
Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 4 December 2025 from 7.00 pm - 9.37 pm.

PRESENT: Councillors Monique Bonney, Andy Booth (Chairman), Hayden Brawn, Ann Cavanagh, Lloyd Chapman, James Hunt, Peter MacDonald, Peter Marchington, Claire Martin, Ben J Martin, Paul Stephen, Terry Thompson and Tony Winckless.

OFFICERS PRESENT: Paul Gregory, Ian Harrison, Joanne Johnson, Kellie MacKenzie and Ben Oates.

ALSO IN ATTENDANCE: Councillor Alastair Gould.

ALSO IN ATTENDANCE (VIRTUALLY): Councillors Hannah Perkin and Dolley Wooster.

APOLOGIES: Councillors Simon Clark, Kieran Golding and Julien Speed.

536 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

537 **Minutes**

The Minutes of the Meeting held on 6 November 2025 (Minute Nos. 440 – 447) were taken as read, approved and signed by the Chairman as a correct record.

538 **Declarations of Interest**

Councillor Monique Bonney declared a disclosable pecuniary interest in respect of item 4.1 (24/503658/FULL Central Park Stadium, Church Road, Sittingbourne) as this was a Council asset and she was the Chair of the Council's Economy and Property Committee. Councillor Bonney left the meeting during consideration of this item.

539 **2.1 - 25/501147/REM - Phase 2F, Land at Wises Lane, Borden, ME10 1GD**

2.1 REFERENCE NO – 25/501147/REM	
PROPOSAL Approval of reserved matters for Phase 2F (access, appearance, landscaping, layout and scale sought) for creation of open space together with associated access, landscaping, and infrastructure pursuant to 17/505711/HYBRID.	
SITE LOCATION Land at Wises Lane, Borden, Kent, ME10 1GD	
WARD Borden and Grove Park	
PARISH/TOWN COUNCIL Borden	
APPLICANT Darren Day	AGENT DHA Planning

The Planning Manager (Planning Applications) introduced the application as set out in the report. He said that Kent Police had responded to say they had no additional comments to make on the application.

Parish Councillor Clive Sims, representing Borden Parish Council, spoke against the application.

Alice Day, the Agent, spoke in support of the application.

The Chairman 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:

- Why had there been so many amended documents for this application?;
- had the relevant ground gas risk assessment been carried out?;
- had Kent County Council (KCC) Ecology responded to the amended plans?;
- it was not clear from the report which items had been discharged;
- sought further clarity on the details of the drainage strategy;
- concerned that the rugby pitches might become formalised with no access for local residents;
- sought clarification as to whether the Neighbourhood Equipped Area Play (NEAP) would be a multi-games area as it was unclear from the report;
- were the proposed kickabout areas required in conjunction through the Council's Playing Pitch Strategy (PPS)?;
- the wording for the multi used games area needed to be clearer;
- concerned to hear that the developer had not negotiated with the Parish Council; and
- the application should be deferred to seek confirmation regarding the gas assessment.

A Member raised a Point of Order and drew attention to paragraph 3.1.39.10 of Part 3.1 of the Council's Constitution which stated that members of the Planning Committee submitted questions of clarification of the facts or matters of law in advance of the Planning Committee.

In response, the Planning Manager explained that several corrections were required to the plans including: the public right of way; and the NEAP. He referred to conditions (53) and (57) of application 17/505711/HYBRID which addressed the ground gas risk assessment. The amended plans received in October 2025 were minor and it was considered that the changes would not require input from KCC Ecology. The Planning Manager confirmed the rugby training pitch was 'open' for local residents to use. He clarified what the NEAP would provide as set out in paragraph 7.7.3 of the report.

The Planning Manager confirmed that an application relating to contamination controls for the application had been approved. He also advised that the Secretary of State decision APP/V2255/W/19/3233606 set out the times by when matters such as water discharge and contamination needed to be addressed and that the application accorded with the outline permission in that respect.

Resolved: That application 25/501147/REM be granted as per the recommendation in the report.

