

Planning Committee 10 November 2016

TABLED UPDATE FOR: 16/504575/OUT, land to the east of Ham Road, Faversham

(See pages 74 to 89 of the Agenda)

- (1) An amended indicative site layout plan, showing 35 dwellings, as opposed to the 30 originally submitted, has now been received.
- (2) An additional condition is required to ensure that the details submitted pursuant to condition (1) – namely reserved matters including layout and landscaping – are informed by a Tree Survey and that these details are designed to ensure the retention of existing trees, where their quality merits it.
- (3) KCC Highways and Transportation raises no objection to the proposal, subject to Conditions regarding precautions against mud on the highway; on-site parking, turning and loading; general parking allocations for each proposed dwelling; and cycle parking. They note the requirement for Ham Road to be widened, as alluded to in the report, with reference to the adjacent site at the former Oare Gravel Works, and note that each developer would have to enter into a S278 Agreement, so neither development would be able to jeopardise the other. They have also noted that, though the amended layout plan is indicative only, should this proposal be approved, they would be unlikely to support a one way traffic system on the site, when a reserved matters application is made.
- (4) A late response from the KCC PRoW Officer has raised no objection to the proposal, but has requested an additional contribution of £11,440 towards the maintenance of the adjacent public footpath (ZF33) which runs along the southwest boundary of the site, linking Ham Road to Fostall Road. The agent has questioned the validity of the request, noting that the footpath does not run within the site; that the amount seems excessive for a development of only 35 dwellings; and that the request does not pass the necessary CIL tests and Paragraph 204 of the NPPF. In the absence of evidence to justify this request, I seek Members' confirmation that they do not wish for it to be a requirement of the S106 agreement.
- (5) In addition to the figures given within the Developer Contributions section of the report, SBC's Greenspaces Manager has requested an additional £16,441.96, as a 10 year commuted sum for open space maintenance should the open space be adopted by the Council. The S106 agreement will be designed to deal with this eventuality or the space being privately managed.
- (6) With regard to affordable housing, the applicant has confirmed that they are agreeable to 35% affordable housing being provided [equating to 12 dwellings]. Delegated authority to sought to secure this and to control the details, including the tenure split [90-10 in favour of affordable rent] and the mix of dwelling sizes.
- (7) I therefore recommend that the application be delegated to approve, subject to the comments of the Tree Consultant, and any additional conditions requested by him, the additional condition set out above, conditions in the report and the signing of a suitably-worded Section 106 agreement to cover the matters in the report and those I have just mentioned.

JRW – 10th November 2016