
PLANNING COMMITTEE

MINUTES of the Virtual Meeting held Via Skype on Thursday, 15 October 2020 from 7.00pm - 10.16pm.

PRESENT: Councillors Cameron Beart, Monique Bonney, Roger Clark, Mike Dendor, Tim Gibson (Chairman), James Hall, James Hunt, Carole Jackson, Elliott Jayes, Peter Marchington, Ben J Martin, Ken Rowles (Substitute for Councillor Simon Clark), David Simmons, Paul Stephen, Eddie Thomas (Substitute for Councillor Benjamin Martin), Tim Valentine and Tony Winckless.

OFFICERS PRESENT: Simon Algar, Rob Bailey, Philippa Davies, Russell Fitzpatrick, Andrew Jeffers, Jhilmil Kishore, Kellie MacKenzie, Graham Thomas and Jim Wilson.

ALSO IN ATTENDANCE: Councillor Steve Davey.

APOLOGIES: Councillors Simon Clark and Benjamin Martin.

191 INTRODUCTION

The Chairman explained that the meeting would be conducted in accordance with the Local Authorities and Police and Crime Panel (Coronavirus) (Flexibility of Local Authority Policy and Crime Panel Meetings) (England and Wales) Regulations 2020 No. 392.

In welcoming all Members and members of the public, the Chairman explained which Swale Borough Council officers were in attendance.

192 MINUTES

The Minutes of the Meeting held on 17 September 2020 (Minute Nos. 107 – 113) were taken as read, approved and signed by the Chairman as a correct record.

193 DECLARATIONS OF INTEREST

No interests were declared.

194 DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

Def Item 1 REFERENCE NO – 19/504412/FULL		
APPLICATION PROPOSAL New astronomical observatory.		
ADDRESS Oyster Bay House Chambers Wharf Faversham Kent ME13 7BT		
WARD Abbey	PARISH/TOWN COUNCIL	APPLICANT Mr Brian Pain

	Faversham Town	AGENT Affinis Design
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The Area Planning Officer introduced the report.

The Chairman moved the officer recommendation to refuse the application and this was seconded by Councillor Eddie Thomas.

Members were invited to debate the application and the following points were made:

- Could a condition be imposed requiring that schools be invited to visit for educational purposes?
- if agreed the telescope would eventually become part of the local heritage;
- PU panels were unsightly;
- noted that Faversham Town Council supported the application;
- was there a better option for providing solar panels?;
- as a potentially historic building it was important that the Council ensured good quality materials were used; and
- copper could be used for the dome as they were on glass-reinforced plastic boats.

The Area Planning Officer stated that the proposal was for the applicant's private use and did not think it would be possible to impose a condition to open it up for school trips. He considered that electronic solar slates would be a better option.

On being put to the vote the motion to refuse the application was lost.

Councillor Monique Bonney moved the following motion: That the application be delegated to officers to approve subject to discussions with the applicant to ensure a suitable copper dome covering and integrated or tiled solar panels be used. This was seconded by Councillor Tony Winckless.

There was some discussion about the need to impose suitable conditions relating to use of appropriate materials and limiting the use as a domestic facility.

Councillor Monique Bonney moved the following amendment to the motion to approve or refuse the application: That delegated authority be given to officers to approve or refuse the application subject to the dome being covered in copper, and the solar panels being either flush fitting or solar slates, or to refuse the application if these criteria were not met, and in the case of an approval to impose appropriate conditions requiring use of suitable building materials and limiting the use to private use. This was seconded by Councillor Tony Winckless. On being put to the vote the amendment was agreed.

On being put to the vote the motion to approve the application was agreed.

Resolved: That application 19/504412/FULL be delegated to officers to approve or refuse subject to discussions with the applicant to ensure that a suitable copper dome covering and integrated or tiled solar panels were used and in the case of an approval the imposition of appropriate conditions

requiring the use of suitable building materials and limiting the use to private use.

