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## PLANNING COMMITTEE

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**MINUTES** of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Thursday, 12 October 2017 from 7.00pm - 10.23pm.

**PRESENT:** Councillors Mike Baldock, Cameron Beart, Bobbin, Andy Booth (Vice-Chairman), Derek Conway (Substitute for Councillor Nicholas Hampshire), Richard Darby, Mike Dendor (Substitute for Councillor Roger Clark), Paul Fleming (Substitute for Councillor James Hall), Harrison, Mike Henderson, James Hunt, Ken Ingleton, Nigel Kay, Peter Marchington, Bryan Mulhern (Chairman), Prescott and Ghlin Whelan.

**OFFICERS PRESENT:** Philippa Davies, Russell Fitzpatrick, James Freeman, Ross McCardle, Cheryl Parks, Graham Thomas and Jim Wilson.

**ALSO IN ATTENDANCE:** Councillors Roger Truelove, Mike Whiting and John Wright.

**APOLOGIES:** Councillors Roger Clark, James Hall and Nicholas Hampshire.

### 274 FIRE EVACUATION PROCEDURE

The Chairman ensured that those present were aware of the emergency evacuation procedure.

### 275 MINUTES

The Minutes of the Meeting held on 14 September 2017 (Minute Nos. 226 – 236) were taken as read, approved and signed by the Chairman as a correct record.

### 276 WELCOME

The by-election held in August 2017 resulted in a change to the political balance of the Planning Committee. The Chairman welcomed Councillor Harrison to the Committee.

### 277 DECLARATIONS OF INTEREST

No interests were declared.

### 278 PLANNING WORKING GROUP

The Minutes of the Meeting held on 2 October 2017 (Minute Nos. 248 – 249) were taken as read, approved and signed by the Chairman as a correct record, subject to the inclusion of Councillor Mike Baldock's apologies.

**16/506316/FULL The Old School, London Road, Dunkirk, ME13 9LF**

The Chairman moved the officer recommendation to approve the application and this was seconded.

**Resolved:** *That application 16/506316/FULL be approved subject to conditions (1) to (19) in the report.*

**279 DEFERRED ITEMS**

Reports shown in previous Minutes as being deferred from that Meeting

<b>Def Item 1 REFERENCE NO - 16/506986/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Demolition of no. 116 Oak Lane and construction of 2 no. three bedroom houses and 1 no. four bedroom with associated garages and parking.			
<b>ADDRESS</b> 116 Oak Lane, Upchurch, Kent ME9 7AY			
<b>WARD</b>	Hartlip, Newington And Upchurch	<b>PARISH/TOWN COUNCIL</b>	Upchurch
<b>APPLICANT</b>	Gransden Construction		
<b>AGENT</b>	Kent	Design Partnership	

The Senior Planner reported that six further representations objecting to the application had been received. These raised issues similar to those already noted in the report, or technical highway issues. He reported that a site meeting had been held on 4 October 2017, where the addition of a build-out was discussed. This included a build-out, traffic priority signage, and bollards to prevent cars from mounting the pavement, and Kent County Council (KCC) Highways and Transportation agreed that they were acceptable. Local residents and Councillors at the meeting had indicated a preference for the build-out to be positioned on the opposite side of the highway to the application site.

Amended drawings had since been received showing the works on the opposite side of the road, and KCC Highways and Transportation had no objection to these, and noted that the works were not a requirement of the application. A further drawing showing vehicle tracking for properties close to the build-out had also been provided.

The Senior Planner sought either approval of the application with the build-out on the same side as the development, or sought delegation to approve subject to no further issues following consultation on the amended drawings showing the build-out on the other side of the road.

Parish Councillor Gary Rosewell, representing Upchurch Parish Council, spoke in support of the application.

Mr Ray Hamma, an objector, spoke against the application.

Mr John Collins, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

A Ward Member spoke in support of the application.

Members raised points which included: preferred egress onto Wallbridge Lane; this was a dangerous stretch of road; important that local residents were happy with the revised scheme; welcomed the traffic calming; and this was an improved scheme.

In response to a question, the Senior Planner stated that having the build-out on the opposite side of the road to the development seemed to be the more popular option.

**Resolved:** *That application 16/506986/FULL be delegated to officers to approve subject to conditions (1) to (14) in the report, and no further issues with regard to the amended drawings, which set out the build-out on the opposite side to the development.*

Def Item 2 REFERENCE NO - 16/505355/FULL			
<b>APPLICATION PROPOSAL</b>			
Variation of Condition 7 of planning application SW/11/0420 (Change of use for the stationing of one mobile home and the erection of a utility room for use by a gypsy family) - to retain change of use on permanent basis, or for a further temporary period			
<b>ADDRESS</b> Ivygate, Greyhound Road, Minster-on-sea, Kent, ME12 3SP .			
<b>WARD</b> Sheppey Central	<b>PARISH/TOWN</b> Minster-On-Sea	<b>COUNCIL</b>	<b>APPLICANT</b> Mr William King <b>AGENT</b> Heine Planning Consultancy

A Ward Member supported the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

**Resolved:** *That application 16/505355/FULL be approved subject to conditions (1) to (9) in the report.*

Def Item 3 REFERENCE NO - 17/501399/FULL			
<b>APPLICATION PROPOSAL</b>			
Variation of condition 1 of 14/504681/FULL (Change of use of land to gypsy residential site for the stationing of two static caravans, two tourers, one day room) - to make permission permanent			
<b>ADDRESS</b> Ramblin Rose, Greyhound Road, Minster-on-sea, Kent, ME12 3SP.			
<b>WARD</b> Sheppey Central	<b>PARISH/TOWN</b> Minster-On-Sea	<b>COUNCIL</b>	<b>APPLICANT</b> Mr Danny Penfold <b>AGENT</b> Philip Brown

		Associates
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A Ward Member supported the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

**Resolved: That application 17/501399/FULL be approved subject to conditions (1) to (6) in the report.**

## 280 SCHEDULE OF DECISIONS

### PART 1

Any other reports to be considered in the public session

#### 1.1 Section 106 Contributions held (August 2017)

#### 1.2 Section 106 Agreements signed

Members noted the reports and the Chairman requested that if Members had any outstanding issues that they contacted the relevant officer outside of the meeting.

### PART 2

Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO - 17/503458/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Change of use from storage to MOT testing and the servicing and repairs of cars and light commercial vehicles.			
<b>ADDRESS</b> Unit 2 Stickfast Farm, Sheppey Way, Bobbing, Sittingbourne, Kent, ME9 8QP.			
<b>WARD</b> Bobbing, Iwade And Lower Halstow	<b>PARISH/TOWN</b> Bobbing	<b>COUNCIL</b>	<b>APPLICANT</b> Mr Harry Stockwell <b>AGENT</b>

The Senior Planner reported that the applicant had submitted additional information which explained that he employed 27 people over four sites. Employees on the existing Grovehurst site had to leave because of redevelopment of the site, and these staff were on temporary contracts at other sites, pending the outcome of this application.

The Bobbing Parish Council representative, due to speak, was not present at the meeting.

Mr Harry Stockwell, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

Members raised points which included: this would increase traffic in the surrounding area; problem of speeding vehicles; this was a reasonable location for this type of business, with the area already being heavily industrialised; the site was hidden from the road; the road was free-flowing; this was a perfect location; endorsed the application; there was lots of parking on-site; and there was an existing unit on the site frontage which would protect residents from any noise.

**Resolved: That application 17/503458/FULL be approved subject to conditions (1) to (3) in the report.**

<b>2.2 REFERENCE NO - 17/502405/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Erection of a new dwelling with associated works in rear garden area fronting Woodcourt Close.		
<b>ADDRESS</b> 5 Park Avenue, Sittingbourne, Kent ME10 1QX		
<b>WARD</b> Woodstock	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Mrs Joan Arthurs <b>AGENT</b> Sevenscroft Ltd

The Senior Planner reported that a further letter had been received which had asked why there had been no re-consultation on the amended drawings. He explained that it had only been a minor amendment to the size of parking spaces, and as such had not warranted further consultation.

