

FAVERSHAM TOWN COUNCIL
PLANNING SCHEDULE – 17th JANUARY 2022

DECLARATIONS OF INTEREST WERE MADE BY:

J. SAUNDERS	DNPI	21/506683/FULL	OSPRINGE BRICKWORKS
-------------	------	----------------	---------------------

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.

21/506778/TCA

6 PRESTON GROVE, FAVERSHAM

(WARD: WATLING)

CONSERVATION AREA NOTIFICATION FOR 13 X SILVER BIRCHES (AS SHOWN ON PLAN) – TO NEATEN AND TIDY THE AREA BY LOPPING AND TOPPING THE SILVER BIRCHES AS NOTED – AS SHOWN ON PHOTOS

Recommendation: No Objection

Reason:

- 1) The application is for standard maintenance**

21/506867/TCA

STONEBRIDGE LODGE, WEST STREET, FAVERSHAM

(WARD: PRIORY)

CONSERVATION AREA NOTIFICATION FOR 2 X LEYLANDII TREES – FELL AND 1 X ALDER TREE – FELL

Recommendation: No Objection

Reason:

- 1) This is an unsuitable position for Leylandii and the Alder is most likely self-seeded.**

Comment:

- 1) The Town Council noticed that replacement trees will be planted and welcomed the initiative.**

21/502357/REM

PHASE 2B FAVERSHAM LAKES, HAM ROAD,

(Ward: Priory)

Approval of Reserved Matters of appearance, landscaping, layout and scale for erection of 111no. one, two, three, four and five bedrooms houses and apartments, together with

associated roads, parking and landscaping – pursuant of Hybrid Application SW/14/0257

Revised Details Received

Recommendation: Support

Comment:

1) Further to the previous representations made on the 19th October 2021, for the original reserved matters we wish to raise again the following points summarised below.

Affordable Homes

- **Members noted and welcomed that 29 of the 32 affordable housing units were for affordable rent. It was also seen as a positive that the site was tenure blind.**

Biodiversity and Natural Environment

- **There is an opportunity to create a softer landscape transition into the linear park, on the east side of the development. The park is a traffic free route linking phase 1 and phase 2, which then extends to the pond area, ensuring there is opportunity for wildlife migration through part of the site.**

- **The detailed landscaping plans are welcomed. We note and support the features included, such as the incorporated swift boxes, treatment of spaces as planted wildflower areas, providing a softer landscape in the streetscene and hedging as a boundary treatment. Collectively these features contribute towards biodiversity net gain and support wildlife within the new development.**

- **On some of the detailed landscape plans there is opportunity to further enhance the biodiversity net gain. One clear opportunity is where there is a combination of amenity grass mix and wildflower meadow grass mix seeded areas together. The amenity grass may include more invasive species and over time dominate the wildflower area.**

Where this conflict on the landscaping plan occurs the proposed amenity grass seeded areas should be amended to only specify wildflower meadow grass mix. A clear example of this conflict can be seen on plan reference: Detailed Landscape Proposals for Pond Edge 2B adjacent to plots 181 to 191.

The Town Council welcomes the landscape design in principle, particularly in the number of trees planted

within the streetscene and the planted hedges as front boundary treatments.

Design and Layout

- The proposed layout concentrates the affordable housing in the core of the development. The scheme has made no attempt to address this issue in the revised plans submitted. This is contrary to the National Model Design Code part 2 which states development should deliver: *“The mix and integration of housing tenures and achieving tenure-blind development.”*

This is a significant design issue in the layout of the site. While we have the opportunity the applicant should reconsider the tenure layout and ensure the development is tenure blind to meet BFL12 standards, national design code and good urban design principles

- The proposed garage dimensions do not appear to accommodate a parked vehicle and enable the occupants to exit within the structure. Put simply these are not designed fit for purpose given the size of modern vehicles. Although these may meet building regulations minimum space, they are not functional for the intended purpose

- There are no details of electric car charging points. This should be an integral part of the design.

- The design concept to face building fronting the public realm towards the natural landscape features such as the pond is a strong design feature and makes a positive contribution to the overall development.

- Currently there is limited quality amenity space for the proposed apartment block. A revised design layout to incorporate the apartments adjacent to the pond open space or other larger amenity areas would positively address this design issue.

- In relation to the apartments, it is also requested that all letterboxes are accessible from public entrances to enable deliveries and post to be made easily.

- The proposed houses are standard in design and materials. There is not a site-specific response within the design. Nor do the proposed dwellings include design features that address climate change.

It is noted in the design and access statement that the site is suitable for a number of identified energy generation products. Yet these have not been translated into the overall design.

The evidence base gathered for the emerging neighbourhood plan makes clear that this is a water stressed area. There are no proposed features to address this such as rainwater harvesting within the buildings or how the development is climate resilient. Given the current context and international agenda to positively address climate change, this reserved matters application should be more positive in its design contributions. It is therefore, suggested the scheme is revised to incorporate such design measures. The national design code has further information on how this could be achieved, together with the commitment from Swale Borough Council to address climate change and create climate resilient communities.

21/502545/FULL

RAILWAY DEPOT, STATION ROAD, FAVERSHAM
(WARD: ABBEY)

RESIDENTIAL AND COMMERCIAL DEVELOPMENT COMPRISING OF 32NO. RESIDENTIAL UNITS AND 246SQM OF COMMERCIAL SPACE (CLASS E USE), WITH ASSOCIATED PARKING AND AMENITY AREAS.

REVISED DETAILS RECEIVED

Recommendation: Objection

Reason:

- 1) The lack of active transport infrastructure from the Station to the East of Faversham was a major concern for members. Further this is a good opportunity to link the Station/Town with the Jubilee Estate. It is imperative that if development in the South East happens alternatives to the long bridge are provided.

