

PLANNING COMMITTEE – 2 FEBRUARY 2017

PART 5

Report of the Head of Planning

PART 5

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

- **Item 5.1 – London Road, Newington**

Appeal A – 330 dwellings and 60 units of extra care

Appeal B – 140 dwellings and 60 units of extra care

APPEALS DISMISSED

Observations

APPEALS AGAINST NON-DETERMINATION

Following a lengthy and very thorough Inquiry (which tested both developments against 11 main issues), the Inspector has concluded that both the proposed developments would amount to unacceptable development contrary to both the NPPF and the Development Plan.

In the absence of a five-year housing land supply, both development proposals were subjected to the relevant tests under the NPPF and both were found not to amount to sustainable development. In each case, the key areas of harm identified related to landscape character and air quality. The Inspector concluded that the identified harm in these two areas could not be adequately minimised or mitigated. In each case, this harm would outweigh the considerable social, economic and environmental benefits that he identified, and amounted to the basis for each appeal to be dismissed.

- **Item 5.2 – Land and building between 2 and 4 Acorn Street, Sheerness**

APPEAL ALLOWED – COSTS REFUSED

Observations

ENFORCEMENT APPEAL

The Inspector considers it appropriate to impose conditions requiring noise mitigation measures to be submitted and approved, despite being unclear on whether noise from the building is capable of being mitigated.

- **Item 5.3 – 25 Meadow Rise, Iwade**

APPEAL DISMISSED

Observations

DELEGATED REFUSAL

Full support for the Council's decision.

- **Item 5.4 – 25 Preston Grove, Faversham**

APPEAL DISMISSED

Observations

DELEGATED REFUSAL

Full support for the Council's concerns over the impact of the extension on the character of the area.