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## PLANNING WORKING GROUP

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**MINUTES** of the Meeting held at the sites listed below on Monday, 1 February 2016 from 10.00 - 10.48 am.

**465 DECLARATIONS OF INTEREST**

No interests were declared.

**466 2.1 15/508479/FULL 75 CLIFF GARDENS, MINSTER-ON-SEA, KENT, ME12 3QZ**

**PRESENT:** Councillors Mike Baldock, Cameron Beart, Bobbin, Andy Booth, Richard Darby, Mike Dendor, Sue Gent, James Hall, Mike Henderson, James Hunt, Lesley Ingham, Bryan Mulhern (Chairman), Prescott (Vice-Chairman) and Ben Stokes.

**OFFICERS PRESENT:** Rob Bailey and Philippa Davies.

The Chairman welcomed the applicant, representatives from Minster Parish Council and a member of the public to the meeting.

The Area Planning Officer introduced the application which was for a rear extension with external decking. He outlined the measurements of the extension and decking as noted in the report (14 January 2016). The extension would have a flat roof and the change in ground levels would result in the floor level of the decking being 1.4 metres above the highest ground level and 1.8 metres above the lowest ground level. The Area Planning Officer reported that a 1.8 metre obscure glazed screen would be placed on the outer edge of the decking on the No. 73 side of the property. There was a condition to ensure the screen was installed, prior to the decking being used.

One letter of objection had been received from No.75a; the comments were included in the report. Minster Parish Council had not objected or supported the application.

The Area Planning Officer explained that the property was within the built-up area, and was 2.2 metres from No.75a and 4.8 metres from No.73. The existing property sat forward of the rear wall of No.75a by approximately 1 metre and projected past the rear wall of No.73 by approximately 0.6metres. Once the lean-to had been demolished, the deepest part of the extension would project 1.4 metres past the rear wall of No.75a.

The Area Planning Officer advised that the original window on the side wall facing No.75a had now been deleted from the plans. He added that the extension itself would block overlooking issues towards No.75a from the decking. He did not consider that issues of overlooking, loss of privacy, overbearing or loss of light would be significant, and the visual effect of the flat roof was constrained to the rear of the property.

A representative from Minster Parish Council explained that their Planning Committee initially had a neutral opinion on the application. He explained that there were now concerns with the height of the rear extension, 2 foot higher than the gutter, and they considered this would obscure light to the garden of No.75a.

The applicant explained that the gardens were partially in the shade anyway because of their position on the street.

Members then toured the site and viewed it from the neighbouring property (No.75a).

**467 2.3 15/506728/FULL 11 LEET CLOSE, EASTCHURCH, KENT, ME12 4EE**

**PRESENT:** Councillors Mike Baldock, Cameron Beart, Bobbin, Andy Booth, Richard Darby, Mike Dendor, Sue Gent, James Hall, Mike Henderson, James Hunt, Lesley Ingham, Bryan Mulhern (Chairman), Prescott (Vice-Chairman) and Ben Stokes.

**OFFICERS PRESENT:** Rob Bailey and Philippa Davies.

The Chairman welcomed the applicants and four members of the public to the meeting.

The Area Planning Officer introduced the application which was for the erection of a first floor extension over the existing garage, and a two-storey rear extension. He explained that the property was within the built-up area and he outlined the dimensions of the application as noted in the Committee report.

The Area Planning Officer reported that there had been two objections to the application and Eastchurch Parish Council had also objected to the application, as noted in the report.

The Area Planning Officer did not consider the application would have an overbearing impact and that its position, being north of no.12 did not raise an issue of loss of sunlight. He outlined the distances from neighbouring properties and considered there would not be a loss of privacy, and he reported that windows to the sides would be obscure glazed.

The Area Planning Officer did not consider the application to be out-of-keeping with the surrounding area; no.12 already had accommodation above the garage and there was a mix of design on the surrounding properties. The rear extension was of an appropriate design and entirely contained to the rear of the property.

A Ward Member considered the application would change the streetscene.

Members then toured the site with the officer and viewed it from the neighbouring property (No.12).

Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel