

FRINDSBURY EXTRA PARISH COUNCIL

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 13
AUGUST 2009 AT THE MEMORIAL HALL, HOLLY ROAD, WAINSCOTT AT 2.30pm**

PRESENT: Cllr David Coomber Chairman
Cllr Trevor Archer
Cllr Mrs Valerie Archer
Cllr David Miller
Cllr Geoff Moore

Mrs Roxana Brammer Clerk

Action point

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from

Cllr Mrs Pam Coomber Family commitment
Cllr Gary Etheridge At work

It was proposed by Cllr Coomber, seconded by Cllr Archer and carried unanimously that these apologies be accepted by the Council.

2 DECLARATIONS OF INTEREST

None

3 ANY OTHER BUSINESS OF AN URGENT NATURE

None.

4 MINUTES OF THE MEETING HELD ON 10 JUNE 2009

It was proposed by Cllr Mrs Archer, seconded by Cllr Miller and agreed that the minutes of the meeting held on 10 June 2009 be signed as a correct record.

5 APPLICATIONS

- a MC2009/0666:** Crest Nicholson “Liberty Park” Development, Wainscott: Revised application for approval of part of Phase 1 reserved matters [siting, design, external appearance & landscaping] pursuant to outline permission MC2005/0671 (as amended by MC2007/0032) for proposed replacement of units 46-50 & 58 with 12 No. units

After discussion, it was proposed by the Chairman, seconded by Cllr Moore and agreed the Council object as follows:

Frindsbury Extra Parish Council has discussed the amendments to application MC2009/0479, the Crest Nicholson development in Wainscott, in particular the letter from Barton Willmore dated 31 July 2009.

The Parish Council can find no reason to alter its previous views and I refer to the Parish Council's response dated 15 June 2009:

"Frindsbury Extra Parish Council objects to this application, for the reasons given previously:

"Frindsbury Extra Parish Council objects to this application. At the public inquiry for the local plan the Inspector allowed development on this site for 280 units. Following acquisition of the site by Crest Nicholson 450 units were originally proposed but were finally reduced to 375. This application is now increasing that number by 7. There may in the future be another similar application, further increasing the number of units, which would be difficult to resist if this application was granted. The Parish Council accepts that permission has been given for 95 more units than were in the Local Plan (an increase of 34%) but considers that to be the finite number for this development.

In addition the Parish Council is of the opinion that to increase the number of 2 and 3 bed units at the expense of larger family 4 bed units is a reaction to the present economic climate that will compromise the ability in the future of residents to acquire larger properties as their families grow and is also detrimental to the social mix of future residents in the parish."

The only difference is that the increase is now one less. The Parish Council still views this as an increase by stealth. In addition, plots 282 and 283 do not appear to be provided with garages. It is naive to think that the purchasers of these plots will not have cars. Parking on new developments always becomes a problem once all houses are occupied and some parking provision should be made for all dwellings."

From Barton Willmore's letter of 31 July it would appear that a limited attempt has been made to address comments about the mix of houses, but it is the Parish Council's view that this is insufficient to alter their objection.

The comment about parking provision for the "larger 3-bed designs....would have a garage plus a driveway" is noted. However experience of other developments shows that as families grow, residents obtain planning consent to convert the garages to living space and/or extend above them (depending on the design of the house). This forces the cars belonging to the family onto the estate roads. In any case as can be seen above, the Parish Council's comments were in respect of plots that did not appear to have any dedicated parking. To this the Parish Council would like to add the lack of parking provision for visitors.

The comments in Barton Willmore's letter about the current problems for developers and viability are noted but these are commercial concerns and not germane to planning considerations.

The Parish Council continues to object to any increase in the number of dwellings above the 375 for which outline consent has been granted.

6 DECISIONS

The following decisions were received:

- a MC2009/0760:** Lower Upnor Riverside: Environmental Enhancement Project.

Approved with conditions.

- b MC2009/0856:** Unit 10-11 Neptune Industrial Estate Neptune Close Medway City Estate: Change of use of premises to allow the restoration, servicing and sale of classic motorcycles. Plus installation of an MOT bay for motorcycles and related

ancillary sales (i.e. spare parts)

Approved with conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason 1. To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Waste material & recycling shall only be deposited and stored on those areas identified within the application forms hereby approved.

Reason 2. To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

3. The workshop use hereby permitted shall only operate between the hours of 08:00 and 17:00 Mondays to Saturdays inclusive and the trade area hereby approved shall only operate between the hours of 09:00 to 18:00 Mondays to Saturdays Inclusive, with no operation use on Sundays or National Holidays, without the prior written approval of the Local Planning Authority.

Reason 3. To regulate and control the permitted development in the interests of amenity.

7 APPEALS & OTHER MATTERS

a Lower Upnor Riverside Project

It was proposed by the Chairman, seconded by Cllr Moore and agreed that Robert Emby be asked to submit a planning application for reserved matters, landscaping of the village green, under a condition of planning consent MC2009/0760. It was further proposed by the Chairman, seconded by Cllr Archer and agreed an application for a grant be submitted to the Eon Community Fund.

8 MANOR FARM

Nothing to report.

9 LICENSING APPLICATIONS

No applications received.

The Chairman closed the meeting at 3.00 pm

SignedChairman

On theday of2009