

**PLANNING COMMITTEE – 17 SEPTEMBER 2020**

**PART 5**

Report of the Head of Planning

**PART 5**

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

---

- **Item 5.1 – Land at 99 The Street Newnham**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

**Observations**

This decision clearly shows that the benefits of small scale new residential development well beyond settlement boundaries do not outweigh the harm to the Local Plan settlement strategy, especially when there are other issues involved.

- **Item 5.2 – Elliotts Farm Harty Ferry Road Leysdown**

**APPEAL ALLOWED**

**DELEGATED REFUSAL**

**Observations**

Notwithstanding the fallback position of an approved building conversion nearby, the Inspector seemingly concluded that a single dwelling, in an unsustainable location is acceptable, despite other Inspectors finding precisely the opposite in similar (or even better) locations elsewhere.

The Inspector also saw fit not to remove permitted development rights for extensions, alterations and outbuildings, which the appellants themselves considered appropriate, and which will afford the occupiers of this dwelling the opportunity to significantly and harmfully extend it – rights which the fallback position would not have benefited from.

- **Item 5.3 – 1 Fairview Cottages, Frinsted Road, Milstead**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

**Observations**

This decision again shows that the benefits of small scale new residential development well beyond settlement boundaries do not outweigh the harm to the Local Plan settlement strategy, especially when there are other issues involved.

- **Item 5.4 – 19 Albany Road, Sittingbourne**

**APPEAL DISMISSED**

**NON-DETERMINATION**

**Observations**

Curiously, in this decision the Inspector considered both the superseded plans and those the subject of the Committee resolution. However – thankfully both schemes were found to be wholly unacceptable.

- **Item 5.5 – Land rear of 148 High Street, Newington**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

**Observations**

Full support for the Council's decision to refuse permission for the residential use of this non-agricultural building.