

Regulatory Board (Planning)

Wednesday, 28 November 2018

7.00 pm

Present:

Cllr Michael Wenban (Chair)

Cllr Robin Theobald (Vice-Chair)

Councillors: Conrad Broadley
John Burden
Lyn Milner
Brian Sangha
Lauren Sullivan

Vicky Nutley Lawyer (Place) Medway Council
Wendy Lane Assistant Director (Planning)
Richard Hart Principal Planner (Major Sites)
Peter Price Principal Planner
Lauren Wallis Committee Services Officer (minutes)

26. Apologies for absence

An apology for absence was received from Councillor Lee Croxton and Councillor Lyn Milner attended as his substitute. An apology for absence was also received from Councillor Bronwen McGarrity.

27. To sign the Minutes of the previous meeting

The minutes of the meeting held on 31 October 2018 were signed by the Chair.

28. Declarations of Interest

No declarations of interest were made.

29. 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.

30. Planning applications for determination by the Board

30.1 20171120 - Units 9 and 10 May Avenue, Northfleet

Further to the meetings of the Board held on 16 May 2018, 13 June 2018 and 3 September 2018, an application was considered for the redevelopment of the site by the erection of a three storey building to provide 14 two bedroom self-contained flats; the laying out of 14 car parking spaces underneath at ground floor level, the formation of associated driveway and provision of bin stores. The Principal Planner highlighted the changes to the design which included improvements to the internal layout of the dwellings, the replacement of the glass in the balconies with wood and railings, the regularisation of the fenestration, changes to the access, the reduction in use of rendering and the removal of 2 staircases and the introduction of a central staircase. There was also an additional condition in relation to the installation of ducting for electric car charging.

The Principal Planner also drew Members' attention to the supplementary report that included a minor addition to a condition, an additional condition relating to the provision of ducting for electric cars and a number of informatives and it was noted that there was a minor error in informative no. 9 and the Board was asked to note that there was only one pre-commencement condition (condition 9).

Resolved that application 20171120 be PERMITTED subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and planning conditions 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.

30.2 20180716 - 47 Cutmore Street, Gravesend

The Board considered an application for the change of use of the former scheme manager's accommodation into 2 one bedroom self-contained flats.

The development was being proposed by the Council and such applications were excluded from the Council's scheme of delegated powers. Therefore this application was required to be considered by the Regulatory Board (Planning)

Resolved that application 20180716 be PERMITTED subject to the conditions 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.

30.3 20180599 - Scheme Manager's Flat, Chichester Rise, Gravesend

Further to the meeting of the Board held on 31 October 2018, an application was considered for the conversion of the former scheme manager's flat and guest room into 2 one-bedroom self-contained flats for persons over the age of 60 (55 if disabled).

The development was being proposed by the Council and such applications have been excluded from the Council's scheme of delegated powers. Therefore this application was required to be considered by the members of the Council's Regulatory Board (Planning).

The Principal Planner (Major Sites) advised Members that officers had contacted the applicant/agent in relations to the proposed changes suggested by the Board on 31 October 2018. The response had been that:

- Moving the kitchen wall would be difficult as there is a slope on the landing leading to the external balcony door, which has a 200mm rise along its length.
- Moving the bedroom wall would not be possible due to the location of the existing 2” waste pipe which runs through the building. The waste pipe is still required to serve the sink and washing machine; and
- The Council struggles letting sheltered accommodation to couples and the proposed 2 x 1 bed, 1 person, sheltered units reflects the overall makeup of the Council's sheltered households.

A comments was made that whilst happy to accept the above comments and the need for 1 bedroom retirement accommodation, there was also a need to consider 2 bedroom accommodation if people were going to be encouraged to downsize. The Principal Planner (Major Sites) agreed that whilst the work fell within the Council's Housing Strategy, he was happy to pass on these comments.

Resolved that application 20180599 be PERMITTED subject to the conditions 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.

30.4 20180764 - Land at Dover Road, Northfleet

The Board considered a revised application for the residential development of the former Dover Road Primary School detached playing field to provide 26 two and three bedroom houses and associated parking spaces and with vehicular access from Dover Road, provision of pocket path, landscaped areas and improvements to the existing footpath within the site which would include re-surfacing and lighting. It was proposed that the 26 dwellings be wholly affordable.

The Principal Planner highlighted the field had not been in use by the school for 14 or more years and had now been declared surplus to requirements by the owners, Kent County Council. The site, which had 'informal' public access to the site by use of a muddy, badly lit footpath, was over grown and unmanaged and, although it had been recently fenced the site was still accessed by the public for informal recreation and dog walking through breaks in the fencing. The site was also subject to some fly tipping.

There had been very few objections to the application received and most had related to concerns over parking in the area. Only limited concern over the loss of this green space had been received and the site was unlikely to come back into use as a recreation site due to the cost of refurbishment and the ongoing maintenance costs. However, the applicant's had agreed to make a contribution towards another facility identified by the Council, and the Council's Leisure Manager had agreed that this was the best way forward. The development had also been reconfigured to include a "pocket park", resulting in the loss of one dwelling unit.

Members expressed concern about the continuing loss of green spaces and the fact that it was felt that the decision could be seen as a message to potential developers that if a green space was neglected, then it was considered reasonable to re-develop.

Concern was also expressed about the fenestration and the fact that the lower floor windows appeared to be ill-proportioned. In addition, the quality of the cladding used was also raised. The applicants were asked to reconsider these parts of the design.

Resolved that application 20180764 be DELEGATED to the Planning Manager (Development Management) to grant planning permission subject to the planning conditions set out in the report and supplementary report and the applicants entering into a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended).

As the statutory consultation period expires on 30 November 2018 and if during that period any fresh material planning considerations arise from surrounding properties or outstanding consultees, the Chair and Vice Chair of the Board would be informed and would determine if they wished to bring the application before an appropriate meeting of the Regulatory Board (Planning) for further consideration.

Note: Mr Laurence Mineham (a supporter) addressed the Board.

31. 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 8.15 pm