

Regulatory Board

Tuesday, 14 June 2016

7.00 pm

Present:

Cllr William Lambert (Vice-Chair)

Councillors: John Burden
Harold Craske
John Cubitt
Les Howes
Susan Howes
Lauren Sullivan
David Turner
Michael Wenban

Note: Councillors Gurdip Bungar, Leslie Hills, Anthony Pritchard and Makhan Singh were also in attendance.

Clive Gilbert	Service Manager (Development Management)
Martin Goodman	Corporate Lawyer
Richard Hart	Principal Planner
Che Eade-Gevaert	Planning Officer
Carlie Simmonds	Committee Services Officer

10. Councillor Jane Cribbon

The meeting observed a minutes silence as a mark of respect for Cllr Jane Cribbon who passed away on Friday 10 June 2016.

11. Apologies for absence

Apologies for absence were received from Cllrs Robin Theobald and Lee Croxton. Cllrs Harold Craske and Les Howes attended as their respective substitutes.

12. Minutes

The Minutes of the meeting held on 13 April 2016 were signed by the Chair.

13. Declarations of Interest

Cllr John Cubitt made a voluntary announcement of interest not falling into the categories outlined in the Code of Conduct in application GR/2016/0254 - 96 Lynton Road South, Gravesend, Kent DA11 7NE as he had been acquainted with one of the registered speakers.

14. GR/2016/0092 - The Cottage, Westcourt Lane, Gravesend, Kent DA12 2NA

Further to minute 5 (25.05.2016), the Board considered application GR/2016/0092 for the demolition of existing dwelling and the erection of 3no. four bedroom houses and 7no. three bedroom houses, with associated amenities and parking.

Resolved that application GR/2016/0092 be PERMITTED subject to:-

- any representations received as a result of re-consultation are fully considered;
- planning conditions and informatives listed in section 4 of the supplementary report dated 13 April 2016 with an additional condition for level three archaeological recording survey, and with delegated authority to the Service Manager (Development Management) to make minor changes to the wording; and
- completion of a s.106 Agreement, with Heads of Terms as set out in section 3 of the 13 April 2016 supplementary report, within 6 months of the date of the Regulatory Board resolution.

The conditions, reasons and informatives will be detailed in the decision notice issued by the Planning Department and available on the following link: - <http://tinyurl.com/04ufwe7>.

Note: (1) Objectors Christoph Bull and James Turner addressed the Board.
(2) Supporter Matthew Barrett (agent for the applicant) addressed the Board.
(3) Cllr Leslie Hills spoke with leave of the Chair on this item.

15. GR/2016/0037 - 24 Stone Street, Gravesend, Kent DA11 0NP

The Board considered application GR/2016/0037 for the demolition of outbuildings, excavation of soil to form a lower ground floor Retail unit, unloading bay and refuse areas with construction of upper ground floor and floors 1 to 5 providing a total of 4no. one bedroom self-contained flats and 15no. two bedroom self-contained flats and associated external works.

Resolved that application GR/2016/0037 be DEFERRED for one cycle for negotiations regarding the scale and detailed design of the scheme.

The Board also agreed for the architect to present the scheme to Members in an evening presentation prior to the next meeting of the Board.

Note: (1) Supporter Andrew Scott (agent for the application) addressed the Board.
(2) Cllr Makhan Singh spoke with leave of the Chair on this item

16. GR/2016/0046 - Clifton Slipways (including West Street Pier and land to the north and south of West Street), West Street, Gravesend, Kent

The Board considered application GR/2016/0046 for the erection of two buildings to provide a total of 133no. dwellings with associated vehicle parking, highway works and landscaping, comprising erection of a thirteen storey building on the north side of West Street to provide 54no. dwellings and one ground floor retail unit and a second building ranging in height from four storeys to nine storeys on the south side of West Street to provide 79no. dwellings; and the restoration and adaptation of the existing two-level pier structure to provide public and private amenity space to include erection of a glazed pavilion.

Resolved that application GR/2016/0046 be PERMITTED subject to:-

- **resolution of the flood wall design as per Environment Agency requirements;**
- **consideration of views of KCC regarding the details of National Cycle Route 1 in West Street; and of any other representations or consultee responses;**
- **preparation of draft planning conditions and informatives;**
- **agreement of heads of terms for a s106 agreement to include:-**
 - **the repair and ongoing maintenance of the pier;**
 - **public access to the riverside and pier;**
 - **a contribution of £29,736.14 towards bird protection on the North Kent Marshes;**
 - **provision of and/or financial contribution towards highway improvements; and**
 - **development contributions, for the following, with priority to provision of affordable housing contribution: - affordable housing (including deferred contributions for off-site provision), social and community infrastructure and leisure facilities.**

These matters to be delegated to the Service Manager (Development Management) for decision, following consultation with the Chair and Shadow Chair of Regulatory Board.

The conditions, reasons and informatives will be detailed in the decision notice issued by the Planning Department and available on the following link: - <http://tinyurl.com/04ufwe7>.

- Note: (1) Supporters John Bushell (KPF Architects), Colin Whyte (TPP Transport Consultants) and Mike Osman (Planning and Regeneration Ltd) addressed the Board.
- (2) Cllr Makhan Singh spoke with leave of the Chair on this item

17. GR/2016/0254 - 96 Lynton Road South, Gravesend, Kent DA11 7NE

The Board considered application GR/2016/0254 for a Lawful Development Certificate for the proposed use of the dwelling as Class C3(b) for use by three children (under 18 years old) and one resident carer living as a single household with further care provided by additional non-resident carers.

Resolved that application GR/2016/0254 be REFUSED as the Board agreed that the applicant had failed to demonstrate with evidence, on the balance of probability, that the proposed use falls within the definition of Class C3(b) of the Town & Country Planning Use Classes Order 1987 (as amended).

- Note: (1) Objector Julie Lovesey addressed the Board.
(2) Supporter David Lewis (applicant for the application) addressed the Board.
(3) Cllr Anthony Pritchard spoke with leave of the Chair on this item.

18. GR/2016/0265 - 1 The Lapwings, Gravesend, Kent DA12 5QH

The Board considered application GR/2016/0265 for the erection of a two storey side extension, single storey rear extension and open porch.

Resolved that application GR/2016/0265 be PERMITTED subject to conditions, reasons and informatives that were set out in the report and will be detailed in the decision notice issued by the Planning Department and available on the following link:- <http://tinyurl.com/04ufwe7>.

- Note: (1) Objector Nigel Powell addressed the Board.
(2) Supporter Anita Glover (applicant for the application) addressed the Board.
(3) Cllr Gurdip Bungar spoke with leave of the Chair on this item.

19. Planning applications determined under delegated powers by the Director (Housing & Regeneration)

A schedule showing applications determined by the Director (Housing & Regeneration) under his delegated powers has been published on the website.

Close of meeting

The meeting ended at 9.48pm

Martin Goodman

The Leader of the Executive stated that this was the last meeting of the Regulatory Board attended by Martin Goodman, the Council's Corporate Lawyer.

The Leader, on behalf of the Regulatory Board, thanked Martin Goodman for his service to the Board and wished him well for the future.