Def Item 2 REFERENCE NO – 19/501551/FULL		
APPLICATION PROPOSAL Erection of a building to be used as a forge workshop and associated hardstanding.		
ADDRESS 122 Scrapsgate Road Minster-on-sea Sheerness Kent ME12 2DJ		
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-on-Sea	APPLICANT Mr B Pugh AGENT The Rural Planning Practice

The Area Planning Officer reported that the agent had sent an email to Members of the Committee which had not been sent to officers. The letter stated that farriery was a rural craft and, as such, it was reasonable to locate it in a rural area with access to horses and forge.

The Area Planning Officer stated that as set-out in the application, and reconfirmed by the Agent, no horses would visit the site and the forge on the application site.

The Agent had also stated that Paragraph 83 of the National Planning Policy Framework (NPPF) endorsed the re-use and new buildings to support rural businesses and that the Local Plan policies were out-of-date in that respect. The Area Planning Officer advised that in fact Paragraph 83 of the revised NPPF was exactly the same as the original version, which the Local Plan was drafted in light of. Consequently the Local Plan policies in that respect were not out-of-date and remained applicable and were a key policy here. He explained that DM3 of the Local Plan, used much of the text from the NPPF, and he read-out the supporting text to DM3 and the policy itself for Members.

The Area Planning Officer stated that the proposal failed to comply with Policy, there were no material considerations which justified approval and the recommendation remained for refusal.

Mr Bob Pugh, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation to refuse the application and this was seconded by Councillor Eddie Thomas.

Members were invited to debate the application and the following points were made:

- Welcomed the application which would allow apprentices to learn a new skill;
- should support as it was a rural trade in a rural location;
- the proposed use would not generate a lot of noise;
- it would not have a detrimental impact;
- noted it was against Council policy, however it was on the applicant’s own land and did not consider it would have a detrimental impact;
- considered it was an appropriate use for the location;

- suggested that a condition be imposed that the site be used as a farrier only;
- was a highly technical rural skill but should be for the personal use of the applicant only;
- concerned that the need had not been demonstrated;
- was it an ongoing farrier business? and
- the speaker had stated that customers would attend the site so would need to ensure appropriate highway conditions were imposed;

On being put to the vote the motion to refuse the application was lost.

Councillor James Hunt moved the following motion: That the application be approved subject to the imposition of conditions requiring that the site be used as a farriers only, business hours to be Monday to Friday from 9am to 6pm and 9am to 1pm on Saturdays and no horses to be bought onto or shod at the site other than the applicants horses. This was seconded by Councillor Monique Bonney. On being put to the vote the motion was agreed.

Resolved: That application 19/501551/FULL be approved subject to the imposition of conditions requiring that the site be used as a farriers only, business hours to be Monday to Friday from 9am to 6pm and 9am to 1pm on Saturdays and no horses to be bought onto or shod at the site other than the applicant’s horses.

195 SCHEDULE OF DECISIONS

PART 1

Any other reports to be considered in the public session

1.1 REFERENCE NO – 20/500400/OUT		
APPLICATION PROPOSAL		
Outline Application with access matters sought for the erection of up to 5 no. dwellings on the land to the south of Chequers Road, Minster-on-Sea. (All other matters reserved for future consideration.)		
ADDRESS Land South Of Chequers Road Minster-on-sea Kent ME12 3SH		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr Richard Alderson AGENT DHA Planning

The Chairman moved the officer recommendation to amend the resolution passed at a previous meeting in order to make an effective case at appeal and this was seconded by Councillor Eddie Thomas.

Resolved: That the resolution passed at a previous meeting of the Planning Committee in respect of application 20/500400/OUT be amended in order to make an effective case at appeal.

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO 18/504562/FULL		
APPLICATION PROPOSAL Alterations and extensions to existing residential care home to provide 12no. bedrooms and 2no. self-contained two-bedroom units with associated facilities. Erection of a single storey building to provide 4no. supported living self-contained apartments, a new workshop building and associated landscape works.		
ADDRESS Ellens Court Lady Margaret, Manor Road, Doddington ME9 0NT		
WARD East Downs	PARISH/TOWN COUNCIL Doddington	APPLICANT Inspire Care Outreach Ltd AGENT Adam Woodbridge Architects

The Major Projects Officer drew attention to the tabled update which provided an update from the Climate Change Officer who raised no objection; amendments to condition (9) to reflect that the development was for C2 use as opposed to C3; an additional condition in respect of finished floor levels; and the views of an objector. The update had been previously sent to Members and published on the Council’s website. In response to claims from some local residents, the Major Projects Officer stated that he had checked and local residents had been consulted by post or email depending on whether or not email addresses had been provided, as was normal practice.

