

PLANNING COMMITTEE – 13 OCTOBER 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 – land rear of 25-29 Station Street Sittingbourne**

APPEAL ALLOWED

DELEGATED REFUSAL

Observations

A disappointing decision. The site lies in a prominent position, adjacent to the one-way system with the rear of the site fronting onto Pembury Street. Although in outline form, the Council raised concern that the supporting information failed to demonstrate how a scheme of sufficient scale and design strength could be accommodated on the site. However the Inspector considered that it was conceivable that a scheme of 9 units could be accommodated in a satisfactory way and that this would be controlled under a reserved matters application. The Inspector also considered that the 50% reduction in dwelling emission rates, as sought by the Council as one of the proposed conditions, was not part of the development plan and not justified – and did not impose this.