

Minutes of the meeting of the **Planning Committee** held on **Monday 27th February 2023** in the
Committee Room, 44 High Street, Queenborough
at 21:05

MINUTES

ALL MINUTES ARE WATERMARKED 'DRAFT' AND REMAIN A DRAFT COPY UNTIL THEY ARE AGREED AT THE NEXT RELEVANT COUNCIL OR COMMITTEE MEETING.

Present: Present: Councillors Ashley Shiel (Chairman), Sue Simpson, Jackie Constable, Paula Telford, Janet Flew, Peter Marchington, Richard Darby, Zoe Stockbridge

Councillor Ashley Shiel is Chairman of the Planning Committee for 2022/2023

Councillor Darby and Councillor Marchington was present in the meeting room, with an interest as a Swale Borough Councillors sitting on Swale Borough Council's Planning Committee being present at this meeting as a Queenborough Town Councillor with no voting in relation to planning applications.

- 1. Apologies and grounds for absence** – Cllr Fowle (Work Bible Club)
- 2. Declarations of Interest** – Cllr Darby and Cllr Marchington as above.
- 3. Public Questions** - None
- 4. Adoption of Minutes of the Meetings' held on the 13th of February 2023**

The minutes were reviewed and agreed by resolution.

- 5. Review of Matters arising from 13th February 2023** – there were none.

- 6. Consideration of Application No: Application: 22/504598/FULL**

Location: Erection of Class E(a) retail store with associated parking, access, servicing, and landscaping.

Land At Queenborough Road Isle Of Sheppey Kent ME 12 3RJ

Further consideration was given to the above application after reviewing new details. Safety concerns to the entrance/exit of the site was still a concern of the Council.

The Chairman referred to SBC Bearing Fruits 7.2.6 Direct access to the strategic road network and primary road network shown on Map 7.2.1 will generally be avoided. In line with national policy, new direct access to the strategic road network will only be considered in the event of serving strategic development proposed through a local plan review. The Insets (Maps 7.2.2 - 7.2.4) show the Urban Road Hierarchy for Faversham, the Sheerness area and Sittingbourne respectively.

The store is a welcome addition to the area, but reservations remain with the site layout. A turn left only leaving the site would be a recommend option to prevent pulling out into traffic on an already highly congested area.

The local authority Bearing Fruits states.

7.2.10 The Council is keen to enhance and extend public transport services by ensuring that there is a good relationship between the location of development and the public transport network. Consequently, development proposals will be expected to have regard to the relationship of the proposal with public transport services and to promote access to them, particularly in the early stages of development. This could involve providing new or better located stopping points, integrating the footpath and cycleway network with public transport services, providing vouchers or complementary season tickets to residents or workers. On larger developments, contributions could be made towards new or improved services. Developers are strongly encouraged to consult with local bus operators at an early stage in formulating their plans. The Council will expect to see the implementation of public transport services from the very start of development to set sustainable transport patterns.

There are no public transport network in this area, has the developer consulted with local bus operators.

The revised plan for the pathway was now satisfactory.

8. To review any other planning correspondence received and decide appropriate response.

The Council have been asked to complete questions to the Consultation: Levelling-up and Regeneration Bill: reforms to national planning policy – published 22 December 2022. The deadline for completion 11.45pm on 2nd March 2023.

Councillors Zoe Stockbridge and the Chairman Ashley Shiel agreed to help the Clerk complete for return by the deadline, the Clerk will forward by email to both.

9. Any Other Business (information only) – None

There being no further business the meeting was declared closed at 21.36.