Mr Mark Joyce, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

A Ward Member spoke against the application. He raised the following concerns: this was a tight squeeze to fit onto the application site; tandem parking issues; and traffic nuisance.

Councillor Derek Conway moved a motion for a site meeting. This was seconded by Councillor Mike Baldock.

Members spoke in both support and against a site meeting. They considered it could be useful to see the impact on the local area, but also failed to see what was to be gained that could not be seen from plans and photographs.

On being put to the vote the motion for a site meeting was won.

**Resolved: That application 17/502405/FULL be deferred to allow the Planning Working Group to meet on site.**

<b>2.3 REFERENCE NO - 17/504374/FULL</b>			
<b>APPLICATION PROPOSAL</b> Proposed change of use and extension of garage to form habitable annexe.			
<b>ADDRESS</b> 14 Stiles Close Minster-on-sea Sheerness Kent ME12 2TQ			
<b>WARD</b> Central	Sheppey	<b>PARISH/TOWN</b> <b>COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr & Mrs G Thompson <b>AGENT</b> Nigel Sands & Associates

The Chairman moved the officer recommendation to approve the application and this was seconded.

A Ward Member spoke against the application. He considered it to be large scale and raised concern with the lack of infrastructure in Minster to support additional dwellings.

**Resolved:** *That application 17/504374/FULL be approved subject to conditions (1) to (4) in the report.*

<b>2.4 REFERENCE NO - 17/503456/FULL</b>		
<b>APPLICATION PROPOSAL</b> Erection of new roof to front porch, extension of roof & conversion of loft into habitable space with the insertion of rear dormers and front roof lights, insertion of side window and replacement of roof to existing single storey rear extension, as amended by drawing 1408/12 Rev A.		
<b>ADDRESS</b> Woodstock, The Street, Doddington, Sittingbourne, Kent ME9 0BH		
<b>WARD</b> East Downs	<b>PARISH/TOWN</b> <b>COUNCIL</b> Doddington	<b>APPLICANT</b> Mr & Mrs Hansford <b>AGENT</b> Alpha Design Studio Limited

The Area Planning Officer reported that a neighbour had submitted additional comments. The comments included: loss of privacy, the proposals would allow Woodstock residents to see into her front bedroom and garden; would prefer roof lights, rather than dormer windows; there was not enough parking provision for a four bedroomed property; this would mean the loss of a smaller-type property; the dormer windows were not in-keeping with the site being within a conservation area; potential issues of overhanging scaffolding should the building work go ahead; and if the application was agreed, this would open up the floodgates for others to do the same.

The Area Planning Officer explained that the scheme had been amended to address many of the issues that had been raised against the application.

Mr Stephen Hansford, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

The Ward Member spoke in support of the amended scheme.

**Resolved:** *That application 17/503456/FULL be approved subject to conditions (1) to (3) in the report.*

<b>2.5 REFERENCE NO - 17/503787/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Single storey rear extension to provide bedroom and bathroom facilities.			
<b>ADDRESS</b> 37 Homefield Drive, Rainham, Kent ME8 8RS			
<b>WARD</b>	Hartlip, Newington And Upchurch	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Mr & Mrs Draper <b>AGENT</b> Mr Les Jordan
	Upchurch		

The Senior Planner reported that a letter of support had been received from the applicant's doctor, and a letter clarifying the need for the extension had been submitted by the applicant. He stated that the letters were medically confidential and did not affect planning matters.

Parish Councillor Gary Rosewell, representing Upchurch Parish Council, spoke in support of the application.

Mrs Wendy Draper, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

**Resolved:** *That application 17/503787/FULL be approved subject to conditions (1) and (2) in the report.*

<b>2.6 REFERENCE NO - 17/502748/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Erection of a single storey detached granny annexe.			
<b>ADDRESS</b> 196 Barton Hill Drive Minster-on-sea Sheerness Kent ME12 3LZ			
<b>WARD</b>	Sheppey Central	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Mrs Jane Savage <b>AGENT</b>
		Minster-On-Sea	

The Senior Planner reported that the consultation period had ended and there had been no comments.

