

TABLED UPDATE FOR PLANNING COMMITTEE 25/05/23

PLANNING WORKING GROUP ITEM

ITEM 2.3

22/500007/FULL – Sheerness Bus Station, Bridge Road, Sheerness

A further representation has been received from a Town Councillor and Chair of the Swale section of the Kent Community Rail Partnership, raising concern that the front part of the site was previously used for replacement bus services, and re-iterating concern that the bus shelter has been removed.

Officer Note – the land in question is not part of the public highway and is privately owned. It would not be reasonable to refuse the development on this basis.

A query has been raised regarding the landscaping details provided on the submitted plans. Members will note from paragraph 8.9 of the report that officers consider the landscaping as shown to be insufficient. Condition (6) seeks landscaping details, but to ensure that it is clear that the landscaping as shown is not suitable, a small change to the condition is recommended. In addition, a small change to conditions 1 and 5 is required with reference to a drawing number which should be referred to as KWTP.08 Rev A.

Recommendation – my recommendation remains unchanged, with minor changes to conditions 1 and 5, and condition 6 to be reworded to the following –

- (6) Within 3 months from the date of this decision and notwithstanding the details provided on the landscaping plan (KWTP.08 Rev A), full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall incorporate landscaping across the site frontage and shall include existing and proposed trees, shrubs and other features, planting schedules of plants, noting species (which shall be native species and of a type that will encourage wildlife and biodiversity), plant sizes and numbers where appropriate, and an implementation programme.

ITEM 3.1

21/504388/FULL – Woodland Farm, High Oak Hill, Iwade Road, Newington

Members will be aware that the main report refers to an application for prior approval that has been submitted on the site, for conversion of an agricultural building to 5 dwellings. At the time of writing the report this application was still under consideration. Members are advised that the application has since been refused.

Although the application has been refused under the prior approval process, it still raises the question why this building cannot be converted to provide the farm accommodation sought, as set out in the main report.

My recommendation remains unchanged.