Parish Councillor Steve Coates, representing Doddington Parish Council, spoke against the application.

Mr Lee Davison, an objector, spoke against the application.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Elliott Jayes.

The Ward Member spoke against the application. He considered that the benefits of the application did not outweigh the damage that would be caused in terms of increased traffic along narrow rural lanes and to the character of the rural area.

Councillor David Simmons moved a motion for a site meeting. This was seconded by Councillor Cameron Beart. On being put to the vote the motion was agreed.

Resolved: That application 18/504562/FULL be deferred to allow the Planning Working Group to meet on site.

2.2 REFERENCE NO – 19/505888/FULL & 19/505890/LBC		
APPLICATION PROPOSAL Conversion / refurbishment of barns to provide 2 dwellings, new garage building; demolition of farmyard structures; and hard and soft landscaping works.		
ADDRESS Queen Court Barns Water Lane Ospringe Kent ME13 8UA		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr George Barnes AGENT Mr Simon Milliken

The Area Planning Officer introduced the report. He advised that Ospringe Parish Council had noted the amendments to the scheme but still had concerns in respect of additional traffic. They also had concerns in respect of flood risk which they considered required further investigation.

Parish Councillor Andrew Keel, representing Ospringe Parish Council, spoke against the application.

Mr Simon Milliken, the Agent, was unable to attend the meeting. His statement in support of the application was read-out by the Democratic Services Officer.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Eddie Thomas.

Ward Members raised the following concerns: aware that there was an issue with Japanese knotweed on the site and suggested that if approved a condition be imposed to ensure that it was removed before development commenced; and concerned about potential traffic congestion.

Members were invited to debate the application and the following points were made:

- Welcomed the application and it was good that the barns would be brought back into use;
- it was a shame that the Grade II* listed building was going to be divided-up;
- it was sad that the barns had been left to deteriorate but welcomed the proposal to convert into dwellings;
- stressed the importance of ensuring the barns were preserved and good quality building materials used;
- concerned that the proposal would increase traffic issues and that similar applications should not be considered within Ospringe until there was an Ospringe by-pass;
- this would also increase air pollution and there was already an Air Quality Management Area nearby;
- welcomed the amended scheme which would preserve the historic appearance of the area; and
- pleased that native plant species would be used.

Resolved: That application 19/505888/FULL be approved subject to conditions (1) to (17) in the report and securing of the appropriate SAMMS contributions.

Resolved: That application 19/505890/LBC be approved subject to conditions (1) to (10) in the report.

2.3 REFERENCE NO – 20/500844/FULL		
APPLICATION PROPOSAL		
Demolition of existing bungalow and erection of 3 no. houses with parking and gardens. (Resubmission 19/504178/FULL) as amended by drawings received 21/08/2020.		
ADDRESS Ashdown Water Lane Ospringe Faversham Kent ME13 8TT		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Steve Maher AGENT Designscape Consultancy Limited

The Area Planning Officer introduced the report. He stated that the parking spaces adjacent to the two semi-detached houses were only 2.5 metres wide which was contrary to the Council's recently adopted parking standards. He considered the proposal would only generate a small increase in traffic and was within the built-up area of Faversham. The Area Planning Officer requested delegation to officers to approve the application subject to securing the SAMMS tariff payment and discussions with the applicant to amend the relevant parking spaces width to 2.7 metres in width.

Town Councillor John Irwin, Faversham Town Council, spoke against the application.

Mr Kingsley Hughes, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Elliott Jayes.

A Ward Member raised the following points: concerned that the application would increase traffic and sympathised with the Town and Parish Council concerns.