540 **2.2 - 25/501335/HYBRID - Land at Lady Dane Farm, Love Lane, Faversham, Kent, ME13 8YN**

2.2 REFERENCE NO 25/501335/HYBRID
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PROPOSAL
Section 73 Application for amendments to conditions 6 and 7 (to enable the relevant plans to be updated to allow for the relocation of the pumping station on the site, updated drainage basins, sub-station relocation and 2 additional parking spaces) pursuant to planning permission ref: 23/504707/HYBRID.
SITE LOCATION Land At Lady Dane Farm, Love lane, Faversham, Kent, ME13 8YN
WARD Watling
PARISH/TOWN COUNCIL Faversham Town Council
APPLICANT Fernham Homes Operations Limited AGENT DHA Planning

The Planning Consultant introduced the application as set out in the report. He referred to the tabled update which set out minor changes to conditions (45) and (46).

The Chairman moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Brawn.

Resolved: That application 25/501335/HYBRID be granted as per the recommendation in the report.

541 **2.3 - 25/500115/FULL The Abbey School, London Road, Faversham, Kent, ME13 8RZ**

2.3 REFERENCE NO 25/500115/FULL
PROPOSAL
Construction of a synthetic turf pitch including spectator area, goal storage, storage container for maintenance equipment, and associated fencing, installation of LED floodlighting, and extension of the existing car park to create 89no. new spaces.
SITE LOCATION The Abbey School, London Road, Faversham, Kent, ME13 8RZ
WARD Watling
PARISH/TOWN COUNCIL Faversham Town Council
APPLICANT Mr Kyle Taylor AGENT Labosport Ltd

The Planning Consultant introduced the application as set out in the report.

Lee Suter, a Supporter, spoke in support of the application.

Nicola Broad-Bartlett, an Objector, spoke against the application.

The Chairman moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Brawn.

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

- Considered that a certain amount of noise had to be accepted when living next to a school;
- objected to the proposed amount of plastic and loss of green area as it was unnecessary in a semi-rural area;

- aware that Biodiversity Net Gain (BNG) credits could not be purchased in Faversham, and requested an informative that the BNG spending be utilised within Swale, ideally within ten miles of the site;
- sought clarification that the pitch closed at 9.30 pm in-line with the existing pitches and not 10 pm, as it was unclear from the report;
- the Council's PPS had identified the need for such pitches;
- concerned about the inconsistency with the proposed opening hours within the report;
- sympathised with the concerns of local residents;
- had the Council's Environmental Health Officers assessed the noise impact of the application?;
- needed to be clear on the type of acoustic fence proposed;
- considered 90 car parking spaces to be excessive;
- the amount of car parking spaces proposed would be needed to accommodate visiting fans;
- the proposed hours of use should be the same as for the existing pitches;
- the concerns regarding noise were covered by the conditions in the report; and
- concerned about the impact of the lighting and considered the operating time should revert back to 9.30 pm.

In response, the Planning Consultant stated that the Council's Environmental Health Officers had reviewed the applicant's Noise Impact Assessment (NIA), and agreed with its conclusions, and had suggested controls on the hours of use. An acoustic barrier would be installed to the south of the site, which officers did not consider would be harmful to the openness of the site, which was within the settlement boundary. The Planning Consultant clarified that condition (24) Hours of Use, was incorrect and should state '...the hours of 07.00 to **22.00** on Mondays to Fridays,' not 21:30 as stated, and 'between **08.00** and 18.00 on Saturdays **and Sundays**' not 09.00 as stated. He added that currently the applicants could not use the existing pitch past 9.30 pm on weekdays.

A visiting Member spoke in support of the application and raised points which included: the application was a strategic development and it was important to support and deliver the Council's PPS, which had identified a lack of sports pitches within Swale.

Councillor Ben J Martin proposed the following amendment: That condition (24) be amended to read: The use of the development hereby permitted shall be limited to between the hours of 07.00 to 21.30 on Mondays to Fridays, between 09.00 and 18.00 on Saturdays, and between 10.00 and 18.00 Sundays and Bank Holidays. This was seconded by Councillor James Hunt, and on being put to the vote agreed.

There was further discussion about the quality of the proposed acoustic fencing and what exactly would be provided, following which Councillor Monique Bonney proposed the following: That the application be deferred to allow officers to liaise with the applicants to establish the requisite information on the proposed acoustic fence and acoustic background noises. This was seconded by Councillor Tony Winckless.

Resolved: That application 25/500115/FULL be deferred to allow officers to liaise with the applicants to establish the requisite information on the proposed acoustic fence and acoustic background noises.

