
PLANNING COMMITTEE

MINUTES of the Virtual Meeting held via Skype on Thursday, 4 February 2021 from 7.00 pm - 8.09 pm.

PRESENT: Councillors Cameron Beart, Monique Bonney, Roger Clark, Simon Clark, Richard Darby, Mike Dendor, Tim Gibson (Chairman), James Hall, James Hunt, Carole Jackson, Elliott Jayes (Vice-Chairman), Peter Marchington, Ben J Martin, David Simmons, Paul Stephen, Tim Valentine and Tony Winckless.

OFFICERS PRESENT: Rob Bailey, Philippa Davies, Andrew Jeffers, Kellie MacKenzie, Heather Murton, Cheryl Parks and Graham Thomas.

ALSO IN ATTENDANCE: Councillor Steve Davey, Councillor Pete Neal and Councillor Ken Rowles.

439 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.

440 MINUTES

The Minutes of the Meeting held on 7 January 2021 (Minute Nos. 391 – 399) were taken as read, approved and signed by the Chairman as a correct record.

441 DECLARATIONS OF INTEREST

Councillor David Simmons declared a Disclosable Non-Pecuniary Interest in respect of item 2.4, 20/505438/FULL, 2 Little Kennaways, Stalisfield Road, Ospringe as his wife was a member of Ospringe Parish Council.

442 PLANNING WORKING GROUP

The Minutes of the Meeting held on 25 January 2021 (Minute Nos. 423 - 425) were taken as read, approved and signed by the Chairman as a correct record.

20/500887/FULL – 224-226 Minster Road, Minster-on-Sea, Sheerness, Kent ME12 3LL

The Area Planning Officer responded to questions raised at the virtual site meeting. He explained that if approved there would be a condition setting out the standard hours of construction. He advised that the pavement was 1.5 metres wide and the access road was 4.5 – 6 metres wide, with the wider part being to the front of the two proposed properties. The Area Planning Officer showed photographs of Porter

Close at weekend and evening times, as requested at the site meeting. He reported that a further objection had been received with regard to the width of Porter Close not being wide enough for utility and emergency vehicles. The Area Planning Officer referred to the Manual for Streets government guidance which stated that curb-to-curb a road was required to be 3.7 metres wide, although this could be reduced to 2.7 metres over a short distance. He confirmed that the kerb-to-kerb width of Porter Close was 4.7 metres to 5 metres, and so it complied with the Manual for Streets. Following approval of the side extension at Barton House, the Agent had submitted an amended plan to indicate where the parking space would be re-located. The Area Planning Officer said that condition (14) in the report (12 November 2020) would need to be amended to reflect the change of drawing number.

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

A Ward Member, who was also a member of the Planning Committee, spoke against the application. He considered it to be an over-intensive, back garden development and that it was out-of-character with the area. He also raised drainage and parking issues. The Area Planning Officer responded to questions on the location of the parking spaces for Barton House and reminded the Ward Member that this was not included within this application. He explained that the parking for this development would now be in front of the two new properties. The Ward Member raised concern with the impact of residential amenity due to the lack of space to the front of the new properties, with the footpath so close to them. The Area Planning Officer said that this was a similar arrangement with other properties in the area, and the footpath at this location was unlikely to be heavily used.

Members were invited to debate the application and points raised included:

- Concerned with access to the properties;
- loss of amenity space;
- these used to be large gardens, now with the addition of two new properties, there was far too little space;
- this was over-development;
- too much was being 'crammed-in';
- the access was not good; and
- drainage issues.

In response to a further question, the Area Planning Officer explained that the length of the new gardens was 10 metres long; and the existing properties gardens were now 9 – 13 metres long. This was considered an acceptable level of amenity space as the gardens were 9 metres wide. He added that the distance between the dwellings to the north of the site was 31 metres, and with a minimum of 21 metres expected, it complied with the council's normal standards.

Resolved: *That application 20/500887/FULL be approved subject to conditions (1) to (14) in the 12 November 2020 report, with an amendment to condition (14) to reflect the amended plan number.*

443 SCHEDULE OF DECISIONS

2.1 REFERENCE NO - 20/504677/FULL		
APPLICATION PROPOSAL Erection of timber stables and exercise menage (retrospective).		
ADDRESS Slips Cottage Church Hill Doddington Sittingbourne Kent ME9 0AZ		
RECOMMENDATION – Grant subject to conditions		
WARD East Downs	PARISH/TOWN COUNCIL Doddington	APPLICANT Mrs A Tomlin AGENT Jane Elizabeth Architects

The Area Planning Officer introduced the application and drew attention to the amended site plan which had previously been emailed to Members and added to the Council’s website. The original plan had shown the site boundary to have overlapped into the neighbouring property, and the new amended plan resolved this issue. The Area Planning Officer drew attention to paragraph 6.1 on page 11 of the report which set-out Doddington Parish Council’s previous objections. They had since emailed and said that they had noted the discrepancies with the earlier site plan and had no further comments to make.

Questions and responses on this application had been added to the website.

Oliver Mustoe-Playfair, an objector, spoke against the application.

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

A Ward Member, who was also a member of the Planning Committee spoke briefly on the update, but had no further comments.