Comments:

- 1) Members still consider there to be strong elements to the proposal and building on brownfield sites is to be encouraged.
- 2) The bins will be unsightly for the residents of the Oast Houses and members request that they are positioned elsewhere on site.
- 3) Throughout the planning process there has been good communication between the developers, members and residents and the Committee would like to encourage this to continue.

21/506326/FULL

PRESTON COURT, CANTERBURY ROAD, FAVERSHAM

(WARD: WATLING)

ERECTION OF A 5NO. BEDROOM DETACHED HOUSE WITH A DETACHED GARAGE ALL WITHING THE GROUNDS OF PRESTON COURT

REVISED DETAILS RECEIVED

Recommendation: No Objection

Comment:

- 1) **As previously stated Members were disappointed that one 5 bedroom house was proposed rather than small affordable units.**
- 2) **It was noted that 6 trees will be removed and members request that replacement trees are planted**

21/506329/FULL

FORGE HOUSE, 64 WEST STREET, FAVERSHAM

(WARD: ST. ANN'S)

CONVERSION OF EXISTING FORGE TO FORM ANNEXE ANCILLARY TO MAIN DWELLING. INSTALLATION OF SOLAR PANELS TO EASTERN ROOF PLANE.

Recommendation: No Objection

Reason:

- 1) **The repurposing of a building is seen as a positive.**

Condition:

- 1) **The No Objection is on condition that SBC Conservation Officer is content with the proposal**

21/506365/LBC

THE LAWN, BRENT HILL, FAVERSHAM

(WARD: PRIORY)

LISTED BUILDING CONSENT FOR REPLACEMENT GATE, MAINTENANCE TO WINDOWS, DOORS AND ALTERATIONS TO BASEMENT

Recommendation: No Objection

21/506453/FULL

9 MARKET STREET, FAVERSHAM

21/506454/LBC

(WARD: ABBEY)

INSERTION OF REPLACEMENT FIRST AND SECOND FLOOR WINDOWS AND DOOR

Recommendation: Support

Reason:

- 1) **The proposal will improve the frontage of the building in the Conservation Area.**

21/506507/FULL

8-27 BENSTED GROVE, FAVERSHAM

(WARD: WATLING)

REPLACE EXISTING WHITE DOUBLE GLAZED UPVC CASEMENT WINDOWS WITH LIKE FOR LIKE WHITE DOUBLE GLAZED UPVC CASEMENT WINDOWS

Recommendation: No Objection

21/506524/FULL

14 HILTON CLOSE, FAVERHAM

(WARD: WATLING)

DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF A SINGLE STOREY REAR EXTENSION, INCLUDING BLOCKING UP OF SIDE PORCH

Recommendation: No Objection

Reason:

- 1) The house is on large plot and there is room for the proposed extension which not impact on neighbours

21/506555/FULL

1 CAMBRIDGE ROAD, FAVERSHAM

(WARD: ST. ANN'S)

PART DEMOLITION OF, AND ALTERATIONS TO, EXISTING SIDE AND REAR BUILDINGS, INCLUDING ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TO EXISTING KITCHEN

Recommendation: No Objection

Reason:

- 1) The proposal is of a high standard

Comment:

- 1) The No Objection is on condition that SBC Conservation Officer is content with the proposal

21/506556/FULL

1 MARCHANT GROVE, FAVERSHAM

(WARD: WATLING)

ERECTION OF SINGLE STOREY SIDE EXTENSION

Recommendation: No Objection

21/506587/FULL

EAST LODGE, THE OLD SCHOOL, ORCHARD PLACE

(WARD: ABBEY)

REPLACEMENT WINDOWS AND DOOR TO THE PROPERTY AND INSTALLATION OF A NEW BATHROOM ROOFLIGHT AND BOX BAY WINDOW TO RESIDENTIAL DWELLING

Recommendation: No Objection

21/506465/HYBRID

LAND AT LADY DANE FARM, LOVE LANE

(WARD: WATLING)

HYBRID PLANNING APPLICATION CONSISTING OF A FULL PLANNING APPLICATION FOR 84 RESIDENTIAL DWELLINGS, 3 NO COMMERCIAL UNITS FOR CLASS E USES, ACCESS OFF LOVE LANE, AND SITE INFRASTRUCTURE. OUTLINE PLANNING APPLICATION (WITH ALL MATTERS RESERVED) FOR 70 RESIDENTIAL DWELLINGS, ENTERPRISE LAND DEVELOPMENT (INCLUDING CLASS E USES), A DAY NURSERY, A CARE HOME AND LAND RESERVED FOR 2 FE PRIMARY SCHOOL, TOGETHER WITH OPEN SPACE, SPORTS PROVISION AND ASSOCIATED WORKS

Recommendation: Defer

21/506636/FULL

23 TETTENHALL WAY, FAVERSHAM

(WARD: WATLING)

ERECTION OF REAR CONSERVATORY

Recommendation: No Objection

21/506683/FULL

OSPRINGE BRICKWORKS, SUMPTER WAY,

(WARD: WATLING)

RETENTION OF THE EXISTING TEMPORARY ACCESS OF SUMPTER WAY/LOWER ROAD AND THE CREATION OF A HOGGIN FOOTWAY FOR A TEMPORARY PERIOD UNTIL MAY 2022

Recommendation: No Objection

Comment:

- 1) On condition that access ceases on 31st May 2022**
- 2) That the access is for the occupied houses and not construction traffic.**
- 3) That a further application is submitted for the footpath**
