

## QUEENBOROUGH TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held on **Monday 23<sup>rd</sup> October 2023** in the  
Committee Room.  
at 21:00

### MINUTES

**Present:** Councillors Darby (Chairman), Shiel, Telford, Marchington, M Constable

Lisa Gransden (Town Clerk)

The meeting was scheduled to start at 20:00 hours, but due to the Finance & General Purposes Committee meeting running late it was agreed with the permission of the Chairperson to start later.

- 1. Apologies and grounds for absence** – None.
- 2. Declarations of Interest** – Cllr Marchington as a Swale Borough Council sitting on Swale Borough Council Planning Committee.
- 3. Chair's Remarks** – Thank you for coming to what should be a nice enjoyable meeting.
- 4. Public questions** - None
- 5. Adoption of the Minutes of the Meeting held on 9<sup>th</sup> October 2023**  
The minutes were deferred until the next meeting.
- 6. Review of Matters arising from meeting held on 9<sup>th</sup> October 2023** - None.
- 7. Consideration of Application No. 22/505299/OUT**  
Nil Desperandum, Well Road, Rushenden, Queenborough, Kent  
Outline Application (with all matters reserved) for residential development of 22 dwellings (amended scheme).  
Notification of planning application or a significant change, the opportunity to comment on it.

With further information submitted the Committee reviewed and reported.  
Southern Water had commented on insufficient drawings for surface drainage water, water will drain out into the sea wall. A connection will be required to connect to the internal drainage board, the site is on an existing sewage main.

SBC Bearing Fruits 7.6.24 states that the National Planning Policy Framework (NPPF) explains that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. (7.39) The planning system should contribute to and enhance the natural and local environment by preventing new and existing development adding to or being at risk from pollution including water pollution and

7.6.39 The NPPF highlights the priority which should be given to sustainable drainage systems. Within Swale, the Thames River Basin Management Plan explains that water

quality is a particular issue. (7.45) In order to protect water quality and reduce flood risk this policy seeks to promote the use of sustainable drainage systems (SuDS).

The site is not in the masterplan so why is a site not being pushed towards phase 2 to buy.

The Caravan park is a quiet and private area with residents also living close to the site the distribution for the works and building in very close proximity to the house. The application will create 23 houses which will bring approximately 40 vehicles parking with it. SBC are claiming \$106 monies for a secondary education in the sum of £171,808.13 which appears to be going out of the area, whilst a primary school is still required at phase 2 Rushenden.

Traffic will only allow for one vehicle at a time along First Avenue.

By resolution Councillors agreed to reiterate their previous response to the application and object to the planning application.

#### **8. Consideration of Disabled Person Parking Bay – Removal of Disabled Persons Parking Bay at 6 First Avenue, Rushenden**

**By resolution Councillors agreed to no comments on the removal of the parking bay.**

#### **9. To review any other planning correspondence received – Noting the**

Sheppey Walking Wheeling & Cycling Workshop councillors were unable to open the document. The Clerk will contact Adrian Oliver at SBC.

**10. Any Other Business** (information only) – The Clerk reported on the actions of Swale Borough Council in clearing the extension area of the Park Avenue allotment site and their proposal that QTC use the land prior to the land being transferred across to QTC for providing allotment plots in Queenborough. To be passed to Full Council for discussion.

There being no further business the meeting was declared closed at 21:20

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