

## Regulatory Board (Planning)

Wednesday, 4 October 2017

7.00 pm

### Present:

Cllr Michael Wenban (Chair)

Councillors: John Burden  
Lee Croxton  
John Knight  
Bronwen McGarrity  
Brian Sangha  
Lauren Sullivan  
Robin Theobald  
Conrad Broadley

**Note:** Councillors: Jordan Meade and Shane Mochrie-Cox were also in attendance.

Laura Caiels	Lawyer (Place) Medway Council
Wendy Lane	Assistant Director (Planning)
Christopher Butler	Planning Manager (Development Management)
Peter Price	Principal Planner
Faye Hobbs	Senior Planner
Lauren Wallis	Committee Services Officer

### 35. Apologies for absence

An apology for absence was received from Councillor William Lambert. Councillor Conrad Broadley attended as Cllr Lambert's substitute.

### 36. To sign the Minutes of the previous meeting

The minutes of the meeting held on 6 September 2017 were signed by the Chair.

### 37. Declarations of Interest

No declarations were made.

### 38. To consider whether any items in Part A of the Agenda should be considered in private or the items in Part B (if any) in Public

None.

**39. 20161038 - The Stork At Rest, Stacey Close, Gravesend, Kent DA12 5TD**

The Board considered an application reference 20161038 for the demolition of the former public house and the erection of 3 pairs of 3 bed semi-detached chalet style properties with associated parking spaces and alterations to the retaining wall.

Following discussion the Officer agreed that condition 9 (landscaping) be amended to include reference to a requirement for significant tree planting.

**Resolved that application 20161038 be PERMITTED subject to conditions, reasons and informatives to be detailed in the decision notice issued by the Planning Department and made available on the following link: <http://tinyurl.com/04ufwe7>.**

Note:

- (1) Katherine Bruce (an objector) addressed the Board.
- (2) Surinder Singh (an objector) addressed the Board.
- (3) Councillor Jordan Meade spoke with the leave of the Chair on this item.

**40. 20170674 - St Georges Church of England School, Meadow Road, Gravesend, Kent DA11 7LS**

Councillors had previously considered application reference 20170674 under Regulation 3 at a meeting of the Board held on 19 July 2017. Kent County Council was the determining authority for the application which proposed a new build 2 storey 240 place Primary School with car park, playground, floodlit artificial pitch and associated landscaping with new access road, footpaths, highway improvements (including the widening of Westcott Avenue and the provision of a footpath link to Lanes Avenue) and service connections.

As a consequence of the meeting of the Board held on 19 July 2017 a formal consultation response was sent to Kent County Council. Kent County Council's consultant had since produced a rebuttal to the Borough Council's response, which was presented to the Board for discussion.

Members noted that no amendments had been made to the scheme as a result of the consultation response from the Borough Council despite many concerns especially the effect of the build on local traffic and parking, school access arrangements and the lack of space in the parking provision on the proposed site for the school.

The Board was advised of a Kent County Council site inspection being held on Thursday, 5 October 2017 with attendees meeting in the Shears Green Community Centre carpark at 8.30am. The applicant would be considered at a meeting of the County Council's Planning Applications Committee on 8 November 2017.

**Resolved**

- 1. That Kent County Council be advised of the Borough Council's response to the Kent County Council rebuttal as set out in the report and that the Borough Council, whilst supporting the principle of the new primary school,**

**still has significant concerns particularly relating to the parking and access arrangements at the school and the effect on resident parking and traffic congestion; if Kent County Council are nevertheless minded to grant planning permission it is requested that the Borough Council's suggested planning conditions should be imposed.**

- 2. That the Kent County Council be advised that it be formally recorded that Gravesham Borough Council does not consider that Kent County Council has addressed the highway and parking impacts of the development on the surrounding community, the effect of which has been significantly underestimated.**

Note:

Councillor Shane Mochrie-Cox spoke with the leave of the Chair on this item.

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

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

- 42. Any other business which by reason of special circumstances the Chair is of the opinion should be considered as a matter of urgency.**

None.

**Close of meeting**

The meeting ended at 8.58 pm