In response to concerns from a Ward Member, the Conservation and Design Manager explained that the building line along Water Lane was not consistent and there were lots of different building styles. He considered the application worked well, and the effect was advantageous.

Members were invited to debate the application and the following points were made:

- Agreed that it was important to protect the streetscene;
- welcomed the application for additional housing given that the Council did not have a five-year housing plan;
- was a shame to lose a bungalow which was much needed in the area;

- would impact on the listed building;
- had concerns about traffic and parking;
- the proposed tandem parking was a concern;
- there was a lot of local objection;
- not keen on the design;
- there was already a lot of on-street parking in the area;
- the road was too narrow and would exacerbate current parking problems;
- should defer the application and request an improved design and layout; and
- the proposal fitted in well.

Resolved: *That application 20/500844/FULL be approved subject to conditions (1) to (12) in the report and securing of the appropriate SAMMS contributions and discussions with the applicant to amend the relevant parking spaces width to 2.7 metres in width.*

2.4 REFERENCE NO – 19/503351/FULL		
APPLICATION PROPOSAL		
Erection of oak frame partially enclosed car port with artist work/live space above, associated amenity space and cycle shed/bin store.		
ADDRESS Abbey Road Garages Abbey Road Faversham Kent ME13 7BL		
WARD Abbey	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Ian Tarrant AGENT Olson Design Group

The Area Planning Officer introduced the report.

Mrs Jenny Tarrant, the applicant, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Eddie Thomas.

The Member who had called-in the application said the applicant was unable to meet the 50% carbon reduction condition, and he considered the applicant had not explored all options. He suggested the applicant fitted solar panels to the garage roof.

Members were invited to debate the application and the following points were made:

- It was unfair to pressurise people into accepting a 50% reduction, especially for small applications such as this, people did not have an endless supply of money;
- agreed that the Council needed to push major developers for the 50% carbon reduction, but not small-scale applications;
- the Council should commend and support such applications;
- the Council would not be able to win on any subsequent appeal;
- Faversham Town Council raised no objection; and

- felt it was ‘extreme’ that the Member called-in the application for the reason given in the report.

Following a comment made by the speaker a Member raised concern that the Member who had called-in the application and was a member of the Committee had seemingly recommended companies to the applicant. The Member in question clarified that he had only offered advice in relation to fitting the air source and in no way had recommended builders.

A Member asked whether the application could be approved subject to providing solar panels on the garages. The Legal Planning Team Leader stated that a condition could be imposed requiring this, however Members had to consider whether that would be reasonable in the circumstances.

Resolved: *That application 19/503351/FULL be approved subject to conditions (1) to (10) in the report and securing the appropriate SAMMS contributions.*

2.5 REFERENCE NO – 20/502514/FULL		
APPLICATION PROPOSAL Erection of a single storey rear extension		
ADDRESS 87 Ospringe Road Faversham Kent ME13 7LG		
WARD St Ann’s	PARISH/TOWN COUNCIL Faversham Town	APPLICANT William O’Grady AGENT Invent Architecture

The Area Planning officer introduced the report.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Eddie Thomas.

A Ward Member supported the application.

A Member congratulated officers on the application being sympathetic with the surrounding area, which he fully supported.

Resolved: *That application 20/502514/FULL be approved subject to conditions (1) to (4) in the report.*

2.6 REFERENCE NO – 19/502483/FULL		
APPLICATION PROPOSAL Erection of 4no. specialist equestrian holiday lets and 2no. stable buildings, installation of new sand school and associated site works.		
ADDRESS Willow Farm Hansletts Lane Ospringe Faversham Kent ME13 0RS		
WARD East Downs	PARISH/TOWN COUNCIL	APPLICANT Mr K Childs

	Ospringe	AGENT Urban & Rural Ltd
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The Area Planning Officer introduced the report which he considered should be delegated to officers to approve subject to securing the appropriate SAMMS contributions and Section 106 Agreement to require advertising of events at the site via Brogdale Road.

Parish Councillor Andrew Keel, representing Ospringe Parish Council, spoke against the application.

Mr Richard Baron, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded by the Councillor Elliott Jayes.

