

Report of the Head of Planning

PART 5

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

- **Item 5.1** – 32 Church Road, Oare, Faversham, ME13 0QA
Full support for the Council's decision.

- **Item 5.2** – 3 Granville Close, Faversham, ME13 7RY
A technical decision supporting the Council's interpretation of the law.

- **Item 5.3** – Dunster House Limited, Staplestreet Road, Faversham, ME13 9HY
A disappointing decision where the Inspector felt that the increase in the hours of use would have no significant impact on surrounding residential amenity.

- **Item 5.4** – Claxfield Farm, Claxfield Road, Teynham, Sittingbourne, ME9 9PX
The Inspector decided that the conversion of the barn to an agricultural workers dwelling would have little impact on the character of the site and the area.

- **Item 5.5** – Sharsted Lodge, Doddington, Sittingbourne, ME9 0JS
Full support for the Council's decision.

- **Item 5.6** – Primrose House, Primrose Lane, Bredgar, Sittingbourne, ME9 8EH
Support for the Council's decisions, but acceptance of some change to this listed building.

- **Item 5.7** – Land at Harefield House, Hogbens Hill, Selling, Faversham, ME13 9QZ

This is a complicated decision letter, where enforcement notice appeals have been dismissed on technical grounds but at the same time planning permission has been granted for the same development, negating the effect of the notices.

The Inspector was of the opinion that there has been no material change of use of the agricultural land and granted planning permission for works necessary for

agriculture.

Partial costs have been awarded against the Council.

- **Item 5.8** - Warren Farm, Warden Road, Eastchurch, Sheerness, ME12 4HD

Full support for the Council's decision.

- **Item 5.9** – High Oak Hill, Newington, ME9 7JY

An excellent decision where, despite not wholly accepting the Council's position regarding the five year supply of gypsy/traveller sites, the Inspector rightly concluded that the proposed gypsy/traveller site would cause demonstrable harm to the setting of the nearby grade I listed church and to the special character of the Newington Church Conservation Area.

- **Item 5.10** – Land at Woodlands Lodge, Greyhound Road, Brambledown, ME12 3SP

A disappointing decision. The Inspector here raised no issue with the Council's five year supply of gypsy/traveller sites, and agreed that the site lies in an unsustainable location, and that it harmed the character and appearance of the area. He did however give substantial weight to the personal circumstances of the appellant, and has granted a personal, temporary planning permission, which expires in 3 years time.

- **Item 5.11** – Land at Spade Lane, Hartlip, Sittingbourne, ME8 8PS

An excellent decision. Although the Inspector did not wholly accept the Council's position regarding the five year supply of gypsy/traveller sites, he considered that the site lies in an unsustainable location, that the development proposed would cause significant harm to the character and appearance of the landscape, that it would result in the unacceptable loss of best and most versatile agricultural land, and that this harm was sufficient to warrant the refusal of both permanent and temporary planning permission. An associated application for an award of costs against the Council was also refused.

- **Item 5.12** – Land on the south-east side of Yaughar Lane, Hartlip, Sittingbourne, ME9 7XE

Full support for the Council's decision.