

Planning Committee

Wednesday, 15 June 2022

7.00 pm

Present:

Cllr Brian Sangha (Chair)
Cllr Harold Craske (Vice-Chair)

Councillors: Brian Francis
 Gary Harding
 Samir Jassal
 Bob Lane
 Jordan Meade
 Emma Morley
 Elizabeth Mulheran

Note: Cllr Lee Croxton and Cllr Leslie Pearton were also in attendance

Shazad Ghani	Service Manager (Planning)
Richard Hart	Team Leader (Development Management)
Rebecca Harrison	Senior Planner
Jo Horne	Lawyer
Chris Wakeford	Committee Services Officer (Scrutiny)

8. Apologies for absence

An apology for absence was received from Cllr Tony Rice and Cllr Jordan Meade attended as his substitute.

9. To sign the Minutes of the previous meeting

The minutes of the meeting held on Wednesday, 18 May 2022 were signed by the Chair.

10. Declarations of Interest

No declarations of interest were made.

11. Planning applications for determination by the Committee

11.1 20210453 - Former Cinema Site, 11 King Street, Gravesend

The Committee considered planning application 20210453 in relation to the Former Cinema Site, 11 King Street, Gravesend

The application was for the repair, restoration, extension and repurposing of 11-12 King Street to provide a residents' workhub at ground floor level and 6 flats above along with the construction of a new part 6, part 7 storey building to the rear to contain 42 flats creating 48

flats in total together with car and cycle parking, refuse and recycling storage and private and communal amenity spaces.

The Senior Planner introduced the application to the Committee and highlighted key points from the report.

The Senior Planner stated this application was originally considered at the Planning Committee meeting of the 27 October 2021. At that meeting Members had concerns regarding the bulk and massing of the proposal and how it would be an overbearing structure. The application was deferred for one cycle to allow a Site Inspection to take place on Saturday 13 November 2021. Following this Site Inspection and prior to the Planning Committee held on 24 November 2021, revised plans were received from the applicant at their discretion. Due to the timing of the submission, there was insufficient time to review all the amendments and for the information to be re-consulted on. Also, none of the supporting documents were revised or updated at this point. As such Members resolved to defer the application to allow the amended plans to be assessed, for further negotiations to take place, consultations to be undertaken, the supporting information to be revised accordingly, including a revised viability appraisal.

Full revised plans and documents including a viability appraisal were received from the agent in March 2022, these plans and documents were not informed by negotiations between the agent and planning officers. The revised plans and documents reduce the height of the western half of the building by two stepped storeys so that the overall height of the building would now be 7 storeys instead of 9.

This has also resulted in a reduction in the number of overall units proposed in the development from 53 to 48. Full re-consultation and publicity had been carried out and consideration of these revised plans and documents is set out further in the report.

The Committee were informed that the recommendation from Planning Officers was that application 20210453 be delegated to the Service Manager (Planning) for the application to be refused Planning Permission, for the following reasons:

1. The proposed new six to seven storey building by virtue of its height, scale, bulk, massing and design would be an overly dominant form of development which would not respect the scale and built form of Brewhouse Yard and its immediate surroundings but on the contrary would completely overwhelm it appearing as an extremely overbearing addition and would also appear as an incongruous addition in wider townscape views at odds with the prominent features of Gravesend's historic roofscape principally several church spires. As such this proposal would have a harmful impact on the setting of the High Street & Queen Street, King Street and Harmer Street Conservation Areas and would have an adverse impact on the setting of the Grade II* listed St George's Church, the grade II listed St Johns Church, the Grade II listed clock tower and the Methodist Church (unlisted). The proposal is therefore contrary to Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policies TC2 and TC3 of the Gravesham Local Plan First Review (1994) and Sections 12 and 16 of the National Planning Policy Framework (2021).
2. The proposed development by virtue of its siting, design and proximity to neighbouring buildings is considered to be harmful to the amenity and privacy of future occupiers with regards overlooking, overbearing and lack of privacy. As such this proposal is considered contrary to Policy CS19 of the Gravesham Local Pan

Core Strategy (2014) and paragraph 130(f) of the National Planning Policy Framework (2021).

3. The proposed development by virtue of its siting, design and proximity to neighbouring buildings would impact on the amenity and privacy of a number of neighbouring properties with regards being overbearing, overlooking and lack of privacy. As such this proposal is considered contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 130(f) of the National Planning Policy Framework (2021).

The Committee was invited to ask any questions for clarification.

The Committee heard the views of two public speakers in favour of the application, as well as the architect. The speakers answered questions from the Members.

The Committee debated the planning application, its positives/negatives and the points raised during the public speakers presentations.

The Committee heard from Cllr Lee Croxton, a Ward Councillor, who also spoke on behalf of her fellow Ward Councillors Lyn Milner and Lenny Rolles.

The Committee also heard from Cllr Leslie Pearton

The Committee discussed the following areas; waste collection, sewage, windows (privacy), balconies, heritage (frontage of King Street façade), the applicants not engaging in early discussions with Planning Officers.

The Committee also discussed the completion of a legal agreement under s106 of the Town and Country Planning Act 1990 to deliver mitigation needed to make the development acceptable in planning terms, to include SAMMS and a clawback mechanism for planning obligations including affordable housing.

The Committee acknowledged that the Council is currently unable to demonstrate a five-year housing supply and as the delivery of housing is substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Policy CS02 of the Gravesham Local Plan Core Strategy (2014) must be regarded to be out of date, as required by the Paragraph 11(d) of the NPPF (2021).

The proposed development for a net increase of 48 no. residential units (in this case 48 flats) would offer a notable contribution towards meeting the Borough's local housing need and, accordingly, adds weight in support of the application.

The Committee also noted that Kent County Council were currently investigating the proposed balconies overhanging Brewhouse Yard and as such the Planning Department would need to wait 21 days before a decision could be formally issued (after 22 June)

Resolved that application 20210453 be DELEGATED to the Service Manger (Planning) in consultation with the Chair and Vice Chair (Planning Committee) to grant permission subject to:

1. Agreeing planning conditions (to include waste collection, sewage, windows (privacy), balconies, heritage (frontage of King Street façade))

2. Completion of a legal agreement under s106 of the Town and Country Planning Act 1990 to deliver mitigation needed to make the development acceptable in planning terms, to include SAMMS and a clawback mechanism for planning obligations including affordable housing.

Note: Mr Mark Batchelor (Agent in favour of the application) addressed the Committee.

Note: Mr Deepak Sharma (Landowner in favour of the application) addressed the Committee.

Note: Mr Alex Richards (Architect in favour of the application) addressed the Committee.

Note: Cllr Lee Croxton and Cllr Leslie Pearton spoke with the leave of the Chair on this item.

12. Planning applications determined under delegated powers by the Director (Environment)

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

13. Any other business which by reason of special circumstances the Chair is of the opinion should be considered as a matter of urgency.

The Committee acknowledged that this was the last meeting for Chris Wakeford - Committee Services Officer (Scrutiny) who was leaving the Council to take up a new post.

Members thanked the Committee Services Officer (Scrutiny) for all his good work during his time at the Council and wished him well in his new role.

Close of meeting

The meeting ended at 8.31 pm