

## Regulatory Board

Wednesday, 7 September 2016

7.00 pm

### Present:

Cllr Robin Theobald (Chair)  
Cllr William Lambert (Vice-Chair)

Councillors:        John Burden  
                          Les Howes  
                          Susan Howes  
                          John Knight  
                          Lauren Sullivan  
                          David Turner  
                          Michael Wenban

**Note:** Cllrs Gurdip Bungar, Harold Craske, John Loughlin, Leslie Pearton, Steve Thompson were also in attendance

Wendy Lane	Assistant Director (Planning)
Clive Gilbert	Service Manager (Development Management)
Jan Guylar	Head of Legal Services, Medway Council
Vicky Nutley	Lawyer (Place), Medway Council
Peter Price	Principal Planner
Richard Hart	Principal Planner
Rebecca Harrison	Senior Planner
Elizabeth Jump	Planning Assistant
Allan Glasson	Senior Environmental Health Officer
Carlie Simmonds	Committee Services Manager
Sarah Arding	Committee Services Officer

### 29. Apologies for absence

Apologies for absence were received from Cllrs Lee Croxton and John Cubitt. Cllrs Les Howes and John Knight attended as their respective substitutes.

### 30. Minutes

The Minutes of the meeting held on 20 July 2016 were signed by the Chair.

### 31. Declarations of Interest

Cllr Robin Theobald announced an "Other Interest" in applications GR/2016/0357 and GR/2016/0538 – Mill House, Hermitage Road, Higham, Rochester, Kent, ME3 7ND as he is a member of the Dickens Country Protection Society and advised that he would leave the Chamber during the determination of this item.

Cllr Michael Wenban announced an "Other Interest" in application GR/2016/0625 – 63 & Part of the Rear Gardens of 65 & 67 Whitehill Road, Gravesend, Kent, DA12 PF as he lives

near the application site and advised that he would leave the Chamber during the determination of this item.

Cllr John Burden announced an "Other Interest" in application GR/2016/0635 – 2 Downs Road, Istead Rise, Gravesend, Kent, DA11 8DJ as he lives near the application site.

Cllr John Knight announced an "Other Interest" in application GR/2016/0635 – 2 Downs Road, Istead Rise, Gravesend, Kent, DA11 8DJ as he lives near the application site.

Cllr David Turner announced an "Other Interest" in application GR/2026/0625 – 2 Downs Road, Istead Rise, Gravesend, Kent, DA11 8DJ as he lives near the application site and advised that he would make representations about the application before leaving the Chamber during the determination of this item.

### **32. GR/2016/0138 - 88 Pelham Road, Gravesend, Kent DA11 0JB**

Further to minute 25 (20.07.2016), the Chair advised the Board that application GR/2016/0138 had been **WITHDRAWN**

### **33. GR/2016/0537 & GR/2016/0538 - Mill House, Hermitage Road, Higham, Rochester, Kent ME3 7ND**

#### **Vice Chair in the Chair**

The Board considered applications (a) GR/2016/0537 for the construction of dormer windows in the rear and front roof slopes, installation of roof light and three high level vent tiles within each of the front and rear roof slopes and a roof light within the side roof slope; and (b) application GR/2016/0538 for Listed Building Consent for the construction of dormer windows in the rear and front roof slopes, installation of roof light and three high level vent tiles within each of the front and rear roof slopes and a roof light within the side roof slope.

**Resolved that decisions on applications (a) GR/2016/0537 be DELEGATED to the Service Manager (Development Management) to grant planning permission subject to the proposal being revised to show the dormer windows reduced in height and the hipped roof overhang removed; and (b) GR/2016/0538 be DELEGATED to the Service Manager (Development Management) to grant Listed Building Consent subject to the proposal being revised to show the dormer windows reduced in height and the hipped roof overhang removed.**

- Note:
- (1) Cllr Robin Theobald left the Chamber and took no part in the determination of this item.
  - (2) Cllr Harold Craske spoke with leave of the Chair on this item.
  - (3) Members requested that these applications be submitted to the next meeting of the Board if determination of permission is not achieved in the interim.

**34. GR/2016/0625 - 63 & Part of the rear gardens of 65 & 67 Whitehill Road, Gravesend, Kent DA12 5PF**

**Chair in the Chair**

The Board considered application GR/2016/0625 for the partial demolition and alterations to no. 63 Whitehill Road and erection of seven dwellings and new highway access plus other associated works.

**Resolved that application GR/2016/0625 be DEFERRED for a Members' Site Inspection in order to assess the proposal in the local context with particular reference to highways concerns, access issues (refuse collections and emergency vehicles) and the impact of the development on adjacent properties.**

- Note:
- (1) Mr Andrew Street, applicant for the application, addressed the Board.
  - (2) Objectors Ms J Barker-Platy, Ms J Watts and Mr A Foreman addressed the Board.
  - (3) Cllr Steve Thompson spoke with leave of the Chair on this item.
  - (4) Cllr Michael Wenban left the Chamber and took no part in the determination of this item.

**35. GR/2016/0635 - 2 Downs Road, Istead Rise, Gravesend, Kent DA13 9HE**

The Board considered application GR/2016/0635 for the continued shared use of the existing building as farm office and staff rest area for Willerby Farm and as offices and rest area for Highway Recovery Services Limited with associated staff facilities including retention of overnight accommodation provision and temporary storage of recovered vehicles in association with Highway Recovery Services Limited.

**Resolved that application GR/2016/0635 be DEFERRED for additional information and subsequent assessment.**

- Note:
- (1) Mrs J Scott, agent for the applicant, addressed the Board.
  - (2) Objector Mrs M Desforges addressed the Board.
  - (3) Cllr David Turner made representations about the application before leaving the Chamber and taking no part in the determination of this item.

**36. GR/2016/0655 - 28 First Avenue, Northfleet, Gravesend, Kent DA11 8DJ**

The Board considered application GR/2016/0655 for the erection of a single storey extension at the rear, construction of dormer extensions in both side roof slopes and conversion of the roof space into three bedrooms and bathroom with front and rear hip-to-gable enlargements.

**Resolved that application GR/2016/0635 be DEFERRED for a Members' Site Inspection in order to assess the proposal in the local context with particular reference to the impact on adjacent properties and the street scene.**

- Note:
- (1) Objectors Mrs C Eastwood and Mr V Ruante addressed the Board.
  - (2) Cllr John Loughlin spoke with leave of the Chair on this item.

**37. GR/2016/0675 - 26 Shrubbery Road, Gravesend, Kent DA12 1JW**

The Board considered application GR/2016/0675 for the change of use of land to residential (C3) and incorporation into the residential curtilage of 2 Shrubbery Road and erection of a detached storage shed.

**Resolved that application GR/2016/0675 be DEFERRED pending further information regarding the ownership of the land and clarification on the proposed use of the detached storage shed.**

Note: (1) Objector Mr M Whitehouse addressed the Board.

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

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

**Close of meeting**

The meeting ended at. 9.10 pm

**Clive Gilbert**

The Board was informed that this was the last meeting of the Regulatory Board attended by Clive Gilbert, the Council's Service Manager (Development Management).

The Chair, on behalf of the Regulatory Board, thanked Clive Gilbert for his service to the Board and wished him well for the future.