

PLANNING COMMITTEE – 24 JUNE 2021

PART 5

Report of the Head of Planning

PART 5

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

- **Item 5.1 – Rides House, Warden Road, Eastchurch**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

The Inspector gave weight to the case that the replacement of a detached dwelling with two smaller semi-detached dwellings would be of similar scale and footprint to the existing dwelling and would not, in physical terms, cause harm to the character and appearance of the countryside. The Inspector also gave weight to the lack of a five year housing supply, and the theoretical position that the existing dwelling could be subdivided into two units without conflict with Paragraph 79 of the NPPF. On this basis, and despite the site falling outside of any defined settlement, the Inspector concluded that the harm did not outweigh the benefits of granting permission.

The decision is also notable as the Inspector declined to add the Council's 50% climate change condition, stating that whilst this was laudable, there was no local policy basis for this.

- **Item 5.2 – Former Car Park, Oad Street, Borden**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

A decision which very much supports the Local Plan's settlement strategy and the Council's concerns.

- **Item 5.3 – 4 Heron Close, Lower Halstow**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

The Inspector agreed that the enclosure of a grassed amenity area adjacent to the highway with a 2 metre high boundary wall (to extend the size of a private garden) would cause harm to the character and appearance of the area, where such verges and open frontages were common features and important to the streetscene.

- **Item 5.4 – 178 Minster Road, Minster-On-Sea**

APPEAL DISMISSED

COMMITTEE REFUSAL

Observations

The Inspector agreed with the Council's position that the proposal for a hardstanding to park vehicles at the front of the property would lead to the need to reverse into or out of the site onto Minster Road, and that this would be harmful to highways safety given the busy nature of this classified road.