
Extraordinary Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Tuesday, 25 November 2025 from 7.00 pm - 7.40 pm.

PRESENT: Councillors Monique Bonney, Andy Booth (Chair), Hayden Brawn, Ann Cavanagh, Lloyd Chapman, Shelley Cheesman (Substitute for Councillor Kieran Golding), Simon Clark (Vice-Chair), James Hunt, Elliott Jayes, Peter MacDonald, Peter Marchington, Julien Speed, Terry Thompson and Tony Winckless.

OFFICERS PRESENT: Ian Harrison, Joanne Johnson, Demetri Prevatt and Philippa Richardson.

OFFICER PRESENT (VIRTUALLY): Emma Wiggins.

ALSO IN ATTENDANCE (VIRTUALLY): Councillor Carole Jackson.

APOLOGIES: Councillors Kieran Golding, Claire Martin and Ben J Martin.

488 **Emergency Evacuation Procedure**

The Chair outlined the emergency evacuation procedure.

489 **Declarations of Interest**

Councillor Peter Marchington declared a disclosable non-pecuniary interest on the items being considered as his daughter used to live on a holiday park. Councillor Marchington spoke and voted on the applications.

490 **3.1 - 25/503385/FULL Pleasant View, First Avenue, Eastchurch, Isle of Sheppey, ME12 4ER**

3.1 REFERENCE NO. 25/503385/FULL	
PROPOSAL - Section 73 Application for Variation of conditions 2, 3 and 4 (to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to application SW/12/0114 for Variation of condition 2 of planning permission SW/80/296 to extend the occupancy period to 10 months between 1st March – 2nd January.	
SITE LOCATION - Pleasant View First Avenue Eastchurch ME12 4ER	
WARD Sheppey East	
PARISH/TOWN COUNCIL Eastchurch	
APPLICANT Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

The Chairman advised that the two speakers had chosen to speak for one three minute slot only, but their comments applied to all eight applications.

Mark Lewis, a supporter, spoke in support of the application.

Vanessa Clipstone, the Agent, spoke in support of the application.

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

The Chairman reminded Members of the holiday park conditions set out on pages 15 and 16 of the report, including the schedule and specifically the wording: 'The park operator **must**....', which was relevant to all eight applications. At the same time, Members acknowledged the individuality of all the sites.

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

- There was a condition on the chalet users' agreement which stipulated that a postal address of their permanent residence was required;
- these were holiday homes only;
- clarification sought on what enforcement action had taken place in the past;
- clarification sought on the costs incurred for housing the residents in the two-month closed season;
- this issue had been ongoing for years because of a lack of enforcement action;
- residents should only be staying at the holiday park for a maximum of 10 months;
- the report was quite clear on why the application should be refused;
- concerned with the amount of people who could be homeless;
- sympathised with the chalet users, but they would have been aware of the conditions;
- noted that in paragraph 5.6 in the report, only 11 users of holiday parks had approached the Housing Options team;
- surprised that an Environmental Impact Assessment (EIA) had not been carried out, due to the cumulative impact of the shift from tourism to permanent residency; and
- clarification sought on information regarding residents who lived on the site and did originally have a permanent address elsewhere, but for whatever reason did not have it any-more.

The Head of Place advised that temporary accommodation fell under a different Head of Service, so she did not have the average costs to hand. She offered to source the information and share after the meeting, but noted that temporary accommodation costs were not considered material planning considerations. She explained that enforcement action in the closed season was a complicated process which had to be robust. Officers made visits to sites, some unannounced, and multiple enforcement notices had been served over time. All sites were written to annually with a reminder of the obligations.

The Planning Manager (Planning Applications) advised that an EIA was not required in this situation, and he said that officers did not have a breakdown of residents' previous permanent residences.

Resolved: That application 25/503385/FULL be refused as per the recommendation in the report.

3.2 REFERENCE NO. 25/503386/FULL	
PROPOSAL Section 73 - Application for variation of conditions 2, 3, and 4 (to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to SW/11/1042 for - Variation of condition (a) of planning permission NK/8/62/220B to extend occupancy period from 8 to 10 months.	
SITE LOCATION Shurland Dale Holiday Park Warden Road Eastchurch ME12 4EN	
WARD Sheppey East	
PARISH/TOWN COUNCIL Eastchurch	
APPLICANT Kent Holdco Ltd	AGENT Laister

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503386/FULL be refused as per the recommendation in the report.

