

**FAVERSHAM TOWN COUNCIL**  
**PLANNING SCHEDULE – 18<sup>th</sup> October 2021**

**DECLARATIONS OF INTEREST WERE MADE BY:**

T MARTIN	DNPI	21/505170/FULL	ANNEXE, BRIDGE HOUSE, 99 OSPRINGE ROAD
H PERKIN	DNPI	21/505170/FULL	ANNEXE, BRIDGE HOUSE, 99 OSPRINGE ROAD
A REYNOLDS	DNPI	21/505170/FULL	ANNEXE, BRIDGE HOUSE, 99 OSPRINGE ROAD
J ROWLANDS	DNP	21/505170/FULL	ANNEXE, BRIDGE HOUSE, 99 OSPRINGE ROAD
J SAUNDERS	DNPI	21/505170/FULL	ANNEXE, BRIDGE HOUSE, 99 OSPRINGE ROAD
C WILLIAMS	DNPI	21/505170/FULL	ANNEXE, BRIDGE HOUSE, 99 OSPRINGE ROAD

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
<b>21/505230/TCA</b>	<p><b>4 BELVEDERE CLOSE, FAVERSHAM</b>  <i>(WARD: ABBEY)</i>            CONSERVATION AREA NOTIFICATION – T2 AND T3            SORBUS – REDUCE 2 TREES FROM 6M TO 4M WHEN            MEASURED FROM THE GROUND  <b>Recommendation: No Objection</b>  <b>Reason:</b>  <b>1) The application is for sensible maintenance</b></p>
<b>21/505279/TPOA</b>	<p><b>4 BELVEDERE CLOSE, FAVERSHAM</b>  <i>(WARD: ABBEY)</i>            TPO APPLICATION – T1 SYCAMORE – REDUCE            CROWN ON SOUTH SIDE OF TREE FROM 8M TO 6M            WHEN MEASURED FROM THE TRUNK, REASONS            INCLUDE ALLOWING MORE LIGHT TO            SURROUNDING SHRUBS AND JUVENILE TREES  <b>Recommendation: No Objection</b></p>

**Comment:**

- 1) The work on this tree which is protected by a TPO should be undertaken by a professional in a sympathetic manner to preserve its shape.

21/502357/REM

**PHASE 2B FAVESRHAM LAKES, HAM ROAD,  
FAVERSHAM**

*(WARD: PRIORY)*

APPROVAL OF RESERVED MATTERS OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR ERECTION OF 11 NO. ONE, TWO, THREE, FOUR AND FIVE BEDROOM HOUSES AND APARTMENTS, TOGETHER WITH ASSOCIATED RADS, PARKING AND LANDSCAPING – PURSUANT OF HYBRID APPLICATION SW/14/0257

**Recommendation: No Objection**

**Comments:**

**1) Affordable Homes:**

- (i) Further to the previous representations made in respect of the application SW/14/027, the Town Council reiterates the concerns raised by the Affordable Housing Manager at SBC that the tenure split needs to be revised to ensure the whole site requirements of the s106 are met.

**2) Biodiversity and Natural Environment:**

- (i) 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.
- (ii) Currently some of the proposed boundary treatments are not conducive to supporting wildlife corridors/movement or contributing to drainage through planting schemes. This could be addressed through more careful design. For example, including hedgehog friendly fence panels and putting bat/bird bricks in the properties fronting the tree planted amenity areas.
- (iii) 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

**3) Design and Layout:**

- (i) The proposed layout concentrates the affordable housing in the core of the development. The scheme should be revised to support a tenure blind design and layout, in line with the emerging design policy of the neighbourhood plan**
- (ii) The proposed single 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**
- (iii) There are no details of electric car charging points. This should be an integral part of the design.**
- (iv) 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.**
- (v) 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.**
- (vi) 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.**
- (vii) 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.

- (viii) The proposed viewing platform is an interesting design feature, provided it does not have a detrimental impact on neighbour amenity by means of overlooking or privacy for existing or future occupants

**21/503508/FULL**

**MACKNADE STORES, CANTERBURY ROAD,  
FAVERSHAM**

*(WARD: WATLING)*

RETROSPECTIVE APPLICATION FOR INSTALLATION  
OF 2 NO. CONDENSER UNITS

REVISED DETAILS RECEIVED

**Recommendation: No Objection**

**21/504537/FULL**

**SUITE 2, FIRST FLOOR, 2 JUBILEE WAY,  
FAVERSHAM**

*(WARD: ABBEY)*

CHANGE OF USE FROM OFFICE TO  
PHYSIOTHERAPY CLINIC

**Recommendation: Support**

**Reason:**

- 1) The Members wish to support the expansion of this business which is serving the residents of Faversham**

**21/504960/FULL**

**31 FORBES ROAD, FAVERSHAM**

*(WARD: WATLING)*

INSTALLATION OF A DROPPED KERB

RECOMMENDATION: OBJECT

Reasons:

- 1) **Members raised concerns about the safety of vehicles entering and leaving the proposed off street parking, close to the junction of Athelstan Road**
- 2) **Members considered that the Streetscape would be adversely effected.**
- 3) **A front garden being replaced by a hard surface was seen as a negative of the proposal**

21/505065/FULL

**LADY DANE FARMHOUSE, LOVE LANE,  
FAVERSHAM**

*(WARD: WATLING)*

CHANGE OF USE FROM ACTIVITY CENTRE AND SENSORY ROOM TO 2NO. APARTMENTS FOR SUPPORTED LIVING

**Recommendation: Support**

Reasons:

- 1) **The relocation of the Sensory Room to the main building is of benefit to the residents**
- 2) **The provision of two more apartments for supported living is in line with KCC obligations for Social Care.**

21/505170/FULL

**ANNEXE , BRIDGE HOUSE, 99 OSPRINGE ROAD,  
FAVERSHAM**

*(WARD: ST. ANN'S)*

INSTALLATION OF 20. NO SOLAR PANELS ON SOUTH ELEVATION

**Recommendation: No Comment**

21/505197/FULL  
21/505198/LBC

**ORCHARD COTTAGE, CANTERBURY ROAD**

*(WARD: WATLING)*

ERECTION OF A CABIN

**Recommendation: No Objection**

Reason:

- 1) **The application is for a small structure**

21/505213/FULL

**5 THE KNOLE, FAVERSHAM**

*(WARD: ST. ANN'S)*

ERECTION OF A SINGLE STOREY REAR EXTENSION TO RESIDENTIAL DWELLING

**Recommendation: No Objection**

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