

PLANNING COMMITTEE – 3 September 2015

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 – 8 School Lane, Newington**

APPEAL DISMISSED

Observations

Full support for the Council’s decision.

- **Item 5.2 – Oad Irons, Oad Street, Borden**

APPEAL DISMISSED

Observations

Full support for the Council’s decision.

- **Item 5.3 – Land to the north of the Lower Road, Minster**

APPEAL ALLOWED AND COSTS REFUSED

Observations

Despite the arguments put forward in defence of the reason for refusal, the Inspector concluded that the impact on the landscape would not be unacceptable. With regard to the implications for agricultural land, she noted that the application site is Grade 3b and therefore not best and most versatile. She also noted that the amount of “*physical development*” would be limited, and that the land could be returned to agricultural use in the future. Consequently, she concluded that the development would “*represent an appropriate diversification*” of the land. In the light of the above, she concluded that permission should be approved.

With regard to the costs application, however, the Inspector concluded that the Council had behaved unreasonably in respect of the agricultural land quality part of the refusal reason (the fact that the applicant has provided evidence to show that site was not BMV was neither disputed, nor was the lower quality of the land taken into account in the Council’s decision). However, costs have not been awarded against the Council, because the appellant did not incur unnecessary expense in defending the point.

- **Item 5.4 – The Malthouse, Lynsted Lane, Teynham**

APPEALS DISMISSED

Observations

Full support for the Council's position