
EXTRAORDINARY PLANNING COMMITTEE

MINUTES of the Extraordinary Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Wednesday, 30 March 2016 from 6.03 - 6.30 pm.

PRESENT: Councillors Mike Baldock, Cameron Beart, Bobbin, Andy Booth, Tina Booth (substitute for Councillor James Hunt), Richard Darby, Mike Dendor, Mark Ellen, Sue Gent, James Hall, Mike Henderson, Lesley Ingham, Gerry Lewin (substitute for Councillor Roger Clark), Peter Marchington, Bryan Mulhern (Chairman), Prescott (Vice-Chairman) and Ben Stokes.

OFFICERS PRESENT: Rob Bailey, Gary Cordes, Andrew Jeffers and Kellie MacKenzie

APOLOGIES: Councillors Roger Clark and James Hunt.

627 FIRE EVACUATION PROCEDURE

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

628 DECLARATIONS OF INTEREST

No interests were declared.

629 DEFERRED ITEM

DEF ITEM REFERENCE NO - 15/508025/REM		
APPLICATION PROPOSAL Approval of Reserved Matters for residential redevelopment of 142 dwellings together with access roads, footpaths, drainage, associated car/bicycle parking provision, groundwork's, landscaping, open space and infrastructure (all matters being sought except access).		
ADDRESS Former HBC Engineering Site Power Station Road Minster-on-sea Kent ME12 3AB		
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster On Sea	APPLICANT Persimmon Homes South East & TBH (Sheerness) Ltd AGENT Victoria Swift

The Area Planning Officer introduced the application and reiterated that outline planning permission had already been granted under application 14/500561/OUT for up to 142 dwellings on the site. The Area Planning Officer reminded Members that they could not consider or refuse the application on the following grounds: non-adoption of roads by Kent County Council (KCC) Highways and Transportation; non-adoption of the open space and associated landscaping and drainage system as these were not material considerations, and as such Members could not refuse the application on those grounds. The Area Planning Officer reported that he had received comments from the KCC Archaeological Officer who asked that a condition requiring a programme of archaeological works be imposed.

The Area Planning Officer advised that further landscaping details had been received from the applicant's agent which gave details of native species to be used which he outlined for Members.

The Area Planning Officer sought delegation to approve the application subject to the conditions outlined in the report, the further condition requested by KCC Archaeology and as per the amended landscape details.

Mrs Susan Moore, an objector, spoke against the application.

Mr Cliff Thurlow, the Agent, spoke in support of the application.

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

A Member stated that he had sympathy with local residents' concerns about the impact to the mini-roundabout at Power Station Road/Halfway Road junction.

In response to queries, the Area Planning Officer confirmed that the applicant had submitted details as requested by conditions (18) and (19) of planning permission 14/500561/OUT and these had been approved by the Council. The Area Planning Officer advised that a number of native species were proposed across the site, and showed Members an example on a landscaping plan where eight separate species were proposed in a single area.

A Ward Member spoke against the application. He raised concern that the archaeological update had only recently been received. With regard to the comments made by the objector who had spoken against the application, the Member stated that he was fully aware of local residents' concerns and he did not support the application.

In accordance with Council Procedure Rule 19(5) a recorded vote was taken on the motion and voting was as follows:

For: Councillors Bobbin, Gerry Lewin, Mike Dendor, Mark Ellen, Sue Gent, Tina Booth, Mike Henderson, Lesley Ingham, Bryan Mulhern, Prescott, and Ben Stokes.

Against: Mike Baldock, Cameron Beart, Andy Booth, Richard Darby, James Hall, and Peter Marchington.

The motion to approve the application was won.

Resolved: That application 15/508025/REM be delegated to officers to approve subject to conditions (1) to (3) in the report, the imposition of a condition requiring that a programme of archaeological works be commenced and as per the amended landscape details.

Chairman

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