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## PLANNING WORKING GROUP

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**MINUTES** of the Meeting held at 320 Minster Road, Minster-on-Sea, Kent, ME12 3NR on Monday, 18 April 2016 from 10.00 - 10.15 am.

**PRESENT:** Councillors Mike Baldock, Cameron Beart, Bobbin, Richard Darby, Mike Henderson, James Hunt, Prescott (Vice-Chairman, in-the-Chair) and Ben Stokes.

**OFFICERS PRESENT:** Rob Bailey, Paul Gregory and Kellie MacKenzie.

**APOLOGIES:** Councillors Andy Booth, Roger Clark, Mike Dendor, Mark Ellen, Sue Gent, James Hall, Lesley Ingham, Peter Marchington and Bryan Mulhern (Chairman).

### 646 **DECLARATIONS OF INTEREST**

No interests were declared.

### 647 **2.6 15/507246/FULL 320 MINSTER ROAD, MINSTER**

The Vice Chairman in-the-Chair welcomed the applicants, the applicant's agent and the one member of the public to the meeting.

The Planner introduced the application which sought planning permission for a detached two-bedroom bungalow and a carport in the rear garden of 320 Minster Road, Minster. He explained that the bungalow would measure 9.7 metres in width and 12 metres in depth measuring 2.7 metres to the eaves and 5.5 metres in overall height. The bungalow would have a pitched roof and a two-bay carport measuring 5.5 metres x 6.5 metres, 2.5 metres to the eaves and 3.6 metres in overall height with a pitched roof. Also proposed was a 72 square metres rear private amenity space.

The Planner advised that a new boundary was proposed between the existing and proposed dwelling and an extended area of hardstanding between the dwellings would incorporate a driveway and the car port would provide two parking spaces. The existing dwelling at no. 320 Minster Road would retain space to park two vehicles. The agent had submitted a supporting statement which set out the need for the bungalow and related to the applicant's daughter having a medical condition which required constant care. The proposed bungalow would be occupied by the applicant, her husband and disabled daughter to reside in whilst the existing property, no. 320, would be occupied by other family members. This would allow for family members to be on-hand to help with caring when the parents take respite.

Mr Chamberlain, the applicant's agent, spoke in support of the application. He explained that they had worked closely with planning officers on the application in particular to ensure that there was sufficient parking and turning space so that cars did not have to reverse out onto the main road. Mr Chamberlain reported that incorrect drawings were shown at the Planning Committee meeting on 7 April 2016

and amended drawings had been submitted showing the size of one of the car ports reduced and fencing altered to allow better turning within the site.

The Planner acknowledged receipt of the plans which he had with him for Members to view.

Mrs Hughes, the applicant, spoke in support of the application. She stated that they had been working on the proposal for 18 months with planning officers and the proposed development was for longevity. Mrs Hughes explained that they had no family living locally and the proposal would help them to support their daughter.

Mr Hughes, the applicant's husband, urged Members to have an open-mind and raised the following points: was not 'shoe-horning'; planning officers supported the application; would help to keep our daughter out of the care system; similar applications with "terrible" access had been granted; with regard to setting a precedent each application should be considered on its own merits; would be in-keeping with other properties; and all developments "adjust" the streetscene.

In response to queries from a Member, the Area Planning Officer reported that objections had been received from a neighbour and Minster Parish Council. He advised that the occupation of the bungalow could not be tied to that of the main dwelling by a planning condition.

Members then toured the site with officers.

#### Chairman

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