

# **Planning Committee**

**13 September 2018**

## **Item 5 Planning Working Group – Tabled Papers**

**18/500283/FULL – Land  
adjacent to Sheppey Academy  
East, Admirals Walk, Halfway,  
Sheerness, Kent, ME12 3JQ**

## Kellie MacKenzie

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**From:** Kellie MacKenzie  
**Sent:** 10 September 2018 12:38  
**Cc:** Democratic Services (SBC); Paul Gregory; Cheryl Parks  
**Subject:** Planning Committee (13.09.18) - 18/500283/FULL, Admirals Walk, Halfway  
**Attachments:** FINAL development layout-privacy dimension\_05.pdf; 1535\_001.pdf; 1536\_001.pdf; 1528\_001.pdf; 1512\_001.pdf

Hello Councillor,

Please see emails below and attachments relating to item 18/500283/FULL Land adjacent to Sheppey Academy East, Admirals Walk, Halfway, ME12 3JQ following the Planning Working Group meeting held on Monday 3 September 2018.

Hard copies will be tabled at the Planning Committee meeting on Thursday 13 September 2018.

Kind Regards

*Kellie*

**Miss Kellie Mackenzie | Democratic Services Officer | Swale Borough Council**  
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**Subject:** RE: 18/500283/FULL, Admirals Walk, Halfway

Paul,

I refer to your e-mail regarding boundary treatments, but also write following the Members site visit.

I respond to your question first of all.

### **Boundary fencing.**

Having checked Title, we are of the view that the existing palisade fence is within our clients ownership and that in fact a small strip of land beyond is also within Title.

Fencing is a matter that we would expect to be covered by condition, and we would expect a fence to be required to be provided on the boundary.

### **Highway Matters.**

Firstly we wanted to put on record a series of recent photographs of the highway in Admiral's Walk. These have been taken over a period of 10 days or so, including at the time of refuse collection.

The evidence shows some parking on the Highway while private driveways seem little used. The road remains passable for all vehicles and it is clear that the refuse freighter has had no trouble gaining access.

The Applicant and KDP each visited the site on a number of occasions, including at the time of refuse delivery. At no time was the Highway network blocked or impassable. We accept that there is an amount of on-street parking taking place, but this would seem likely to be the existing residents as most of the driveways were empty at the time of the visits, which took place at various times of day. The comment from my highway colleagues on this particular issue is that some on street parking can be helpful in acting as traffic calming. This does appear the case with this site and there were no signs of highway hazards at any of the visits.

We understand that KCC reiterated at the site meeting that they are entirely happy with the proposal from a highway perspective.

**Block spacing and property separation distances.**

I attach a plan produced by KDP showing layout distances from rear wall to the rear walls of existing neighbouring properties. While this distance would normally be measured to the original main rear wall, KDP have provided a measurement to the rear wall of any extension.

You will see that at the closest point, measurements are to the properties in Highfield Road at just under 28m. This is some 7m beyond what would normally be considered acceptable. We note that the application site lies below the 'ab levels of properties in Highfield Road such that any impacts are further reduced.

As to the properties in Minster Road the distances are all in excess of 50m and in some case 60m. This is at least 2 times what would normally be expected, and in some cases approaching 3 times what would normally be expected.

I would ask you to ensure all Councillors are aware of the above matters. My client has asked that the case is determined at the next available Committee. confirm this matter to Councillors when the case is presented back to Committee.

Regards

John Collins



planning transport design environment infrastructure

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**From:** Paul Gregory [mailto:PaulGregory@swale.gov.uk]

**Sent:** 07 September 2018 14:47

**To:** John Collins

**Cc:** 'Ian McCourt'

**Subject:** 18/500283/FULL, Admirals Walk, Halfway



Dear John

Subsequent to the previous Committee meeting a further written neighbour representation has been received from the occupier of No.2 Admirals Walk as follows:

*“Having studied the Landscape Proposals I am concerned as to what is the intention with regards to my boundary with the area to be laid with meadow turf. Nothing is clear on the Proposals as to whether this area will be left fenced as at present or if the palisade fencing will be removed.”*

So that I am able to deal with this point are you able to confirm the intention in relation to the fencing as referred to above?

Kind Regards

Paul

**Paul Gregory | Planning Officer | Development Management**  
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**Notes:**  
 A - Various Parking locations identified to incorporate across landscape within the parking area and  
 B - Various locations identified for the proposed development within the site.  
 C - Privacy distance dimensions added by BS 0262:19

All work to be to the entire satisfaction of the NHBC or Local Authority Building Inspector and, without limiting anything shown or indicated on these drawings, the work shall be carried out in accordance with the Building Regulations and all local authority requirements and standards. All work shall be carried out in accordance with the standards of the British Standard Code of Practice for the construction of Damp proof courses and membranes to be built into new works in strict accordance with accepted Building Practice. All parties must check the drawings to ensure the adequacy and suitability of weatherproofing details are satisfactory for the site conditions.  
 ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE TO THE CENTRE UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE TO THE CENTRE UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE TO THE CENTRE UNLESS OTHERWISE STATED.

**Client**

Malro Homes Ltd.

