
PLANNING COMMITTEE

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 9 March 2023 from 7.00 pm - 8.55 pm.

PRESENT: Councillors Mike Baldock (Substitute for Councillor James Hall), Monique Bonney, Richard Darby, Steve Davey, Mike Dendor, Oliver Eakin, Tim Gibson (Chair), Mike Henderson, James Hunt, Peter Marchington, Ben J Martin, Ken Rowles, Paul Stephen, Tim Valentine, Tony Winckless and Corrie Woodford (Substitute for Councillor Elliott Jayes).

OFFICERS PRESENT: Simon Algar, Andy Byrne, Flo Churchill, Megan Harris, Kellie MacKenzie, Cheryl Parks, Larissa Reed and Ceri Williams.

OFFICERS PRESENT (Virtually): William Allwood, Philippa Davies, Elliott Jayes and Alex Jelley.

ALSO IN ATTENDANCE: Councillors Roger Clark and Richard Palmer.

ALSO IN ATTENDANCE (Virtually): Councillors Ken Ingleton and Elliot Jayes.

APOLOGIES: Councillors James Hall, Elliott Jayes and David Simmons.

785 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

786 **Minutes**

The Minutes of the Meeting held on 9 February 2023 (Minute Nos. 645 – 651) were taken as read, approved and signed by the Chair as a correct record.

787 **Declarations of Interest**

There were no declarations of interest.

Councillor Mike Baldock explained that in respect of application 2.1 22/505618/FULL Land at School Lane, Newington he had spoken against the previous application at the site but was not pre-determined in respect of this application.

788 **Planning Working Group Minutes**

The Minutes of the Meeting held on 21 February 2023 (Minute Nos. 672 – 673) were taken as read, approved and signed by the Chair as a correct record.

The Chair advised that this application would be considered at the next meeting on 13 April 2023.

789 **Schedule of Decisions**

PART 2

2.1 REFERENCE NO 22/505618/FULL		
APPLICATION PROPOSAL		
Erection of 25no. residential dwellings with enhanced renewable energy features and the provision of a 20-space staff car park and 20 space pupil pick-up/drop-off area for Newington C of E Primary School, together with associated access, landscaping, drainage and infrastructure works (Resubmission of 21/504028/FULL).		
ADDRESS Land at School Lane, Newington, Kent, ME9 7JU		
WARD	PARISH/TOWN COUNCIL	APPLICANT Fernham Homes
Hartlip, Newington, and Upchurch	Newington	AGENT DHA Planning

The Planning Consultant introduced the application as set out in the report. He drew attention to the tabled update, previously emailed to the Committee which provided information on: the updated Heads of Terms; proposed amendment to condition (25); minor corrections to text at paragraphs 2.8, 11.8 and 9.105 of the report; additional information to background papers and plans; and further correspondence with the Parish Council and a Councillor.

Parish Councillor Stephen Harvey, representing Newington Parish Council, spoke against the application.

Chris Simmons, an Objector, spoke against the application.

Chris Loughhead, the Applicant, spoke in support of the application.

A Ward Member spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Ben J Martin.

The Chair invited Members to consider the application and points raised included:

- Did not consider the issues raised by residents and the Parish Council had been addressed by officers;
- the Council’s housing supply was not hampered by the lack of a Local Plan;
- traffic from the site was more likely to travel along the rural lanes to get to the A2;
- could not see how the application met the requirements of Policy DM26 of the Local Plan;
- the concerns of Professor Stephen Peckham in respect of air quality and health, as set out on the tabled update had not been addressed;
- the Railton personal injury collision data was out-of-date, so the highway assessment needed to be updated;
- the impact on the Newington High Street Air Quality Management Area (AQMA) would be considerable;

- did not consider Members could make a decision on the application with so many outstanding issues; and
- concerned about the impact the development would have on the narrow rural lanes.

Councillor Tony Winckless moved a motion for a site visit. This was seconded by Councillor Ken Rowles.

The Chair invited Members to consider the motion and points raised included:

- Did not see the point of a site meeting as knew the site well;
- Kent County Council (KCC) Highways and Transportation did not object to the application and they were the highway experts;
- would be interested to see the narrow lanes and layout in School Lane, Newington;
- if KCC Highways and Transportation raised no objection could not see what would be achieved by holding a site meeting; and
- requested that officers provided responses in respect of air quality concerns and an archaeological report from KCC.

Councillor Mike Baldock moved the following amendment: That officers also provide responses in respect of air quality concerns and request an archaeological report from KCC. This was not seconded. The Interim Head of Planning Services said that Members could either agree to defer the application for a site meeting or defer for further information but not both.

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

Resolved: That application 22/505618/FULL be deferred to allow the Planning Working Group to meet on site.

