

PLANNING APPLICATIONS COMMITTEE

MINUTES of a meeting of the Planning Applications Committee held in the Council Chamber, Sessions House, County Hall, Maidstone on Wednesday, 17 December 2025.

PRESENT: Mr J Eustace (Chair), Mr M Brice, Mr W Chapman, Ms S Emberson, Mr S Heaver, Mrs S Hudson, Mr R Mayall, Mr T Mole, Mr T L Shonk and Mr D Truder

IN ATTENDANCE: Mrs S Thompson (Head of the Planning Applications Group), Mrs S Bonser (Deputy Head of Law), Mrs M Palmer (Principal Planning Officer), Ms L Cook (Senior Planning Officer) and Mr J Clapson (Democratic Services Officer).

UNRESTRICTED ITEMS

A. COMMITTEE BUSINESS

25. Apologies

(Item A1)

Apologies were received from Mr Samme and Mr Palmer.

26. Declarations of Interest

(Item A2)

There were no declarations of interest.

27. Minutes of the Meeting 12.11.2025

(Item A3)

RESOLVED that the minutes of the meeting held on 12 November 2025 were correctly recorded and that they be signed by the Chair.

28. Site Meetings and Other Meetings

(Item A4)

There were no site visits scheduled.

B. GENERAL MATTERS

Mrs Thompson advised that:

- The Government had launched a consultation on the revised National Planning Framework, and the Committee would receive an update in the new year.
- The Planning and Infrastructure Bill was expected to receive royal assent this week. This Act would have a significant impact upon future planning decisions and the work of this Committee. Members would be kept up to date of changes.

C. MINERALS AND WASTE APPLICATIONS

There were no minerals and waste applications for consideration at this meeting

D. DEVELOPMENTS TO BE CARRIED OUT BY THE COUNTY COUNCIL

29. Item D1 - Proposed change of use of dwelling house into children's home at 75 Homewood Avenue, Sittingbourne - SW/25/504240 (KCC/SW/0154/2025) (Item D1)

- 1) Mrs Palmer, Principal Planning Officer outlined the report.
- 2) It was proposed by Chair and seconded by Mrs Hudson that the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED, SUBJECT TO the imposition of conditions and an informative covering (amongst other matters) the following:

Conditions

- i) Development shall commence within 3 years of the date of the permission;*
- ii) Development to be carried out in accordance with the submitted details.*

Informative

- i) The applicant is encouraged to engage with the occupiers/owners of the neighbouring properties to the west of the application site in Homewood Avenue and Berkeley Court prior to the erection of any new boundary fencing.*

- 3) The motion was put to the vote and declared CARRIED.

30. Item D2 - Proposed change of use of dwelling house into children's home at 7 Tudor Byway, Kennington, Ashford - AS/25/1997 (KCC/AS/0162/2025) (Item D2)

- 1) Mrs Palmer, Principal Planning Officer outlined the report.
- 2) It was proposed by Chair and seconded by Mr Brice that the officer's recommendation be adopted, namely:

That PERMISSION BE GRANTED, SUBJECT TO the imposition of conditions covering (amongst other matters) the following:

- i) Development shall commence within 3 years of the date of the permission;*
- ii) Development to be carried out in accordance with the submitted details.*

- 3) The motion was put to the vote and declared CARRIED.

E. MATTERS DEALT WITH UNDER DELEGATED POWERS

31. County matter applications

(Item E1)

RESOLVED to note matters dealt with under delegated powers since the meeting on 12 November 2025 relating to:

E1 County matter applications.

32. County Council developments

(Item E2)

RESOLVED to note matters dealt with under delegated powers since the meeting on 12 November 2025 relating to:

E2 County Council developments.

33. Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

(Item E3)

RESOLVED to note matters dealt with under delegated powers since the meeting on 12 November 2025 relating to:

E3 - Screening opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

34. Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017

(Item E4)

RESOLVED to note matters dealt with under delegated powers since the meeting on 12 November 2025 relating to:

Scoping opinions under Town and Country Planning (Environmental Impact Assessment) Regulations 2017.