

## **Minutes of the Faversham Society Planning Committee held 22<sup>nd</sup> June 2020 as agreed by the Board**

Sent to: Chris Oswald Jones, Mike Henderson, Katie Begg, Nigel Mannouch, Maria Newman, Patsy Rogers, Guy Felton, Jonathan Carey. Also to members of the Faversham Society Board

### **1. Apologies for absence:**

Mike Henderson

### **2. Declaration of pecuniary and non-pecuniary interests: None**

### **3. Minutes of the previous meeting:**

The recommendations for comments from the last meeting were agreed by the Board except for two at Perry Court for 58 houses near the farmhouse and for a block of three shops which were changed from recommending support to recommending refusal

### **4. Matters arising:**

None

### **5. Correspondence**

Anne Salmon raised an enforcement complaint that works have been carried on the Gatehouse, Sheldwich Lees including removal of chimneys and other apparent building works. She was advised by a Swale planning enforcement officer that removal of chimneys on a building in a conservation area is permitted development. The applicants have a pre-application submission in with the council and any works they carry out while negotiations on an acceptable scheme are at their own risk.

Chris OJ reported a on a decision from Swale BC regarding 2 Parsonage Farm Oast (20/501172) The FS raised objection. The application has been approved

### **6. Listed Building Matters**

Harold Goodwin has been following up the enforcement matter over the works to change the mathematical tiles to render at 2-3 Court Street. He has been in correspondence with James Freeman at SBC and asked for a reply on whether the works carried out are satisfactory. James Freeman has asked Simon Algar to reply but he has been on leave.

### **7. Townscape Issues**

Chris Oswald Jones commented on the number of signs which have been placed around the town reminding the public of separation distances for

COVID-19. (These may need to be amended when the regulations for distances change).

## **8. Public Realm**

None

## **9. Planning Applications**

20/502105 Land adjacent to Faversham Station, Station Road, Faversham ME13 8EB. Erection of a two-storey building comprising eight office units (official description is incorrect). This is inside the existing gates along the roadway now on railway owned land south of Beaumont Terrace. This road forms the exit road and footpath from the recently approved extension to the Jubilee Way business park under the Long Bridge and is intended as a further effective extension to the business park. The roadway would be moved closer to the existing fence. The building would be constructed in yellow brick to match the other buildings on the Jubilee Way business park. It is on the site of an existing single storey building. KCC Highways are concerned at conflicts between vehicles and pedestrians on the roadway/footway next to the building.

Recommendation: The location of the office building would provide employment in a sustainable location close to the town centre which is welcomed. It would be preferable if some of the parking adjacent to the Beaumont Terrace fence is removed so that the footpath from Jubilee Way can be safer for pedestrians and that cycle parking could be provided and to ensure that as many trees as are in good condition can be retained. It is noted that the width of the road is also unsuitable for Network Rail's operations in maintaining the railway because of the lack of a safe footway route..

20/501918 18 Fielding Street Faversham. ME13 7JZ Insertion of two upvc replacement front windows. This is the Faversham conservation area and is covered by an article IV direction.

Recommendation: This should be refused because the intention of the article IV direction is to control the materials of front windows to improve the character of the conservation area. The use of timber for windows is more appropriate to the age and character of the building and the terrace.

20/502248 32 Whitstable Road, Faversham ME13 8DL Erection of a rear dormer extension and alterations to form live-in accommodation for the day nursery. The building is a large converted house opposite the entrance to Jubilee Way. The ground floor is used as a day nursery. The proposed dormer would be on the rear roofslope and would create headroom over the stairs and allow space for a bathroom in the second floor. In the present circumstances, it is important that the costs to such businesses are reduced to enable them to survive.

Recommendation. This application is welcomed. The provision of accommodation which is likely to help to maintain the viability of the business is welcomed. The design would not harm the appearance of the building or its immediate vicinity.

20/502288 6 Saxon Road, Faversham ME13 8QB. Erection of a single storey rear extension. This is one of a pair of semi-detached Victorian houses at the Stone Street end of Saxon Road. It is proposed to infill the existing rear lightwell at ground floor level to provide a full width ground floor extension with almost full width glazed sliding doors. The houses have paired rear outreaches at present at ground and first floor levels. The street has a good rhythm of extensions and lightwells.

