

---

## Reconvened Planning Committee

---

**MINUTES** of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 1 June 2023 from 10.00 am - 11.13 am.

**PRESENT:** Councillors Mike Baldock (Chair), Kieran Golding, James Hall, Mike Henderson, Peter Marchington, Chris Palmer (Substitute for Councillor Elliott Jayes), Richard Palmer (Substitute for Councillor Paul Stephen), Angie Valls, Karen Watson and Tony Winckless.

**PRESENT (VIRTUALLY):** Councillor Elliott Jayes.

**OFFICERS PRESENT:** Simon Algar, Paul Casey, Rebecca Corrigan, Philippa Davies, Paul Gregory, Megan Harris, Cheryl Parks and Emma Wiggins.

**OFFICERS PRESENT (VIRTUALLY):** William Allwood, Emily Clark and Kellie MacKenzie.

**ALSO IN ATTENDANCE (VIRTUALLY):** Councillors Tim Gibson, Carole Jackson and Dolley White.

**APOLOGIES:** Councillors Andy Booth, Simon Clark, James Hunt, Claire Martin, Charlie Miller, Julien Speed and Paul Stephen.

### 53 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

### 54 **Declarations of Interest**

Councillor Tony Winckless declared a Disclosable Non-Pecuniary Interest in respect of the Part 6 item and left the chamber whilst the item was considered.

Councillor Richard Palmer declared a Disclosable Non-Pecuniary Interest in respect of Item 3.1 21/504388/FULL Woodland Farm, High Oak Hill, Iwade Road, Newington as he had voiced his opinion on the application already, but said that he still had an open mind. He explained that he would speak as Ward Member and then leave the meeting whilst the item was considered.

### 55 **Schedule of Decisions**

<b>2.2 REFERENCE NO - 22/505981/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Garage conversion into a habitable space including changes to fenestration and creation of 2no. parking spaces on drive way.		
<b>ADDRESS</b> 47 Lady Winter Drive Minster-on-sea Sheerness Kent ME12 2GF		
<b>WARD</b> Minster Cliffs	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Mr Shaun Browne <b>AGENT</b> Mr Karl O'Brien

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

A visiting Member spoke against the application.

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

In response to a question, the Senior Planning Officer indicated on the plans where the new position of the pathway to the front door was and she drew attention to conditions (2) and (4) as set out in the report.

**Resolved: That application 22/505981/FULL be approved subject to conditions (1) to (4) in the report.**

<b>2.3 REFERENCE NO - 22/500007/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Change of use of former bus depot (Sui Generis) to vehicle servicing and repair business (Class B2) and construction of additional workshop unit.		
<b>ADDRESS</b> Sheerness Bus Station Bridge Road Sheerness ME12 1RH		
<b>WARD</b> Sheerness	<b>PARISH/TOWN COUNCIL</b> Sheerness Town Council	<b>APPLICANT</b> WP Commercials Ltd  <b>AGENT</b> Kevin Wise Town Planning

The Area Planning Team Leader introduced the application as set out in the report. He drew attention to the tabled paper which included an update on a further representation received, and some minor updates to conditions (1) and (5) and rewording of condition (6) in terms of the proposed landscaping details. The Area Planning Team Leader added that the fencing to the front would be moved further back into the site and would be painted green.

A visiting Ward Member spoke against the application.

In response to points raised by the visiting Ward Member, the Conservation & Design Manager explained that he had had discussions with Planning Officers and the Applicant in terms of the design. With the fencing being moved further into the site, plus landscaping to the front of it, he considered on balance that it was an acceptable design, and together with the rewording of condition (6) would result in a more appropriate, softer, greener appearance than what was seen currently.

The Chair moved the officer recommendation to approve the application, to include the updates on the tabled paper, and this was seconded by Councillor Mike Henderson.

Councillor Tony Winckless moved a motion for a site meeting, and this was seconded by Councillor Richard Palmer.

Some Members considered there was no benefit to a site meeting, taking into account, the site's former use and the mitigation measures that were proposed.

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

**Resolved: That application 22/500007/FULL be deferred to allow the Planning Working Group to meet on site.**

<b>2.4 REFERENCE NO - 23/500240/FULL</b>			
<b>APPLICATION PROPOSAL</b>			
Erection of a two storey pitched roof side and a single storey linked to garage rear extension including changes to fenestration (Resubmission 22/505026/FULL).			
<b>ADDRESS</b> 7 Cinnabar Drive Sittingbourne Kent ME10 5LA			
<b>WARD</b>	The	<b>PARISH/TOWN</b>	<b>APPLICANT</b> Mr Paul Thompson
Meads		<b>COUNCIL</b> Bobbing	<b>AGENT</b> Alpha Design Studio Limited

The Senior Planning Officer introduced the application as set out in the report

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

A Member was happy with the amendments that had been made to the application, and the Senior Planning Officer confirmed there would be no windows on the side elevation facing the road.

