
RECONVENED PLANNING COMMITTEE

MINUTES of the Reconvened Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Monday, 16 May 2022 from 7.00 pm - 7.43 pm.

PRESENT: Councillors Cameron Beart, Monique Bonney, Richard Darby, Mike Dendor, Oliver Eakin, Tim Gibson (Chairman), Alastair Gould (Substitute for Councillor Tim Valentine), James Hunt, Peter Marchington, Ken Rowles (Substitute for Councillor Carole Jackson), David Simmons, Paul Stephen and Tony Winckless.

OFFICERS PRESENT: Kellie MacKenzie, George Mynehan and Emma Wiggins.

OFFICERS PRESENT (Virtually): Billy Attaway, Rebecca Corrigan and Jim Wilson.

ALSO IN ATTENDANCE (Virtually): Councillors Ken Ingleton, Richard Palmer and Corrie Woodford.

APOLOGIES: Councillors Simon Clark, James Hall, Carole Jackson, Elliott Jayes, Ben J Martin and Tim Valentine.

779 **Declarations of Interest**

Councillor James Hunt declared an interest respect of item 6.1 and said that he would explain his interest just before the item was due to be considered.

780 **Schedule of Decisions**

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO 21/503749/REM		
APPLICATION PROPOSAL		
Approval of Reserved Matters for Appearance, Landscaping, Layout and Scale pursuant of 19/503810/OUT (allowed on appeal) for - Outline application for the erection of 17 dwellings with new access road, associated parking and landscaping. (Access being sought, all other matters reserved for future consideration).		
ADDRESS Land on the South East side of Bartletts Close, Halfway, Kent, ME12 3EG		
WARD	PARISH/TOWN COUNCIL	APPLICANT Mr R Theobald
Queenborough & Halfway		AGENT Synergy

This application was considered at the Planning Committee meeting on Thursday 12 May 2022.

2.2 REFERENCE NO – 19/502484/FULL		
APPLICATION PROPOSAL		
The proposed conversion of existing outbuilding Block 4 to Commercial units for use		

Class E (Commercial, Business and Service) a, b, c(ii),c(iii),e, f, g(iii) and the replacement of outbuilding Block 5 with a two storey building to form 6 no commercial units for use Class E a, b, c(ii),c(iii),e, f, g(iii) on the ground floor and Use Class E g(i) and Use Class F (Local Community) 2(b) on the first floor. The erection of a covered walkway and lean to extension to Block 1 and associated car parking provision. As AMENDED BY DRAWINGS RECEIVED ON 5 th August 2019 and 1 st and 9 th March 2021 and updated Design and Access statement.		
ADDRESS Willow Farm Hnsletts Lane, Ospringe, Faversham, Kent, ME13 0RS		
WARD East Downs	PARISH/TOWN COUNCIL Ospringe	APPLICANT Mr K Childs AGENT Urban & Rural Ltd

The Major Projects Officer introduced the report. He reported that further comments from Ospringe Parish Council had been received which he read out for Members. He also referred to pages 54 to 56 of the report, where the Parish Council comments were set-out in detail. The Parish Council raised concern about the increased traffic from the site. The Major Projects Officer referred Members to the detailed comments on highways/parking set-out on pages 65 to 66 of the report and said that Kent County Council (KCC) Highways and Transportation raised no objection.

The Chairman moved the officer recommendation to approve the application, and this was seconded by Councillor Cameron Beart.

The Ward Member, also a member of the Planning Committee, spoke against the application. He raised concern about the accumulative effect of traffic from the site and in particular large vehicles such as horse trailers and lorries which would have to negotiate rural lanes. He said that access to the site was not suitable for this type of development.

Members considered the application and raised points which included:

- Would be difficult to refuse on highway grounds as KCC Highways and Transportation raised no objection;
- welcomed the provision of employment in a rural location;
- National Highways had requested a Transport Assessment and the applicants had provided one; and
- had some sympathy with local residents but the equestrian centre had already been approved.

Resolved: That application 19/502484/FULL be approved subject to conditions (1) to (19) in the report.

