

APPENDIX B388 **2.3 - 24/502460/FULL 34 Key Street, Sittingbourne**

2.3 REFERENCE NO – 24/502460/FULL		
APPLICATION PROPOSAL Section 73 - Application for Variation of Condition 5 (to allow change of the reduction in Dwelling Emission Rate from 50% to 25%) pursuant to 21/501143/FULL		
ADDRESS 34 Key Street, Sittingbourne, Kent, ME10 1YS		
WARD Borden and Grove Park	PARISH/TOWN COUNCIL Borden Parish Council	APPLICANT Mr S Hafeez AGENT Blackburn Architects Limited

The Senior Planner 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 Hayden Brawn.

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

- Did not 'trust' the developer to build to a high standard if they could not even build to the correct height; and
- the developer could use different materials to provide the 50% reduction in emission rates.

The Team Leader (Planning Applications) reminded Members that the Council did not currently have a Policy that required a 50% reduction in dwelling emission rates and Inspectors had, when specifically considering the wording of the condition, taken the view that the Council did not have a policy basis for imposing it. He reported that the Council were waiting for an appeal decision on the 50% reduction, and it would be interesting to see the decision.

In response to a question from the Chair, the Team Leader said that deferring the application pending the appeal, for which the timescale was unknown, would leave the Council open to non-determination and costs.

On being put to the vote the motion to approve the application was lost.

Councillor James Hunt moved the following motion to refuse the application: That the application be refused on the grounds that the developer had previously agreed to providing a 50% reduction in the Dwelling Emission Rate. This was not seconded.

Following advice from the Chief Planning Officer, the Chair suggested deferring the application pending the site meeting agreed earlier on the agenda for application 24/502378/FULL 34 Key Street, Sittingbourne. This was agreed by Members.

Resolved: That application 24/502460/FULL be deferred pending the site meeting agreed earlier on the agenda for application 24/502378/FULL 34 Key Street, Sittingbourne.