

PLANNING COMMITTEE – 14 SEPTEMBER 2017

PART 5

Report of the Head of Planning

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

- **Item 5.1 – Land on south side of Hall House, Tunstall**

APPEAL DISMISSED

ENFORCEMENT APPEAL

Observations

Full support for the Council's analysis of the legal issues involved in this situation, and for the requirements of the enforcement notice.

- **Item 5.2 – Unit 5, Oakwood Farm, Ruins Barn Road, Tunstall**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council's decision.

- **Item 5.3 – 2 Woodstock Cottages, Broad Oak Road, Sittingbourne**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council's decision in the light of adoption of the Local Plan.

- **Item 5.4 – 13 Wises Lane, Sittingbourne**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

A decision that seems to misinterpret the Council's Supplementary Planning Guidance, ignoring the inevitably greater impact on amenity from a two storey extension compared to a single storey extension..

- **Item 5.5 – Costs application in relation to Appeal Ref: APP/V2255/C/16/3163374 Land at Holywell Lane, Upchurch, Kent**

COSTS REFUSED

Observations

The Council withdrew this appeal for technical reasons, and are considering further steps to be taken. The appellant's claim for costs was found by the Inspector to be without merit.

- **Item 5.6 – LAND AT NEW RIDES FARM, LEYSDOWN ROAD, EASTCHURCH**

APPEAL ALLOWED

AGAINST OFFICER RECOMMENDATION

Observations

A clear decision from both the Inspector and the Secretary of State in which they consider that the location of the turbines within the existing prison cluster and adjacent to the two existing turbines would not give rise to significant further harm to the landscape, and that the turbines would not otherwise give rise to any serious amenity concerns or environmental impacts. The decisions particularly reference that the appeal site is within an area clearly identified by the Council's (then emerging) Local Plan as being specifically suitable for wind-powered renewables.

- **Item 5.7 – Excelsior House, Ufton Lane, Sittingbourne**

APPEAL ALLOWED AND COSTS REFUSED

AGAINST OFFICER RECOMMENDATION

Observations

Members refused this application wholly on the basis of parking provision, despite the scheme complying with KCC Highways requirements. The Inspector considered the parking provision on this basis and found it acceptable. Members may recall approving an alternative scheme here with improved parking facilities.

- **Item 5.8 – Courtenay House, London Road, Dunkirk**

APPEAL DISMISSED

COMMITTEE REFUSAL

Observations

Full support for the Council's decision in the light of adoption of the Local Plan.

- **Item 5.9 – New Orchard Farm, Upper Road, Rodmersham**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

A very detailed decision fully supporting the Council's original decision to refuse this application.