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## Planning Committee

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**MINUTES** of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 7 March 2024 from 7.00 pm - 8.00 pm.

**PRESENT:** Councillors Mike Baldock (Chair), Andy Booth, Derek Carnell (Substitute for Councillor Elliott Jayes), Simon Clark, Kieran Golding, James Hall, James Hunt, Peter Marchington, Ben J Martin (Substitute for Councillor Mike Henderson), Charlie Miller, Paul Stephen, Terry Thompson, Angie Valls, Karen Watson and Tony Winckless.

**OFFICERS PRESENT:** Matt Duigan, Simon Greenwood, Joanne Johnson, Kellie MacKenzie and Ceri Williams.

**OFFICERS PRESENT (VIRTUALLY):** .

**ALSO IN ATTENDANCE (VIRTUALLY):** Councillor Shelley Cheesman.

**APOLOGIES:** Councillors Mike Henderson, Elliott Jayes, Claire Martin and Julien Speed.

### 746 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

### 747 **Minutes**

The Minutes of the Meeting held on 8 February 2024 (Minute Nos. 616 – 623) were taken as read, approved and signed by the Chair as a correct record.

The Minutes of the Extraordinary Meeting held on 28 February 2024 (Minute Nos. 696 – 701) were taken as read, approved and signed by the Chair as a correct record subject to the following amendment:

Minute No. 698 Declarations of Interest, Councillor Andy Booth was a '**current**' Board Member of Kent Fire and Rescue Service, not 'previous' as stated.

Councillor Booth asked that the following be minuted and referred to the statement made in the first bullet point on page 477 'HSE had the technical ability to respond to the application, it was negligent of them not to do so and it would have been beneficial to have had their guidance'. Councillor Booth considered this statement would come back to 'haunt' the Council. .

The Chair clarified that the minutes were a record of what was said rather than factual accuracy.

### 748 **Declarations of Interest**

No interests were declared.

### 749 **Planning Working Group**

The Minutes of the Meeting held on 22 February 2024 (Minute Nos. 682 – 683) were taken as read, approved and signed by the Chair as a correct record. The application would be considered at a future meeting of the Planning Committee.

A Ward Member, also a member of the Planning Committee said it was disappointing that only six members of the Committee had attended the site meeting.

750 **Deferred Item 1 - Land south of Dunlin Walk**

<b>Deferred Item 1 REFERENCE NO 23/500878/REM</b>		
<b>APPLICATION PROPOSAL</b>		
Approval of Reserved Matters for erection of 20 no. residential dwellings (Appearance, Landscape, Layout and Scale being sought).		
<b>ADDRESS</b> Land South of Dunlin Walk, Iwade, Kent ME9 8TG		
<b>WARD</b>	<b>PARISH/TOWN COUNCIL</b>	<b>APPLICANT</b> Riverdale Developments
Bobbing, Iwade and Lower Halstow	Iwade	<b>AGENT</b> John Brindley

The Planning Consultant introduced the report as set out in the agenda papers.

The Chair invited Members to make comments and points raised included:

- We welcomed the changes made by the developer and considered the development was now more in-keeping with the area;
- this was a good example of how the Planning Committees input could improve applications;
- it would be better if solar panels could be provided; and
- ple ased the developer had listened to Members concerns and made the relevant modifications.

In response the Planning Consultant said that Members could impose a condition requiring details of revised energy proposals as part of the Revised Energy Strategy.

Councillor Terry Thompson moved the following amendment: That a condition be imposed requiring that solar panels be provided to the south elevation of the dwellings. This was seconded by Councillor Karen Watson. On being put to the vote the amendment was agreed by Members.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth.

***Resolved: That application 23/500878/REM be approved subject to conditions (1) to (8) in the report and the imposition of an additional condition requiring solar panels be provided to the south elevation of the dwellings.***

751 **2.1 - 22/504863/FULL Land at Plum Pudding Lane and Highstreet Road Hernhill**

**PART 2**

Applications for which **PERMISSION** is recommended

<b>2.1 REFERENCE NO – 22/504863/FULL</b>		
<b>APPLICATION PROPOSAL</b> Proposed development of 4,043 sqm of commercial floorspace accessed from Highstreet Road.		
<b>ADDRESS</b> Land at Plum Pudding Lane and Highstreet Road Hernhill Kent ME13 9EL		
<b>WARD</b> Boughton and Courtenay	<b>PARISH/TOWN COUNCIL</b> Hernhill Parish Council	<b>APPLICANT</b> George Wilson Developments <b>AGENT</b> Hobbs Parker Property Consultants

The Planning Consultant introduced the application as set out in the agenda papers. He reported that two letters supporting the application had been received since the publication of the agenda pack, both from businesses showing an interest in the site if the application was approved. The letters highlighted benefits which included: demand for this type of commercial floorspace; the site was close to the motorway; and sustainable location. The Planning Consultant further reported that the Council’s Environmental Health Officer had reiterated that they had no objections to the application, subject to the conditions they had requested as set-out in the report.

Mr Josh Wilson, the Applicant, spoke in support of the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth.

In response to a question from the Chair, the Planning Consultant confirmed that the footpath and bus stop would be secured via the Section 106 Legal Agreement.

The Chair invited Members to make comments and points raised included:

- Supported the application and applauded the comments of the speaker who added weight to the application; Su
- Welcomed the application which would provide much needed employment in the area; wel
- Disappointed that the application would result in the loss of open green space; dis
- Considered the orientation of the proposed development was poor; con
- Would not support the application and considered more could be done to improve biodiversity on the site; cou
- Had

- concerns regarding the access to and from the site onto the A299; not
- ed the applicants would provide a Building Research Establishment Environmental Assessment Method (BREEAM) “Very Good” standard but considered that was effectively just an average standing. The Council should push the developer to provide a higher standard;
- icles exiting the site could be travelling 60 mph onto the busy A299, could we propose a Traffic Regulation Order be required to lower the speed limit in the interests of safety; veh
- h Kent County Council (KCC) Highways and National Highways (NH) raised no objection to the application; bot
- sidered that KCC Highways and NH need to look again at vehicles exiting the site and considered it was a ‘recipe for disaster’; and con
- ld waiting restrictions be imposed alongside the petrol station to allow better access from the site. cou

In response the Planning Consultant said that with regard to Plot 4 KCC Highways had restricted that to B8 use which meant that any fast-food outlet application would require planning permission. The KCC Highways traffic modelling had shown that most traffic would be accessing the site via the A229 Thanet Way and was safe. Improvements had been made to the sightlines at the entrance of the site and KCC Highways had no safety concerns in respect of traffic entering or leaving the site. Any TRO would require KCC Highways approval. He explained that it would not be possible to request parking restrictions alongside the petrol station.

With regard to the BREEAM ‘Very Good’ standard, the Development Manager explained that it met Council Policy as set out in the Local Plan, and it would therefore be difficult to request a higher standard.

***Resolved: That application 22/504863/FULL be approved subject to conditions (1) to (29) in the report.***

752 **Part 5 applications**

**PART 5**

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

- **Item 5.1 – Temple Lodge, Frangbury, Doddington**  
**APPEAL ALLOWED**  
**DELEGATED REFUSAL**

Chair

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