A Ward Member spoke in support of the application.

**Resolved:** That application 17/502748/FULL be approved subject to conditions (1) and (4) in the report.

<b>2.7 REFERENCE NO - 16/505623/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Development of 3 detached and 3 semi-detached dwellings		
<b>ADDRESS</b> Land Next To 117 Chequers Road, Minster-on-sea, Kent, ME12 3SH.		
<b>WARD</b> Sheppey Central	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr Herman De Jager

The Senior Planner reported that there was an error on page 106 of the report, and it should read five detached and four semi-detached dwellings. He explained that amended drawings had been received after the agenda had been published, and these included alterations outlined as follows:

Paragraph 2.01 on page 107 should read “5 detached and 2 pairs of semis”;  
 Paragraph 2.04 on page 107 – the access road now served all the properties, instead of plot 1 having a separate driveway;  
 Paragraph 2.06 on page 107 – the bin store had been deleted as it was unnecessary;  
 Paragraph 9.03 on page 109 should refer to the **four** westernmost units, not 3.

The Senior Planner further added that the design of the properties had been slightly altered and he considered this to be an improved scheme. The key change was that the height of the buildings had been reduced by up-to three metres, so that the ridge heights noted at paragraphs 2.03 and 3 on page 107 of the report should now read as 8 metres maximum, and 7.2 metres minimum.

The Senior Planner sought delegation to approve the application, subject to no further issues being raised following re-consultation.

A Ward Member, advised that Minster Parish Council had not yet considered the amendments, but were due to the following week.

The Chairman moved a motion to defer the application to allow any further comments from Minster Parish Council to be considered, following re-consultation of the above amendments, and this was seconded.

**Resolved:** That application 16/505623/FULL be deferred to allow any further comments from Minster Parish Council to be considered, following re-consultation of the amendments.

<b>2.8 REFERENCE NO - 17/501926/REM</b>		
<b>APPLICATION PROPOSAL</b>		
Reserved matters for the Access and landscaping following Outline application for a 50 bed care home with ancillary accommodation, over 3 floors (the top floor within the		



roof) and with a basement kitchen and staff rooms (16/504551).		
<b>ADDRESS</b> Little Oyster Residential Home, Seaside Avenue, Minster-on-sea, Kent, ME12 2NJ		
<b>WARD</b> Minster Cliffs	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr Batten <b>AGENT</b> Prime Folio

The Major Projects Officer sought delegated authority to approve the application, subject to the proposed landscape being made up of indigenous species, with sycamore and cherry laurel to be removed from the proposed landscaping.

The Chairman moved the officer recommendation to approve the application and this was seconded.

A Ward Member spoke in support of the application.

**Resolved:** *That application 17/501926/REM be delegated to officers to approve subject to condition (1) in the report, and to the proposed landscape being made up of indigenous species.*

<b>2.9 REFERENCE NO - 17/503010/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Change of use of 2 existing buildings to use as stables, siting of a mobile stable and installation of a sand school (part retrospective).		
<b>ADDRESS</b> Parsonage Farm, Painters Forstal Road, Ospringe ME13 0EW		
<b>WARD</b> East Downs	<b>PARISH/TOWN COUNCIL</b> Ospringe	<b>APPLICANT</b> Mr David Simmons <b>AGENT</b> BTF Partnership

The Chairman read-out the following advice to Members:

*“Having taken advice from legal no Member would have a Disclosable Pecuniary or non-pecuniary interest in this item, however, depending on your relationship with Cllr Simmons you may be, or be deemed to be, predetermined or biased.*

*I refer you to the wording on the agenda which states that “where it is possible that a fair-minded and informed observer, having considered the facts would conclude that there is a real possibility that the Member might be predetermined or biased the Member should declare their predetermination or bias and then leave the room while the item is considered”.*

*It is for each Member to make their own decision on whether or not they are predetermined to whether they are able to keep an open mind in dealing with the matter. This relates to all Members and not just to those who are members of the same political party.”*

The Area Planning Officer reported that an email had been received from Ospringle Parish Council. The Parish Council had re-considered the application and had requested that there be a site visit. If the application was approved, the Parish Council had requested that there be a robust Management Plan to address issues including the storage, siting and disposal of manure.

