

Regulatory Board

Wednesday, 5 October 2016

7.00 pm

Present:

Cllr Robin Theobald (Chair)

Councillors: John Burden
 Lee Croxton
 John Cubitt
 Susan Howes
 John Knight
 Lauren Sullivan
 David Turner
 Michael Wenban

Jan Guyler	Head of Legal Services, Medway Council
Wendy Lane	Assistant Director (Planning)
Peter Price	Principal Planner
Richard Hart	Principal Planner
Rebecca Harrison	Senior Planner
Elizabeth Jump	Planning Assistant
Carlie Simmonds	Committee Services Manager
Sarah Arding	Committee Services Officer

40. Apologies for absence

Apologies for absence were received from Cllr William Lambert and Cllr John Knight attended as his respective substitute.

41. Minutes

The Minutes of the meeting held on 07 September 2016 were signed by the Chair.

42. Declarations of Interest

Cllr Lee Croxton declared an "Other Interest" in application GR/2016/0675 – 26 Shrubbery Road, Gravesend, Kent DA12 1JW as he lives near the application site and advised he would not vote on this item.

Cllr Michael Wenban declared an "Other Interest" in application GR/2016/0625 – 63 & Part of the Rear Gardens of 65 & 67 Whitehill Road, Gravesend, Kent, DA12 5PF as he lives near the application site.

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

Further to minute 34 (07.09.2016), 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 one cycle for negotiations to achieve a reduced number of units on the site, taking into consideration Members' concerns regarding highways access, overspill parking, residential amenity, refuse storage and collection and landscaping. Consideration also be given to the impact of the development on the Funeral Directors at 67 Sun Lane and an assessment of bats on the site.

Note: (1) Mr Andrew Street, agent for the applicant, addressed the Board.
(2) Objectors Mrs Joanne Barker-Platy, Mrs Jo Watts and Miss Jessie Ling addressed the Board.
(3) Cllr Steve Thompson spoke with leave of the Chair on this item.

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

Further to minute 36 (07.09.2016), 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 PERMITTED subject to conditions, reasons and informatives to be detailed in the decision notice issued by the Planning Department and available at the following link:- <http://tinyurl.com/04ufwe7>

Note: (1) Mr David Meaney, agent for the applicant, addressed the Board.

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

Further to minute 37 (07.09.2016), 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 REFUSED on grounds relating to the proposal being visually harmful, detrimental to the character of the Conservation Area and may set a precedent for harmful development in the area. The reasons to be detailed in the decision notice issued by the Planning Department and available on the following link:- <http://tinyurl.com/04ufwe7>

Furthermore that the current development on the site be investigated and appropriate enforcement action taken to reinstate the land.

Note: (1) Objector Mr Mark Whitehouse addressed the Board.
(2) Cllr Steve Thompson spoke with leave of the Chair on this item
(3) Cllr Lee Croxton did not vote on this item.

46. GR/2016/0727 - Garages and Land off Lanes Avenue and Packham Road, Northfleet, Kent - report herewith.

The Board considered application GR/2016/0727 for the demolition of two existing garage blocks and the construction of a terrace of six number two bed four person houses; a terrace of three number one bed two person bungalows, with additional useable space in the roof, and one number two bed four person wheelchair accessible bungalow; additional external landscaping works and associated parking.

Resolved that application GR/2016/0727 be DEFERRED for a Members' Site Inspection in order assess the proposal in the local context with particular reference to access to the site, displacement parking, the quantum of development and the impact of the development on adjacent properties.

47. 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 9.07 pm