

---

## Planning Committee

---

**MINUTES** of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 7 December 2023 from 7.00 pm - 9.18 pm.

**PRESENT:** Councillors Mike Baldock (Chair), Andy Booth, Derek Carnell (Substitute for Councillor Elliott Jayes), Simon Clark, Kieran Golding, Mike Henderson, James Hunt, Peter Marchington, Claire Martin, Charlie Miller, Julien Speed, Terry Thompson, Angie Valls, Karen Watson and Tony Winckless.

**OFFICERS PRESENT:** Billy Attaway, Andy Byrne, Matt Duigan, Paul Gregory, Joanne Johnson and Ceri Williams.

**OFFICERS PRESENT (VIRTUALLY):** Kellie MacKenzie and Larissa Reed.

**ALSO IN ATTENDANCE:** Councillors Ann Cavanagh and Carole Jackson.

**ALSO IN ATTENDANCE (VIRTUALLY):** Councillors Shelley Cheesman and Mike Whiting.

**APOLOGIES:** Councillors James Hall, Elliott Jayes and Paul Stephen.

496 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

497 **Minutes**

The Minutes of the Meeting held on 9 November 2023 (Minute Nos. 393 – 405) were taken as read, approved and signed by the Chair as a correct record.

498 **Declarations of Interest**

Councillor Kieran Golding Declared a Non-Pecuniary Interest with respect to Item 3.1 and 3.2, War Memorial, Stone Street, Faversham, Kent, ME13 8PZ as he was a member of the Faversham Society. Councillor Golding explained that he had not taken part in any discussions in relation to those items and that was not predetermined.

Councillor Mike Baldock Declared a Non-Pecuniary Interest with respect to item 2.2, Land at Wises Lane, Borden, Kent, ME10 1GD as he was a member of Borden Parish Council. He explained that he had not been present at the meeting when the Parish Council had considered the item and that he was not predetermined.

### Schedule of Decisions

499 **Deferred Item 1 - 23/502598/FULL Chalkpit 1, Highsted Road, Sittingbourne**

**Reports shown in previous Minutes as being deferred from that Meeting.**

<b>DEF ITEM 1 REFERENCE NO 23/502598/FULL</b>
<b>APPLICATION PROPOSAL</b>
Replacement of existing chain link and concrete post fencing with 2.4-metre-

high palisade fence (green in colour)		
<b>ADDRESS</b> Chalkpit 1 Highsted Road, Sittingbourne, Kent, ME10 4BE		
<b>WARD</b> West Downs	<b>PARISH/TOWN COUNCIL</b> Rodmersham	<b>APPLICANT</b> Miss Julie Hadlow <b>AGENT</b> GH Dean and Co

The Planning Consultant introduced the application as set out in the report.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth.

The Chair invited Members to make comments and points raised included:

- It was good to see that the applicant had listened to the Committees previous concerns and had addressed the issues;
- still struggled to understand why the field needed high fencing; and
- it was good to have the fence set further back so it was less prominent.

**Resolved: That application 23/502598/FULL be approved subject to conditions (1) to (8) in the report.**

500 **2.1 - 23/503435/FULL 57 Ospringe Road, Faversham**

<b>2.1 REFERENCE NO – 23/503435/FULL</b>		
<b>PROPOSAL</b> Erection of a two storey side and orangery extension. Installation of replacement railings to the front boundary. Installation of replacement windows to the cellar to the front elevation and to the play room to the side elevation. Installation of Solar Panels to the lower roofs to the rear of the existing dwelling. (Revised Scheme of 22/505090/FULL).		
<b>SITE LOCATION</b> 57 Ospringe Road, Faversham, Kent, ME13 7LG		
<b>WARD</b> St Ann’s	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Mr & Mrs Sam & Claire Roberts <b>AGENT</b> Jason Davies Architectural Services

The Area Planning Team Leader introduced the application as set out in the report.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth.

**Resolved: That application 23/503435/FULL be approved subject to conditions (1) to (10) in the report.**

501 2.2 - 23/503582/ADV Land at Wises Lane, Borden

<b>2.2 REFERENCE NO – 23/503582/ADV</b>		
<b>PROPOSAL</b> Advertisement consent for 1no. fascia signs, 9no, totem signs, 2no. plaques, 4no. fence panel sign, 1no. development name sign and 5no.flag poles.		
<b>SITE LOCATION</b> Land at Wises Lane Borden Kent ME10 1GD		
<b>WARD</b> Borden and Grove Park	<b>PARISH/TOWN COUNCIL</b> Borden	<b>APPLICANT</b> Karen Dunn <b>AGENT</b> DHA Planning

The Area Planning Team Leader introduced the application as set out in the report.

Oonagh Kerrigan, the Agent, spoke in support of the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth .

The Chair invited Members to make comments and points raised included:

- The flags made a lot of noise for the residents who lived near the development;
- some of the advertisement boards were misleading;
- the amount of flags that were located in the same location made the site look cluttered;
- could the officer clarify whether or not condition (7) could be removed as per the Agent’s request?;
- if the number of flags was reduced it would make the site more appealing; and
- thought the signs were typical signage of a new development but the amount of signs in the area was excessive.

The Area Planning Team Leader responded to the query regarding the removal of condition (7), and said that the reason for the condition was to prevent any visual harm caused by the signage being placed in open countryside, prior to the construction of the link road. If advert consent was granted and then subsequently lapsed prior to the link road being completed, then the applicant would have to reapply for advert consent for the signage.

The Area Planning Team Leader referred Members to paragraph 7.2 in the report and said that the content of the signage was not something the Council could control, but when determining applications for advertisement consent, unlike with other planning applications, Members could determine some adverts to be suitable, but refuse others within the same application.

Councillor James Hunt proposed that the three flags at site one be refused due to them leading to an over proliferation of adverts which would create a cluttered appearance and give rise to harm to the visual amenities of the area. This was seconded and on being put to the vote was agreed.

**Resolved: That application 23/503582/ADV be approved subject to conditions (1) to (7) in the report, aside from the three flags at site one which were to be refused due to an over proliferation of adverts, giving rise to a cluttered appearance and harm to visual amenity.**

502 **2.3 - 23/501452/FULL Scocles Farm, Scocles Road, Minster**

<b>2.3 REFERENCE NO – 23/501452/FULL</b>		
<b>PROPOSAL</b> Section 73 – Application for minor material amendment to planning permission 20/505833/FULL relating to plot 1 including change of roof design to match integral garage, enlargement of utility room and removal of window. Removal of footpath to side of plot 1 (retrospective).		
<b>SITE LOCATION</b> Scocles Farm, Scocles Road, Minster-On-Sea, Kent, ME12 3RU		
<b>WARD</b> Sheppey Central	<b>PARISH/TOWN COUNCIL</b> Minster-On-Sea	<b>APPLICANT</b> Honey Hill Housing Ltd <b>AGENT</b>

The Area Planning Team Leader introduced the application as set out in the report.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth.

The Chair invited Members to make comments and pointed raised included:

- It was a shame that the developer had not gone through with the footpath plans as this was needed next to a busy road junction;
- Preferred the previous design with the ‘hipped’ roofing style;
- had the Design & Conservation Manager discussed the roof designs with the developers?; and
- considered that new homes were something that was needed in the area.

The Area Planning Team Leader responded to say that officers had discussed the roof designs with the applicant and the Design and Conservation Manager.

**Resolved: That the application 23/501452/FULL be approved subject to conditions (1) to (13) in the report.**

503 **2.4 - 23/500616/FULL 1 Norwood Walk West, Sittingbourne**

<b>2.4 REFERENCE NO – 23/500616/FULL</b>		
<b>PROPOSAL</b> Erection of a two storey side extension to House in Multiple Occupation (HMO)		
<b>SITE LOCATION</b> 1 Norwood Walk West, Sittingbourne, Kent, ME10 1QF		

<b>WARD</b> Borden and Grove Park	<b>PARISH/TOWN COUNCIL</b> Bobbing	<b>APPLICANT</b> Mr Tatler <b>AGENT</b> Oast Architecture Ltd
-----------------------------------	------------------------------------	--

The Area Planning Team Leader introduced the application as set out in the report.

Jane Clay, an objector, spoke against the application.

A Ward Member and representative of Bobbing Parish Council spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by the Vice-Chair.

The Chair invited Members to make comments and points raised included:

- This site was located on a very narrow path and questioned how construction traffic would be able to gain access to the site?;
- this was near to a school and concerned with children passing the construction site;
- the parking in the local area was already poor so a larger house would make it worse;
- thought that extending to the side of the original house would negatively impact other residential houses nearby;
- concerned with overlooking onto other properties;
- this was a clear example of overdevelopment; and
- was it necessary to extend the size of this house when it has already had a loft conversion?

The Chair moved a motion for a site meeting, this was seconded and on being put to the vote was agreed.

***Resolved: That application 23/500616/FULL be deferred to allow the Planning Working Group to meet on site.***

504 **2.5 - 20/501573/FULL Nicholls Transport Yard, Lydbrook Close, Sittingbourne**

<b>2.5 REFERENCE NO – 20/501573/FULL</b>		
<b>PROPOSAL</b> Minor material amendment to SW/01/0623 (Approval of Reserved Matters for Residential Development Pursuant to Outline Planning Permission SW/97/0623) to allow changes to approved site levels and landscaping.		
<b>SITE LOCATION</b> Nichols Transport Lydbrook Close, Sittingbourne, Kent, ME10 1NW		
<b>WARD</b> Homewood	<b>PARISH/TOWN COUNCIL</b> N/A	<b>APPLICANT</b> Ms Rachael Miller <b>AGENT</b> Jefferson Sheard

		Architects
--	--	------------

The Area Planning Team Leader introduced the application as set out in the report.

Ann Smith, an objector, spoke against the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by the Vice-Chair.

The Chair invited Members to make comments and points raised which included:

- This site currently had an enforcement case against it and questioned why the applicaiton had been presented to committee?;
- Ward Members had requested a site visit to address the concerns residents had with this site and that had not been arranged;
- the application was called in three years ago but due to a change of contractors on the development there had been a delay;
- if this was a new application for planning permission, would the development need to meet the new current policy standards?;
- would the housing be based on building control standards of 1997 or updated to modern standards?; and
- could the committee propose more stringent conditions?

The Area Planning Team Leader responded to Members’ comments and said that as this was a S73 application and related to an amendment to a reserved matters approval, Members were limited on what they could consider and control. He noted that planning applications and enforcement proceedings were separate processes.

Councillor Simon Clark moved a motion for a site meeting. This was seconded and on being put to the vote was agreed.

***Resolved: That application 20/501573/FULL be deferred to allow the Planning Working Group to meet on site.***

505 **2.6 - 22/505369/FULL Former RAF Mast, Courtenay Road, Dunkirk**

<b>2.6 REFERENCE NO – 22/505369/FULL</b>		
<b>PROPOSAL</b> Proposed removal of containers and brick toilet and erection of data storage facility building with associated off street parking		
<b>SITE LOCATION</b> Former RAF Mast Site Courtenay Road, Dunkirk, Kent, ME13 9LH		
<b>WARD</b> Boughton and Courtenay	<b>PARISH/TOWN COUNCIL</b> Dunkirk	<b>APPLICANT</b> Mr A Hanton <b>AGENT</b> Origin Power Services Limited

The Area Planning Team Leader introduced the application as set out in the report.

The Chair moved the officer recommendation to approve the application, and this was seconded by Councillor Andy Booth.

**Resolved: That the application 22/505369/FULL be approved subject to conditions (1) to (25) in the report.**

506 **3.1 - 23/502500/FULL Faversham War Memorial Stone Street, Faversham**

<b>3.1 REFERENCE NO –23/502500/FULL</b>		
<b>PROPOSAL</b> Relocation of existing Faversham War Memorial to the centre of the Memorial garden, including formation of a proposed new peace corner, comprising interpretation boards with local reflections, raised bed for planting wooden crosses on site of existing War Memorial base, and associated access path. Removal of iron railings cutting into the holly tree, repair and re-laying of existing paving, and additional repairs to the existing base.		
<b>SITE LOCATION</b> War Memorial Stone Street Faversham Kent ME13 8PZ		
<b>WARD</b> St Ann’s	<b>PARISH/TOWN</b> <b>COUNCIL</b> Faversham Town	<b>APPLICANT</b> Mr Mike Cosgrove <b>AGENT</b> James Clague Architect Ltd

The Area Planning Team Leader introduced the application as set out in the report. He advised that the War Memorial Trust had subsequently objected to the planning application for the same reasons as they objected to the application for listed building consent. He said that two further objections had been received on grounds which had already been set out in the report. The Area Planning Team Leader also explained that officers had given the applicant a chance to withdraw the application, but the applicant had appealed against non-determination.

Town Councillor Rob Crayford, a representative of Faversham Town Council, spoke against the application.

Jonathan Carey, an objector, spoke against the application.

A Ward Member spoke against the application.

The Chair moved the officer recommendation to refuse the application, and this was seconded by the Vice-Chair.

The Chair invited members to make comments and points raised included:

- Could the officer clarify who owned the land?;
- in 2016 a presentation was made to Faversham residents on moving this war memorial and residents were against the move then and were still against it;
- the Faversham Society were concerned that the war memorial would be damaged if

moved;

- there was an issue over who owned the land and thought that the applicant did not have the right to change land that was not theirs; and
- the memorial was used by many of the Faversham residents on Remembrance Day.

The Area Planning Team Leader responded and said that matters related to who had the right to carry out the works was not a material planning consideration.

**Resolved: That had an appeal against non-determination not been made that the Council would have refused application 23/502500/FULL for the reason set out in the report.**

507 **3.2 - 23/502054/LBC Faversham War Memorial, Stone Street, Faversham**

<b>3.2 REFERENCE NO – 23/40504/LBC</b>		
<b>PROPOSAL</b> Listed Building Consent to dismantle the Faversham War Memorial and re-erect in the centre of the Memorial Garden.		
<b>SITE LOCATION</b> War Memorial, Stone Street, Faversham, Kent, ME13 8PZ		
<b>WARD</b> St Ann’s	<b>PARISH/TOWN COUNCIL</b> Faversham Town	<b>APPLICANT</b> Mr Mike Cosgrove <b>AGENT</b> James Clague Architect Ltd

This application was considered with the one above.

The Area Planning Team Leader introduced the application as set out in the report. He said the Council had given the applicant a chance to withdraw the application, but the applicant had appealed against non-determination.

Town Councillor Rob Crayford, a representative of Faversham Town Council, spoke against the application.

Jonathan Carey, an objector, spoke against the application.

A Ward Member spoke against the application.

The Chair moved the officer recommendation to refuse the application, and this was seconded by the Vice-Chair.

**Resolved: That had an appeal against non-determination not been made that the Council would have refused application 23/502054/LBC for the reason set out in the report.**

**508 Part 5 applications****PART 5**

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

---

- **Item 5.1 – Land West of Church Road, Tonge, Sittingbourne**

**APPEAL ALLOWED**

**NON-DETERMINATION**

- **Item 5.2 – Warren Farm, Warden Road, Eastchurch**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

- **Item 5.3 – Land South of The Mounted Rifleman, Faversham**

**APPEAL DISMISSED**

**DELEGATED REFUSAL**

**509 Adjournment of Meeting**

The meeting was adjourned from 8.48 pm until 8.56 pm.

Chair

Copies of this document are available on the Council website <http://www.swale.gov.uk/dso/>. If you would like hard copies or alternative versions (i.e. large print, audio, different language) we will do our best to accommodate your request please contact Swale Borough Council at Swale House, East Street, Sittingbourne, Kent, ME10 3HT or telephone the Customer Service Centre 01795 417850.

All minutes are draft until agreed at the next meeting of the Committee/Panel