
PLANNING WORKING GROUP

MINUTES of the Meeting held at The Old School, Painters Forstal Road, Ospringe, ME13 0EG on Monday, 15 August 2016 from 11.00 am - 11.13 am.

PRESENT: Councillors Cameron Beart, Bobbin, Richard Darby, James Hall, Mike Henderson, Bryan Mulhern (Chairman), Prescott and Ghlin Whelan.

OFFICERS PRESENT: Simon Algar, Claire Attaway, Kellie MacKenzie and Graham Thomas.

APOLOGIES: Councillors Mike Baldock, Andy Booth, Roger Clark, Mike Dendor, James Hunt, Ken Ingleton, Nigel Kay, Samuel Koffie-Williams and Peter Marchington.

823 **DECLARATIONS OF INTEREST**

No interests were declared.

824 **16/503948/FULL THE OLD SCHOOL, PAINTERS FORSTAL ROAD, OSPRINGE, ME13 0EG**

The Chairman welcomed the applicant, the applicant's agent and the four members of the public to the meeting.

The Area Planning Officer introduced the application which proposed conversion of the former garage to additional accommodation with new link to existing dwelling at The Old School, Painters Forstal Road, Ospringe. The Area Planning Officer showed Members a map of the proposed layout and reported that the site was within the Conservation Area and Kent Downs Area of Outstanding Natural Beauty.

The Area Planning Officer explained that the proposed link would enable the applicants to use the outbuilding, and following concerns about the height of the link, the applicant had agreed to reduce the height of the eaves. Ospringe Parish Council raised objection to the application for reasons as set-out in the Committee report. Two letters of objection had been received and these were also set-out in the Committee report.

The Area Planning Officer considered that this was a well-designed application which suited the character of the area.

The Agent reported that the ridge and eaves heights were marked out for Members to view at the back of the property.

The Conservation Officer considered that the applicants had addressed concerns relating to the height of the link and did not consider that the application would harm the Conservation Area.

Local residents raised the following concerns: proposed side windows would block-out light to the adjoining property; how would the guttering be maintained as the applicant would have to access the neighbouring property; concerns about drainage as this was shared; and the applicants had extended the verge at the front of their property and taken 18 inches off the highway in the process.

Members then viewed the rear of the property with officers, and viewed the site from the adjoining neighbour's property.

Chairman

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