
Planning Committee

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT on Thursday, 18 June 2026 from 7.00 pm - 7.28 pm.

PRESENT: Councillors Andy Booth (Chair), Hayden Brawn, Ann Cavanagh, Lloyd Chapman, Simon Clark (Vice-Chair), Charles Gibson, James Hunt, Elliott Jayes, Peter Marchington, Terry Thompson, Karen Watson and Tony Winckless.

OFFICERS PRESENT: Ian Harrison, Joanne Johnson and Kellie MacKenzie.

ALSO IN ATTENDANCE: Councillor Mike Whiting.

ALSO IN ATTENDANCE (VIRTUALLY): Councillor Dolley Wooster.

APOLOGIES: Councillors Monique Bonney, Kieran Golding, Claire Martin and Julien Speed.

106 **Emergency Evacuation Procedure**

The Chairman outlined the emergency evacuation procedure.

107 **Minutes**

There were no minutes to consider.

108 **Declarations of Interest**

No interests were declared.

109 **1.1 Article 4(1) Order relating to the creation of Houses in Multiple Occupation**

PART 1

Any other reports to be considered in the public session

1.1
APPLICATION PROPOSAL Make an Article 4(1) Direction in relation to the permitted development right set out within Class L of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) insofar as it permits the change of use of a building from use falling within Use Class C3 (dwellinghouses) to a use falling within Use Class C4 (Houses in Multiple Occupation).

The Planning Manager introduced the report and advised that a tabled update had been circulated correcting minor inaccuracies in data; these did not affect the overall conclusions of the report.

The Chairman reminded Members that the item had been discussed at a previous

meeting.

A visiting Member spoke on the item and welcomed the proposal and referred to the concentration of Houses in Multiple Occupation (HMOs) and their impact on services, particularly in Sheerness. Another visiting Member spoke in support of a borough-wide immediate Article 4 Direction.

The Chairman invited comments from Members, and points raised included:

- Highlighted concerns regarding the supply of one-bedroom properties and the increase in HMOs within the Borough;
- concerned that a targeted approach would displace HMOs into other areas;
- support for a borough-wide approach to ensure consistency; and
- recognition of the need to strengthen planning control over HMOs.

Councillor Hunt moved the following motion: That an immediate Article 4 Direction be made on a borough-wide basis. This was seconded by the Chairman and agreed by Members.

Following a request by the Head of Place, the following amendment was proposed and seconded: That the Head of Place and/or Head of Legal be given delegated authority to take all steps required to make the Direction. Following discussion about the desire to make the Direction in the quickest possible timeframe, this was agreed by Members.

Members also requested an update at Committee if the Direction had not been made within four months.

Resolved: That an immediate Article 4(1) Direction be made on a borough-wide basis, and that delegated authority be given to the Head of Place and/or Head of Legal to take all necessary steps to make the Direction.

110 2.1 - 26/501729/FULL 61 Galena Close, Bobbing

2.1 REFERENCE NO - 26/501729/FULL	
APPLICATION PROPOSAL Partial conversion of existing garage to form habitable room with side facing window.	
SITE LOCATION 61 Galena Close, Sittingbourne, Kent, ME10 5LB	
WARD Bobbing, Iwade and Lower Halstow	
PARISH/TOWN COUNCIL	
APPLICANT Mr P May	AGENT Mr R Trute

The Planning Manager 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 Elliott Jayes.

The Ward Member, also a member of the Planning Committee, raised no objection.

Resolved: That application 26/501729/FULL be granted as per the recommendation in the report.

111 Part 5 applications

- **Item 5.1 – 25/502388/FULL Crockham Farmhouse, Crockham Lane, Hernhill, Kent ME13 9LB PINS Decision: DISMISSED Committee or Officer Decision : REFUSED**

The Chairman commented on the usefulness of the inspector's comments in informing future decision-making.

- **Item 5.2 – 23/500931/FULL 25-25A West Street, Sittingbourne ME10 1AL PINS Decision: DISMISSED Committee or Officer Decision : COMMITTEE DECISION**

A Member welcomed the decision.

Chairman

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