2.3 REFERENCE NO – 22/501431/FULL		
APPLICATION PROPOSAL Siting of 1no. additional mobile home at existing traveller's site (retrospective).		
ADDRESS Graces Place, Homestall Road, Doddington, Kent, ME9 0HF		
WARD East Downs	PARISH/TOWN COUNCIL	APPLICANT Mr Smith AGENT Target Carbon

	Doddington	Management
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This application was considered at the Planning Committee meeting on 12 May 2022.

2.4 REFERENCE NO – 22/501556/FULL		
APPLICATION PROPOSAL		
Demolition of existing dwelling and erection of 2no. five-bedroom dwellings with associated parking and private amenity space (Resubmission of 21/504571/FULL).		
ADDRESS Greystone, Bannister Hill, Borden, Kent, ME9 8HU		
WARD Borden and Grove Park	PARISH/TOWN COUNCIL Borden	APPLICANT Ashbyrne Homes Ltd AGENT Kent Design Partnership

This application was considered at the Planning Committee meeting on 12 May 2022.

2.5 REFERENCE NO – 21/505769/FULL		
APPLICATION PROPOSAL		
Erection of 7 no. detached dwellings comprising of 5 no. four bedroom dwellings, 1 no. three bedroom bungalow, 1 no. two bedroom bungalow and 4 no. garages and 2 no. car ports, as well as access, parking and infrastructure.		
ADDRESS Land South Of Chequers Road, Minster-on-sea, Kent ME12 3SH		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Richard Alderson AGENT DHA Planning

This application was considered at the Planning Committee meeting on 12 May 2022.

2.6 REFERENCE NO – 21/506750/FULL		
APPLICATION PROPOSAL		
Erection of 2 no. 3 bedroom detached houses with associated parking.		
ADDRESS Land Adjacent To Eastchurch Village Hall Warden Road Eastchurch Kent ME12 4EJ		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT KJN Developments Ltd AGENT Woodstock Associates

The Senior Planning Officer introduced the report. She referred to the tabled paper, which had previously been emailed to Members, which recommended restriction of any further enlargement of the roofs of the dwellings under Permitted Development Rights (PDRs) to

take account of the setting of the listed church. The Senior Planning Officer reported that delegation was sought to impose a tree protection condition to help soften the impact of the development.

The Chairman moved the officer recommendation to approve the application, and this was seconded by Councillor Cameron Beart.

A Member spoke in support of the application and welcomed the additional condition for tree protection measures and restrictions to the PDRs.

Resolved: That application 21/506750/FULL be approved subject to conditions (1) to (20) in the report and a suitably worded condition in respect of tree protection and that any further enlargement of the roofs of the dwellings under permitted development rights be restricted to take account of the setting of the listed church.

2.7 REFERENCE NO – 22/500724/FULL		
APPLICATION PROPOSAL		
Removal of existing conservatory and erection of a single storey rear extension.		
ADDRESS 17 Court Tree Drive Eastchurch Sheerness Kent ME12 4TR		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT Mr Paul Whitehead AGENT W&M Architects LLP

The Senior Planning Officer introduced the report and showed Members a photo of the house and the existing floorplan and the floorplan for the proposed rear extension. She explained that the proposed extension was just over what would be allowed under PDRs and that there would be no impact upon residential amenity.

The Chairman moved the officer recommendation to approve the application, and this was seconded by Councillor Cameron Beart.

Resolved: That application 22/500724/FULL be approved subject to conditions (1) to (4) in the report.

2.8 REFERENCE NO – 16/508602/OUT		
APPLICATION PROPOSAL		
Outline application for erection of up to 250 dwellings with all matters reserved except for access		
ADDRESS Land At Preston Fields Salters Lane Faversham Kent ME13 8YD		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Redrow Homes Limited AGENT Avison Young

This application was considered at the Planning Committee meeting on 12 May 2022.

2.9 REFERENCE NO – 21/500766/OUT		
APPLICATION PROPOSAL		
Outline application for the erection of up to 70 dwellings (all matters reserved) and land reserved for a link road connecting the A251 with Salters Lane.		
ADDRESS Land at Preston Fields (South) Salters Lane Faversham Kent ME13 8YD		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Preston Field Land Trustees AGENT Avison Young

This application was considered at the Planning Committee meeting on 12 May 2022.