2.2 REFERENCE NO 21/505041/OUT		
APPLICATION PROPOSAL		
Outline application for the development of up to 63 dwellings and all necessary supporting infrastructure including internal access roads, footpaths and parking, open space and landscaping, drainage, utilities and service infrastructure works. (Access to Lower Road being sought, all other matters for future consideration)		
ADDRESS Land North Of Lower Road Eastchurch Kent		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT New Homes and Land AGENT Carter Jones

The Planning Consultant introduced the application as set out in the report. He provided the following updates to the report: that the Heads of Terms set-out on pages 104 and 107 of the report be amended as follows: the Strategic Access Management and Monitoring Strategies (SAMMS) payment had increased from £250.39 per dwelling to £275.88 per dwelling; and the inclusion of a monitoring fee of 5%. There was a minor correction at paragraph 11.3 on page 106 of the report which should read “*It is considered that the proposals would **not** cause substantial harm*” and the following wording should be included at Section 7 of the report “Background Papers and Plans – Plans and documents provided as part of application 21/505041/OUT”.

The Planning Consultant referred to a question raised at the Chair’s briefing meeting about the meaning of a “kit bridge”, and confirmed it was a bridge delivered in kit form which could be easily erected onto the site.

Parish Councillor Mike Brown, representing Eastchurch Parish Council, spoke against the application.

Rob Preston, the Agent, spoke in support of the application.

A Ward Member spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Ben J Martin.

The Chair invited Members to consider the application and points raised included:

- The report did not address any of the Parish Council’s concerns or set-out clearly what their concerns were;
- the report was not clear and lots of information was missing so could not make a decision; and
- could the Council seek to require some affordable housing within the application?

In response to a question from a Member about affordable housing, the Interim Head of Planning Services advised that the Council’s adopted policy was not to require affordable housing and Members had to make a decision on the application as submitted.

Councillor Monique Bonney moved a motion for a site meeting. This was seconded by Councillor Richard Darby. On being put to the vote the motion for a site meeting was agreed.

A Member requested that officers liaise with the applicant to ensure that Members were given full access to the site at the site meeting.

Resolved: That application 21/505041/OUT be deferred to allow the Planning Working Group to meet on site.

2.3 REFERENCE NO – 22/505674/FULL		
APPLICATION PROPOSAL Erection of single storey front and rear extensions, first floor side extension, front dormer windows and rear balcony.		
ADDRESS 17 Heron Close Lower Halstow Kent ME9 7EF		
WARD Bobbing, Iwade and Lower Halstow	PARISH/TOWN COUNCIL Lower Halstow	APPLICANT Mr & Mrs Plumbe AGENT APX Architecture Ltd

The Area Planning Officer introduced the application as set out in the report.

Rob Smith, an Objector, spoke against the application.

A Ward Member spoke against the application.

A Ward Member, who also a Member of the Planning Committee, spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Ben J Martin.

The Chair invited Members to consider the application and points raised included:

- Concerned about loss of light and overshadowing to No. 15 Heron Close; and
- officers considered the application was acceptable and could see no reason to refuse the application.

Councillor Corrie Woodford moved a motion for a site meeting. This was seconded by Councillor Mike Baldock. On being put to the vote the motion was lost.

There was some discussion about possible loss of light to No. 15 Heron Close. The Area Planning Officer reported that officers had assessed the impact in detail and considered the development against the Building Research Establishment (BRE) Daylight and Sunlight guidelines and concluded that any loss of light would be relatively minimal.

Resolved: That application 22/505674/FULL be approved subject to conditions (1) to (4) in the report.

PART 5

Decisions by the County Council and Secretary of State reported for information.

- **Item 5.1 – 77 Playstool Road Newington**
APPEAL ALLOWED
DELEGATED REFUSAL
- **Item 5.2 – 2 Seaview Villas First Avenue Queenborough**
APPEAL DISMISSED
DELEGATED REFUSAL
- **Item 5.3 – Land At 164 Bull Lane Newington**
APPEAL DISMISSED
DELEGATED REFUSAL
- **Item 5.4 – Cripps Farm Plough Road Minster-on-sea**
APPEAL DISMISSED

COMMITTEE REFUSAL

- **Item 5.5 – 12 Keycol Hill Bobbing ME9 8ND**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.6 – Gilron Bell Farm Lane Minster-on-sea**

APPEAL ALLOWED

DELEGATED REFUSAL

- **Item 5.7 – 37 Holly Blue Drive Iwade**

APPEAL ALLOWED

DELEGATED REFUSAL

- **Item 5.8 – 76-78 West Street Sittingbourne**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.9 – Car Park Storage R/o Unit 2-4 Stickfast Farm Bobbing**

APPEAL ALLOWED

DELEGATED REFUSAL

In response to a question from a Member, the Area Planning Officer reported that the landscaping at the site had not been completed and enforcement action could be taken to ensure it was.

- **Item 5.10 – Land at Brielle Way, West End House, Sheerness**

APPEAL ALLOWED

DELEGATED REFUSAL

- **Item 5.11 – 20 London Road Faversham**

APPEAL DISMISSED

DELEGATED REFUSAL

- **Item 5.12 – Elmhurst Caravan Park Second Avenue Eastchurch**

COSTS AWARDED TO THE COUNCIL

APPEAL AGAINST NON-DETERMINATION

APPEAL WITHDRAWN

Chair

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