

Item 2.1 The Slips, Scocles Road, Minster-on-Sea - 16/508117/OUT - Update

Members should note the following amendments to the report –

1. The description is changed to include the words ‘up to’ before 62 dwellings. This will allow the detailed scheme the flexibility to provide fewer dwellings than 62 if the final layout requires it.
2. The NHS contribution as set out at paragraph 9.22 would equate to £360 per new resident with 2.4 people per dwelling;
3. The wheelchair adaptable home as noted at para. 9.22 would not be for the affordable units as stated. There are no affordable units to be provided on site and as such, the wheelchair adaptable home would be for a standard house;
4. Conditions 9 and 10 should be amended to include the words: *“The development shall be carried out in accordance with the approved details.”*

The Greenspaces Manager has requested off-site contributions towards sports provision at a rate of £484 per dwelling and off-site play equipment at a rate of £861.00 per dwelling. He has also noted that if the on-site open space is transferred to the Council then a commuted sum equivalent to 10 years maintenance will be required. The applicant accepts the off-site sports provision payment but will be providing the play equipment on site and so the off-site play equipment contribution is not necessary. The applicant’s agent has also confirmed that a management company would be used for the open space and therefore a commuted sum for maintenance is not required.

The applicant has submitted a Reptile Survey for the application site, which was mistakenly not submitted at the validation stage. This notes that a small number of slow worms were found on site and recommends mitigation in the form of habitat compensation and the relocation of slow worms onto a receptor site within the application site boundaries. I await comment from KCC Ecology in response to the survey.

Comments from Kent Highways are still awaited but will be reported verbally at the meeting.

The recommendation is for approval subject to:

The conditions set out within the report but with delegation to add, amend or exclude condition(s) if reasonably necessary, further comments from KCC Ecology in response and any additional conditions or obligations recommended by them, further comments from Kent Highways and Transportation and any further conditions or obligations recommended by them and a Section 106 agreement to include items as set out at paragraph 9.22 of the report. In addition, authority is sought to negotiate changes to the Section 106 agreement as may be reasonably necessary.