

16/506946/FULL – Bell House, Bell Road, Sittingbourne – TABLED UPDATE FOR ITEM 2.8

- Further to Paragraph 6.01 (on Page 134 of the agenda), KCC Highways & Transportation have commented further in response to the additional information that has been received. The two conditions which have been drafted (referred to in paragraph 8.39 of the report) firstly relate to a Parking Management Plan to allocate and enforce parking controls within the site to ensure that appropriate parking measures are in place to influence car ownership. Secondly, a Travel Plan can include measures to encourage sustainable transport. KCC Highways & Transportation are satisfied that the inclusion of these conditions are acceptable.
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- KCC Highways & Transportation have discussed the application with the Council's Technical Services Team who confirm that they would like to introduce greater on-street parking restrictions in the vicinity of the site to prevent overspill from the development. A lack of evening controls may become areas where on-street parking could occur where there is no current demand. Therefore, it is considered that further waiting restrictions are reviewed and introduced prior to the occupation of the development, and for the development to provide funds to progress this. The associated work needed to be undertaken for the Traffic Regulation Order would be £5,000, and this payment could be secured under the Section 106 Agreement.
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- Further to the previous request by KCC Highways & Transportation, an assessment for the medical centre element of the proposals has been undertaken. The predicted traffic movements equating to 20 movements during the peak AM rush hour and 13 during the PM peak hour is not considered to be perceptible.
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- KCC Highways & Transportation raise no objection subject to 7 conditions (including the two set out above) related to mud on the highway; details of parking for site operatives; provision of loading and turning for site operatives; provision, surfacing and drainage of vehicle parking; and cycle storage. I recommend that these conditions are imposed.
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- KCC Ecology have commented that they do not consider that any ecological surveys are required to be carried out. Recommended a condition requiring an ecological enhancement and management plan and an informative in relation to breeding birds. I recommend that both the condition is imposed and the informative is included.
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- Kent Police have responded and set out that there are a number of issues which will need to be carefully in relation to providing opportunities to designing out crime. No

objection is raised and recommend that a planning condition is imposed to deal with this. I recommend that this is included.

- One additional neighbour letter received which sets out that the respondent has now moved out of the area but still raises concerns in regards to parking, the impact of surrounding area in general and the existing dwellings in Riverbourne Court. I believe that this does not raise any additional concerns further to those already set out and addressed in the report.

- In conclusion, officers remain of the view that although this is a balanced decision, planning permission should be granted on the basis of conditions as set out in the report (see Pages 149 to 154), the nine further conditions described above and the signing of a suitably-worded Section 106 agreement. Members will have noted Paragraph 8.49 (on Page 145), which sets out the offer that the developer has made in respect of developer contributions, and authority is sought to negotiate the Section 106 Agreement and as part of that process to decide how the money offered should be distributed between the various items (as summarised at Paragraph 8.43 on page 144) for which contributions have been sought.

PG / JW – 17 July 2018