



**Minutes: Planning & Transportation Committee of
Leysdown Parish Council
Tuesday 17th February 2026 at Leysdown Village Hall at 7pm**

Present: Cllr. Switters, Cllr. Bidgood, Cllr. Partis, Cllr. Noe, Cllr. Lammin (arrived at 7.07pm), Sarah Poole – RFO.

Members of the Public: 1

LOSPCMP25/26-36 Apologies:

No apologies received.

LOSPCMP25/26-37 Public Session (30 minutes)

Nothing was raised.

LOSPCMP25/26-38 For Members to make or receive declarations of Disclosable Pecuniary or Non-Pecuniary Interests

Cllr. Noe declared that as a Borough Councillor, she may be called onto the Swale Borough Council Planning Committee and so will not vote on any planning applications at this meeting.

LOSPCMP25/26 – 39 Agree the minutes of the previous Planning & Transportation Committee Meeting on 8th January 2026

Cllr. Noe proposed that the minutes were agreed. Cllr. Partis seconded. **All agreed. Resolved; Accepted.**

LOSPCMP25/26-40 Planning Applications:

- a. **To note (application from 2024): Planning Application Ref. No: 24/502995/FULL Retrospective application for the change of use from a former bookmakers to a Bingo Hall, including demolition of rear WC and provision of a new shop front. Palace Amusements 14 Leysdown Road Leysdown Sheerness Kent ME12 4RE**

The application was discussed. The Committee noted that this was an application from 2024. Cllr. Switters proposed that no objections to the application were made. Cllr. Lammin seconded. Cllr. Noe abstained from voting. **All agreed. Resolved.**

- b. **Planning Application Ref. No: 26/500028/FULL Removal of existing metal, rear service staircase and erection of replacement timber staircase. Ferry House Inn Harty Ferry Road Leysdown Kent ME12 4BQ**

The application was discussed. Cllr. Switters proposed that no objections to the application were made. Cllr. Partis seconded. Cllr. Noe abstained from voting. **All agreed. Resolved.**

- c. **Planning Application Ref. No: 25/504922/FULL Section 73 Application for Variation of condition 2 (occupancy) pursuant to application SW/11/1608 for Variation of condition (i) of planning permission NK/8/50/51; to allow the use of chalets 98 and 130 as 12 month warden accommodation. Vanity Farm Camp Leysdown Road Leysdown Kent ME12 4LN**

The application was discussed. Cllr. Bidgood proposed that no objections to the application were made. Cllr. Switters seconded. Cllr. Noe abstained from voting. Cllr. Partis was not present for the vote. **All agreed. Resolved.**

- d. **Planning Application Ref. No: 26/500115/OUT Outline application (access, appearance, landscaping and layout sought) for erection of residential 2-bed twin unit mobile home dwelling with primary access off Park Avenue The proposed project entails the demolition of an existing single-unit static caravan and a large shed base with 2 sheds, all of which are situated in the rear garden of Elmtrees, followed by the subdivision of the rear garden to accommodate a two-bedroom, single-story twin-unit mobile home for residential use. This development will include a private garden, a driveway, and parking facilities for two vehicles. The front garden of Elmtrees will be amended to facilitate parking for 2 vehicles. Elm Trees Park Avenue Leysdown Kent ME12 4QJ**

The application was discussed. Cllr. Switters proposed that no objections to the application were made. Cllr. Bidgood seconded. Cllr. Noe abstained from voting. **All agreed. Resolved.**

- e. **Planning Application Ref. No: 25/505216/FULL Replacement of fifty-six (56) holiday chalets with forty-two (42) holiday chalets, and associated alterations including modifications to landscaping and internal road layout. Sheppey Village Warden Bay Road Leysdown Kent ME12 4LX**

The application was discussed. Cllr. Switters proposed that no objections to the application were made, but that it was noted that the Committee request that any mud on the road is cleared in a timely manner. Cllr. Bidgood seconded. Cllr. Noe abstained from voting. **All agreed. Resolved.**

LOSPCMP25/26-41 Planning Observations and Queries from Members

a) Neighbourhood Plan

The Neighbourhood Plan was discussed. There is not currently one in place for Leysdown Parish. Creating a plan would normally cost £6000 in consultant costs, at a minimum. However, there is an option to purchase an AI tool which is designed to specifically help create the plan for £1995. The Plan needs to be public-led and will need involvement from members of the community. It will also be advertised in the next newsletter for members of the parish to assist.

Cllr. Switters proposed that the AI tool is purchased for £1995; it will then go to Full Council for final approval. Cllr. Partis seconded. **All agreed. Resolved.**

LOSPCMP25/26-42 Highways Observations and Queries from Members

a) Update on actions from HIP Meeting with KCC

- **Contact with St Clement's School regarding their School Travel Plan:** The Clerk confirmed that the school have been emailed, but no response has yet been received.
- **Crossing on the Promenade (pedestrian/traffic survey required):** the Clerk confirmed that KCC have been asked to complete the survey in the Easter Holidays.
- **School Warning Sign:** awaiting information from St Clement's School regarding their School Travel Plan before this can be actioned any further.

b) Observations

It was noted that the drains along Jenkins Hill are full of waste and so are not draining water appropriately. This will be raised at the upcoming Transportation Meeting with KCC members on Thursday evening as an urgent action.

LOSPCMP25/26-43 Correspondence

a) KCC Road Safety and Active Travel Newsletter

Noted.

b) Regulation 18 Local Plan Consultation Response

The Committee noted the Consultation Response. The Committee members will review the questions and report back to the Clerk in order for the responses to be submitted.

c) 25/500498/FULL: Email received from Bloomfield Chartered Town Planners

An email has been received with reference to an upcoming application that has been submitted to Swale Borough Council, of a wind doppler station along Shellness Road. The application will be discussed at the next Planning & Transportation Committee.

d) Pride in Place Consultation

The deadline is 24th March 2026. Businesses and residents in Leysdown Parish are to be encouraged to complete the consultation.

The RFO also provided an update on the recent Pride in Place workshops that she attended.

Closed Session:

LOSPCMP25/26-44 Enforcement Update

Nothing to note.

LOSPCMP25/26-45 Dates of Next Meeting

The following dates of the Planning & Transportation Committee were noted:

- 12th March 2026 at 7pm
- 9th April 2026 at 7pm

LOSPCMP25/26-46 Closure of Meeting

The meeting closed at 8.17pm.