
Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 12 September 2024 from 7.00 pm - 7.48 pm.

PRESENT: Councillors Hayden Brawn, Ann Cavanagh (Substitute for Councillor Kieran Golding), Simon Clark, Angela Harrison (Substitute for Councillor Karen Watson), James Hunt, Elliott Jayes (Vice-Chair, in the Chair), Peter Marchington, Claire Martin, Ben J Martin, Chris Palmer (Substitute for Councillor Mike Baldock), Richard Palmer, Paul Stephen, Terry Thompson, Mark Tucker (Substitute for Councillor Julien Speed), Angie Valls and Tony Winckless.

OFFICERS PRESENT: Rebecca Corrigan, Philippa Davies, Alona Diachenko, Paul Gregory, Megan Harris, Joanne Johnson and Ceri Williams.

APOLOGIES: Councillors Mike Baldock, Andy Booth, Kieran Golding, Julien Speed and Karen Watson.

234 **Vice-Chair in-the-Chair**

Councillor Elliott Jayes (Vice-Chair) took the chair for this meeting and would be referred to as 'Chair' for the remainder of these minutes.

235 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

236 **Minutes**

The Minutes of the Extraordinary Meeting held on 6 August 2024 (Minute Nos. 154 – 165) and the Minutes of the Meeting held on 15 August 2024 (Minute Nos. 173 – 178) were taken as read, approved and signed by the Chair as correct records.

237 **Declarations of Interest**

No interests were declared.

238 **1.1 - 24/503449/PNEXT 25 Willement Road, Faversham, Kent, ME13 7SZ**

PART 1

Any other reports to be considered in the public session

1.1 REFERENCE NO: - 24/503449/PNEXT
PROPOSAL: Prior notification for a proposed single storey rear extension which: A) Extends by 4.60 metres beyond the rear wall of the original dwelling, B) Has a maximum height of 2.90 metres from the natural ground level (including roof light), and C) Has a ridge height of 2.47 metres above the natural ground level.
SITE LOCATION: 25 Willement Road, Faversham, Kent, ME13 7SZ

WARD: St. Ann's	PARISH/TOWN COUNCIL: Faversham Town Council	APPLICANT: Mr & Mrs Holdstock AGENT: Oast Architecture Ltd
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The Team Leader (Planning Applications) introduced the application as set out in the report and advised that there were no updates.

The Chair moved the officer recommendation to delegate the decision to officers as per the recommendation in the report, and this was seconded by Councillor Hayden Brawn.

Resolved: That application 24/503449/PNEXT be delegated to officers as per the recommendation in the report.

239 **2.1 - 24/501001/FULL - Sheppey College, Bridge Road, Sheerness, Kent, ME12 1HL**

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 24/501001/FULL		
PROPOSAL Erection of a two storey extension to the eastern side of the existing college building, including a two storey glazed link.		
SITE LOCATION Sheppey College, Bridge Road Sheerness Kent ME12 1HL		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness	APPLICANT Mr Stewart Haywood AGENT Lee Evans Partnership LLP

The Senior Planner introduced the application as set out in the report and advised that there were no updates.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Angela Harrison.

The Chair invited Members to make comments, and these included:

- Disappointed that there had been no response to the consultation;
- expansion of the college was overdue; this would make a real difference to the future of young people on the Isle of Sheppey;
- clarification sought on the proposed roof materials;
- this was an opportunity to showcase renewable energy, such as thermal massing;
- the 45% reduction in CO₂ emissions needed to be higher, especially as this was a public building;
- welcomed the application; and

- this was a good design.

In response, the Senior Planner explained that the roofing materials had not yet been agreed, but would be secured by condition at a later date.

Resolved: That application 24/501001/FULL be granted as per the recommendation in the report.

240 **2.2 - 24/500781/FULL Snakesbury Cottage, Iwade Road, Newington, Kent, ME9 7JY**

2.2 REFERENCE NO - 24/500781/FULL		
PROPOSAL Conversion of existing barn to holiday accommodation, including replacement roof, rebuilding of upper front elevation and insertion and replacement fenestration. Erection of car port and cycle store.		
SITE LOCATION Snakesbury Cottage, Iwade Road, Newington, Kent, ME9 7JY		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Newington	APPLICANT Mr & Mrs Finlon AGENT Woodstock Associates

This item was withdrawn from the agenda.

241 **2.3 - 24/501571/FULL Masters House, Trinity Road, Sheerness, Kent, ME12 2PF**

2.3 REFERENCE NO - 24/501571/FULL		
PROPOSAL Replacement of flat roof to workshops with pitched roof, conversion of workshop 4 to a store room, wc, and kitchenette, and alterations to fenestration.		
SITE LOCATION Masters House Trinity Road Sheerness, Kent ME12 2PF		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness Town Council	APPLICANT Swale Borough Council AGENT Turner Jackson Day Associates

The Senior Planner introduced the application as set out in the report and advised that there were no updates.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Angela Harrison.

Members welcomed the proposed pitched roof, the improved design and the alterations to the fenestration.

Resolved: That application 24/501571/FULL be granted as per the

recommendation in the report.

242 **2.4 - 24/500664/FULL Clifton, Stockers Hill, Rodmersham, Kent, ME9 0PL**

2.4 REFERENCE NO - 24/500664/FULL		
PROPOSAL Demolition of existing garage and conservatory and erection of a two storey side extension and single storey rear extension, new front porch and alterations to fenestration. Loft conversion with insertion of front dormer window and 5 roof lights to the rear. Erection of a detached double garage.		
SITE LOCATION Clifton Stockers Hill Rodmersham Kent ME9 0PL		
WARD West Downs	PARISH/TOWN COUNCIL Rodmersham	APPLICANT Mr A Whitcroft AGENT CJS Design Services

The Team Leader (Planning Applications) introduced the application as set out in the report and advised that there were no updates.

Eddie Powell, a supporter, spoke in support of the application.

Thelma North, an objector, spoke against the application.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Angela Harrison.

The Chair invited Members to make comments, and these included:

- Clarification sought on how close the extension would be to the neighbouring property;
- suggested light measurements be taken to see the impact of the development on the neighbouring property;
- disappointed that there was not a representative from the parish council to speak on the application as they had called it in;
- the garage should be repositioned to address any potential light issues;
- clarification sought on what consideration was given to light issues; and
- considered the front garden was large enough to facilitate the new garage without any light issues.

In response, the Team Leader explained that he believed it was the proposed garage which was the concern to the neighbour, not the extension. He explained that there was no policy requirement to carry out light measurements. Officers had assessed the scale of the garage and the distance from the neighbouring property to come to a judgement as to whether the proposals would be harmful or not.

Resolved: That application 24/500664/FULL be granted as per the recommendation in the report.

Chair

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