The Area Planning Officer reported that an additional letter of objection had been received from a neighbour. He summarised the comments, which included: the farm had farm status and did not have official livery use; it was within an Area of Outstanding Natural Beauty, and as such, the proposal was detrimental to the area; the site was located close to listed buildings; up until recently there had only been a few horses on the site; and it was too close to a residential area.

The Ospringle Parish Council representative, due to speak, was not present at the meeting.

Mrs Lorraine Taylor, a supporter, spoke in support of the application.

Mrs Nolan Brown, an objector, spoke against the application.

Mr Harry Kenton, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

The Ward Member spoke in support of the application.

In response to a question, the Area Planning Officer explained that buildings on the site had been used as stables for a long time, and other parts of the site were used for agriculture, livery, crops and grazing. He confirmed that the crop use was separate to the menage.

Members raised points which included: considered that more evidence be sought on the historic use of the land; and welcomed the addition of a Management Plan, but there should be further consultation on this, with the Committee/Ward Member.

In response to a question, the Area Planning Officer explained that a change of use permission was not required as the established use of the land was for keeping horses.

Members made further comments which included: it was wholly appropriate to see horses in semi-rural areas; acknowledged that officers carried out research on the application site; this was a rural activity in a rural setting; this was diversification; and concerned that it was part retrospective.

***Resolved: That application 17/503010/FULL be approved subject to conditions (1) to (3) in the report.***

<b>2.10 REFERENCE NO - 17/504040/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Erection of a detached dwelling with associated parking on land adjacent to No. 27 Hilton Close.		
<b>ADDRESS</b> Land Adjacent To 27 Hilton Close, Faversham, Kent ME13 8NN		
<b>WARD</b> Watling	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Mr Ian Fuller <b>AGENT</b> Wyndham Jordan Architects

Mr Stephen Webb, an objector, spoke against the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

Members raised points which included: this had been 'shoe-horned' in; there was a sheer cliff nearby, it was precarious; a bungalow would be better; this had been to Planning Committee numerous times; it was a very small house, and a very small garden; the site was not large enough for development; this damaged the amenity of the area; poor design; highways issues; and needed to recognise that any grounds for refusal needed to be 'tight'.

The Area Planning Officer advised, with reference to the appeals included in the report, that highway issues had been dismissed by the Inspector, and he advised that the parking on this site was standard for the development size. He further advised that issues that had come up on previous appeals had now been addressed and overcome.

On being put to the vote, the motion to approve the application was lost.

Councillor Mike Henderson moved the following motion: That the application be refused on the grounds that it damaged the character and appearance of the local area; it had an adverse impact on the streetscene; it had a cramped appearance in a prominent position; general poor design of the concept; it was contrary to paragraph 58 of the National Planning Policy Framework (NPPF) and it was a designated Local Green Space. This was seconded by Councillor Mike Baldock.

Members added comments to the motion which included: highway safety; and the highway impact of onstreet parking on the bend of the road. The Proposer and Seconder of the motion for refusal were happy to include highway issues in the reasons for refusal, and on being put to the vote, highway issues were added to the reasons for refusal.

On being put to the vote the motion to refuse the application was won.

