

PLANNING COMMITTEE – 7 APRIL 2022

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 – The Annexe 168A Queenborough Road Halfway**

APPEAL DISMISSED

DELEGATED DECISION

Observations

Although this appeal for conversion of an annexe to a separate dwelling was dismissed, it was only on the grounds that the required SAMMS contribution had not been secured. Otherwise, the Inspector found the small rear garden provided with the building to be acceptable as amenity space, and the smaller garden area retained for the main dwelling at 168A to equally be acceptable. Whilst the proposal would result in the loss of parking in front of the existing annexe for use by No 168A, the Inspector considered that at least one car could still be parked within the private frontage to 168A and that any overspill street parking would not be harmful in this location.

- **Item 5.2 – Pebble Court Farm Woodgate Lane Borden**

APPEAL DISMISSED

COMMITTEE REFUSAL

Observations

Full support for the Council's analysis of the planning status of this building, which means that the Class Q Prior Approval procedure is not applicable.

- **Item 5.3 – Uplees House Uplees Road Oare**

APPEAL DISMISSED

DELEGATED DECISION

Observations

Full support for the Local Plan's settlement strategy.

- **Item 5.4 – The Coach House 87B South Road Faversham**

APPEAL DISMISSED

DELEGATED DECISION

Observations

Full support for the Council's decision.

- **Item 5.5 – Halfway House Halfway Road Minster**

APPEAL DISMISSED

DELEGATED DECISION

Observations

The Inspector did not consider the impact of the proposed extensions to facilitate use of the first floor as a wine bar to be harmful to the character and appearance of the area. However, the Inspector did not consider the loss of the existing first floor residential accommodation to be acceptable, also noting that the current lack of a five year housing land supply would suggest an ongoing need to protect existing residential accommodation.

- **Item 5.6 – 32 Linden Drive & 67 Queensway Sheerness**

APPEAL DISMISSED

APPEAL AGAINST NON DETERMINATION

Observations

The Inspector dismissed the appeal on the grounds that an appropriate SAMMS payment had not been secured, and the lack of a sequential test relating to flood risk. As the scheme was in outline with all matters reserved, the Inspector considered that it was possible for a sensitively designed scheme for 3 x 1 bed dwellings to come forward in keeping with character and appearance and to avoid unacceptable amenity impacts.

- **Item 5.7 – Building at Rushett Stables Rushett Lane Norton**

APPEALS DISMISSED AND ENFORCEMENT NOTICE CONFIRMED

ENFORCEMENT AND DELEGATED DECISION

Observations

Very welcome decisions fully supporting the Council's position relating to this rural property, one that has gradually been developed into a dwellinghouse despite the refusal of a number of previous applications and varied appeal decisions.