
PLANNING WORKING GROUP

MINUTES of the Meeting held at the sites listed below on Monday, 21 March 2016 from 9.30 - 11.05 am.

617 DECLARATIONS OF INTEREST

No interests were declared.

618 2.6 15/503652/FULL, 15/503656/LBC AND 15/503659/ADV 5 MARKET STREET, FAVERSHAM, ME13 7AH

PRESENT: Councillors Mike Baldock, Bobbin, Sue Gent, James Hall, Mike Henderson, Bryan Mulhern (Chairman), Prescott (Vice-Chairman) and Ben Stokes.

OFFICERS PRESENT: Philippa Davies, Andrew Jeffers, Andrew Spiers and Graham Thomas.

APOLOGIES: Councillors Cameron Beart, Andy Booth, Roger Clark, Richard Darby, Mike Dendor and James Hunt.

The Chairman welcomed the applicant to the meeting.

The Area Planning Officer introduced the application which was in three parts; for change of use from A1 (shops) to A1 (shops), A3 (restaurants and cafes) and B1 (business) use; for listed building consent; and for advertisement consent. He explained that on the ground level there would be a tea lounge, selling cake, tea and coffee and Asian teapots. There would also be an area where tea-making demonstrations would take place. The upstairs would be used as an office.

The Area Planning Officer outlined the proposed internal alterations which included a new door and a new staircase. Outdoor alterations included adding a glass roof to the open yard to the rear of the building; alterations to the front left side of the façade to match the more traditional style of the existing panel on the right; and a new fascia sign at the front.

The Area Planning Officer explained that the building was listed and was within the Faversham Conservation Area, and in the principle shopping area of the town. Five objections to the applications had been received and comments included harm to the town centre and saturation of this type of use. Faversham Town Council had objected on the grounds that no design statement had been received; the site was within the core shopping area; and it was not clear if any A1 use would remain. Historic England raised no objection to the application.

The Area Planning Officer explained that there was heavy retail use in the surrounding area, and he did not consider that the application would result in losing a large area of A1 use. He advised that consideration needed to be given to the

impact of the change of use; impact on the listed building and impact on the amenity and highway due to the proposed fascia sign.

In response to questions, the applicant advised that teapots and speciality teas would be sold and the demonstration area would provide tea-making training. The Area Planning Officer explained that as the proposed use was a mixed use, if products were not sold, a new application would be required to apply for change of use again.

Members toured the site with officers.

619 2.1 15/507023/FULL DUKES SHAW, BEXON LANE, BREDGAR, ME9 8HG

PRESENT: Councillors Mike Baldock, Bobbin, James Hall, Mike Henderson, Bryan Mulhern (Chairman), Prescott (Vice-Chairman) and Ben Stokes.

ALSO IN ATTENDANCE: Councillor Monique Bonney (Ward Member).

OFFICERS PRESENT: Philippa Davies, Andrew Jeffers, Andrew Spiers and Graham Thomas.

APOLOGIES: Councillors Cameron Beart, Andy Booth, Roger Clark, Richard Darby, Mike Dendor, Sue Gent and James Hunt.

The Chairman welcomed the applicant, the Ward Member and three members of Bredgar Parish Council to the meeting.

The Area Planning Officer introduced the retrospective application which was for change of use from woodland, to horticultural and recreational use. The buildings would remain on the site which was within the Kent Downs Area of Outstanding Natural Beauty (AONB). He explained that the site was not visible from the nearby public footpath.

The Area Planning Officer reported that Bredgar Parish Council objected to the application and had stated that the quality of the buildings were not suitable to be within an AONB; they had questioned whether a survey had been done to confirm whether there were any protected species on the site; inconsistencies in the application; and concerns that the site was being used for unauthorised residential purposes.

The Area Planning Officer explained that the buildings on the site were small scale; the area was largely going to be used for horticulture; the temporary condition addressed any residential concerns; and he considered the application did not affect the landscape. He advised that removal of any trees could not be dealt with by a planning condition; a tree preservation order would be required to do that.

The applicant explained that he had not chopped down any trees unnecessarily at the site, and had no intention of doing so.

A representative of Bredgar Parish Council raised concern with the quality of the buildings on the site; the preservation of the ancient woodland and preservation of the AONB; and what would happen to the site if the current occupier left?

The Ward Member raised the following points: concerned with the loss of woodland to leisure purposes; the AONB and woodland needed to be preserved; the site was elevated and was visible from the motorway and surrounding area; loss of trees would make the site more exposed; there had to be a design standard; and new houses would not be allowed to be built at this location.

A Member queried what leisure facilities the application would cover. In response, the Area Planning Officer advised that a planning condition could be added to state what could be added to the site, rather than what could not. The applicant stated that the leisure services he planned was to offer camping for two tents at the site.

A Member asked whether it was possible to limit the application to a named person; whether the use was attached to the land; how long the temporary permission was for, and could it be renewed; and whether properties visible from the site had been consulted.

The Area Planning Officer confirmed that a three-year temporary permission would be granted if approved; and it was possible to restrict the permission to a named person. He further advised that to treat the buildings separately from the leisure use, the applicant would have to withdraw one part, as the application could not be split.

Members toured the site with officers.

Chairman

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