

FAVERSHAM TOWN COUNCIL
PLANNING SCHEDULE – 6th April 2021

DECLARATIONS OF INTEREST WERE MADE BY:

H.PERKIN	DPI	21/501170/FULL	8 CHAPEL STREET, FAVERSHAM
J.SAUNDERS	DNPI	CA/MBNL/77563	CENTRAL CARPARK, FAVERSHAM

Councillors declaring a pecuniary interest (DPI) as above, after signing the Declaration of Interest Book, left the meeting while discussions took place. Councillors declaring non-pecuniary interests (DNPI) as above, sign the Declaration of Interest Book.

Number:

Location and Subject

21/501099/TPOA

14 OSPRINGE PLACE, FAVERSHAM

(WARD: WATLING)

TPO APPLICATION TO CROWN REDUCE ONE ACER TO HEIGHT OF 24FT AND RADIAL SPREAD OF 18FT.

Recommendation: No Objection

Comment:

- 1) **The Town Council has no objection to work being undertaken in the tree, however it considered a 50% reduction to be excessive. The Town Council welcomes the Tree Officers advice on a suitable reduction.**

21/501381/TCA

2 NIGHTINGALE ROAD, FAVERSHAM

(WARD: ST. ANN'S)

CONSERVATION AREA NOTIFICATION – T1 – TO SECTIONALLY FELL TO GROUND LEVEL CABBAGE PALM TREE IN REAR GARDEN TO MAKE WAY FOR SHED BASE. REPLACEMENT TREE WILL BE PLANTED ELSEWHERE IN THE GARDEN.

Recommendation: No Objection

Comment:

- 1) **The Town Council welcomes the planting of a suitable native replacement tree.**

21/501557/TCA

3 STONE STREET, FAVERSHAM

(WARD: ST. ANN'S)

CONSERVATION AREA NOTIFICATION: ASH (T1)
REDUCE LOWEST SOUTHERN AND EASTERN LIMBS
FROM 8 METRES TO NO LESS THAN 3 METRES
MEASURED FROM THE TRUNK. HOLLY (T2) REDUCE IN
HEIGHT TO 4 METRES.

Recommendation: No Objection

Reason:

- 1) The application is for appropriate maintenance.**

20/500015/OUT

LAND AT ABBEYFIELDS, FAVERSHAM

(WARD: ABBEY)

OUTLINE APPLICATION FOR THE DEVELOPMENT OF
UP TO 180 DWELLINGS WITH ASSOCIATED
INFRASTRUCTURE INCLUDING INTERNAL ACCESS
ROADS, FOOTPATHS, CYCLEWAYS, PARKING, OPEN
SPACE AND LANDSCAPING, DRAINAGE, UTILITIES AND
SERVICE INFRASTRUCTURE WORKS (ALL MATTERS
RESERVED EXCEPT ACCESS)

REVISED DETAILS RECEIVED

Recommendation: Strongly Object

Reasons:

- 1) This site is not in Bearing Fruits. The site came forward in the SHLAA process for the emerging local plan and was rejected at that stage. The site was not submitted in the call for sites for the Neighbourhood Plan.**
- 2) The Town Council wishes to reiterate the comment made by CPRE concerning the five-year house supply.
The appeal judgment (APP/V2255/W/15/3135521) concerning Norton Ash prior to the adoption of the current plan, showed that the absence of the five-year supply of sites is not “over-riding”. Para 59 of the appeal decision states “in the context of the serious shortfall in housing land supply the relevant policies for the supply of housing are not up-to-date. Nevertheless, progress being made towards improving the housing land supply position the Borough as part of the emerging development plan,**

and the settlement strategy of this, warrant moderate weight being attached to the policies as an approach to the location of development in the Borough” .

There are sites allocated in Bearing Fruit that are deliverable and will meet the required target, sites under appeal should remain in the assessment of the five-year land supply. Therefore a lack of a five-year supply should not override all other considerations concerning this proposal.

- 3) The land is grade 2/3 agricultural land and not allocated in Bearing Fruits. (Policy DM31)
- 4) The land is open countryside and outside the built-up area of Faversham. (Policy ST 3 (para 5)). The site is within close proximity to RAMSAR and SSSI sites, providing important wildlife habitats and provides an important buffer between the town and these sites. The land is an important area for recreation within reach of Faversham. It was considered that the proposal would neither protect or enhance the intrinsic value, landscape setting, tranquility and beauty of the countryside as set out in the policy.
- 5) On the Environment Agency flood risk map the site sits between two areas of flood risk, it should be noted that the EA also predict that a sea level rise of 1.15m by 2100. The site previously flooded in 1953. The site should therefore not be developed (Policy DM21)
- 6) The development of this site would irreparably damage the characteristic view from the northeast of Faversham. Rather than conserve and enhance the historic environment the proposal would cause unrepairable damage. (Policy ST1 (para 12)
- 7) There are already significant traffic flow problems on the Whitstable Road. The junction from Abbeyfields is dangerous and not suitable for the additional car movements that the proposed 180 dwellings would generate. Abbeyfields itself is a Private Street with historic access problems and ongoing maintenance concerns, it is not suitable for additional traffic that would be generated during construction/occupation.