542 **2.4 - 23/504375/FULL - Former Travelodge Canterbury West, London Road, Dunkirk, Faversham, Kent, ME13 9LL**

2.4 REFERENCE NO 23/504375/FULL	
PROPOSAL Demolition of vacant hotel and the erection of a freestanding restaurant with drive thru facility, car parking, landscaping and associated works, including customer order display (COD)	
SITE LOCATION Former Travelodge Canterbury West, London Road, Dunkirk, Faversham, Kent, ME13 9LL	
WARD Boughton and Courtenay	
PARISH/TOWN COUNCIL Dunkirk	
APPLICANT McDonald's Restaurants Limited	AGENT Planware Ltd

Councillor Brawn left the meeting before the item was introduced and did not vote on the item.

The Team Leader (Planning Applications) introduced the application as set out in the report. He referred to the tabled update which provided further highway comments from the third-party highway consultant, as well as a response to this from the applicant's highway consultant and further comments from National Highways and KCC Highways and Transportation.

Parish Councillor Jeff Tutt, representing Dunkirk Parish Council, spoke against the application.

Sarah Moakes, an Objector, spoke against the application.

Andy Tobin, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Ben J Martin.

A visiting Ward Member spoke against the application.

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

- Supported the officer recommendation to approve, and noted that KCC Highways and Transportation raised no objection;
- this was a brownfield site and would create employment;
- National Landscapes had put forward The Blean as a Grade A National Landscape, a significant change since Members last considered the application;
- this would result in an increase in vehicle trips to the site;
- would have a detrimental impact on local wildlife;
- concerned about the impact of couriers visiting the site;
- a condition should require that the landscaping condition features native species;
- a condition limiting the hours of operation needed to be imposed, in order to protect the local landscaping in terms of the impact of the external lighting; and
- HGV parking should be provided.

In response, the Team Leader confirmed that the premises was proposed to be open for

24 hours a day, seven days a week, and he noted that none of the consultees had objected. There was a condition which required the landscaping scheme which had been submitted to be implemented, however officers could be given delegation to check whether it included native species and if it did not, alter the condition to require a native landscaping scheme. The Team Leader reminded Members that KCC Highways and Transportation had raised no objection. He referred to condition (5) of the report which dealt with external lighting which had been assessed and that KCC Ecology had commented on the application and raised no objection.

The Chairman stated that he did not consider that HGV parking could be imposed by the Committee. With regard to lighting, the Council had a policy that required light pollution to be minimised.

Resolved: That application 23/504375/FULL be granted as per the recommendation in the report and the amendment to condition (8) relating to landscaping if required.

543 **4.1 24/503658/FULL - Central Park Stadium, Church Road, Sittingbourne, Kent, ME10 3SB**

4.1 REFERENCE NO 24/503658/FULL
PROPOSAL Creation of new vehicular entrance.
SITE LOCATION Central Park Stadium, Church Road, Sittingbourne, Kent, ME10 3SB
WARD Murston
PARISH/TOWN COUNCIL N/A
APPLICANT Swale Borough Council AGENT Clarkebond

The Team Leader (Planning Applications) introduced the application as set out in the report.

The Chairman moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded by Councillor Brawn.

Resolved: That application 24/503658/FULL be granted as per the recommendation in the report.

544 **Part 5 applications**

Item 5.1 – Light Industrial Unit (Disused), Land Adjacent to Pebble Court Farm, Woodgate Lane, Borden, Sittingbourne ME9 7QB

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.2 – Cowstead Farm, Queenborough Road, Halfway, Kent ME12 3RL

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.3 – 89 Victoria Street, Sheerness, Kent ME12 1YF

PINS Decision: APPEAL ALLOWED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.4 – Brogdale Farm, Brogdale Road, Ospringe ME13 8XU

PINS Decision: APPEAL ALLOWED & COSTS REFUSED

Committee or Officer Decision : COMMITTEE DECISION

Item 5.5 – Spade Lane, Hartlip, Sittingbourne, Kent, ME9 7TT

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.6 – 20 Park Road, Sittingbourne, ME10 1DR

PINS Decision: APPEAL DISMISSED & COSTS REFUSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.7 – Land at Rides House Farm, Warden Road, Eastchurch, Kent ME12 4HA

PINS Decision: APPEAL DISMISSED

Committee or Officer Decision : DELEGATED REFUSAL

Item 5.8 – Land adj. Rides House, Warden Road, Eastchurch, Kent ME12 4HA

PINS Decision: APPEAL DISMISSED & COSTS REFUSED

Committee or Officer Decision : DELEGATED REFUSAL

Chairman

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All minutes are draft until agreed at the next meeting of the Committee/Panel