

Planning Committee

Wednesday, 25 November 2020

7.00 pm

Present:

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

Councillors: Conrad Broadley
Brian Francis
Bob Lane
Jordan Meade
Elizabeth Mulheran
Tony Rice
Steve Thompson

Laura Caiels Principal Lawyer (Place), Medway Council
Wendy Lane Assistant Director (Planning)
Richard McEllistrum Planning Manager (Development Management)
Dave Herrington Digital Manager
Lauren Wallis Committee Services Officer (Minutes)

24. Apologies for absence

No apologies for absence were received.

25. To sign the Minutes of the previous meeting

The minutes of the meeting of the Planning Committee held on 30 September 2020 were signed by the Chair.

26. Declarations of Interest

No declarations of interest were made. However, for reasons of transparency Cllr Jordan Meade advised that he was one of the Ward Councillors for the Woodland ward.

27. Planning applications for determination by the Board

27.1 20200912 - Land adjacent to The Haven 22A Chalky Bank, Gravesend DA11 7NY - Demolition of garages, erection of outbuilding and incorporation of land into the garden curtilage of 22A Chalky Bank

The Committee considered an application reference 20200912 for the demolition of two garages, the erection of an outbuilding and incorporation of land into the garden curtilage of 22A Chalky Bank, Gravesend.

The Planning Manager (Development Management) explained that the application was before the Committee as the applicant was the husband of a Borough Council employee. Members were shown a number of photographs of the front and rear of the property which showed the demolished garages, the newly constructed fences enclosing the amended curtilage and the newly installed hard standing area to the front of the dwelling which provided parking for two vehicles together with maps which showed that position of the proposed outbuilding and the change in curtilage of the site. It was noted that one the garages came within the ownership of The Haven, 22A Chalky Bank and the other belonged to 402 Wrotham Road and that the garages were not considered a useful size for the storage of vehicles.

The proposed outbuilding would be 7 metres wide, 2.9 metres in height and 8 metres in depth with 2 roof lights. The Planning Manager (Development Management) described the key planning issues with regard to this site and advised, in relation to the Principle of Development, the proposal would leave enough usable garden, was not of a large scale, was in the same position of the garages and the same height.

Four objections had been received, three from the same household. A potential noise issue from the proposed outbuilding had been raised and the officer noted that noise would not typically limit noise using planning conditions. If there was a problem in the future, then it would be dealt with by the Council's Environmental Service.

In conclusion, the officer recommended that permission be granted subject to the conditions, reasons and informatives as set out in the report.

The following points were raised during discussion on this application:

- The Planning Manager (Development Management) confirmed that the ownership of the garages at the time of their demolition was not a planning consideration and that the transfer of the ownership of the garage owned by 402 Wrotham Road was a private issue between the owners. Members were advised officers understood the land to now been transferred between the parties.
- Members were advised that the change of curtilage, including the extension into the driveway was all been included in the planning application.
- The officer confirmed that the proposed outbuilding would be abutted to the rear and flank boundaries of the garden. As a consequence the external walls of the building would be more difficult to maintain. However, this was not a planning consideration but for the applicant to resolve.

Resolved that application 20200912 be PERMITTED subject to the conditions, reasons and informatives as set out in the officer's report.

28. 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.

Close of meeting

The meeting ended at 7.15 pm