

Appendix 1: Minster-on-Sea PC

Comments for Planning Application 22/504598/FULL

Application Summary

Application Number: 22/504598/FULL

Address: Land At Queenborough Road Isle Of Sheppey Kent ME12 3RJ

Proposal: Erection of Class E(a) retail store with associated parking, access, servicing and landscaping.

Case Officer: Thomas Webster

Customer Details

Name: . Minster-on-Sea Parish Council

Address: Minster Parish Council, Love Lane, Minster-on-sea Sheerness, Kent ME12 2LP

Comment Details

Commenter Type: Parish

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: While Minster-on-Sea Parish Council can see some benefits to the proposal and it supports the creation of jobs, it would not want this to be at the expense of Sheerness Town Centre,

As such the Parish Council is keen to ensure the proposal meets the strategy criteria laid down by Policy ST6 - "Where sites cannot be made available in the town centre, planning permission will not be granted for retail and leisure proposals at other sites where these would undermine the vitality of the town centre ..."; The Parish Council's approach also conforms with the NPPF 2021 Chapter 7 Ensuring the vitality of town centres, in that "Planning policies and decisions should support the role that town centres play at the heart of local communities..." (P.86). To this end, it would want the Local Planning Authority to apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan..." (P.87) As the development proposed in the planning application is located outside of Sheerness Town Centre and is of a scale of retail development in excess of 2,500m², the site must both be subjected to a site-specific sequential test, and through a retail impact assessment demonstrate that the development is unlikely to have a significantly adverse impact on Sheerness Town Centre.

If permission is granted, it also needs to be for a development that creates a gateway into an area that includes a main road route into Sheerness and the Queensborough and Rushenden Regeneration Area. As presented, the developments design and landscaping does not reflect what would be a prominent gateway site".

Furthermore, regarding off- site improvement works which the Parish Council insists must be a

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mandatory requirement if permission is granted:- Given the proximity of the development site to nearby housing (Queenborough Road residential section, Rushenden, Thistle Hill/Barton Hill Drive, it is likely that people will walk/cycle to the store and will need to do so in a safe environment. Safe pedestrian links to the site will therefore need to be provided to cater for this. Given the wider development in the area, a proportionate approach has been determined to be taken between several development sites (20/506001/FULL and 19/502969/FULL to provide a footpath on the Northern side of Queenborough Road. The applicant will need to form the section from the point where the existing footway/cycleway ends in the vicinity of Cowstead Cottages up to Neats Court Cottages (Approx 120m) to be carried out under a S.278 Agreement. This will provide a continuous link between A2500 Lower Road/Cowstead Corner, along the whole length of Queenborough Road."