

## Planning Committee 21 May 2015

### Revised conditions

#### 14/504232/FULL Orchard Cottage, Canterbury Road, Faversham

- (1) The use hereby granted shall only permit the mixed use of training courses in ~~traditional~~ building skills and ~~related~~ retail sales of ~~traditional and sustainable~~ building products, animal feed and their storage, and for the existing residential use. The site shall not be used for any other use including any use within use Classes A1, B8 or D1 of The Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: In the interests of the amenities of the area, to protect the character of the countryside, protect the setting of the listed buildings and to preserve or enhance the character of the conservation area.

- (2) Within three months of the date of this decision, a scheme shall be submitted detailing where any outdoor storage will be sited, to include landscaping around such area/s (which shall detail native species), and maximum height of the storage, which shall first have been submitted to and approved in writing by the Local Planning Authority. No outdoor storage shall take place outside of any agreed area/s. The planting scheme shall be carried out in accordance with the agreed details and within an agreed timeframe to first be approved in writing.

Reason: In the interests of visual amenity, to protect the character of the countryside, protect the setting of the listed buildings and to preserve or enhance the character of the conservation area.

- (3) No Structures, caravans or storage containers shall be placed on the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity, to protect the character of the countryside, protect the setting of the listed buildings and to preserve or enhance the character of the conservation area.

- (4) The mixed use of the site hereby permitted shall not be open to the public outside of the following hours 8am to 5.30pm on weekdays and 9:00am to 12:30pm (~~by appointment only on Saturdays~~). The use shall not be open to the public at any time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of the area

- (5) Training courses shall not be run from the site on more than 28 days per calendar year and the number of students attending each course shall be limited to not more than twelve.

Reason: In the interests of the amenities of the area



THE CIVIL ENGINEERING PRACTICE

11 MAY 2015

RECEIVED

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The Civil Engineering  
Practice  
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Developer Services  
Southern Water  
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P	PM	8/1
Project No:	22275	
Engineer:	SW	Tel: 0330 303 0119
Action By:	SW	Email: <a href="mailto:developerservices@southernwater.co.uk">developerservices@southernwater.co.uk</a>
Action Date:	11/5/15	

08/05/2015

Our Ref: SWS-KENT-S106-007183

**Application to Connect to the Public Sewerage System - Section 106 Water Industry Act 1991**

**Location: Land to rear of Seager Road, Marine Parade, Sheerness, Kent, ME12 2BG.**

Dear Mr. Magowan,

Further to your recent application to connect to the public sewerage system at the above location. I am pleased to inform you that your proposal to connect to the foul sewers via an existing manhole has been approved subject to the following provision:-

Connections to existing manholes and arrangement of pipe junctions within the manhole should be in accordance with Sewers for Adoption 7th edition and Southern Water guidance documentation.

- Please note that, Surface water must not communicate with the public foul sewers.

Please contact Sarah Simmons our Assistant Project Manager for this area on 07803 259274 giving at least 2 full working days notice, in order that a mutually convenient date and time for the inspection of the works can be arranged.

If connection is to be made through the lands of another, the works may not proceed until the Landowners consent has been obtained.

In approving this application it is assumed that you have obtained any necessary Building Regulations Approval and /or Highway Authority Road Opening License.

Yours sincerely,

Developer Services

## **Planning Committee 21 May 2015**

### **Update to representations received**

#### **Planning Application 15/502829/COUNTY – Tunstall Church of England Primary School, Tunstall Road, Tunstall, Kent, ME9 8DX**

As of 11am Thursday 21<sup>st</sup> May there have been a total of 15 objections received (including those already referred to in the report).

The further objections largely raise similar comments and the following additional points;

- This will be in breach of condition 30 of the planning permission for the new school which requires phasing of additional intake (not relevant to this application)
- (A planning application for) Parking on the front lawn has been refused by KCC in 2005 and the school has been asked to stop the practice. This has been ignored eroding the residents' visual amenity, reduction in play space and fumes affecting pupils and the listed building
- KCC have refuse planning permission for a new car park next to the school
- The playground is already too small for the school and this plan will reduce the available space – there is no need to remove existing play equipment as the proposed playing surface is not additional to the existing site
- The new school car park should be built first and pupils encouraged to walk to the school from there
- The application is contrary to virtually all arguments made by KCC, the Diocese, Governors and parents in support of the new school application – and the site is now seen as suitable for an increase in pupil numbers
- Even parents who support the new school do not want the mobiles to be retained any longer
- The old school should close before the new one opens
- What will happen if further delays occur, will further extensions of time be allowed?
- Where is the evidence that all 60 extra school places will be taken up in September?
- The application is out of order by combining a renewal of temporary permission with a new temporary structure and playing surface – a separate issue. It does not allow one to be approved and the other refused
- The application will fail to preserve or enhance the heritage interests of the listed building or conservation area
- Situation not unforeseen
- Two applications mixed together – should be considered separately
- School not fit for purpose/ health and safety issues
- This would not be allowed to a listed residential property in the conservation area