

PLANNING COMMITTEE – 7 JANUARY 2021

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 – 6 Ellens Place Boyces Hill Newington**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

The Inspector gave significant weight to the policies in the Local Plan and concluded that although the Council cannot demonstrate a five year supply of housing land, this was not sufficient to warrant the approval of this manifestly harmful scheme.

- **Item 5.2 – Rhode House Service Station London Road Sittingbourne**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

The Inspector has concluded that the proposed jet washers adjacent to a dwelling would not cause harm to residential amenity.

- **Item 5.3 – Webbeditch Cottage Cold Harbour Lane Bobbing**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the refusal of this excessively large replacement dwelling.

- **Item 5.4 – Rosalyn Chestnut Street Borden**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council's decision. This matter will now be followed up from an enforcement perspective.

- **Item 5.5 – Land Off Jubilee Fields Upchurch**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

The Inspector gave significant weight to the policies in the local plan stating that the site outside of the boundary of a village which itself is in tier 5 of the Council's settlement strategy makes it one of the least desirable locations for new residential development. It was also considered that future residents would have to rely on the private car to a large extent. Harm to the intrinsic value of the countryside was also identified. Taken together these environmental harms attracted significant weight.

The benefits of the scheme were identified as making a valuable contribution to the supply of housing in the Borough (including 40% affordable housing), support for the local economy and the deliverability of the site.

However, despite the Council being unable to demonstrate a 5 year supply of housing land and the tilted balance being engaged, it was considered that the harm the proposal caused would significantly and demonstrably outweigh the benefits of the scheme.