

AT A MEETING OF FAVERSHAM TOWN COUNCIL PLANNING COMMITTEE held in the Guildhall, on Monday 22nd June 2026

Present: Cllrs L Coniam (Substitute (Cook)), R Crayford, H Perkin, B J Martin (Chair), T Martin, and J Rowlands

In attendance: Adrienne Begent (Deputy Town Clerk)

380. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs P Cook, A Eyre and J Saunders

381. DECLARATIONS OF INTEREST

Declarations of interest are listed on the Planning Scheule

382. VICE CHAIR

It was proposed by Cllr J Rowlands, seconded by H Perkin and on being put to the meeting it was ***RESOLVED that Cllr Peter Cook would be Vice Chair of the Planning Committee for the Municipal Year 2026-27.***

Cllr P Cook was absent from the meeting at the time of the vote.

383. TERMS OF REFERENCE

It was proposed by Cllr H Perkin, seconded by Cllr J Rowlands and on being put to the meeting it was ***RESOLVED to accept the Terms of Reference.***

384. MINUTES

It was proposed by Cllr J Rowlands, seconded by T Martin and on being put to the meeting it was ***RESOLVED to approve the Minutes of the Meeting of Faversham Town Council Planning Committee held on 26th May 2026.***

385. PLANNING SCHEDULE

The Planning Schedule dated 26th May was noted.

386. PLANNING APPLICATIONS

It was: ***RESOLVED that recommendations be sent to Kent County Council (KCC) and Swale Borough Council (SBC) as set out Planning Schedule 22nd June 2026.***

387. REMOVAL OF DISABLED PARKING BAYS

The meeting received the request from Swale Borough Council to remove a Disabled Persons Parking Bay from the vicinity of 3 Upper Brents, Faversham. It was proposed by Cllr J Rowlands, seconded by Cllr T Martin and on being put to the meeting it was ***RESOLVED to support the proposal.***

Cllr R Crayford abstained

The meeting received the request from Swale Borough Council to remove a Disabled Persons Parking Bay from the vicinity of 7 St Johns Road, Faversham. It was proposed by Cllr J Rowlands, seconded by Cllr T Martin and on being put to the meeting it was ***RESOLVED to support the proposal.***

Cllr R Crayford abstained

379. S106 LIST

Members received the S106 lists from Active Travel and Community Committee's. Suggestions had not yet been received from the Environment, and Heritage, Buildings and Creek Committee.

It was proposed by Cllr B J Martin, seconded by Cllr R Crayford and on being put to the meeting it was ***RESOLVED to Defer the item to the next meeting of the Planning Committee.***

The meeting ended at 19.18

PUBLIC QUESTIONS

26/501696/OUT LAND AT ABBEYFIELDS, FAVERSHAM

Mr H Goodwin

As quoted in Faversham NHP the NPPF establishes “Genuinely affordable housing should be provided that contributes to creating mixed and balanced communities”.

Since 2018 across Swale just 149 social rent homes have been delivered, 3.1% of the total. Just 27 were in Faversham. Successive professional housing needs surveys have pointed to unmet need in Faversham In your Neighbourhood Plan FAV 3

- accommodation suitable for families (3 bedrooms) as a predominant part of the mix;
- smaller accommodation (2 bedrooms or fewer) suitable for first-time buyers or renters or those seeking to downsize;
- Accommodation suitable for older people and those with limited mobility.
- 35% affordable of which 66% affordable rent & 34% affordable ownership
- Support will be given to affordable housing provision that remains available in perpetuity, including First Homes and community-led housing.

The SE Faversham Duchy scheme set a precedent – as I said at the Swale Planning Committee

“The plan before you this evening is superior to the others which have been built under Swale and for the first time it includes a clear commitment to build a policy compliant 35% affordable, of which 50%, 46 homes, would be social rent and more in future phases. This should be the new benchmark for Swale. ‘

Phase 1 construction is targeted to start next year: 261 new homes, including 35% affordable housing (of which 50% will be secured as social rent), alongside the first local centre and early walking, cycling and green space infrastructure.

We should therefore expect at least 50 social rent homes amongst the 240

JR – The precedent set by the Duchy development should be followed by this development and other developments in the future

RC- Agrees there is a national housing shortage.

The NHP has site allocations, need to look at where these sites are.

BJM – (Declares DNPI) Housing Associations are financially stretched, the cost of delivering social housing is at an all time high

HP – Agrees with HG.

Regardless of whether a site is allocated in the NHP or not the policies for the plan apply if the site is in the designated neighbourhood area.

SBC is committed to spending 20% of budget on temporary accommodation. To clear the housing list there needs to be government investment in house building.

Ms A Furedi

This site is not designated in the NHP.

SBC is behind in their plan, can the Town Council apply pressure on them to respect the towns NHP.

The development of this site will cause chaos and congestion in the surrounding residential area.

JR – Yes the NHP is an important document that the town created and voted on at referendum

Mr D Carrender

It would be poor if the NHP is not upheld, councillors worked hard to bring it to fruition. This would be a slap in the face for councillors and residents, Isn't Abbeyfields a private road.

Are you aware that Fernham Homes have had machinery delivered to the site, obviously presuming it will be permitted.

BJM – Pressure is being applied at SBC to complete the Local Plan. Regulation 18 has been completed, good policies are in place. Regulation 19, site allocation is next.

Planning law has changed; for applications over 150 if the Planning Authority is minded to refuse they must notify the SoS who can call it in for decision.

Abbeyfields is a private road, but that is not a material consideration, nor is sewage capacity.

HP – Has spoken to SBC about the delivery. This is not breaking any rule, of they break the ground without planning permission that would be a different matter.

Mr K Tierman

Have you looked at the application? Allotments and open spaces for children are at the bottom of the site and both in the flood plain.
Fernham Homes have a proven track record of inaccurate Ecology Reports,
Can there be an independent one?
When previous permission was granted on the site the access was from Graveney Road, access should not be from Abbeyfields.