Recommendation: This application should be refused because it would be harmful to the existing rhythm of extensions and lightwells in this part of Saxon Road. The use of almost full-width glazing at ground floor level is unwelcome. The scheme would result in less than substantial harm to the conservation area which is not outweighed by any public benefit.

20/502451 Land at Nash Court, Canterbury Road, Boughton ME13 9SN. Prior notification for the erection of a general-purpose agricultural building for its siting, design and external appearance. Nash Court main house is a landmark building of high quality is visible for long distances from the edge of Boughton village and from Canterbury Road. The large green farm building would be between the road and the house and visible quite close to the house in more distant views.

Recommendation: This large building should be located so that it is not visible in the context of the house when viewed from the end of Boughton Street.

20/502514 87 Ospringe Road, Faversham ME13 7LG. Erection of a rear dormer window and erection of a ground floor rear extension. The proposed dormer is modest in size and the windows would be similar in character to others on the building albeit smaller. The house is at the end of the terrace with a side wall onto Cambridge Road so that it would raise the height on the wall just inside the garden wall. The infill extension would occupy the full depth of the lightwell. There is a good rhythm of extensions and voids along this part of Ospringe Road and it is a characteristic of this part of the conservation area.

Recommendation: This application should be refused because the ground floor extension would harm the appearance of the terrace by the loss of the characteristic rhythm of extensions and voids and would harm the character and appearance of the conservation area. This would constitute less than

substantial harm to a heritage asset which is not outweighed by any public benefit.

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18/506460 Former Conyer Brickworks, Conyer Quay, Conyer ME9 9HJ  
Erection of 24 houses and bird observation tower together with open space, landscaping, access works and infrastructure.

This application is for a site beyond the existing North Quay at Conyer between the Saxon Shore Way and a public footpath partly on the sea wall around the mouth of Conyer Creek. The scheme has recently been amended to re-locate the bird observation tower and layout of the houses, hence it has still not been determined. The site is adjacent to the Swale Site of Special Scientific Interest, Special Protection Area and RAMSAR site. It was a brickworks but has naturalised with small trees and other vegetation with small areas of exposed concrete foundations and tracks. It is rich with rare wildlife including turtle doves, cuckoos and nightingales and also long-eared and short-eared owls.

Recommendation: This application should be refused because the development would result in the loss of a significant part of the Conyer Pits Local Wildlife Site and part of an Area of High Landscape Value. It is also close to the sea wall and may be vulnerable to flooding in the event of ongoing climate change. We are aware that planning permission was granted at appeal in 2011 for development and it remains to be demonstrated whether there is any evidence on site that this permission was implemented and thus creates any fall-back position for development. This is not demonstrated in the Planning Statement. In addition, this is not a sustainable site, being located in a village with very limited services. The scheme fails to comply with Council policy as it fails to provide any affordable housing. The development of the site would result in loss of habitat to many rare and important bird species including cuckoos, nightingales, turtle doves and both long-eared and short-eared owls together with a rich flora and many insect species. The re-positioning of the bird observatory from near the sea wall to the central area of the site would result in further loss of an important habitat for rare birds and other species. The Planning Statement has not been amended with the revised drawings to discuss the changed location of this element of the proposal. The development would result in harm to the adjacent SSSI/RAMSAR site because of the action of domestic cats and also the presence of residents adjacent to this site. The Statement comments that this is a brownfield site as a former brickworks and Swale BC acknowledges this. However, policy CP3 of the Swale Local Plan advises that where there is important biodiversity on a site this can override the presumption in favour of development on such sites. The Faversham Society agrees with and supports the comments of Kent Wildlife Trust. It is requested that this site should be offered to a Trust who can manage it for wildlife.

## **10.Reports from officers and other meetings**

A working party from the Faversham Society is looking at Faversham sites submitted as part of the Swale Strategic Housing Land Availability Appraisal with regard to their accessibility to town facilities, access to the road network, landscape impact, impact on biodiversity and impact on heritage assets.

**11. Any Other Business**

None

**Date of Next Meeting:**

Based around the 20<sup>th</sup> July, a summary comment on a selection of planning applications will be circulated. Planning Committee members are asked to look up the cases and send any comments to the Chair within 3 days of circulation.