
PLANNING WORKING GROUP

MINUTES of the Meetings held at the sites below on Wednesday, 2 January 2019 from 10.00am - 12.35pm.

409 ELECTION OF CHAIRMAN

Resolved:

(1) That Councillor Cameron Beart be elected Chairman for these Meetings.

410 DECLARATIONS OF INTEREST

No interests were declared.

411 2.4 18/504824/FULL 16 HAWTHORN ROAD, SITTINGBOURNE, ME10 1BB

PRESENT: Councillors Cameron Beart (Chairman), Richard Darby, Mike Dendor, James Hall and Ghlin Whelan.

OFFICERS PRESENT: Philippa Davies, Megan Harris and Ross McCardle.

APOLOGIES: Councillors Andy Booth, James Hunt, Ken Ingleton, Nigel Kay, Bryan Mulhern and Prescott.

The Chairman welcomed the Applicant, the Applicant's Agent, and members of the public to the meeting.

The Senior Planner introduced the application which sought planning permission for the change of use of part of the shop to provide a one-bedroom flat. There would be minimal external works, which would include the installation of windows to the rear elevation. A new wall would be installed within the building to separate the flat from the shop. The flat would be set out with one bedroom, an ensuite and a small kitchen/lounge. Access to the new flat would be from within the shop or from Arthur Street, via an existing side entrance.

The Senior Planner reported that five letters of objection had been received, raising issues as set out in the report. He explained that the building was within the built-up area, there were minimal external works, and the application was very different to the 2015 application, which had been refused. The Senior Planner re-iterated that this application did not seek to extend the building. He referred to overlooking issues which had been raised, but considered that this would not be an issue as the application was at ground floor level, and there was a two metre high fence bordering the site.

The Senior Planner reported that Kent County Council (KCC) Highways and Transportation raised no objection to the application. Parking for the property was to the front of the building, which was already being used by the applicant who was

going to occupy the flat. He acknowledged the loss of part of the floor space of the shop, but considered this did not justify reasons for refusal.

The Applicant outlined the application and stated that there would be minimal alterations to the exterior, and that the size of the shop had become less viable, following the increase in retail competitors nearby.

The Applicant's Agent sought clarification on why the application had been deferred for the Planning Working Group to consider. The Chairman explained the process that had taken place at the Planning Committee on 6 December 2018, and that Planning Working Groups could be held for both minor and major applications.

Local residents raised the following points:

- No objection to the change of use;
- did not want to lose the railings or the parking space near the railings;
- overlooking from the side access to opposite properties;
- clarification was needed on the size of the proposed windows;
- the side access walkway was very narrow and slippery, and the overflow dripped all the time;
- assess to the property was not suitable;
- there were anti-social behaviour problems at this location; and
- issue with increased number of wheelie bins to the front of the property.

The Ward Member raised issues with the size of the habitable living space, anti-social behaviour, the status of the railings to the side of the property, the application added to the over-development of the surrounding area, and parking pressure was getting worse, and this development would not help.

The Senior Planner agreed to get responses to the size of the proposed windows, and information on the status of the railings to the side of the property, including who installed them, in time for the Planning Committee meeting on 10 January 2019.

Members viewed the application site, both inside and out, with officers.

412 2.2 18/504307/FULL LAND REAR OF 343 MINSTER ROAD, MINSTER ME12 3NR

PRESENT: Councillors Cameron Beart (Chairman), Richard Darby, Mike Dendor, James Hall, Mike Henderson, Ken Ingleton and Ghlin Whelan.

OFFICERS PRESENT: Sally Benge, Megan Harris, Ross McCardle and Jo Millard.

APOLOGIES: Councillors Andy Booth, James Hunt, Nigel Kay, Bryan Mulhern and Prescott.

The Chairman welcomed the Applicant, the Applicant's Agent, and members of the public to the meeting.

The Senior Planner introduced the report which sought planning permission for the erection of two detached dwellings, with associated access and car parking and alterations to the existing access and parking for 343 Minster Road, Minster. He said that the proposed dwellings would measure 9m to ridge height and 5m to eaves with a footprint of approximately 11.5m by 11m as described in the report. He added that there was little visual impact and no significant increase in the volume of traffic in the proposal. The Senior Planner advised that there had been 12 objections and no objection from any statutory consultees.

The Agent added that plans had been amended to address the previous concerns of KCC Highways and Transportation.

KCC Highways and Transportation advised that there was no objection to the proposal as the necessary off-street parking, visibility sightlines and turning facilities were provided and there was no evidence of accidents from crash data.

Minster-on-Sea Parish Council raised no objection and said that the amendments were an improvement over the historic proposals for the site.

Local residents raised the following points:

- Overlooking between existing and proposed dwellings;
- sought clarification on the visibility splays;
- boundary hedge was not owned by the applicants;
- safety concerns over the proposed new access road;
- impact of light;
- concerns over drainage due to topography of the land, and considered soakaways inadequate in the area;
- suggested chalet bungalows or moving the position of the proposed houses would reduce overlooking;
- style and design of proposed houses was not in keeping with properties at rear;
- properties were too close to the boundary;
- possible security issues for other properties in the area from new access road;
- noise and air pollution issues;
- what had changed since the previous application was refused at appeal?
and
- concern that further housing proposals on the land would be forthcoming.

Members viewed the application site with officers.

413 2.3 18/503678/FULL 344 MINSTER ROAD, MINSTER ME12 3PE

PRESENT: Councillors Cameron Beart (Chairman), Richard Darby, Mike Dendor, James Hall, Mike Henderson, Ken Ingleton and Ghlin Whelan.

OFFICERS PRESENT: Megan Harris, Ross McCardle and Jo Millard.

APOLOGIES: Councillors Andy Booth, James Hunt, Nigel Kay, Bryan Mulhern and Prescott.

The Planner introduced the report which sought planning permission for the erection of one detached 2-bedroom chalet bungalow measuring 13m x 8m with an eaves height of 2.8m and maximum height of 7m on land to the rear gardens of 344 and 346 Minster Road, Minster. She advised there were 7 objections, from 4 properties, summarised in the report that went to Planning Committee on 6 December 2018. The Planner drew attention that one parking space was included on the drawings, but 2 spaces were available. She highlighted that whilst there would be a reduction in garden space in length at No. 344 and 346 Minster Road, the garden's width provided adequate garden space at the existing properties and there was minimal overlooking from the proposed bungalow.

The Applicant addressed the objections received. She said that there would be more privacy if the bungalow was built, as currently the bedroom windows of 344 and 346 Minster Road looked into the rear of properties in Glenwood Drive and Saxon Avenue. She referred to previous complaints received from a neighbour about the height of conifer trees at the bottom of the garden and advised that these would be removed as part of the development.

The Applicant confirmed that the dormer windows would be obscured glazed and that a dropped kerb was already in-situ to access the parking space. She referred to drainage issues and new development in the area and confirmed that the bungalow was 330m² in total.

Local residents voiced their concerns over drainage, overlooking and noise from the proposed development.

In response to a question from a local resident, the applicant confirmed that the property would be a private dwelling.

In response to questions from Members, it was clarified by the Agent that whilst there was room for 2 parking spaces, only one was shown on the plans and that the obscured glazed dormer window would only be opening above 1.7m from the internal floor level.

Members viewed the application site with officers.

Chairman

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