

## Regulatory Board (Planning)

Wednesday, 5 September 2018

7.00 pm

### Present:

Cllr Michael Wenban (Chair)

Cllr Robin Theobald (Vice-Chair)

Councillors:        John Burden  
                         Lee Croxton  
                         John Knight  
                         Brian Sangha  
                         Lauren Sullivan  
                         Derek Shelbrooke

Jan Guyler            Head of Legal Services (Medway)  
Wendy Lane          Assistant Director (Planning)  
Chris Butler         Planning Manager (Development Management)  
Richard Hart        Principal Planning Officer (Major Sites)  
Lauren Wallis        Committee Services Officer (minutes)

### 13. Apologies for absence

No apologies for absence were received.

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

The minutes of the meeting held on 18 July 2018 were signed by the Chair.

### 15. Declarations of Interest

Cllr Michael Wenban made a significant declaration of interest in respect of application 20171272 20 - Clarendon Road, Gravesend as he was the owner of the property in question. Cllr Wenban left the meeting whilst this application was being discussed and took no part in the determination thereof. The Vice-Chair, Cllr Robin Theobald, chaired the meeting during consideration of this application.

### 16. 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.

## **17. Planning applications for determination by the Board**

### **17.1 20171272 - 20 Clarendon Road, Gravesend**

The Chair of the Regulatory Board (Planning), Cllr Michael Wenban, left the Council Chamber and Cllr Robin Theobald – Vice-Chair, took the chair during consideration of this item.

The Board considered an application for the installation of a roof light in the rear roof slope of a 3 bedroom mid terraced two storey single family dwelling to provide additional light to the loft space which was used as a hobby room.

Members noted that subject to conditions (three year time limit, approved plans and the roof light set flush with the roof plane), the proposal would preserve the character and appearance of the Conservation Area, and would have no impact on the setting of the listed pier to the north west and would have no impact on the amenity of surrounding properties or the existing or future occupiers of the building.

The proposal therefore complied with the local and national planning policy and there were no other material planning consideration arising from this scheme to warrant further consideration.

The Principal Planning Officer (Major Sites) advised that no representations had been received since the publication of the agenda for this meeting.

**Resolved that application 20171272 be APPROVED subject to conditions as set out in the report.**

The Chair of the Regulatory Board (Planning), Cllr Michael Wenban, was invited to return to the Council Chamber

### **17.2 20180828 - Brookvale Depot, Springhead Road, Northfleet - report herewith**

The Board considered an application for the determination as to whether prior approval was required for the demolition of ancillary store buildings, a former workshop and two areas of precast concrete open storage areas. Demolition was proposed as the buildings etc were no longer required for the day to day operations of Brookvale Depot.

Following a request for clarification on where the legislation for demolition was located, the Principal Planning Officer (Major Sites) advised that the relevant legislation could be found in Part 11 (Heritage and demolition) of the GPDO 2015 (as amended).

Clarification was also sought on paragraph 6.2 of the report in relation to asbestos removal. The Planning Manager (Development Management) advised this was a precautionary approach to ensure a competent contractor was appointed.

Members considered that the applicant had submitted sufficient information regarding the demolition process including acceptable measures in case of any issues such as the disposal of any asbestos by a specialist contractor.

**Resolved that PRIOR APPROVAL for application 20180828 is not required for this development subject to informative(s) being included on the decision notice.**

## **18. Reports For Information**

### **18.1 20171120 - Units 9 And 10, May Avenue, Northfleet - report herewith**

Further to a meeting of the Regulatory Board (Planning) on 13 June 2018, the Board considered an update report on application 20171120 – Units 9 and 10 May Avenue, Northfleet, Gravesend for the redevelopment of the site by the erection of a three storey building to provide 14 two bedroom self-contained flats with 14 car parking spaces underneath at ground floor level and the formation of a driveway and the provision of bin stores.

At the meeting on 13 June 2018 Members deferred consideration of the application to enable negotiations with the applicant and/or the applicant's agent with a view to addressing the Regulatory Board's concerns, as the Board considered a residential re-use of this part of the site to be justifiable, subject to revisions/amendments and additional information being agreed with officers and being formally submitted. The Regulatory Board (Planning) also gave the instruction that the application was to be reported back on 5 September 2018 for consideration of the revisions/amendments and additional information submitted.

The Planning Manager (Development Management) advised that the applicants had been invited to a meeting by the Kent Design Review Panel on 19 September 2018 to discuss proposed improvements to the scheme and the officer was anticipating a 6 week revised plan submission. Following a question with regard to the possibility of an appeal from the applicants in relation to non-determination, Members were advised that this was always a possibility but the applicants had shown no sign of wishing to travel this route.

**The update concerning application 20171120 be noted and resolved that the application be DEFERRED for a further period to enable negotiations with the applicant and/or the applicant's agent to continue. The purpose of the deferral for negotiation is as set out in the minutes of the meeting of 13 June 2018 Regulatory Board (Planning).**

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

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

### **Close of meeting**

The meeting ended at 7.35 pm