

QUEENBOROUGH TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held on **Monday 9th October 2023** in the
Guildhall Queenborough.
at 21:00

MINUTES

Present: Councillors Darby (Chairman), Shiel, Telford, Marchington, Fowle

Lisa Gransden (Town Clerk)

The meeting was scheduled to start at 20:00 hours, but due to the Environment 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.
- 4. Public questions** - None
- 5. Adoption of the Minutes of the Meeting held on 25th September 2023**
The minutes were reviewed and adopted as a true copy and signed by the Chairman.
- 6. Review of Matters arising from meeting held on 25th September 2023** - None.
- 7. Consideration of application**
23/504290/OUT PROPOSAL: Outline application (with all matters reserved except For access) for the erection of 6,000sqm of Class B2, B8 and Class E(g) floor area, including sustainable drainage systems, landscaping and other associated works.
ADDRESS: Land Adjacent To Sheppey Way Sheerness Kent

By resolution Councillors objected to the application for reasons below.

Referring to the Swale Borough Council Bearing Fruits Policy
Index 5.2.26 Local Kent Travel Plan priority.

There are only two entries to the Isle of Sheppey this will impact the road network should there be an incident of the Island.

Index 5.6.2 The NPPF looks to the planning system to contribute to and enhance the natural environment by: establishing coherent and resilient ecological networks.

The development would be in close proximity to marshland detrimental impact on local area.

Index 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. A4 policy land Cowsted Corner North and South not part of the local plan.

8. Appoint a Councillor representative to The Queenborough and Rushenden Neighbourhood Plan Steering Group

It was agreed that the steering group will fall under the Planning Committee for report and progress. Once representatives have been appointed as one Councillor from Environment and Finance & General Purposes Committees.

The appointment of a Councillor was deferred tonight, to allow time for Cllr Peter Marchington to speak with Swale Borough Council Planning Committee prior to agreeing to sitting on the Group.

9. To review any other planning correspondence received – Councillors noted correspondence from the Planning Development Manager regarding QTC support of planning application 23/502901/FULL Address 73-75 High Street, Queenborough.

Considering the lack of dispute around the impact of the proposal upon the character of the area, it considered that the reasons provided do not constitute relevant planning considerations as per the scheme of delegation.

The application is recommended for refusal by SBC because of its impact upon the living conditions of adjoining dwellings and there being no mitigation in place to secure SAMMs contributions.

Cllr Marchington, Cllr Whiting & Cllr Shiel- As per the Council's SoD informed that the Town.

Council comments do not trigger the need for the application to be reported to the Planning Committee. And were to advise the Planning Development Manager if they wish to use their 'call in' for the application to be reported to the Planning Committee on the 12th of October.

10. Any Other Business (information only) – None.

There being no further business the meeting was declared closed at 21:42

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