***Resolved: That application 17/504040/FULL be refused on the grounds that it damaged the character and appearance of the local area; the adverse impact on the streetscene; its cramped appearance in a prominent position; general poor design of the concept; it was contrary to paragraph 58 of the National***

***Planning Policy Framework; it was a designated Local Green Space; highway safety; and the highway impact of onstreet parking on the bend of the road.***

## **2.11 REFERENCE NO - 16/505907/FULL**

### **APPLICATION PROPOSAL**

Works to reinstate dilapidated quay and form creek side footway AS AMENDED BY DRAWING 387/11.15.1. Rev D RECEIVED ON 18<sup>TH</sup> JULY 2017 AND DRAWING 387/11.15.2 REV A 27<sup>TH</sup> JULY 2017

**ADDRESS** Former Oil Depot Abbey Wharf Standard Quay Faversham Kent ME13 7BS

**WARD** Abbey

**PARISH/TOWN COUNCIL**  
Faversham Town

**APPLICANT** Nova Uk Ltd  
**AGENT** Design & Build Services

A Ward Member spoke in support of the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

Members raised points which included: noted that Faversham Town Council's objection still stood; happy with the concept; a proper assessment of the heritage aspect of the site needed to be carried out; needed to get the right sort of materials to refurbish the brick wall on the edge of the creek; concerned with the potential of contaminated land, there needed to be more investigation; uncertain on what would happen with the coping stones on the site; there needed to be commitment to make this into a full Public Right Of Way (PROW); needed to get this right; get support from KCC PROW Officer; and it was important to get a continuous footpath along the creek.

The Area Planning Officer explained that conditions (5) and (6) in the report addressed contamination issues.

***Resolved: That application 16/505907/FULL be approved subject to condition (1) to (10) in the report.***

## **2.12 REFERENCE NO - 17/502909/OUT**

### **APPLICATION PROPOSAL**

Outline application with all matters reserved for the erection of a 2 bedroom detached dwelling. (Resubmission of 17/500438/OUT)

**ADDRESS** 47 Brier Road Borden Kent ME10 1YJ

**WARD**  
Borden And Grove Park

**PARISH/TOWN COUNCIL**  
Borden

**APPLICANT**  
Mr Paul Muehlthaler

Miss Stevie Blackwell, an objector, spoke against the application.

The Chairman moved the officer recommendation to approve the application and this was seconded.

A Ward Member spoke against the application. He considered it to be 'garden-grabbing' and explained that the gradient of the site was very steep, and that there would be an impact on Grove Park Avenue and the nearby footpath.

In response to a question, the Area Planning Officer confirmed that the nearby footpath was outside of the application site.

A Member read-out a statement from another Ward Member who was unable to attend the meeting. The Ward Member was against the application. He raised the following points: it was unacceptable to construct additional residential properties in rear gardens in built-up areas; it would set a precedent and have a negative impact on the privacy of neighbouring households, particularly those sited on the lower-lying ground at Grove Park Avenue; the parking provision provided was inadequate given the size of the dwelling and it would further exacerbate the dangers that arose from the multiple on-street parking in the area.

Councillor Mike Baldock moved a motion for a site meeting. This was seconded by Councillor Derek Conway.

***Resolved: That application 17/502909/OUT be deferred to allow the Planning Working Group to meet on site.***

### PART 3

Applications for which **REFUSAL** is recommended

<b>3.1 REFERENCE NO - 17/503941/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Removal of condition 5 of SW/89/42 (Conversion of agricultural buildings into 2 holiday cottages) - The provision of the residential accommodation as holiday accommodation is no longer viable for the reasons set out in the supporting planning statement and an alternative use for the building needs to be found to secure its long term future. Removal of the condition to allow unrestricted residential occupancy is requested.		
<b>ADDRESS</b> Denstroude Farm, Denstroude Lane, Dunkirk, Canterbury, Kent CT2 9JZ		
<b>WARD</b> Boughton Courtenay	<b>PARISH/TOWN COUNCIL</b> Dunkirk	<b>APPLICANT</b> Mr & Mrs Purchase <b>AGENT</b> Hobbs Parker Property Consultants

Mr Steve Davies, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to refuse the application and this was seconded.

A Ward Member supported the officer recommendation. The Chairman advised that the other Ward Member did as well.

In response to a question, the Area Planning Officer advised that the Tourism Officer did not wish to see the loss of holiday let accommodation and some Members spoke in support of her comments.

