

Minutes of the Faversham Society Planning Committee held on /around 20th July 2020

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:

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. The recommended comment on the Conyer Brickworks was extended based on additional material from Matthew Hatchwell and a critique of the developer's planning statement.

4. Matters arising:

None

5. Correspondence

None

6. Listed Building Matters

None

7. Townscape Issues

None

8. Public Realm

None

9. Planning Applications

20/502677 5 Brogdale Road, Faversham ME13 8SX

Demolition of existing outbuildings and erection of a single storey outbuilding to provide guest accommodation and games room.

This replaces some existing outbuildings in a similar position at the rear of the house. is too small to become a separate unit of accommodation but is well designed as an ancillary building.

Recommendation: The proposed outbuilding is appropriately designed for the parent building. It is recommended that a condition should limit the use to ancillary to the main building as the outbuilding is not large enough for a separate dwelling.

20/502686(lbc) 38 Stone Street, Faversham ME13 8PH

Repairs to the flank wall and chimney stack

The Faversham Society objected to the removal of the chimney stack on this listed building because of harm to its integrity. Unfortunately, listed building consent had earlier been granted to remove the chimney breast at first floor level.

Recommendation: This application should be supported as it maintains the architectural integrity of the listed building and the character and appearance of the conservation area.

20/502428 12 Stone Street, Faversham ME13 8PU

Replacement of existing first floor windows with timber framed double glazed sash windows

The existing windows do not match the neighbouring properties and have top hung casements. The new windows would be in the correct materials and are correct for the character of the building.

Recommendation: This scheme should be supported as it would restore an element of the house to its correct design and materials in the conservation area.

20/502408 Ordnance Wharf, Flood Lane, Faversham ME137DY

Erection of a part three storey, part two storey building comprising of 5 dwellings and an office and training workshop facility, and a three storey building comprising a sailing clubroom, bar and cafe two dwellings, 14 sailing dinghy/parking spaces and creation of a public access at the south east end of the wharf.

The architects have provided an archaeological survey of the site which was carried out by Paul Wilkinson. He has carried out the work himself and the outcome is set out. He has also discussed this with the KCC archaeologist Simon Mason. There is also a detailed account of the history of the site throughout and after the period it was used by the gunpowder works as a site to deliver material by barge. There were two pairs of mills with outfalls into the head of the creek set behind the existing blast wall on Flood Lane, the foundations of which can be seen. Later the gunpowder works moved to Marsh Works in Ham Road by the early 19th century. There was a timber building on the site which was later moved to Ham Marshes. The quays were bricked by the Gas and Coke Company after they had bought the site. They used it for storage, later it was used for storage by SECOS. It is acknowledged that the quays are an undesignated heritage asset. This is a history statement rather than any sort of statement about the modern context.

The planning statement mentions the Council's five-year housing land supply and sets out all relevant NPPF policies and SBC policies. It comments that the Faversham Creek Neighbourhood Plan adopted in 2017 forms part of the Swale Local Plan. The statement sets out the policies in the FCNP for the site. The scheme includes a sailing club room and café, training and workshop facilities and space for a mix of dinghy storage and garages at ground floor level all as required by the FCNP. Seven x three bedroom flats are proposed over two storeys plus roof accommodation. The main rooms in the flats face towards BMM Weston as required by the FCNP. The site includes a public walkway on each side to an open space at the far end. Improvement to the bridge and surfacing of Flood Lane as required in the Faversham Creek Streetscape Strategy are proposed.

Patsy Rogers commented that she is particularly concerned about the Ordnance Wharf 20/502408 planning statement. At least it has fewer storeys than the previous ones several years ago and much archaeological and historical survey work has been done.

The correct details of the owner should certainly be given before any plans are considered.

Also, the replacement Creek Bridge should be installed and working before plans containing sailing items can be considered.

Chris Oswald Jones pointed out that the applicants had held a pre-application meeting with SBC officers.

Recommendation: The application should be invalidated because the correct details of the owner have not been given. It is understood that the site is owned by a different person from the company stated. In addition, parts of the site are owned by Swale Borough Council and KCC so that the

correct certificates serving notice on the owners need to be included. Only then should the application be advertised for comment.

(HG and DM to supply comment to SBC)

20/502873 The Old Bindery, Butchers Field, Almshouse Road, Throwley, Faversham ME13 0PJ

Continued stationing of two mobile homes for occupation by gypsies or travellers together with one touring caravan.

This was refused in 2019. However, one of the children has special educational needs and one of the adults has medical issues. The family has occupied the site for over ten years. The site has already had temporary and personal permissions for use by the present family at appeal and it is noted that Swale BC has a shortage of gypsy and traveller pitches.

Recommendation: A personal permission should be granted for the use of this site given the circumstances of the family.

20/503052 The Gatehouse, Lees Court Road, Sheldwich ME13 0ED

Demolition of existing rear extension and erection of extensions to the north and west elevations.

This application is the outcome of the negotiations with the planning department after they were advised that the previous much more extensive proposals were unacceptable. The chimney stacks will be reinstated (but with no internal fireplaces) and the extensions would be on the rear and far side from the road. They are substantially smaller than before and the materials will match the existing.

Recommendation: The reinstatement of the chimneys is welcomed and will help to maintain the character of the building. The extensions are much more appropriate to the character of the building and its relationship with the other gatehouse opposite.

20/502727 80A Preston Street, Faversham 8NU

Conversion of first and second floor to three flats and replacement of the existing windows with double glazed timber units.

The windows will match the existing and fit in with the character of this part of Preston Street. The existing accommodation is a large flat over both floors with a lounge and kitchen with one bedroom on the first floor and further bedrooms on the second floor. The proposal is for three self-contained flats.

Recommendation: This application should be refused. Although the increase in the number of housing units is welcomed, it is considered that the accommodation proposed would be of a poor standard because of its limited size. It would be preferable if the two floors could be used as two flats only to ensure that the accommodation provides a good standard of amenity in accordance with paragraph 127 of the NPPF.

10. Reports from officers and other meetings

A working party from the Faversham Society has continued to look 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. Once edited, this information will be sent out to FS members for further comment.

11. Any Other Business

Chris OJ and Nigel Mannouch have both proposed that the planning committee should meet in person in the Fleur de Lis hall in August

This request is refused as the Fleur Hall is closed until further notice to all users except the curators operating under their own protocol for use of Fleur premises.

Date of Next Meeting:

Based around the 17th August, 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.