

Regulatory Board (Planning)

Wednesday, 2 October 2019

7.00 pm

Present:

Cllr Lauren Sullivan (Chair)
Cllr Harold Craske (Vice-Chair)

Councillors: Conrad Broadley
John Burden
Brian Francis
Bob Lane
Jordan Meade
Brian Sangha
Frank Wardle

Vicky Nutley	Assistant Head of Legal Services (Place)
Wendy Lane	Assistant Director (Planning)
Richard McEllistrum	Planning Manager (Development Management)
Richard Hart	Principal Planner (Major Sites)
Lauren Wallis	Committee Services Officer (Minutes)

80. Apologies for absence

An apology for absence was received from Cllr Gary Harding and Cllr Frank Wardle attended as his substitute.

81. To sign the Minutes of the previous meeting

The minutes of the meeting held on 4 September 2019 were signed by the Chair.

82. Declarations of Interest

Cllr John Burden declared a voluntary announcement of another interest, for reasons of transparency, in relation to applications 20181111, 20190724 and 20190725 as the applicant was Gravesham Borough Council and he was the Leader of the Executive.

Cllr Brian Francis declared an other interest in relation to application 20190724 in that he lived two doors down from the application site. Cllr Francis advised that he would not take part in the debate and voting on this application.

83. 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.

84. Planning applications for determination by the Board

84.1 20181111 - 14 Lawrance Square, Northfleet DA11 7HW

The Board considered application reference 20181111 which proposed the continued use of 14 Lawrance Square as a beauty salon (Sui Generis use). The application site had been in use as a sports clinic (D1 use class) from 2013 onwards. After subsequent vacation of that business, in order to help fill this void the applicant originally applied to change the use back to A1. However there was no interest in an A1 use and on 7 February 2019 a beauty salon (Sui Generis use) rented the property and had been operating since that date.

The Principal Planner (Major Sites) advised that the proposal would have no adverse impact on the amenity of surrounding properties. In addition, there was dedicated parking provision available in front of the unit and unrestricted parking on surrounding streets and the proposal would not have a significant detrimental impact on the highway network.

The proposal was a sustainable form of development that accords with national and local policy planning policy and integrated well into the surrounding local centre. The proposed use would replace the prior non-retail use with another non-retail use, and complemented the centre's retail offering and supported the centre's vitality and ability to serve local needs.

The application was before the Board because the Local Planning Authority was the applicant.

Members were advised that no representations had been received from members of the public in response to the notification letters in relation to the application sent to addresses in the vicinity.

The Board noted the importance of supporting sustainable secondary shopping areas in the Borough.

Resolved that application 20181111 be PERMITTED subject to the planning conditions to be detailed in the decision notice issued by the Planning Department and made available on the following link:
<https://www.gravesham.gov.uk/planning-search>.

84.2 20190724 - Land west of 16 - 18 Wilberforce Way, Gravesend DA12 5DQ

Cllr Brian Francis left the Council Chamber during discussion and voting on this application.

The Board considered an application reference 20190725 which proposed the erection of a 3 bedroom two storey dwelling in the side garden of the maisonettes of 16 to 18 Wilberforce Way. At ground floor the proposed dwelling had a living/dining and kitchen and a WC. At first floor 3 bedrooms and a family bathroom were proposed and dedicated storage space had been included at ground and first floor levels. Access to Wilberforce Way from the application site was via a pedestrian path to the north and a vehicular alley way to the south. After careful consideration, it had been concluded that it would not be possible to provide safe on-site parking as it would adversely impact the amenity space of the application site. However, it was considered that there was sufficient on-street parking in the vicinity.

The Principal Planner (Major Sites) advised the design was deemed acceptable and the proposal would not have an adverse impact on the amenity of surrounding properties and there was no conflict with local or national planning policy. There would be no adverse impact on the surrounding highway network and all consultee and neighbour concerns had been addressed. As the development would deliver good quality additional housing onto an underused site, without any significant harmful impacts on the surrounding properties, it was deemed to comply with local and national planning policy

The application was before the Board because the Local Planning Authority was the applicant.

The Board heard the views of the public speakers who answered questions from Members.

Members were advised that a representation had been received asking for reassurance that boundaries around the site would be properly maintained and concern had been expressed about how the dwelling was to be constructed and access to the site during construction.

