

---

## Planning Committee

---

**MINUTES** of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 3 April 2025 from 7.00 pm - 7.32 pm.

**PRESENT:** Councillors Monique Bonney, Andy Booth, Lloyd Bowen (Substitute for Councillor Julien Speed), Hayden Brawn, Ann Cavanagh, Lloyd Chapman, Shelley Cheesman (Substitute for Councillor Kieran Golding), James Hunt, Elliott Jayes (Vice-Chair, in the Chair), Peter MacDonald, Peter Marchington, Ben J Martin, Terry Thompson and Tony Winckless.

**PRESENT (VIRTUALLY):** Councillor Simon Clark.

**OFFICERS PRESENT:** Paul Gregory, Ian Harrison, Joanne Johnson and Philippa Richardson.

**APOLOGIES:** Councillors Mike Baldock, Kieran Golding, Claire Martin and Julien Speed.

**789 Vice-Chair in-the-Chair**

Councillor Elliott Jayes (Vice-Chair) took the chair for this meeting and would be referred to as 'Chair' for the remainder of these minutes.

**790 Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

**791 Minutes**

The Minutes of the Meeting held on 6 March 2025 (Minute Nos. 728 - 737) were taken as read, approved and signed by the Chair as a correct record.

**792 Declarations of Interest**

Councillor Ben J Martin declared a non-pecuniary interest in respect of Deferred Item 1 24/501929/REM Site A, Land at Preston Fields, Faversham as his employer was listed on Appendix B of the report.

**793 Deferred Item 1 - 24/501929/REM Site A Land at Preston Fields, Faversham, ME13 8YD**

<b>DEFERRED ITEM 1 REFERENCE NO 24/501929/REM</b>
<b>PROPOSAL</b> Section 73 - Application for minor material amendment to approved plans condition 1 (to allow changes to affordable housing tenure, revisions to SDS pond and redesign of public open space) pursuant to 23/501167/REM for - Approval of reserved matters (scale, design, layout and landscaping being sought) for the erection of 231 dwellings (houses and apartments, C3 Use Class) with landscaping, associated highway works, including car parking and open space, pursuant to 16/508602/OUT for - Outline application for erection of up to 250 dwellings with all matters reserved except for access.
<b>SITE LOCATION</b> Site A Land At Preston Fields Salters Lane Faversham

<b>WARD</b> Watling
<b>PARISH/TOWN COUNCIL</b> Faversham Town Council
<b>APPLICANT</b> Redrow Homes <b>AGENT</b> Urbanissta Ltd

The Planning Manager (Planning Applications) introduced the application as set out in the report. He drew attention to the tabled paper from The Faversham Community Land Trust. The Planning Manager reported that further comments had been received from Ospringe Parish Council who supported the views of Faversham Town Council, as set out in the report.

Town Councillor Trevor Martin, representing Faversham Town Council, spoke against the application.

Josephine Baker, the Applicant, spoke in support of the application.

The Chair confirmed that Members had read the tabled paper.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Hayden Brawn.

The Chair invited Members to make comments, and these included:

- Still not happy with the affordable housing tenure mix, and suggested the balance be adjusted on future phases of the development;
- the developer had responded to the issues raised at the Planning Committee on 6 March 2025, and Members now had the evidence before them;
- the issues raised in terms of housing mix tenure were 'larger' than the remit of the Planning Committee; and
- reluctantly agreed with the recommendation in the report.

***Resolved: That application 24/501929/REM be granted as per the recommendation in the report.***

## 794 2.1 - 24/502403/FULL 11 Linden Close, Sittingbourne, ME10 1HF

<b>2.1 REFERENCE NO</b> 24/502403/FULL
<b>PROPOSAL</b> Demolition of existing outbuildings and erection of a self-build, two storey, one-bedroom dwelling with associated parking.
<b>SITE LOCATION</b> 11 Linden Close Sittingbourne Kent ME10 1HF
<b>WARD</b> Homewood
<b>PARISH/TOWN COUNCIL</b> N/A
<b>APPLICANT</b> Mr M Falanger <b>AGENT</b> Architectural Designs

The Team Leader (Planning Applications) introduced the application as set out in the report and he gave two updates. Firstly, with reference to paragraph 7.33 in the report, he explained that the Strategic Access Management and Monitoring Strategy (SAMMS) tariff had increased from £328.27 to £337.49 since the report was published. Therefore, a top-up payment of £9.22 would be required before the decision was issued to make the development acceptable in this regard. Secondly, referring to condition (4) in the report, the Team Leader explained that in a recent appeal decision to remove the condition in question in relation to a separate proposal, the Planning Inspector had

allowed the appeal and awarded costs against the Council as there was no adopted planning policy to stipulate 'at least a 50% reduction in Dwelling Emission Rate'. He suggested the wording of condition (4) be amended to be more generic and to delete the specific percentage figure. The Team Leader sought delegated authority to make these changes.

Michael Tamsett, the Agent, spoke in support of the application.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Tony Winckless.

The Chair invited Members to make comments, and these included:

- Welcomed the addition of a one-bedroom dwelling;
- suggested a condition be added so that the new dwelling was not amalgamated with the existing adjacent dwelling;
- noted that there were no objections from neighbouring properties;
- Swale's planning policy in terms of sustainability would be required to be changed through the Local Plan process; and
- clarification sought on the walkway between the two dwellings.

In response, the Team Leader said that any amalgamating of the existing dwelling with the proposed one could be subject to a separate planning application. He explained that the walkway between the two dwellings was typical of this type of dwelling and he confirmed that the new access point would be from the front.

A Ward Member spoke in support of the application.

Members agreed that delegated authority be given to officers to make the changes outlined in the Team Leader's update.

***Resolved: That application 24/502403/FULL be granted as per the recommendation in the report with delegated authority given to officers to increase the SAMMS payment to £337.49, and the wording of condition (4) be amended to be more generic, with the deletion of the specific percentage figure.***

795 **2.2 - 25/500098/FULL 45 Lady Winter Drive, Minster-on-Sea, ME12 2GF**

<b>2.2 REFERENCE NO 25/500098/FULL</b>	
<b>PROPOSAL</b> Garage conversion into a habitable space including changes to fenestration.	
<b>SITE LOCATION</b> 45 Lady Winter Drive Minster-On-Sea Kent ME12 2GF	
<b>WARD</b> Minster Cliffs	
<b>PARISH/TOWN COUNCIL</b> Minster-on-Sea	
<b>APPLICANT</b> Mr Paul Brockwell	<b>AGENT</b> Mr Julian Poggenpoel

The Team Leader (Planning Applications) introduced the application as set out in the report.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Andy Booth.

A Ward Member spoke in support of the application and noted that the proposal was no different to similar applications.

A Member suggested that the conversion be insulated as much as it could be.

***Resolved: That application 25/500098/FULL be granted as per the recommendation in the report.***

796 **Part 5 applications**

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

**Item 5.1 – 2 Marsh View, Conyer Road, Conyer, ME9 9HX**

Committee or Officer Decision: DELEGATED REFUSAL

PINS Decision: APPEAL DISMISSED

**Item 5.2 – 23 Barton Hill Drive, Minster-on-Sea, ME12 2NE**

Committee or Officer Decision: DELEGATED REFUSAL

PINS Decision: APPEAL DISMISSED

**Item 5.3 – Land north of 24 Jetty Road, Warden Bay, Sheerness ME12 4PR**

Committee or Officer Decision: DELEGATED REFUSAL

PINS Decision: APPEAL DISMISSED

The Appeal Decision for this item was tabled.

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