



21/504755/TCA

**FIGHTING COCKS COTTAGE, ABBEY PLACE**

*(WARD: ABBEY)*

CONSERVATION AREA NOTIFICATION: LARGE MULBERRY TREE IN CENTRE OF REAR GARDEN, HAS GROWN SINCE LAST PRUNED IN 2018. REDUCE HEIGHT FROM 7M TO 5M AND REDUCE WIDTH FROM 5M TO 3.5M. TO INCREASE LIGHT AND KEEP TREE HEALTHY.

**Recommendation: Support**

**Reason:**

- 1) **The application is for regular maintenance necessary to keep the tree healthy and in proportion**

21/504846/TCA

**24 OSPRINGE PLACE, FAVERSHAM**

*(WARD: WATLING)*

CONSERVATION AREA NOTIFICATION TO REDUCE THE CROWN OF ONE DEODAR CEDAR TO RADIAL SPREAD OF 8M.

**Recommendation: No Objection**

**Reason:**

- 1) **This is a rare species and whilst the Town Council has no objection to the work being undertaken to maintain the unique shape of the tree, the Members considered that the work should be undertaken following advice from a professional.**

21/504850/TCA

**ST JOHN THE EVANGELIST, CHURCH ROAD, THE BRENTS**

*WARD: PRIORY)*

CONSERVATION AREA NOTIFICATION - G1 ACER PSEUDOPLATANUS – SYCAMORE: APPROX. 7 SELF-SOWN TREES GROWING ON THE REAR BOUNDARY THROUGH THE STOCK FENCE; TO FELL THESE TO, OR CLOSE TO GROUND LEVEL

T2 ACER PSEUDOPLATANUS – SYCAMORE: LARGE TREE LOCATED IN THE REAR GARDEN IN THE I/H/S CORNER; TO CROWN LIFT THIS TREE OVER THE PARKING AREA UP TO A HEIGHT OF 7M AGL, REMOVING THE LOWEST BRANCH OVER THE CAR PARK AND THE SMALL ONE TO THE LEFT

**Recommendation: No Objection**

**Comment:**

- 1) There are a lot of trees on the site and this is essential maintenance.

21/504849/TCA

**THE SUN INN, 10 WEST STREET, FAVERSHAM**

(WARD: ABBEY)

CONSERVATION AREA NOTIFICATION TO CROWN LIFT ONE FICUS CARICA TO 3M ABOVE GROUND LEVEL; REDUCE HEIGHT OF ONE COMMON HOLLY TO 10M.

**Recommendation: No Objection**

**Reason:**

- 1) This application is for trees close to buildings and the work is necessary.

**Comment:**

- 1) Members have received reports from members of the public that work outside of this application has been undertaken on the site asked the Tree Officer to investigate.

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. AECOM have assessed the site as part of the NHP process and recommended that the site does not proceed further.
- 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.

- 8) It was considered that the development of Abbeyfields would damage the setting of the Conservation Area and Listed Buildings within it including Abbey Barns.
- 9) Clapgate Springs are an important ecological site close the town. The setting of which should be preserved.

**21/502750/FULL**

**18 PRIORY ROW, FAVERSHAM**

*(WARD: PRIORY)*

INSERTION OF DROP KERB AND CREATION OF FRONT PARKING AREA.

**Recommendation: Objection**

**Reasons:**

- 1) The Town Council objects to this historic wall being demolished in the Conservation Area, which would further change the streetscape.
- 2) Members wished to preserve the front garden and the permeable surface.

**21/504516/FULL**

**23 SOUTH ROAD, FAVERSHAM**

*(WARD: ST. ANN'S)*

FITTING OF A LARGER WINDOW AND FRENCH DOORS TO THE REAR OF THE PROPERTY

**Recommendation: No Objection**

**Reason:**

- 1) Members considered the proposal to be sympathetic and the proposed work is at the rear of the property.

**Condition:**

- 1) As the property is in the Conservation Area, Members naturally want confirmation that the Conservation Officer is content with the proposal.

**21/504561/FULL**

**73 The KNOLE, FAVERSHAM**

*(WARD: ST. ANN'S)*

PART RETROSPECTIVE FOR THE DEMOLITION OF SIDE GARAGE AND FRONT PORCH. ERECTION OF REAR

CONSERVATORY, FRONT PORCH AND GREENHOUSE TO SIDE. LANDSCAPING TO FRONT AND REAR GARDEN, INCLUDING CREATION OF NEW FRONT PARKING BAY AND WIDENING OF VEHICLE CROSSOVER.

**Recommendation: No Objection**

**Reason:**

1) **Members considered this to be a thought out proposal.**

**Comment:**

1) **The vehicle crossover seems wide and extends in front of no71. Members seek reassurance that the neighbours and not negatively impacted.**

**21/504710/FULL  
21/504711/LBC**

**102-103 WEST STREET, FAVERSHAM**

*(WARD: ABBEY)*

REPLACEMENT OF GLAZED FRONT DOOR WITH SOLID FRONT DOOR

**Recommendation: Support**

**Reason:**

1) **The glazed front door is out of character for the property. The proposed solid front door is more in keeping and will improve the streetscape.**

**21/504790/FULL**

**63 BRAMLEY AVENUE, FAVERSHAM**

*(WARD: WATLING)*

DEMOLITION OF EXISTING SIDE ELEVATION UTILITY ROOM. ERECTION OF NEW SINGLE STOREY SIDE AND REAR EXTENSIONS.

**Recommendation: No Objection**

**Reason:**

1) **This is a straight forward proposal.**

**21/504834/FULL**

**47 OSPRINGE ROAD, FAVERSHAM**

*(WARD: ST. ANN'S)*

DEMOLITION OF EXISTING GARAGE. GARAGE REBUILT AND WIDENED WITH SINGLE STOREY SIDE EXTENSION TO MAIN HOUSE BUILT OVER NEW GARAGE WITH LIFT. INTERNAL ALTERATIONS TO EXISTING HOUSE. NEW BIN STORE AT FRONT OF PROPERTY ADJACENT TO GARAGE. REPLACEMENT RAILINGS TO EXISTING BOUNDARY WALLS AND NEW HANDRAILS TO EXISTING FRONT STEPS.

**Recommendation: No Objection**

**Reasons:**

- 1) **The Town Council does not wish to object to this proposal. The installation of the lift may enable residents to stay in their house longer.**

**Comment:**

- 1) **The Town Council considered that improvements could be made to the design of the proposal. The design was considered boxy and plain for a prominent position in the Conservation Area.**
- 2) **Members were disappointed that UPVC windows were proposed and would like to see wooden windows used in the Conservation Area.**
- 3) **Members considered that it would be beneficial to change the brick detailing in the garage and suggested the lines of the garage being married to the front elevation. In particular the lines from the windows down to the front elevations.**

\*\*\*\*