

PLANNING COMMITTEE – 5 MARCH 2020

PART 5

Report of the Head of Planning

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

- **Item 5.1 – 106 Scrapsgate Road, Minster**

APPEALS DISMISSED

COMMITTEE REFUSAL

Observations

Full support for the refusal of this unacceptable scheme.

- **Item 5.2 – Blean Cottage, Hickmans Green, Boughton Under Blean**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

Here the Inspector did not share officers' concerns that the new house would be more prominent, intrusive and harmful to the character of the countryside than the current bungalow is.

- **Item 5.3 – Funton Brickworks Raspberry Hill Lower Halstow**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Despite the lack of a five-year housing land supply, the Inspector agreed with the Council that the benefits of the development would be substantially and demonstrably outweighed by the harm, notably in respect of the adverse landscape impact, the lack of adequate provision for affordable housing and the fact that the development would be detached from existing settlements and therefore not likely to help create a strong and healthy community.

- **Item 5.4 – 61 Playstool Road Newington**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

The Inspector agreed with the Council that this over large extension was unacceptable. The matter has been passed to my enforcement team.

- **Item 5.5 – One Acre Blind Marys Lane**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

A potential landmark decision which fully supports the Council's approach to the provision and control of gypsy and traveller sites in the Kent Downs Area of Outstanding Natural Beauty; and one that will hopefully bring to an end the long running issue of the occupation of this and the adjoining site.

- **Item 5.6 – Loyterton Farmhouse Tickham Lane Lynsted**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

A very technical decision on an area of planning law where appeal decisions appear to be inconsistent and based on very detailed criteria, meaning that no two cases are identical and the result will always be unpredictable. In this case the Inspector appears to have limited her assessment of any changes to the use of the property to traffic implications, and given no weight to other changes that the Council relied on in making its own decision.

- **Item 5.7 – The Old School, Dunkirk**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

The scheme would involve adding another house onto an approved scheme with very small garden sizes on some plots, which officers considered would be an over-intensive development of the site that would adversely affect the setting of the former school which is a grade II listed building. A very site specific and subjective decision.