared.

413 2.1 15/56410/FULL 90 SCRAPSGATE ROAD, MINSTER-ON-SEA

PRESENT: Councillors Mike Baldock, Cameron Beart, Andy Booth, Mike Dendor, James Hall, Mike Henderson, James Hunt, Bryan Mulhern (Chairman), and Prescott (Vice-Chairman).

OFFICERS PRESENT: Rob Bailey, Paul Gregory and Kellie Mackenzie.

APOLOGIES: Councillors Bobbin, Roger Clark and Sue Gent.

The Chairman welcomed the applicants, the applicant's architect and representative from Minster Parish Council to the meeting.

The Planner introduced the item which was for an extension above and to the rear of the existing garage at two-storey height with a pitched roof element on the opposite side. A canopy was proposed on the front elevation and the front roofslope would include two dormer windows and a roof-light, and three dormers were proposed on the rear roofslope of 90 Scrapsgate Road, Minster. The Planner explained that the height of the dwelling would be increased by 0.6 metres to 6.8 metres to ridge height. The single storey extension was proposed to the rear with a depth of 3 metres. One roof-light was proposed on the front elevation and one in the side elevation facing towards No. 88.

The Planner reported that one letter of objection had been received raising various concerns including that the proposal would have an overbearing impact on no. 88 Scrapsgate Road, and loss of light. The Planner stated that the host property was to the north of no. 88 and as such he did not consider it would lead to a significant reduction in sunlight to this property. The proposal would not move the existing flank wall any closer to no. 92 Scrapsgate Road and there was a gap of approximately 3 metres between the flank wall of the host property and no. 92. The overall height of the dwelling would be limited to an increase of 0.6 metres which he did not consider to be unacceptable. With regard to the concerns of Minster Parish Council, the Planner explained that there were already houses close to the road and that the parking arrangements proposed were no worse than the current arrangement.

In response to a query raised at the Planning Committee meeting on 17 December 2015, the Planner reported that there were 23 bungalows and 7 chalet bungalows in Scrapsgate Road.

Mr Richard Baker, the applicant's architect, stated that Members may not have had all the information when the item had been considered at Planning Committee on 17 December 2015. He considered the proposal was a reasonable design.

Mrs Donnelly, the applicant, stated that this was a family home and they were simply asking for two further bedrooms and a bathroom to accommodate their growing family.

Mr John Stanford, representing Minster Parish Council, spoke against the application. He raised the following comments: would be an over-development of the site; overbearing; not in keeping; and would cause considerable overshadowing, loss of privacy and overlooking onto neighbouring properties.

In response to a query from a Member, the Chairman requested that officers provided the housing survey needs for Minster for the Planning Committee meeting on 14 January 2016.

Members then toured the site with officers.

414 15/503681/FULL - 177 WARDS HILL ROAD, MINSTER-ON-SEA

PRESENT: Councillors Mike Baldock, Cameron Beart, Andy Booth, Mike Dendor, James Hall, Mike Henderson, James Hunt, Bryan Mulhern (Chairman), and Prescott (Vice-Chairman).

OFFICERS PRESENT: Rob Bailey, Paul Gregory and Kellie Mackenzie.

APOLOGIES: Councillors Bobbin, Roger Clark and Sue Gent.

The Chairman welcomed the applicants, the applicant's agent, members of the public and representative of Minster Parish Council to the meeting.

The Planner outlined the application which was for the erection of two detached dwellings to replace the existing chalet bungalow at 177 Wards Hill Road, Minster-on-Sea. The Planner explained that the property was towards the southern boundary fronting Clovelly Drive and that due to the sloping nature, the properties would be split level with a lower ground floor, ground floor and first floor as viewed from the front elevation and a ground and first floor as viewed from the rear. Both properties would have a finished ground floor level below existing ground level and the property on plot 1 would measure 8.2 metres to the ridge. The roof would be hipped with front facing gable. The property at Plot 1 would be 13 metres in width and 12 metres in depth and its rear garden would be 22 metres in depth, 16 metres in width at its narrowest point and 30 metres in width at its widest point, it would also be 1.5 metres from the boundary with No. 16 Clovelly Drive and 1.45 metres from the boundary with plot 2. The property on plot 2 measured 7.7 metres to the ridge from the lowest natural ground level. The Planner explained that due to the change in site levels, the property would appear as a chalet bungalow from the rear but as a two storey house with rooms in the roofspace from the front elevation. The rear garden would measure 14 metres in depth and 10 metres in width and the flank wall of the dwelling would be 1.45 metres away from the boundary with plot 1 and a gap of 1 metre between the flank wall and the adjacent property, Lyndale.