In response to questions from Members, the Area Planning Officer indicated through plans and photographs, the work that had been completed and the distance from the nearby listed building. He also showed the rough driveway on the western boundary which had been used for many years. He did not foresee a great amount of traffic resulting from the development using the driveway, as it was a single property, not a commercial, use. He reminded Members that access was a private matter for the residents to resolve, and not a planning matter. The Area Planning Officer advised that there was nothing within the application to make improvements to the surface of the access.

Resolved: That application 20/504677/FULL be approved subject to conditions (1) to (4) in the report.

2.2 REFERENCE NO - 20/505845/FULL		
APPLICATION PROPOSAL Demolition of existing bungalow and erection of a terrace of 3no. three bedroom		

houses with associated parking		
ADDRESS 92 Lower Road Faversham Kent ME13 7NN		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT SJR Land Investments Ltd AGENT Woodstock Associates

This item was withdrawn from the agenda.

2.3 REFERENCE NO - 20/505732/FULL		
APPLICATION PROPOSAL Erection of 1840mm boundary fence 1500mm from highway. (Resubmission of 20/503102/FULL)		
ADDRESS 66 Maylam Gardens Borden Sittingbourne Kent ME10 1GB		
WARD Borden And Grove Park	PARISH/TOWN COUNCIL Borden	APPLICANT Mr Kevin Cracknell AGENT Francis Design Co

The Area Planning Officer introduced the application.

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

A Member considered it would look odd with the low fence remaining in place. In response to questions from Members, the Area Planning Officer explained that planning permission was required for fencing over one metre tall if it was sited adjacent to a highway used by vehicular traffic. He explained that the new fencing would be 1.84 metres high and set 1.5 metres back from the highway. The application would allow the residents to use more of their garden, rather than it being an isolated strip to the side of the house.

The Chairman had connectivity issues part way through consideration of this application and the Vice-Chairman took the Chair for the remainder of the item.

Resolved: That application 20/505732/FULL be approved subject to conditions (1) and (2) in the report.

2.4 REFERENCE NO - 20/505438/FULL		
APPLICATION PROPOSAL Part retrospective application for the construction of an agricultural barn.		
ADDRESS 2 Little Kennaways Stalisfield Road Ospringe Faversham Kent ME13 0AB		
WARD East Downs	PARISH/TOWN COUNCIL	APPLICANT Mr Patrick

	Ospringe	Murphy AGENT Associates	Woodstock
--	----------	--------------------------------------	-----------

The Area Planning Officer introduced the application.

Questions and responses on this application had been added to the website.

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

The Ward Member, who was also a member of the Planning Committee referred to the responses to the questions he had submitted and raised no objection to the application.

Resolved: That application 20/505438/FULL be approved subject to conditions (1) to (2) in the report.

2.5 REFERENCE NO - 20/504067/FULL			
APPLICATION PROPOSAL			
Demolition of existing garage and erection of 1no. dwelling with creation of new access and parking.			
ADDRESS 37 Princes Avenue Minster-on-sea Sheerness Kent ME12 2HJ			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Ms Nicky Catterwell	
		AGENT W&M Architects LLP	

The Area Planning Officer introduced the application.

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

In response to a Ward Member’s question, the Area Planning Officer confirmed that both Scarborough Drive and Princes Avenue were unmade roads.

Resolved: That application 20/504067/FULL be approved subject to conditions (1) to (11) in the report.

2.6 REFERENCE NO - 20/505084/FULL			
APPLICATION PROPOSAL			
Conversion of existing dwelling to 2no. three bedroom dwellings and erection of 2no. three bedroom dwellings (resubmission of 19/505985/FULL).			
ADDRESS 69 Church Road Eastchurch Sheerness Kent ME12 4DG			

RECOMMENDATION Grant subject to conditions			
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr Mehmet Gergeroglu	
		AGENT Advance Architecture	

The Area Planning Officer introduced the application. He explained that this was a re-submission of a scheme which had been dismissed on appeal. The Inspector had thought all aspects of the application had been acceptable, except there had been no Strategic Access Management and Monitoring Strategy (SAMMS) payment. This payment had now been made, and so there was no reason to refuse the application. The Area Planning Officer said that Eastchurch Parish Council had submitted further comments, but due to IT issues on their part, these could not be identified.

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

In response to a Member’s question, the Area Planning Officer stated that it was likely that the residents would be required to take their refuse bins to the main road as access to the property was narrow. He added that this issue would not give enough weight for refusal of the application.

Resolved: That application 20/505084/FULL be approved subject to conditions (1) to (13) in the report.

PART 5

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

- **Item 5.1 – Faversham Laundry 29 Ashford Road Faversham**

DELEGATED REFUSAL

A Member stated that this had in fact been a Committee decision for refusal, not delegated to officers. This was confirmed by the Development Manager.

APPEAL DISMISSED

- **Item 5.2 – Jack Russell Place Halstow Lane Upchurch**

DELEGATED REFUSAL

APPEAL DISMISSED

- **Item 5.3 – Alpaca Farm Yaughar Lane Hartlip**

DELEGATED REFUSAL

APPEAL DISMISSED

A Member congratulated officers on all three decisions. He noted that each of the applications had been called-in by a Parish Council but they had not attended the Planning Committee when the application was considered.

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