

PLANNING COMMITTEE – 12 OCTOBER 2023**PART 5**

Report of the Head of Planning

PART 5Decisions by County Council and Secretary of State, reported for information

- **Item 5.1 – Fifield Lodge School Lane Borden**

APPEAL ALLOWED**DELEGATED REFUSAL****Observations**

In allowing the appeal, the Inspector did not consider the site to be remote as guests would be able to walk or cycle into Borden village, where there is a pub, a church and bus stops. The Inspector concluded that the proposal would have economic benefits and as such complies with Policy ST1 of the Local Plan and Paragraph 84 of the NPPF. Despite the proposal not being one of the types of development identified in the supporting text to Policy DM25 (Important Local Countryside Gaps), the Inspector considered these to be examples rather than a closed list of acceptable development types and concluded there would not be unacceptable harm to the character and appearance of the area.

- **Item 5.2 – Land at Cellar Hill Teynham**

APPEAL DISMISSED**DELEGATED REFUSAL****Observations**

The Inspector did not consider the proposed development would harm highway safety or the character and appearance of the countryside, or the rural lane. Neither did they consider the proposed development would result in unacceptable harm to biodiversity, but instead would be capable of achieving a net gain in this respect. The Inspector also reached the view that the site was sustainable. However, the Inspector agreed with the Council that the proposed development would cause harm to the character, appearance, and significance of the conservation area and to the setting of the adjacent listed buildings. The Inspector considered that this harm outweighed the public benefits identified as housing provision, a net gain in biodiversity, and economic and social benefits and dismissed the appeal on this basis.