The property on plot 1 would have an integral garage and two frontage parking spaces, the property on plot 2 would have an integral garage and one frontage parking space.

Mr Oakwell, the applicant's agent, explained that the floor levels would match the existing neighbours' and be in-keeping with others in the area.

Mr John Stanford, representing Minster Parish Council, spoke against the application and raised the following objections: over-intensification of the site; the bulk, design and mass would be overbearing; and would cause overlooking, loss of privacy and overshadowing. He noted that photographic evidence of two similar existing houses in Clovelly Drive were misleading and a more accurate picture would have been achieved by showing the proposal next to neighbouring properties.

Local residents raised the following points: would have a detrimental impact on parking in the area; not in keeping with other properties in the area; there were already problems with drainage and soakaway in the area and the proposal and removal of the hedgerow on the site would exacerbate the problem; impact on privacy currently enjoyed by local residents; some properties in the vicinity were already subject to subsidence and flooding as the current drainage system was not adequate; and need to ensure adequate soakaways were provided.

The Chairman advised that officers would check with the Environment Agency about drainage and flooding problems at the site and update Members at the Planning Committee meeting on 14 January 2016.

In response to a query from a Member, the applicant's agent confirmed that all the existing hedgerow at the site would be removed to allow for parking. Some landscaping would be provided as per the landscaping condition as set out in the committee report. The applicant advised that the postal address of the dwellings would be Clovelly Drive.

The Planner advised that a report from Kent County Council (KCC) Ecology on the removal of the hedgerow was awaited and they hoped to be able to update Members at the Planning Committee meeting on 14 January 2016.

The Chairman thanked the applicants for marking out the ground to identify where the proposed properties would be following a request made at the last Committee meeting.

Members then toured the site with officers.

415 15/506114/FULL LAND ADJACENT TO 27 WAVERLEY AVENUE, MINSTER-ON-SEA

PRESENT: Councillors Mike Baldock, Cameron Beart, Andy Booth, Mike Dendor, James Hall, James Hunt, Bryan Mulhern (Chairman) and Prescott (Vice-Chairman).

OFFICERS PRESENT: Rob Bailey and Kellie Mackenzie.

APOLOGIES: Councillors Bobbin, Roger Clark and Sue Gent.

The Chairman welcomed the applicant's agent and local residents to the meeting.

The Area Planning Officer explained that the application was effectively for renewal of planning application SW/11/1616; the erection of a two-storey, four bedroom dwelling with integrated garage at land adjacent to 27 Waverley Avenue, Minster-on-Sea. No amendments to the previously approved scheme were proposed. He stated that the proposed building would be located 6.3 metres from the site frontage, and approximately 1 metre from the southern and northern boundaries of the site. The dwelling would be 4.8 metres at eaves level and the rear and front wall would follow the building line of the neighbouring building to the south, at no. 27 Waverley Avenue. The side elevations would have windows, either secondary windows or serving non-habitable rooms. The frontage would comprise a small garden and decking was proposed for the rear garden.

The Area Planning Officer reported that five letters of objection had been received as set out in the Committee report. He further reported that the proposal was located within the built-up area of Minster-on-Sea. The Area Planning Officer considered that the proposal was of a scale and design in-line with neighbouring properties and in keeping with the area. It would not project beyond 27 Waverley Avenue and would be 21 metres from the dwellings to the rear.

The Area Planning Officer considered that the decking could give rise to overlooking to both nos. 27 and 29 Waverley Avenue, but condition (6) of the Committee report, which required obscuring panels to each end of the decking would, in his opinion, prevent overlooking. The Area Planning Officer advised that as an internal garage and 2 off-street parking spaces were proposed, the proposal was acceptable in terms of highway safety.

Local residents raised the following points: would have a detrimental impact on the unmade road, particularly during the construction period with heavy goods vehicles churning up the road creating ruts; the ground in the area moved and the water mains often got damaged; too large; would cause overshadowing to neighbouring properties; loss of views; and loss of wildlife area.

In response to queries from local residents, the Area Planning Officer advised that the property would be 1 metre from the fence of 27 Waverley Avenue. The Area Planning Officer agreed to seek the comments of KCC Highways about issues relating to the unmade highway.

The agent stated that he thought that the applicants would be happy to ensure any ruts were repaired, although the road was not in their ownership.

The Area Planning Officer advised that comments from Kent County Council Ecology on the removal of the existing vegetation and the biodiversity value of the site were awaited and they hoped to be able to update Members at the Planning Committee meeting on 14 January 2016.

Members then toured the adjacent site with the officer

Chairman

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