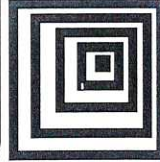
**Project**

Proposed Residential Development  
 Admirals Walk, Halfway, Sheerness,  
 Kent, ME1 2

**Drawing Title**

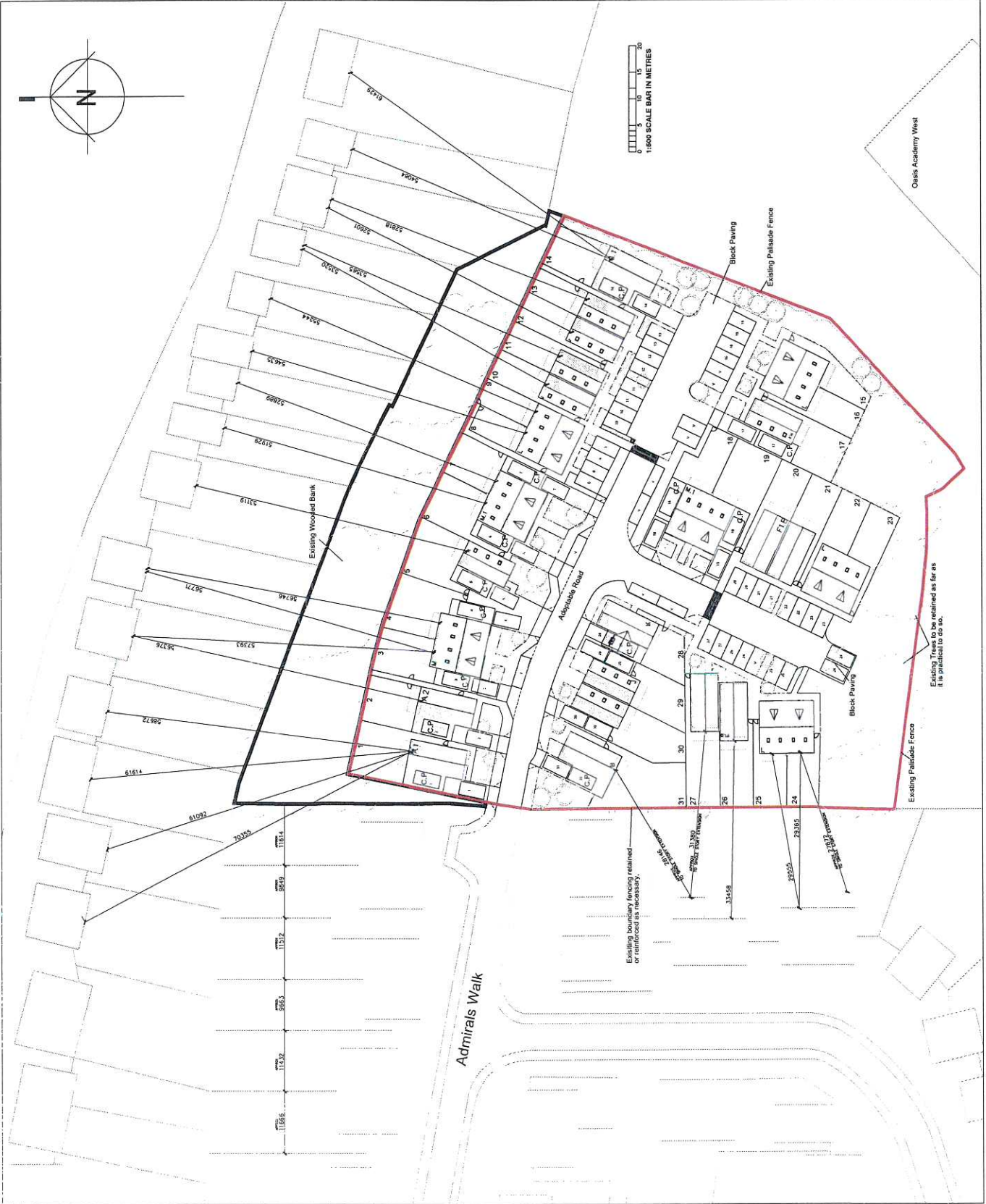
Development Plan with Privacy  
 distance dimensions

Date	Drawn	Scale
April 2016	SAT	1:500@=2
Drawing No.		16.75.SK43B



**KENT DESIGN PARTNERSHIP**

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ADMIRAL'S WALK - LOOKING SOUTH EAST - 07.15 HRS 25 AUGUST 2018





ADMIRALS WALK - LOOKING NORTH WEST - 07.15 H. 25 AUGUST 2018





ADMIRALS WALK - LOOKING SOUTH EAST - 19.15 HRS - 25 AUGUST 2018





ADMIRALS WALK - LOOKING NORTH WEST - 19.15 H - 25 AUGUST 2018.





23/08/2018

2.08  
238.1  
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Minster on Sea

09/09/2019

09.26 AM







ADMIRALS WALK - LOOKING SOUTH EAST - 09.30 24 AUGUST 2018





ADMIRALS WALK - LOOKING NORTH WEST - 09:30 24 AUGUST 2018





Minster on Sea

21/08/2018

14:01 P.M







Minster on Sea

01/09/2019

10:14 A.M







Minster on Sea

00/00/0010

11:39 A.M







Minster on Sea

09/09/2019

09.26 AM







Minster on Sea

01/09/2019

5:04 P.M





