

PLANNING COMMITTEE – 21st May 2026**DEFERRED ITEM**

Report of the Head of Planning

DEFERRED ITEMS

Reports shown in previous Minutes as being deferred from that Meeting

DEF ITEM 1 - REFERENCE NO - 25/502451/FULL		
PROPOSAL - Retention of existing 8 plot gypsy traveller site, each with 2 mobile homes and 2 touring caravans and associated day rooms, new access, driveway, hard standing, package treatment plants, boundary fencing and landscaping (previously granted at appeal reference APP/V3355/W/20/3254539) (retrospective).		
SITE LOCATION - New Acres, Spade Lane, Hartlip, Kent ME9 7TT		
RECOMMENDATION Delegate to the Head of Planning to grant planning permission subject to appropriate conditions, with further delegation to the Head of Planning / Head of Legal Services (as appropriate) to negotiate the precise wording of conditions, including adding or amending such conditions as may be necessary and appropriate.		
APPLICATION TYPE – Full Major		
REASON FOR REFERRAL TO COMMITTEE - The recommendation of Officers is contrary to the objections received from Hartlip Parish Council and they have requested that, in that circumstance, the application is determined by the Council's Planning Committee. The application has also been called-in to Planning Committee by Cllr R. Palmer.		
Case Officer – Christian De Grussa		
WARD Hartlip, Newington And Upchurch	PARISH/TOWN COUNCIL Hartlip	APPLICANT Mr Frank Mongen AGENT Perfect Pitch Planning Ltd
DATE REGISTERED 25 July 2025		TARGET DATE 08 April 2026
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=SXSH6STYLDL00		

1. BACKGROUND

- 1.1 This application was reported to the Planning Committee meeting on 2nd April 2026. The original committee report is attached at Appendix A. At that meeting, Members resolved the following:

“That application 25/502451/FULL be deferred to allow the Planning Working Group to meet on site.”

- 1.2 The site meeting took place on 23 April 2026. The minutes from that site meeting will be included within the same agenda pack as this report.
- 1.3 Following the Planning Working Group site meeting, this application is now being reported back to the Planning Committee for determination.
- 1.4 One matter to provide an update in relation to is that, upon being notified of the Planning Committee, the Environment Agency wrote to confirm that they have no further comments to make.
- 1.5 On 8th May 2026, the Council has received a letter from the Ministry of Housing, Communities and Local Government who have confirmed that they received third party requests to call-in the application for determination by the Secretary of State. MHCLG have set out that *“the Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority.”*
- 1.6 The MHCLG letter went on to stress that their determination has been made without making any assessment as to whether the development should be considered EIA development and that the LPA remain the responsible authority for determining whether the development is EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. In this case, the Council had not adopted a Screening Opinion in respect of the proposal. However, the development has now been screened and an opinion has been adopted. It has been concluded that the development is not EIA Development.
- 1.7 It is noted that an interested party raised at the site visit that noise from the use of generators had caused disturbance to living conditions at properties within the vicinity of the site. It is understood that a connection to mains electricity will be able to be provided once planning permission is granted and, as such, this matter would be addressed. It is not considered necessary to impose a condition addressing the use of generators at the site.

2. RECOMMENDATION

- 2.1. The recommendation remains to delegate to the Head of Planning to grant planning permission subject to the conditions that were previously specified in the report that is attached at Appendix A.

