

Agenda Item 4

SUPPLEMENTARY REPORTS

FULL COUNCIL

DATED 27th January 2026

Aylesford

TM/25/01938

Aylesford North And North Downs

Location: COMMUTER CAR PARK Lord Lees Grove Blue Bell Hill Chatham

Proposal: Erection of a modular building comprising 12no. self-contained apartments for use as temporary housing accommodation, including associated landscaping, refuse / cycle store, parking and office.

DPHRS:

Following discussions with the applicant it is considered that the published wording of condition 3 would potentially cause issues with the end use due to the nature of the occupancy restriction proposed. Whilst the average length of stay is usually around six months, in some cases, due to specific needs, this can be extended whilst more permanent accommodation is found. In order to ensure maximum flexibility over duration of stay whilst still retaining control over use of dwellings as temporary residential accommodation, it is considered more appropriate to base the restriction on the homelessness duties the Council has under the Housing Act 1996. This change is considered acceptable and does not alter the overall nature of the proposal.

On this basis it is considered that the revised wording of condition 3 still satisfies the reason for requiring the restriction and I therefore propose the following revision to the recommendation.

AMEND RECOMMENDATION:

Grant planning permission as main report but replacing condition 3 as follows:-

3. The development hereby approved shall only be used as temporary residential accommodation with occupation of each individual unit limited to households to whom the Council owe homelessness duties under the Housing Act 1996, and for no other purpose within Class C3 of Part C of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any equivalent class in any order that may replace it).

Reason: Any change to permanent residential occupation may result in the requirement for appropriate developer contributions to be sought.