**Resolved: That application 17/503941/FULL be refused for the reasons stated in the report.**

### 3.2 REFERENCE NO - 17/503274/FULL

#### APPLICATION PROPOSAL

The demolition of existing buildings (totaling 2,637 sqm); the removal of 14,600 sqm of impermeable surfaces including 3 x riding arenas and car parking (overall 37% reduction of impermeable surfacing); and the erection of nine detached custom build eco houses and garages with home offices/studios (totaling 1,995sqm) (overall 24% reduction in built footprint) and associated SUDS ponds, cycle/walking paths, landscaping and wildlife planting and ecological enhancement; along with a sand school and estate/equestrian building for personal use and estate management, and associated access road.

**ADDRESS** Callum Park Riding & Education Centre, Basser Hill, Lower Halstow, Sittingbourne, Kent ME9 7TY

**WARD** Bobbing, Iwade  
And Lower Halstow

**PARISH/TOWN COUNCIL**  
Lower Halstow

**APPLICANT** Mr & Mrs John  
& Louise McGee  
**AGENT** Lander Planning

The Major Projects Officer drew Members' attention to the tabled paper which provided comments, following Members' receipt of a nine-page document from the applicant. He considered the benefits of the application were outweighed by the harm arising from it.

Mr Mick Drury, a Supporter, spoke in support of the application.

Mr John McGee, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation to refuse the application and this was seconded.

Members raised points which included: acknowledged that space was needed for new homes, eco-homes and self build; the application was against SBC's Local Plan; and it was in an Area of High Landscape Value.

**Resolved: That application 17/503274/FULL be refused for the reason stated in the report.**

**PART 5**

Decisions by County Council and Secretary of State, reported for information

- **Item 5.1 – 14 Station Road, Faversham**  
**APPEAL DISMISSED**  
**DELEGATED REFUSAL**
- **Item 5.2 – Chesley Oast Bull Lane, Newington**  
**APPEAL ALLOWED**  
**COMMITTEE REFUSAL**
- **Item 5.3 – Warden Road, Eastchurch**  
**APPEAL ALLOWED AND AWARD OF COSTS REFUSED**  
**AGAINST OFFICER RECOMMENDATION**
- **Item 5.4 – Crockham Farm Oast, Crockham Lane, Hernhill**  
**APPEAL DISMISSED**  
**DELEGATED REFUSAL**
- **Item 5.5 – Moonshine Cottage, Kingsdown Road, Lynsted**  
**APPEAL DISMISSED**  
**DELEGATED REFUSAL**

**281 EXCLUSION OF THE PRESS AND PUBLIC**

Councillor Mike Baldock requested that it be recorded that he voted against the resolution below.

***Resolved:***

***(1) That under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 2, 3 and 6 of Part 1 of Schedule 12A of the Act:***

- 1. Information relating to any individual.***
- 2. Information which is likely to reveal the identity of an individual.***
- 3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).***

- 4. Information relating to any consultation or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and any employees of, or office holders under, the authority.**
- 5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.**
- 6. Information which reveals that the authority proposes:**
  - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or**
  - (b) to make an order or direction under any enactment.**
- 7. Information relating to any action taken in connection with the prevention, investigation or prosecution of crime.**

## **282 SCHEDULE OF DECISIONS**

**6.1 Application 16/505280/OUT - Land at Swale Way, East Hall Farm, East Hall Lane, Sittingbourne, Kent, ME10 3TJ - Outline Application for residential development (up to 33 dwellings), and open space; including associated access (vehicular/cycle/pedestrian), alterations to levels, surface water attenuation features (including swales), landscaping and related development**

Members spoke in support of the recommendation.

**Resolved: That the Council do not defend the reason for refusal of the planning application at the Planning Inquiry on 17 October 2017, and that the Council applies for costs against the appellant.**

## **283 SUSPENSION OF STANDING ORDERS**

At 10pm Members agreed to the suspension of Standing Orders in order that the Committee could complete its business.

### Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel