

APPENDIX B

Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 10 October 2024 from 7.00 pm - 10.27 pm.

PRESENT: Councillors Mike Baldock (Chair), Shelley Cheesman (Substitute for Councillor Hayden Brawn), Simon Clark, Angela Harrison (Substitute for Councillor Kieran Golding), James Hunt, Elliott Jayes (Vice-Chair), Peter Marchington, Ben J Martin, Richard Palmer, Julien Speed, Paul Stephen, Terry Thompson, Angie Valls, Karen Watson and Tony Winckless.

PRESENT (VIRTUALLY): Councillor Hayden Brawn.

OFFICERS PRESENT: Billy Attaway, Joanna Dymowska, Simon Greenwood, Paul Gregory, Ian Harrison, Joanne Johnson, Larissa Reed, Carly Stoddart and Ceri Williams.

ALSO IN ATTENDANCE: Councillors Tom Nundy and Chris Palmer.

ALSO IN ATTENDANCE (VIRTUALLY): Councillor Dolley Wooster.

APOLOGIES: Councillors Andy Booth, Kieran Golding and Claire Martin.

329 Emergency Evacuation Procedure

The Chair outlined the emergency evacuation procedure.

330 Minutes

The Minutes of the Meeting held on 12 September 2024 (Minute Nos.234 - 242) were taken as read, approved and signed by the Chair as a correct record.

331 Declarations of Interest

No interests were declared.

APPENDIX B

Planning Committee

Thursday, 10 October 2024

335 2.2 - 22/502692/FULL Land North of Perry Leigh, Grove Road, Selling

2.2 REFERENCE NO – 22/502692/FULL		
PROPOSAL Section 73 – Application for minor material amendment to approved plans condition 2 (to allow an increase in size and relocation of the building within the site) pursuant to 19/500224/FULL for – Erection of a single storey storage building.		
SITE LOCATION Land North of Perry Leigh Grove Road Selling Kent ME13 9RN		
WARD Boughton and Courtenay	PARISH/TOWN COUNCIL Selling	APPLICANT Mr Brian Macey AGENT VLH Associates

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

Councillor Sue Henderson, representing Selling Parish Council, spoke against the application.

Robin Gardiner, an objector, spoke against the application.

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

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

- What was the number of containers that the original permission in 2019 allowed for?;
- the proposal was not much bigger than what had already been approved;
- what was the purpose of the containers?;
- what was the Area of Natural Outstanding Bodies (AONB) position on the proposal?;
- concerned that if Members were to approve this, they would be rewarding bad behaviour;
- the 2019 condition did not include the storage of pallets on the site, what was the position of the pallets?;
- what was the increase in the height and length of the site?; and
- thought that this was not a suitable location for the storage of containers or pallets.

The Team Leader (Planning Applications) responded to points raised and said that there was no specific number of containers which the relevant condition on the 2019 planning permission allowed, rather it was the dimensions of the building that allowed an assessment of this to be made. He added that the storage of pallets was a matter that the Planning Investigations team were currently dealing with.

The Team Leader (Planning Applications) said that the additional height of this proposal was 1.1 metres, giving it a total height of 4.9 metres and the building would be 32 metres in length. He added that the Kent Downs AONB Unit (now Kent Downs National Landscape) was not consulted on for this application as they were not a statutory consultee and because the site had an extant planning permission.

APPENDIX B

Planning Committee

Thursday, 10 October 2024

The Chair proposed that the application be deferred for a site visit, that the Kent Downs National Landscape Unit be consulted and the possibility of biodiversity enhancements on the building be explored. This was seconded by Councillor Tony Winckless and on being put to the vote, agreed.

Resolved: That application 22/502692/FULL be deferred to allow the Planning Working Group to meet on site visit. That the Kent Downs National Landscape Unit be consulted and for biodiversity enhancements on the building to be explored.