

Regulatory Board (Planning)

Wednesday, 7 February 2018

7.00 pm

Present:

Cllr Michael Wenban (Chair)
Cllr William Lambert (Vice-Chair)

Councillors: John Burden
 Lee Croxton
 John Knight
 Brian Sangha
 Lauren Sullivan
 Robin Theobald
 Leslie Hills

Vicky Nutley Lawyer (Place), Medway Council
Emma Grayson Principal Transport & Development Planner, Kent County Council
Wendy Lane Assistant Director (Planning)
Christopher Butler Planning Manager (Development Management)
Peter Price Principal Planner
Faye Hobbs Senior Planner
Lauren Wallis Committee Services Office

51. Apologies for absence

An apology for absence was received from Cllr Bronwen McGarrity. Cllr Leslie Hills attended as Cllr McGarrity's substitute.

52. To sign the Minutes of the previous meeting

The minutes of the meeting held on 29 November 2017 were signed by the Chair.

53. Declarations of Interest

No declarations were made.

54. 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.

55. Planning applications for determination by the Board

55.1 20160215 - Tollgate Hotel, Watling Street, Gravesend - Demolition of all former Tollgate hotel/restaurant and construction of a petrol filling station and forecourts, sales building, ATM, underground fuel tanks, refuse/recycling, AC/refrigeration units, vehicular access, substation, parking and all associated works and services on part of the site

The Board considered an application reference 20160215 for the demolition of all former Tollgate hotel/restaurant and construction of a petrol filling station and forecourts, sales building, ATM, underground fuel tanks, refuse/recycling, AC/refrigeration units, vehicular access, substation, parking and all associated works and services on part of the site.

Members' attention was drawn to a letter which the Council received on the morning of 6 February 2018 from Clyde and Co, solicitors acting for the chief objector to the application (and who acted for the chief objector in the judicial review claims in 2014 and 2016 in respect of the now withdrawn application 20131018 for the development of the whole site (for a petrol filling station and McDonalds). This letter, together with further representations received by the Council, and the Council's response had been published as a supplementary to the report.

Attention was also drawn to a response received from the Environment Agency who advised that taking the whole of the guiding principles in "The Environment Agency's Approach to Groundwater Protection" (November 2017) into account, they would not change their previous advice on this particular application, and specifically that they would not object subject to their recommended planning conditions being imposed.

Resolved that application 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:

www.gravesham.gov.uk/planning-search.

Note:

- (1) Nigel Ozier (a supporter) addressed the Board.
- (2) Simon Ellis (a supporter) addressed the Board.
- (3) Simon Privett (an objector) addressed the Board.
- (4) Julian Sutton (an objector) addressed the Board.

56. Reports For Information

None.

57. 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.

58. 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 9.00 pm