2.10 REFERENCE NO – 22/500641/FULL		
APPLICATION PROPOSAL		
Construction of one additional storey to the existing building to provide 9no. residential units, the replacement of all existing windows at first and second floor level and the repair/repainting of rendering.		
ADDRESS Bank House Broadway Sheerness Kent ME12 1TW		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness Town Council	APPLICANT Grantley Property Investments Limited AGENT Edwards Planning Consultancy

This application was considered at the Planning Committee meeting on 12 May 2022.

2.11 REFERENCE NO – 21/500204/FULL		
APPLICATION PROPOSAL		
Demolition of existing public house and erection of a mixed-use building providing a micro pub (54 square metres) and 7 no. flats with associated parking, amenity space and cycle storage.		
ADDRESS Old House At Home 158-162 High Street Sheerness Kent ME12 1UQ		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness Town Council	APPLICANT Mr M McAllister AGENT Kent Design Partnership

This application was considered at the Planning Committee meeting on 12 May 2022.

2.12 REFERENCE NO – 22/500843/FULL		
APPLICATION PROPOSAL		

Replacement of 10 existing chalets with 8 modern chalets.		
ADDRESS Isle Of Sheppey Holiday Village Warden Bay Road Leysdown Sheerness Kent ME12 4LX		
WARD Sheppey East	PARISH/TOWN COUNCIL Leysdown	APPLICANT Isle of Sheppey Holiday Village AGENT Carter Jonas

This application was considered at the Planning Committee meeting on 12 May 2022.

2.13 REFERENCE NO – 21/505461/PSINF		
APPLICATION PROPOSAL The construction of two houseblocks to provide criminal justice accommodation for 120 prisoners, along with a proposed record store, library, office and extension to the existing visitor car park (40 spaces).		
ADDRESS HMP Standford Hill, Church Road, Eastchurch ME12 4AA		
WARD Sheppey East	PARISH/TOWN COUNCIL Eastchurch	APPLICANT MOJ AGENT Cushman & Wakefield

This application was considered at the Planning Committee meeting on 12 May 2022.

PART 5

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

- **Item 5.1 – Land Lying South of Dunlin Walk Iwade**

APPEAL ALLOWED & COSTS REFUSED

COMMITTEE REFUSAL

A Member said it was a disappointing decision.

- **Item 5.2 – Plough Leisure Caravan Park Plough Road Minster**

APPEAL DISMISSED

DELEGATED REFUSAL

A Member welcomed the decision and said that it showed how poor the Council’s interim planning policy on park homes was, given that the Planning Inspector had given it very little weight.

Resolved:

(1) That under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 5 and 7 of Part 1 of Schedule 12A of the Act:

5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

7. Information relating to any action taken in connection with the prevention, investigation or prosecution of crime.

782 **Land to the East of Hawes Wood, Bobbing**

At this point Councillor James Hunt declared an interest and left the room during consideration of this item.

The Planning Enforcement Contractor introduced the report and outlined the history of the site for Members.

The Chairman moved the motion to serve an Enforcement Notice and this was seconded by Councillor Monique Bonney.

Members considered the report and the Planning Enforcement Contractor and Senior Lawyer (Planning) responded to questions raised.

Councillor Monique Bonney moved the following addendum: That the compliance period of six months be extended 12 months. This was seconded by Councillor Paul Stephen. On being put to the vote the addendum was lost.

Resolved: That the Planning Enforcement Contractor be given delegated authority to serve an Enforcement Notice in respect of the breach of planning control, pursuant to the provisions of Section 172 of the Town and Country Planning Act 1990, as amended, requiring that: the use of the site as an animal sanctuary ceases and all livestock be removed from the site; the residential use of the caravan ceases; all the recently erected fencing within the site and along the frontage with the highway, together with the gates and posts, and all the structures, buildings and all materials arising from the demolition be removed from the site within six months of the Notice take effect.

That delegated authority be given to the Head of Planning Services and the Head of Legal Services to prepare and serve the necessary paperwork, together with the precise wording therein.

Chairman

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