The Ward Member spoke against the application and raised the following points: if approved a condition should be added stating that access to the holiday cottage would not be via the track; the equestrian use already existed and this would be a substantial increase in use of the site; visitors would use narrow local lanes such as the A251 and Painters Forstal; and the Section 106 Agreement would not be any help in restricting traffic use.

Members were invited to debate the application and made the following comments:

- Could request an informative for signs to direct customers and enter discussions with Kent County Council to achieve this;
- did not consider that the holiday lets would generate much more traffic;
- the proposed sand school was an issue; and
- needed to consider the comments from the Kent Downs Area of Outstanding Natural Beauty Unit.

Councillor David Simmons moved the following amendment to the motion to approve the application: that it be subject to imposing a suitable informative or condition to ensure appropriate signage to the farm, and that access to the holiday lets be via the main farm entrance only. This was seconded by the Chairman. On being put to the vote the amendment was agreed.

Resolved: That application 19/502483/FULL be delegated to officers to approve subject to conditions (1) to (18) in the report a suitable informative to ensure appropriate signage to Willow Farm, and a further condition requiring that access to the holiday lets be via the main farm entrance only. The securing of the appropriate SAMMS contributions and signing of a Section 106 Agreement to require advertising of events at the site to request visitors to the site arrive and depart via Brogdale Road.

2.7 REFERENCE NO – 20/503553/FULL
APPLICATION PROPOSAL
Replacement of existing mobile home with proposed detached bungalow (Resubmission of 18/506097/FULL).

ADDRESS Bellever Marshlands Farm Lower Road Minster-on-sea Kent ME12 3RT		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mrs Margaret Farr AGENT Woodstock Associates

The Area Planning Officer introduced the report.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Eddie Thomas.

A Member supported the application which he stated would not be seen from the road.

Resolved: That application 20/503553/FULL be approved subject to conditions (1) to (14) in the report.

2.8 REFERENCE NOS – 20/503740/FULL		
APPLICATION PROPOSAL Proposed single storey link to garage and renewal and raising of garage roof to create living accommodation over. Demolition of conservatory and insertion of folding doors in rear elevation.		
ADDRESS 7 Coultrip Close Eastchurch Sheerness Kent ME12 4ST		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr & Mrs Smith AGENT Nigel Sands & Associates

The Area Planning Officer introduced the report.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Eddie Thomas.

Members were invited to debate the application and the following points were made:

- It was very annoying that modern estates had covenants which were not worth the paper they were written on, difficult to refuse as a precedent had been set;
- disappointed that Eastchurch Parish Council were not present to explain their reasons for refusing the application; and
- no local residents had objected to the application so should support.

In response to a request from a member, the Chairman advised that the Head of Planning Services had recently written to all Parish Councils to reinforce the importance of attending the Planning Committee meetings to explain their reasons for supporting or refusing applications.

Resolved: That application 20/503740/FULL be approved subject to conditions (1) to (3) in the report.

PART 5

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

- **Item 5.1 – Land Adj Stanbourne House Church Road Eastchurch**

APPEAL ALLOWED

DELEGATED REFUSAL

A Member commented that this was a “baffling” decision.

- **Item 5.2 – Little Place Farm Yaughier Lane Hartlip**

APPEAL ALLOWED

APPEAL AGAINST NON DETERMINATION

- **Item 5.3 – Rose Lodge Chestnut Street Borden**

APPEAL ALLOWED

DELEGATED REFUSAL

- **Item 5.4 – 18 London Road Favershama**

APPEAL DISMISSED

DELEGATED REFUSAL

A Member welcomed the decision.

- **Item 5.5 – Land adj Hurst Cottage Hickmans Green Boughton**

APPEAL DISMISSED

ENFORCEMENT APPEAL

196 ADJOURNMENT OF MEETING

The Meeting was adjourned from 9.09pm to 9.15pm. At this point Councillor Peter Marchington left the meeting.

197 EXTENSION OF STANDING ORDERS

At 10pm, Members agreed to the suspension of Standing Orders in order that the Committee could complete its business.

Chairman

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