492 **3.3 - 25/503387/FULL Sunnymead Caravan Park, Fourth Avenue, Eastchurch, Isle of Sheppey, ME12 4EW**

3.3 REFERENCE NO. 25/503387/FULL	
PROPOSAL Section 73 - Application for Variation of condition 2, 3 and 4 (to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to application SW/12/0113 for Variation of condition 2 of planning permission NK/8/60/99 to extend the occupancy period to 10 months between 1st March - 2nd January.	
SITE LOCATION Sunnymead Caravan Park Fourth Avenue Eastchurch ME12 4EW	
WARD Sheppey East	
PARISH/TOWN COUNCIL Eastchurch	
APPLICANT Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503387/FULL be refused as per the recommendation in the report.

493 **3.4 - 25/503388/FULL - Caravan, Elmhurst Caravan Park, Second Avenue, Eastchurch, Isle of Sheppey, ME12 4ER**

3.4 REFERENCE NO. 25/503388/FULL		
PROPOSAL Section 73 - Application for variation of condition 2, 3 and 4 to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to application SW/11/1381 for Variation of condition (I) of planning permission NK/8/50/81 allowing 10 months occupancy, namely 1st March to 2nd January, in accordance with Council's new executive policy change.		
SITE LOCATION - Caravan Elmhurst Caravan Park Second Avenue Eastchurch ME12 4ER		
WARD Sheppey East		
PARISH/TOWN COUNCIL Eastchurch		
APPLICANT	Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503388/FULL be refused as per the recommendation in the report.

494 **3.5 - 25/503389/FULL - Shurland Dale Holiday Park, Warden Road, Eastchurch, Isle of Sheppey, ME12 4EN**

3.5 REFERENCE NO. 25/503389/FULL		
PROPOSAL Section 73 - Application for removal of conditions 2, 3, and 4 (to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to SW/11/1525 for - Variation of Condition (5) of application reference NK/8/50/101 to extend the season from eight months to ten months for the period from 1st March to 3rd January in each year.		
SITE LOCATION Shurland Dale Holiday Park Warden Road Eastchurch ME12 4EN		
WARD Sheppey East		
PARISH/TOWN COUNCIL Eastchurch		
APPLICANT	Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503389/FULL be refused as per the recommendation in the report.

495 **3.6 - 25/503390/FULL - Brookside Park, First Avenue, Eastchurch, Isle of Sheppey, ME12 4JN**

3.6 REFERENCE NO. 25/503390/FULL	
PROPOSAL Section 73 Application for Variation of condition 2,3 and 4 (to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to application SW/11/1521 for Variation of condition (ii) of planning permission NK/4/74/71 to allow occupation of caravans from 1st March to 3rd January in any year.	
SITE LOCATION Brookside Park First Avenue Eastchurch ME12 4JN	
WARD Sheppey East	
PARISH/TOWN COUNCIL Eastchurch	
APPLICANT Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503390/FULL be refused as per the recommendation in the report.

496 **3.7 - 25/503391/FULL - Eastchurch Holiday Camp, Fourth Avenue, Eastchurch, ME12 4EW**

3.7 REFERENCE NO. 25/503391/FULL	
PROPOSAL Section 73 - Application for removal of conditions 2, 3, and 4 (to allow year-round residential occupancy of caravans for a temporary period until 31 December 2027) pursuant to SW/12/0115 for - Variation of condition (i) of the permission granted under NK/8/49/57 to allow chalets & caravans to be used between 1st March & 3rd January.	
SITE LOCATION Eastchurch Holiday Camp Fourth Avenue Eastchurch ME12 4EW	
WARD Sheppey East	
PARISH/TOWN COUNCIL Eastchurch	
APPLICANT Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same

time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503391/FULL be refused as per the recommendation in the report.

497 **3.8 - 25/503392/FULL - Cliff Cottage Chalet Park, Fourth Avenue, Eastchurch, Isle of Sheppey, ME12 4JN**

3.8 REFERENCE NO. 25/503392/FULL	
PROPOSAL Section 73 - Application for variation of condition 2, 3 and 4 (to allow year-round residential occupancy of chalets for a temporary period until 31 December 2027) pursuant to application SW/12/0118 for Variation of condition (i) of permission granted under reference NK/8/61/1824 to allow chalets to be used between 1st March & 2nd January.	
SITE LOCATION Cliff Cottage Chalet Park Fourth Avenue Eastchurch ME12 4JN	
WARD Sheppey East	
PARISH/TOWN COUNCIL Eastchurch	
APPLICANT Kent Holdco Ltd	AGENT Laister Planning

The Principal Planning Officer gave an update to advise that Eastchurch Parish Council were unable to attend the meeting as they had their own council meeting at the same time. The Parish Council had re-iterated their objections to the application.

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

Resolved: That application 25/503392/FULL be refused as per the recommendation in the report.

Chairman

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