

**Gravesham Borough Council – Decisions taken by the Regulatory Board (Planning) on Wednesday, 12 June 2019**

Agenda Item No	Topic	Decision
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Set out below is a summary of the decisions taken at the meeting of Regulatory Board (Planning) on Wednesday, 12 June 2019. The wording used does not necessarily reflect the actual wording that will appear in the minutes. **Please note that the conditions and grounds will be detailed in the decision notice issued by the Planning Department.**

**All decisions are taken in the public part of the meeting unless indicated otherwise.**

5a.	20190169 - Demolition of existing house and outbuildings and erection of a part four storey and part three storey building for the residential development of 20 no. one bedroom, 41 no. two bedroom and 3 no. three bedroom apartments with associated car parking - Cobham Lodge, Valley Drive, Gravesend	<p>Resolved:</p> <p>(a) that application 20190169 be <b>DEFERRED</b> to enable negotiations with the applicant and/or the applicant's agent to address the Board's concerns in regard to all five grounds of refusal, as the Board considered a residential reuse of this site to be justifiable subject to revisions/amendments and additional information being agreed with officers and being formally submitted, with the instruction that the application be reported back to the Regulatory Board (Planning) on 4 September 2019 for Members to consider the revisions/amendments and additional information submitted, at that time. The concerns of the Regulatory Board (Planning) included that the proposed development fails to make any provision for affordable housing, or any other developer contributions and as such the proposal is contrary to Policy CS10 and CS16 of the Borough Council's adopted Gravesham Local Plan Core Strategy (September 2014) and National Planning Policy Framework; and</p> <p>(b) that should the applicant and/or applicant's agent decline to enter meaningful negotiations then the application be reported back to the Regulatory Board (Planning) on 4 September 2019 for Members to determine the application in line with the officer's original recommendation.</p>
5b.	20190265 - Removal of stable building and out building and replacement with an 8 bay domestic garage building with lift facility for the double stacking of vehicles at The Barn, East Court Farm, Church Lane, Gravesend - report herewith	<p>Following the Officer presentation to Members, the Board considered the submitted planning application and all other material planning considerations and information available to them Members judged that Very Special Circumstances were as follows:</p> <ul style="list-style-type: none"> <li>• That the proposal was within the residential curtilage of the property and did not encroach onto the Green Belt;</li> <li>• That the design and external treatment of the proposal reflected the existing buildings</li> </ul>

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		<ul style="list-style-type: none"> <li>• on the site;</li> <li>• There were no usable buildings on the site for vehicle storage including the original open sided shed;</li> <li>• The design of the proposal was considered to be subservient to the dwelling it was related to; and</li> <li>• The proposal had a limited impact on the openness of the Green Belt.</li> </ul> <p>Therefore the Board considered that the potential harm to the Green Belt by reason of inappropriateness, and any other harm, was clearly outweighed by the Very Special Circumstances listed above. In the light of these considerations, Members resolved that application 20190265 be <b>PERMITTED</b> subject to the conditions regarding the implementation of development listing drawing numbers, a condition limiting the use of the building to garaging ancillary to the main dwelling and for no other purpose and the use of appropriate materials; together with the reasons for imposing such conditions and informatives that will be described in full in the decision notice issued by the Planning Department and available on the following link: <a href="http://www.gravesham.gov.uk/planning-search">www.gravesham.gov.uk/planning-search</a>.</p>