

**PLANNING COMMITTEE – 11 APRIL 2024****PART 5**

Report of the Head of Planning

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

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- **Item 5.1 – Security Gatehouse Guillat Ave Kent Science Park Sittingbourne**

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

The Inspector disagreed with the Council's first ground of refusal and was satisfied that the site could be considered as curtilage. Nonetheless, the Inspector agreed with the Council's second ground of refusal that the boundary fencing would require planning permission. Furthermore, the Inspector concluded that the development proposed, and its various components would materially affect the external appearance of the site and as such failed to satisfy the requirements of Class I of the GPDO. On that basis, the appeal was dismissed.

- **Item 5.2 - Land Adj to Cat-C-Vu Preston Hall Gardens Warden**
- **Item 5.3 - Cliff End Mobile Home Preston Hall Gardens Warden**

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

This appeal relates to the stationing of a caravan for residential use. Although in a road of dwellings, the Inspector did not consider the caravan to be overly conspicuous or harmful to the streetscene, or that it would fail to provide adequate living accommodation if made personal to the occupant. However as mitigation against impacts on the SPA had not been provided by way of a SAMMS contribution, the Inspector dismissed the appeal and upheld the enforcement notice.

- **Item 5.4 - Bounds Farm Land to rear of 142 - 146 The Street Boughton**

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

The Inspector concluded that the site is an appropriate location for new housing as it is within a reasonable walking distance of facilities and services within the village and to bus services to Faversham and Canterbury. However, the extant use of the building would have generated a level of noise and disturbance and as such the Inspector was

not convinced that future occupiers of the converted poultry shed would preclude use of the building for those prioritised by Policy DM3. In the absence of marketing evidence, the Inspector concluded that the loss of a relatively small amount of floor space for commercial use would have a limited but negative effect on the rural economy and community vitality. Additionally, no mechanism was presented to secure payment of the financial contribution towards the recreational impacts of the proposed development on the SPA. On that basis, the appeal was dismissed.

- **Item 5.5 – School Lane Farm School Lane Iwade**

**APPEAL ALLOWED**

**DELEGATED REFUSAL**

**Observations**

Although the application failed to comply with Policy DM3 of the Local Plan, the Inspector determined that in light of the Council's housing land supply shortfall, the harm caused through conflict with this policy did not significantly and demonstrably outweigh the benefits of allowing conversion of the building to a dwelling.