The following points were made during discussion on this application:

- Following concern about the lack on onsite parking the officer explained that this approach was reasonable in an urban area. There was also sufficient on-street parking available on Wilberforce Way and a nearby bus stop.
- The Board also noted that siting a parking space on the garden of the application site was not practical and would use too much of the amenity space. There was also a safety issue in that there was an insufficient visibility splay at the end of the vehicular alleyway to provide safe vehicular egress onto the highway.
- Following a question from a Member, the applicant agreed to investigate the replacement of the proposed gas boiler mentioned in the Design Access Statement, with a more environmentally friendly alternative.
- Members noted that the site as it stood was prone to flytipping and littering.
- Officers were asked to give due consideration to the needs, including medical, of nearby residents who would be affected by the construction phase of the application. Members were advised that Condition 4 would require a Code of Construction to be submitted for approval to the Council.
- It was noted that there would be no vehicular access to the site and future occupiers would use on street parking if they owned a vehicle or use public transport to access the wider area.
- The Board was advised that the alleyway, which was outside the boundary of the site, was not lit.

Resolved that application 20190724 be PERMITTED subject to the planning conditions to be detailed in the decision notice issued by the Planning Department and made available on the following link:

<https://www.gravesham.gov.uk/planning-search>.

Cllr John Burden did not vote on this application.

Note: (a) Mrs Sharon Donald (Agent)(a supporter) addressed the Board.
(b) Mrs Lynda Coogan (an objector) addressed the Board.

84.3 20190725 - Land to the rear of 125 Barr Road, Gravesend DA12 4DX

Cllr John Burden remained in the Council Chamber but took no part in the discussions or voting on this application.

The Board considered an application reference 20190725 which proposed the demolition of six existing garages and the erection of one 1 bedroom bungalow and associated parking.

The Principal Planner (Major Sites) advised the application would replace six lockup garages (half of which were in current use) with a 1 bedroom (plus flexible use mezzanine / first floor room) chalet bungalow. The dwelling would include a 68.2m² garden, two car parking spaces and a turning area, as well as the retention of the existing neighbouring garden and vehicular accesses. Whilst the dwelling had not been specifically designed for a disabled person, it has been designed so that it could be adapted to the needs of a disabled person though the location of the primary living space at Ground floor level and the provision of a large 'wet room' bathroom,

The design was deemed acceptable and the proposal would not have an adverse impact on the amenity of surrounding properties and there was no conflict with local or national planning policy. There would be no adverse impact on the surrounding highway network and no consultee or neighbour objections had been received. As the development would deliver good quality additional housing onto an underused site, without any significant harmful impacts on the surrounding properties, it was deemed to comply with local and national planning policy.

The application was before the Board because the Local Planning Authority was the applicant.

The Board heard the views of the public speaker who then answered questions from Members.

Members were advised that no representations had been received from members of the public in response to the notification letters in relation to the application sent to addresses in the vicinity.

The following points were made during discussion on this application:

- The mezzanine floor was intended to be use flexibly for things such as storage, somewhere for family members, friends or carers to have a bed etc.
- The Board was reminded that all relevant Council policies prioritise under occupiers in Council-owned housing. The application was designed to encourage those who wish to downsize which would potentially release a large family dwelling, This would result in a chain of moves which might result in someone on the housing register being offered a place to live.
- It was noted that proposed dwelling being a chalet bungalow, would have no overlooking into surrounding properties habitable windows or private amenity space. However, to ensure the protection of the privacy of surrounding properties the officer recommended that Permitted Development rights for any additional roof lights windows be removed and the ones proposed to be conditioned to be obscure glazed.

Resolved that application 20190725 be PERMITTED subject to the planning conditions to be detailed in the decision notice issued by the Planning

Department which includes an additional condition (14) that requires that the proposed roof light window(s) shown on Drawing No. 18867-BR-SK-03 be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above. Secondly condition 13 has been amended to include the removal of Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 as amended. The decision notice is available on the following link: <https://www.gravesham.gov.uk/planning-search>.

Note: (a) Mrs Sharon Donald (Agent)(a supporter) addressed the Board.

85. Planning applications determined under delegated powers by the Director (Planning & Development)

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

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Close of meeting

The meeting ended at 7.47 pm

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