

PLANNING COMMITTEE 7 DECEMBER 2017

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 – 22 Kent Road, Sheerness**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council's decision. This was considered a poorly designed scheme which would have harmed the amenities of the area.

- **Item 5.2 – Cranbrook Farm, Callaways Lane, Newington**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council's decision.

- **Item 5.3 – Land adjoining and rear of Jubilee Fields, Oak Lane, Upchurch**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

The Inspector acknowledges that the Council has a five-year housing land supply. He agreed that the site is unsuitable for housing, and therefore that the proposal is unacceptable.

- **Item 5.4 – Land adjoining Kaine Farm House, Breach Lane, Upchurch**

APPEAL DISMISSED AND AWARD OF COSTS REFUSED

COMMITTEE REFUSAL

Observations

The Inspector gave very firm support to the new Local Plan, and agreed with the Council on every point. The Inspector did not though award costs to the Council, despite the appellant making a number of contradictory and questionable claims in their appeal particulars.

- **Item 5.5 – Land adjoining Sydney Cottage, Dunkirk Road South, Dunkirk**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council’s decision in the light of adoption of the Local Plan.

- **Item 5.6 – 1 Broomhill Cottages, Hanslette Lane, Ospringe**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council’s decision in the light of adoption of the Local Plan.

- **Item 5.7 – Land on Corner of Range Road, Eastchurch**

APPEAL DISMISSED

COMMITTEE REFUSAL – AGAINST OFFICER RECOMMENDATION

Observations

Full support for the Council’s decision in the light of adoption of the Local Plan.

- **Item 5.8 – Orchard Way, Eastchurch**

APPEAL DISMISSED

DELEGATED REFUSAL

Observations

Full support for the Council's decision in the light of adoption of the Local Plan.

- **Item 5.9 – Land at Swale Way, East Hall Farm, East Hall Lane, Sittingbourne**

APPEAL ALLOWED – AWARD OF COSTS TO BOTH PARTIES REFUSED

COMMITTEE REFUSAL

Observations

A not unexpected decision given that the Council did not contest the potential grant of planning permission.

It is disappointing that costs were not awarded to the Council, though it is worth noting that the appellant's costs claim was also unsuccessful.

- **Item 5.10 – Land North of Canterbury Road, Dunkirk**

APPEAL DISMISSED

COMMITTEE REFUSAL

Observations

The Inspector agreed with the Council on each of the three main issues.

The Inspector accepted that the Council can demonstrate a five-year housing land supply.

The Inspector also agreed with the Council that the development would have unacceptable landscape impacts, contrary to Policy DM24 of the Local Plan.

In addition, the Inspector agreed with the Council that the development would be contrary to the Council's settlement strategy.