

PLANNING COMMITTEE – 15th January 2026**DEFERRED ITEM**

Report of the Head of Planning

DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

DEF 1 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		
RECOMMENDATION Delegate to the Head of Planning to grant planning permission subject to appropriate safeguarding conditions and securing or payment of the BNG monitoring fee.		
APPLICATION TYPE Full Planning Application		
REASON FOR REFERRAL TO COMMITTEE Cllr Ben Martin has requested that the application be determined by the Planning Committee due to the high level of public interest and number of comments both supporting and objecting to the proposal.		
CASE OFFICER – Ben Oates		
WARD Watling	PARISH / TOWN COUNCIL Faversham Town Council	APPLICANT Mr Kyle Taylor AGENT Labosport Ltd
DATE REGISTERED 10/02/2025		TARGET DATE 31/07/2025
BACKGROUND PAPERS AND INFORMATION: The full suite of documents submitted and representations received pursuant to the above application are available via the link below: - https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SPTW8KTYFFQ00		

1. INTRODUCTION

- 1.1 This application was initially reported to Planning Committee on 4th December 2025, with a recommendation that permission be granted. The original Committee report is attached at Appendix A.
- 1.2 The Planning Committee resolved to defer the determination of the application. The minutes from the 4th December 2025 Committee meeting will be available elsewhere on the agenda for this Planning Committee meeting. The application was deferred to allow officers to liaise with the applicants to seek further details of the proposed acoustic fence, which is proposed to mitigate noise impacts on the neighbouring property. Members of the Planning Committee requested to have more detail before them about the quality of the proposed acoustic fencing and its construction.

2. RESPONSE TO THE REASONS FOR DEFFERAL

- 2.1 The applicant has submitted further details of the proposed acoustic fencing, including plans, elevations, sections, a brochure and a planning statement addendum. A supporting letter from the applicant's acoustic consultant has also been provided confirming that the proposed acoustic fence would effectively mitigate noise impacts. The proposed barrier would include an absorbent layer on the side facing the sports pitch to mitigate noise bouncing off the fence and effecting other properties.
- 2.2 Minor amendments are also proposed, which includes extending the pitch fencing to attach to the acoustic barrier to prevent vandalism and a gate is included for maintenance access. Soft landscaping is also now proposed to the southern side of the acoustic fence to soften its appearance. The details, implementation and retention of this soft landscaping along with the proposed landscaping throughout the rest of the site, are secured by conditions 19 and 20.

3. UPDATE FROM PREVIOUS COMMITTEE MEETING

- 3.1 The Council's Environmental Health Officer has reviewed the materials submitted for the proposed acoustic fence. They have advised that the information provided demonstrates that this will exceed the 10 kg/m² guideline of ISO 9613-2:1996 nearly threefold, achieving a 32dB reduction provided that it is installed correctly and maintained afterwards. To fully demonstrate the effect of the proposed acoustic fence the Environmental Health officer recommends a mitigation verification condition for this to be assessed following installation, which is set out below (Condition 25) and included accordingly.
- 3.2 Condition 21 was recommended to secure the installation of the proposed acoustic fence. This condition has been updated to secure this installation in accordance with the details submitted since the previous committee meeting. Condition 2, which secures the approved drawings, is also updated to reflect the updated drawings.
- 3.3 At the previous meeting, an inconsistency between the proposed hours of use stated in the report and conditions was identified. The hours of use that were set out at

paragraphs 7.6.4 of the original Committee Report were the hours that were set out within the application form. Those stated within the condition reflect the restriction that applies to the existing pitch at the wider site. The committee sought to ensure that condition (24) limited the hours of use of the proposed pitch in a manner that matches the hours of use of the existing pitch. The condition wording is retained as previously recommended as this matches the existing hours of use. The condition wording is set out again below for clarity. The applicant has also confirmed that they accept the restricted hours of use as per the recommended condition.

3.4 There have been no further representations formally received by the Local Planning Authority.

3.5 Conditions:

2. Drawings

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below.

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|---------------------------------|------------------------------------|
| • 24-0316 (G-224120) 02 Rev 08 | Site Plan |
| • 24-0316 (G-224120) 03 Rev 06 | Pitch Layout |
| • 24-0316 (G-224120) 07 Rev 04 | Car Park Development Layout |
| • 24-0316 (G-224120) 05A Rev 01 | Elevations A |
| • 24-0316 (G-224120) 05B Rev 01 | Elevations C |
| • 24-0316 (G-224120) 10 Rev 01 | Proposed Site Levels Cross Section |
| • 24-0316 (G-224120) 11 Rev 04 | Cut and Fill Calculations |
| • 24-0316(G-224120) 12 Rev 01 | Cross Section Acoustic Barrier |

Reason: For the avoidance of doubt and in the interests of proper planning.

21. Acoustic Fence

Prior to the first use of the development hereby approved, the 3m high acoustic fence shall be constructed and retained thereafter for the lifetime of the development in full accordance with the details shown in drawings: 24-0316 (G-224120) 03 Rev 06 - Pitch Layout, 24-0316(G-224120) 12 Rev 01 - Cross Section Acoustic Barrier, J7/01043 - Jakoustic Fencing System.

Reason: In the interests of residential amenity.

24. Hours of Use

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.

All floodlighting on site must be extinguished by 21.30 Monday to Friday and by 18.00 on Saturdays, Sundays and Bank Holidays, or within 15 minutes after last use of the facility, whichever is the sooner.

The floodlighting hereby permitted shall be completely extinguished when the facilities are not in use, and/or within 15 minutes of its last use.

Reason: In the interests of the amenities of the locality.

25. Acoustic Verification Report

Within 3 months of commencement of the use of the Synthetic Turf Pitch hereby approved, a final acoustic assessment and verification report completed by a suitably qualified and competent person shall be submitted to and approved by the Local Planning Authority. The assessment and report shall verify that all required mitigation has been implemented and that it provides the mitigation as stated in the acoustic report provided (Noise Impact Assessment – ref: 10964 Rev B, dated: 17/12/2024).

Reason: In the interests of residential amenity.

4. CONCLUSION

- 4.1 The additional information provided is considered to address the matters raised that led to the deferral of the application. The additional and amended conditions will sufficiently secure the provision of the proposed mitigation. The application therefore remains recommended for approval as set out in the previous committee report and subject to the updated conditions above.

