
Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 16 January 2025 from 7.00 pm - 8.48 pm.

PRESENT: Councillors Mike Baldock (Chair), Andy Booth, Hayden Brawn, Ann Cavanagh (Substitute for Councillor Kieran Golding), Shelley Cheesman (Substitute for the vacant seat on the Committee),, Simon Clark, Charles Gibson (Substitute for Councillor Claire Martin), James Hunt, Elliott Jayes (Vice-Chair), Peter Marchington, Ben J Martin, Richard Palmer, Paul Stephen, Terry Thompson, Karen Watson and Tony Winckless.

OFFICERS PRESENT: Joanna Dymowska, Andrew Gambrill, Simon Greenwood, Ian Harrison, Joanne Johnson, Ben Oates and Philippa Richardson.

OFFICER PRESENT (VIRTUALLY): Martyn Cassell.

ALSO IN ATTENDANCE: Councillor Tom Nundy.

APOLOGIES: Councillors Kieran Golding, Claire Martin and Julien Speed.

550 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

551 **Minutes**

The Minutes of the Meeting held on 5 December 2024 (Minute Nos. 469 – 480) were taken as read, approved and signed by the Chair as a correct record.

552 **Declarations of Interest**

Councillor Andy Booth declared a non-pecuniary interest in respect of Item 2.3 24/502130/FULL Sheppey Leisure Complex, Broadway as he is the Chair of Swale Community Leisure. Councillor Booth remained in the chamber for the duration of the debate but did not comment on the application and abstained from voting.

Councillor Elliott Jayes declared a non-pecuniary interest in respect of the Deferred Item 22/502086/OUT Land to the east of Scocles Road, Minster-on-Sea as he was one of the Ward Members and Item 2.3 24/502130/FULL Sheppey Leisure Complex, Broadway as he sat on the Council's Levelling Up group, but the application was submitted before he sat on the group and he was the Council-nominated representative on Sheppey Matters. Councillor Jayes considered the applications with a clear and open mind and stayed in the chamber for the duration of the debate and voted on the applications.

553 **Deferred Item 1 - 22/502086/OUT Land to the east of Scocles Road**

Deferred Item 1 REFERENCE NO - 22/502086/OUT		
APPLICATION PROPOSAL Outline application for a residential development of up to 650 units inclusive of a new community hub, landscaping measures and green infrastructure, with all matters reserved except for access.		
ADDRESS Land to the east of Scocles Road, Minster on Sea, Kent		
WARD Sheppey Central	PARISH/TOWN COUNCIL Minster-on-Sea	APPLICANT MLN (Land and Properties) Ltd AGENT Broadgrove Planning and Development

The Planning Consultant introduced the application as set out in the report. He advised that there was an error in the report where it stated that Kent County Council (KCC) had said that special educational needs and waste were strategically located specialist services which would have to be delivered on the mainland. He explained that reference to the mainland was incorrect, and that these services would be delivered at a Borough level, but this did not preclude delivery on the Isle of Sheppey. The Planning Consultant clarified that the further five neighbour objections to the scheme were in addition to the 18 objections reported verbally at the 10 October 2024 meeting. He referred to the independent traffic survey carried out by Stantec which was summarised in the report and updated Members on comments from KCC Highways and Transportation on the report. The Stantec report had noted that the proposed Barton Hill Drive, Minster roundabout mitigation did not improve the exit to the A2500 westbound and improving this exit from Barton Hill Drive would reduce the queuing identified in the survey data, and Stantec had suggested KCC added a monitor and manage condition. KCC Highways and Transportation had responded to say that the suggested condition was not necessary as any mitigation could be secured via the Section 278 process. The Planning Consultant added that Lower Road, Minster was due to be widened through works delivered by the Barton Hill Drive development.

A visiting Member spoke against the application.

The Chair moved the officer recommendation to determine whether the application would have been approved, if it was still to be determined by the Committee, as per the recommendation in the report, and this was seconded by Councillor Andy Booth.

A Ward Member spoke against the application. He raised concern that the independent highway report had not been put on the Planning Portal. He said there had been no mention of the road width issues, or the narrow footpaths which the Planning Committee had raised, and with an increase in vehicles as a result of this application, these issues would be made worse. The Ward Member said that if the application was approved that the dwellings should be built in the right direction for optimum solar gain, and the highway conditions on highway works should be lowered.