21/500017/ADV

TESCO STORES, CRESCENT ROAD, FAVERSHAM

(WARD: ABBEY)

ADVERT APPLICATION FOR INSTALLATION OF 3NO.
1250X700MM FLAG SIGNS ON WALL

REVISED DETAILS RECEIVED

Recommendation: Support

Comment:

- 1) The Town Council supported the previous application and welcomes the reduced height of the signs.

21/500934/FULL

4 NORMAN ROAD, FAVERSHAM

(Ward: St. Ann's)

CONVERSION OF LOFT INTO HABITABLE SPACE WITH
INSERTION OF REAR DORMER AND ROOFLIGHT.
ERECTION OF A REPLACEMENT SINGLE STOREY REAR
EXTENSION,

Recommendation: No Objection

Reason:

- 1) The proposal is at the back of the property.

21/500989/LBC

51 ABBEY STREET, FAVERSHAM

(WARD: ABBEY)

LISTED BUILDING CONSENT FOR REPAIRS, INTERNAL
ALTERATIONS AND INSERTION OF A NEW REAR
WINDOW AND REPLACEMENT ROOFLIGHT.

Recommendation: No Objection

Reason:

- 1) The Heritage Statement details that the proposal is for necessary repairs and improvements to the property.

Comment:

- 1) The Town Council welcomes the Conservation Officers input.

21/501170/FULL

8 CHAPEL STREET, FAVERSHAM

(WARD: ABBEY)

ERECTION OF A TWO STOREY REAR EXTENSION,
TOGETHER WITH ROOF ALTERATIONS TO EXISTING
CAT SLIDE ROOF.

Recommendation: No Objection

Reason:

1) The Town Council considered this to be a sympathetic proposal.

21/501212/FULL

5 QUEENS ROAD, FAVERSHAM

(WARD: ST. ANN'S)

CONVERSION OF EXISTING OUTBUILDINGS TO A HABITABLE SPACE WITH A NEW CHIMNEY. INSERTION OF A ROOF LIGHT TO THE FRONT AND LARGER DORMER WINDOW TO THE REAR, NEW DOORS TO FRONT AND REAR.

Recommendation: No Objection

21/501241/FULL

1 St MARY'S ROAD, FAVERSHAM

(WARD: ABBEY)

ERECTION OF A SINGLE STOREY SIDE EXTENSION AND FIRST FLOOR EXTENSION TO EXISTING DETACHED GARAGE, TO CREATE 1NO. ONE BEDROOM FLAT, INCLUDING INSERTION OF REPLACEMENT GARAGE DOOR AND PART CONVERSION OF GARAGE INTO STORE WITH EXTERNAL ALTERATIONS.

(RESUBMISSION OF 20/505450/FULL)

Recommendation: No Objection

21/501242/LBC

KEEPERS COTTAGE, 3 ABBEY ROAD, FAVERSHAM

(WARD: ABBEY)

LISTED BUILDING CONSENT FOR REPLACEMENT OF EXISTING GLAZED CONSERVATORY ROOF WITH A NATURAL SLATE ROOF, AND INSERTION OF NEW SASH WINDOW TO KITCHEN FLANK WALL.

Recommendation: Support

Reason:

1) The Town Council supports the proposal which will bring improvements to the structure. The slate roof is more appropriate for the listed building.

21/501312/FULL

21/501313/LBC

THE WHITE HOUSE, OARE ROAD, FAVERSHAM

(WARD: PRIORY)

MINOR EXTERNAL ALTERATIONS INCLUDING INSTALLATION OF 2NO. ROOFLIGHTS TO REAR, REINSTATEMENT OF ORIGINAL FORM TO FIRST FLOOR WINDOW, AND REPLACEMENT OF SOUTH DOOR TO EXISTING STORE WITH A WINDOW. INTERNAL ALTERATIONS TO FORM STUDY, EN-SUITE,

BATHROOM AND 3NO. BEDROOMS (RESUBMISSION OF
20/503506FULL & 20/503507/LBC)

Recommendation: No Objection

21/501315/FULL

80 THE KNOLE, FAVERSHAM

(WARD. ST. ANN'S)

ERECTION OF REPLACEMENT CONSERVATORY

Recommendation: No Objection

Reason:

- 1) The proposal is for a replacement conservatory which fits the space.

21/501462/FULL

2 NIGHTINGALE ROAD, FAVERSHAM

(WARD: ST. ANN'S)

DEMOLITION OF EXISTING OUTDOOR W.C. AND
ERECTION OF REPLACEMENT SINGLE STOREY REAR
EXTENSION TO CREATE SHOWER ROOM.

INSTALLATION OF REPLACEMENT DOORS AND
WINDOWS TO REAR, INCLUDING NEW BI-FOLDING
DOORS

Recommendation: No Objection

21/501511/FULL

78 LONDON ROAD, FAVERSHAM

(WARD: WATLING)

DEMOLITION OF GARAGE AND SINGLE STOREY REAR
EXTENSION. ERECTION OF A SINGLE STOREY SIDE
AND REAR EXTENSION

Recommendation: No Objection