

Tabled paper – item 3.2

Callum Park Riding and Education Centre, Basser Hill, Lower Halstow

Members will note in Paragraph 6.06 (on page 196 of the committee agenda) that comments from the Kent County Ecologist were awaited. These have now been received and no objection is raised, subject to the imposition of conditions relating to ecological mitigation and enhancement.

Members will have been sent a nine-page document from the applicant in response to the committee report. I do not intend to respond in detail to this document, as it essentially offers a very different viewpoint and conclusions to the planning report, and it will be for Members to determine whether they agree with the officer report or not. I would however make the following comments for clarity, referring to the paragraph numbers used in the applicant's document–

- Paragraph 1 – the application is for residential development, not work / live units. It would be wrong to suggest to Members that the accommodation above garages would be dedicated as office space as it could be used for a variety of purposes, as explained further in paragraph 8.45 (on page 205) of the officer report.
- Paragraph 6 – Members will note from the Economic Development Officer comments in paragraph 6.07 that he has raised concern regarding the specific identification of office space for such use – and again paragraph 8.45 of the officer report confirms that the space could be used for a variety of purposes as part of a residential property, and not just an office – it cannot be conditioned to be an office only.
- Paragraphs 9 and 10 – the committee report explains in detail the reduction in footprint and volume of built form, but also sets out how the height and scale of buildings across parts of the site would be of greater impact. It also sets out that why the change in character and appearance from farm-like structures to a domestic development would be harmful. Again it will be for Members to consider whether this impact is acceptable or not.
- Paragraph 19 – The Council is required to maintain a Self Build register. Prior to March 2017, there were 16 entries on the list. Between 1st March to the 2nd September 14 new entries have been received specifically referring to Lower Halstow, Upchurch and Hartlip as preferred locations. However the location of self build housing also needs to pass the same tests as conventional housing, and officers consider this site fails such tests.
- Paragraph 23. Members will see under paragraph 8.43 (on page 204) of the committee report that the other comparable sites have not been discounted solely on the basis of a 5-year housing supply now being available, although this is in itself

an important consideration. Paragraph 8.43 states in part *“These sites were either much closer and accessible to the outskirts of surrounding villages and/or within and area of loose knit development”* The committee report then goes on to state the specific reasons why the Harbex site in particular (as this is truly isolated) was permitted. Rook Lane is sited within an area of residential development nearby, and with access to the larger settlement of Newington via a lit pavement along the A2.