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

- Welcomed the affordable housing that would be provided with this application;

- concerned with highway issues, but KCC Highways and Transportation had raised no objection;
- this was not an ideal location for development;
- it was important that officers ensured that the developers built in accordance with the planning conditions;
- the development would cause the erosion of the Countryside Gap;
- infrastructure such as transport; GP services; etc. would be adversely impacted by the development;
- this was an unsustainable development in an unsustainable location;
- acknowledged some of the planning obligations to mitigate the impact of the development, including £350 travel vouchers, but it was difficult to support development in this location knowing that access to the development was not going to be improved;
- the independent traffic report had now been carried out and we cannot defer any further;
- the Isle of Sheppey was in need of affordable housing, this was a balance between harm and good;
- hoped that when reserved matters came forward that the design of the development was good;
- the development was being built on good arable land, it was important that crops were grown in this country, rather than relying on imports;
- residents were desperate for homes they could afford; and
- clarity sought on the provision of the affordable homes.

The Planning Consultant responded to the points raised. He referred Members to paragraphs 6.31 and 6.32 in terms of affordable housing delivery and the grant funding available to achieve this. It was explained that due to the terms of the Homes England Capital Funding Guide, 25% of the affordable housing would be firmly secured via a Section 106 Agreement, whilst the remaining 16.5% would be secured through an alternative option which the developer intended to deliver, but was not obliged to. He explained that the applicant could apply to vary the terms of a Section 106 Agreement. The Planning Manager added that the actual mix of house (number of bedrooms etc.) would be agreed at the reserved matters stage.

The Chair sought Members' views as to whether they agreed that if they were minded to grant permission, if it had been their decision, that specific reasons be included and in this case the reason being the inclusion of affordable housing within the development. Members agreed with this approach.

Further comments included:

- Housing associations were unlikely to use recycled grant funding, if they had not used normal grant funding;
- disappointed that the applicant went straight to appeal without speaking to Ward Members;
- noted that there were only five days between the October 2024 meeting and the date that the application should have been decided, not leaving much time for the applicant to meet with Ward Members and report back to the Committee;
- did not agree with KCC Highways and Transportation's views of the application;

- the application would hugely increase the number of vehicle movements onto the Lower Road; and
- not persuaded by the level of the application’s affordable homes provision.

In response to a question, the Planning Consultant explained that condition (3) set out the timescale, in that the first phase of development must be begun no later than 12 months from the final approval of the relevant reserved matters.

In accordance with Procedure Rule 3.1.19(2) a recorded vote was taken, and voting was as follows:

For: Councillors Hayden Brawn, Simon Clark, Ann Cavanagh, James Hunt, Peter Marchington, Ben J Martin, Charles Gibson, Shelley Cheesman, Karen Watson and Tony Winckless. Total equals 10.

Against: Councillors Mike Baldock, Andy Booth, Elliott Jayes, Richard Palmer, Paul Stephen and Terry Thompson. Total equals 6.

The motion to approve the application was agreed.

Resolved: That if it had been determined by the Committee, application 22/502086/OUT would be granted as per the recommendation in the report and that the specific reason for granting the position be the inclusion of affordable housing within the development.

554 **2.1 - 18/505157/OUT Land North of Sanderling Way**

2.1 REFERENCE NO - 18/505157/OUT		
APPLICATION PROPOSAL Outline application with all matters reserved apart from the means of access for residential development of up to 60 dwellings.		
ADDRESS Land North Of Sanderling Way, Iwade, Kent, ME9 8TJ		
WARD Bobbing, Iwade and Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Mick Drury AGENT Hume Planning

The Planning Consultant introduced the application as set out in the report.

The Agent spoke in support of the application.

Noel Hanafin, 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 Andy Booth.