**Resolved: That application 23/500240/FULL be approved subject to conditions (1) to (3) in the report.**

<b>2.5 REFERENCE NO - 22/504907/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Conversion of first floor and loft to 2no. two bedroom flats, including erection of a two storey rear extension, creation of a roof terrace, and internal alteration to existing pub/restaurant.		
<b>ADDRESS</b> Napier Hotel 1 Alma Road Sheerness Kent ME12 2NZ		
<b>WARD</b> Sheerness	<b>PARISH/TOWN COUNCIL</b> Sheerness Town Council	<b>APPLICANT</b> Newton Developments
		<b>AGENT</b> Richard Baker Partnership

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

A visiting Ward Member spoke against the application.

In response to some heritage issues which had been raised, the Conservation & Design Manager explained that helpful revisions had been made to the scheme. These had addressed previous issues and would sustain the public house use of the property, important to the character of the area and as an important community facility. He raised some concern with the loss of the chimneys. The Conservation & Design Manager also

explained that the external staircase was in a fairly discreet position, with the roof to the stair tower appropriately sited below the level of the eaves upon the existing building.

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

Members considered the scheme protected the use of the building and welcomed the addition of two flats.

***Resolved: That application 22/504907/FULL be approved subject to conditions (1) to (10) in the report, and the receipt of Strategic Access Management and Monitoring Strategy payment.***

### **PART 3**

Applications for which **REFUSAL** is recommended

<b>3.1 REFERENCE NO - 21/504388/FULL</b>		
<b>APPLICATION PROPOSAL</b>		
Erection of a permanent agricultural dwelling with associated parking.		
<b>ADDRESS</b> Woodland Farm High Oak Hill Iwade Road Newington Kent ME9 7HY		
<b>WARD</b> Bobbing, Iwade And Lower Halstow	<b>PARISH/TOWN COUNCIL</b> Bobbing	<b>APPLICANT</b> Mr Jy Stedman <b>AGENT</b> Consilium Town Planning Services Limited

The Area Planning Team Leader introduced the application as set out in the report. He drew attention to the tabled update which noted that the application for prior approval set out in the report had since been refused.

Peter Court, the Agent, spoke in support of the application.

The Chair moved the officer recommendation to refuse the application, and this was seconded by Councillor Mike Henderson.

***Resolved: That application 21/504388/FULL be refused for the reasons set out in the report.***

### **PART 5**

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

- **Item 5.1 – Rides House Warden Road Eastchurch**

**DELEGATED REFUSAL**

**APPEAL DISMISSED**

- **Item 5.2 – Dickens Inn Fourth Ave Eastchurch**  
**DELEGATED REFUSAL**  
**APPEAL DISMISSED**
- **Item 5.3 – Cripps Farm Plough Road Minster**  
**COMMITTEE REFUSAL**  
**APPEAL DISMISSED /COSTS REFUSED**
- **Item 5.4 – Manor Farm Key Street Sittingbourne**  
**AGAINST OFFICER RECOMMENDATION**  
**APPEAL ALLOWED**
- **Item 5.5 – Toft Wray Lower Norton Lane Teynham**  
**DELEGATED REFUSAL**  
**APPEAL DISMISSED**
- **Item 5.6 – Halfacre House Lynsted Lane Lynsted**  
**DELEGATED REFUSAL**  
**APPEAL ALLOWED**

56 **Exclusion of the Press and Public**

***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.***

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

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

57 **Schedule of Decisions**

**The Three Hats Public House, High Street, Milton Regis**

***Resolved:***

***(1) That an Enforcement Notice be issued pursuant to the provisions of Section***

***172 of the Town and Country Planning Act 1990, as amended, requiring structures be demolished and all materials arising from the demolition be removed from the site within three months of the Notice taking effect.***

***(2) That the Head of Regeneration, Economic Development and Property and Interim Head of Planning Services and the Head of Legal Services prepare and serve the necessary paperwork, together with the precise wording therein.***

Chair

Copies of this document are available on the Council website <http://www.swale.gov.uk/dso/>. If you would like hard copies or alternative versions (i.e. large print, audio, different language) we will do our best to accommodate your request please contact Swale Borough Council at Swale House, East Street, Sittingbourne, Kent, ME10 3HT or telephone the Customer Service Centre 01795 417850.

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