

Agenda

Planning Committee Meeting

Date: Thursday, 13 August 2026

Time 7.00 pm

Venue: Council Chamber, Swale House, East Street, Sittingbourne, ME10 3HT

Membership:

Councillors Monique Bonney, Andy Booth (Chairman), Hayden Brawn, Ann Cavanagh, Lloyd Chapman, Simon Clark (Vice-Chair), Charles Gibson, Kieran Golding, James Hunt, Elliott Jayes, Peter Marchington, Claire Martin, Julien Speed, Paul Stephen, Terry Thompson, Karen Watson and Tony Winckless.

Quorum = 6

Pages

Recording and Privacy Notice

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When joining a meeting online, your username will be visible to others in attendance. In joining the meeting you are consenting to us processing your username. You may use a pseudonym as your username but the use of an inappropriate name may lead to removal from the meeting.

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1. Emergency Evacuation Procedure

Visitors and members of the public who are unfamiliar with the building and procedures are advised that:

- (a) The fire alarm is a continuous loud ringing. In the event that a fire drill is planned during the meeting, the Chairman will advise of this.
- (b) Exit routes from the chamber are located on each side of the room, one directly to a fire escape, the other to the stairs opposite the lifts.
- (c) In the event of the alarm sounding, leave the building via the

nearest safe exit and gather at the assembly point on the far side of the car park. Do not leave the assembly point or re-enter the building until advised to do so. Do not use the lifts.

- (d) Anyone unable to use the stairs should make themselves known during this agenda item.

2. Apologies for Absence

3. Minutes

To approve the [Minutes](#) of the Meetings held on 13 May 2026 (Minute Nos. 24 – 25), the [21 May 2026](#) (Minute Nos. 40 – 47), the [18 June 2026](#) (Minute Nos. 106 - 111) and the Extraordinary Meeting held on [24 June 2026](#) (Minute Nos. 124 - 127) as correct records.

4. Declarations of Interest

Councillors should not act or take decisions in order to gain financial or other material benefits for themselves, their families or friends.

The Chairman will ask Members if they have any disclosable pecuniary interests (DPIs) or disclosable non-pecuniary interests (DNPIs) to declare in respect of items on the agenda. Members with a DPI in an item must leave the room for that item and may not participate in the debate or vote.

Aside from disclosable interests, where a fair-minded and informed observer would think there was a real possibility that a Member might be biased or predetermined on an item, the Member should declare this and leave the room while that item is considered.

Members who are in any doubt about interests, bias or predetermination should contact the monitoring officer for advice prior to the meeting.

Part B reports for the Planning Committee to decide

5 - 8

The Council operates a scheme of public speaking at meetings of the Planning Committee. All applications on which the public has registered to speak will be taken first. Requests to speak at the meeting must be registered with Democratic Services (democraticservices@swale.gov.uk or call 01795 417328) by noon on Wednesday 12 August.2026

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| 5. | Deferred Item 1 - 25/501882/FULL Teynham Land To The North Of Lower Road | 9 - 78 |
| 6. | 2.1 - 26/501448/FULL Teynham Lion Yard Worlds End | 79 - 86 |
| 7. | 2.2 - 26/500987/FULL Faversham Albion Tavern Front Brents | 87 - 114 |
| 8. | Part 5 applications | 115 - 172 |
- Decisions by County Council and Secretary of State, reported for information.

Issued on Wednesday, 5 August 2026

The reports included in Part I of this agenda can be made available in alternative formats. For further information about this service, or to arrange for special facilities to be provided at the meeting, please contact democraticservices@swale.gov.uk. To find out more about the work of this meeting, please visit www.swale.gov.uk.

**Chief Executive, Swale Borough Council,
Swale House, East Street, Sittingbourne, Kent, ME10 3HT**