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

- Did not like the spread of further housing at this location, but considered the matter would be overturned if it went to appeal;
- clarification sought on whether there would be any highway improvements and

- whether there was a link road to the existing housing;
- acknowledged that this site was allocated for housing in the Local Plan, but considered it was not appropriate to have more housing here;
- this was unsustainable development;
- the disadvantages outweighed the advantages;
- considered this was a sustainable location and pleased with the revisions to the application, so that the main access was now proposed off The Street, Iwade rather than Sanderling Way;
- considered there should be more improvements in terms of pedestrian and cycle users;
- improvements should be made to Swale Halt; and
- clarification sought on any surveys carried out in terms of the presence of any protected species on the site.

The Planning Consultant responded to the points raised. She explained that the connection to the existing houses would be pedestrian access only and that an ecological appraisal had been carried out, and there was no evidence of bats. The ponds in the area were being retained and one was going to be enlarged.

Resolved: That application 18/505157/OUT be granted as per the recommendation in the report.

555 **2.2 - 24/502180/FULL Car Parks Adjacent to Sheppey Street**

2.2 REFERENCE NO 24/502180/FULL		
APPLICATION PROPOSAL Change of use of disused car parks to commercial vehicle sales forecourts with associated sales office, toilet block, refuse storage, perimeter fencing, and lighting and CCTV (partly retrospective).		
ADDRESS Car Parks Adjacent To Sheppey Street, Blue Town, Isle Of Sheppey, ME12 1TQ		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness	APPLICANT Mr P Rooney AGENT Refine Architecture Ltd

In the Chair’s absence, the Vice-Chair took the Chair for this item.

The Planning Manager (Planning Applications) introduced the application as set out in the report.

The Vice-Chair in-the-Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Andy Booth.

Resolved: That application 24/502180/FULL be granted as per the recommendation in the report.

556 **2.3 - 24/502130/FULL Sheppey Leisure Complex, Broadway**

2.3 REFERENCE NO 24/502130/FULL		
PROPOSAL Proposed enhancement of the existing Sheppey leisure complex and healthy living centre; including erection of a two-storey side extension, creation of a new main side entrance to the leisure centre, facade/elevation improvements, minor internal reconfiguration, new cafe area, and external landscaping works to the surrounding public realm, including a new outdoor adventure golf facility, and creation of a new footpath between Sheppey train station and the leisure complex site.		
SITE LOCATION Sheppey Leisure Complex, Broadway Sheerness Kent ME12 1HH		
WARD Sheerness	PARISH/TOWN COUNCIL Sheerness Town Council	APPLICANT Swale Borough Council AGENT 3BM Planning

In the Chair’s absence, the Vice-Chair took the Chair for this item.

The Planning Consultant introduced the application as set out in the report. He referred to the tabled update in relation to condition (2) to reflect the updated elevation drawing which had been provided.

The Vice-Chair in the Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Andy Booth.

Resolved: That application 24/502130/FULL be granted as per the recommendation in the report.

557 **Part 5 applications**

PART 5

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

Item 5.1 – 4 Oast Cottages, Breach Lane, Upchurch ME9 7PH

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.2 – 8 Cross Lane, Faversham ME13 8PN

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.3 – 8 Harty Ferry Cottages, Harty Ferry Road, Oare ME13 0QD

INS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.4 – Bullfinch Cottage, Lewson Street Road, Norton ME9 9JQ

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.5 – Callum Park, Basser Hill, Lower Halstow ME9 7TY

PINS Decision: APPEAL ALLOWED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.6 – Land adjacent 113 Chaffes Lane, Upchurch, Sittingbourne ME9 7BB

PINS Decision: APPEAL ALLOWED

Committee or Officer Decision : COMMITTEE REFUSAL

Item 5.7 – Littles Manor Oast, North Street, Sheldwich, Faversham ME13 0LP

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.8 – Nether Toes, Sheppey Way, Bobbing, Sittingbourne ME9 8QP

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.9 – Scocles Farm, Scocles Road, Minster-on-Sea ME12 3RU

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.10 – Stonebridge Lodge, West Street, Faversham ME13 7RU

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.11 – The Happy Pants Animal Sanctuary, Land to the east of Hawes Wood, Iwade Road, Newington ME9 7HY

PINS Decision: APPEAL DISMISSED**Committee or Officer Decision : COMMITTEE REFUSAL – appeal against an Enforcement Notice.**

Members welcomed the decisions.

558 Adjournment of Meeting

The meeting was adjourned from 8.23 pm until 8.38 pm.

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