

Regulatory Board (Planning)

Wednesday, 6 March 2019

7.00 pm

Present:

Cllr Michael Wenban (Chair)

Cllr Robin Theobald (Vice-Chair)

Councillors: Conrad Broadley
John Burden
Lee Croxton
Brian Sangha
Lauren Sullivan

Vicky Nutley Lawyer (Place) Medway Council

Wendy Lane Assistant Director (Planning)

Christopher Butler Planning Manager (Development Management)

Lauren Wallis Committee Services Officer (Minutes)

45. Apologies for absence

No apologies for absence were received.

46. To sign the Minutes of the previous meeting

The minutes of the meeting held on 6 February 2019 were signed by the Chair.

47. Declarations of Interest

No declarations of interest were made.

48. 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.

49. Planning applications for determination by the Board

49.1 20181155 - Installation of Polytunnels at land west of Northfleet Green, Gravesend going back following a Public Site Visit - report herewith

Further to the meeting of the Regulatory Board (Planning) held on 6 February 2019 and the subsequent public site visit held on 23 February 2019, Members considered an application that sought approval for the installation of 5 blocks of polytunnels on an agricultural field located to the north and west of Northfleet Green Road, Northfleet Green.

The Planning Manager (Development Management) drew Members' attention to the supplementary agenda which contained details of the public site visit. The Board was also advised that the applicant's agent had provided further plans detailing the existing and proposed polytunnels (including changes to the proposed landscaping details of a 3.4 metre height green netting) and the landscape details of the proposed shelter belt. However, these details were illustrative only, as the applicant's agent accepted that they could not be treated as an amendment at this late stage. It was suggested that should the Board consider the netting to be required to form part of the landscape buffer whilst the landscaping becomes established, then the requirement for such netting could be incorporated into a revised planning condition as proposed in the supplementary report. It was noted that the suggested landscaping would need a management plan to include watering, weeding and protection from animals such as rabbits.

The suggestion for netting was considered to be a good short term mitigation as it would shelter the new landscaping whilst it grew in. A suggestion was made that the straight top of the screening be disguised to ensure that it was not too intrusive and to break up the outline.

Resolved that application 20181155 be PERMITTED subject to the conditions set out in the report, as amended by the supplementary report, together with the inclusion of an additional informative regarding how the applicant will ensure the extent of the temporary green netting will be broken up in terms of its visual impact, due to its length, height and positioning.

50. 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 7.20 pm