

TABLED UPDATE FOR ITEM 2.10 – 16/506644 – Land opposite Greenways, Brogdale Road, Faversham, Kent, ME13 8YA

This update is further to the report at pages 207 and 236 of the agenda.

1. Faversham Town Council (further to paragraph 7.01 on page 212) have commented on the revised drawings and are pleased that some of the previous concerns have been addressed. However, the Town Council is of the view that the *'emergency access by the nursery needs addressing as this may get used as the main access to the site.'* (Please note condition 8 of the committee report which requires details of the safeguarding of the emergency access to prevent unauthorised use by other motor vehicles).

The Town Council would like the *'positioning of plots 25 and 26 to be reconsidered. The outlook of Nursery Cottages would be towards a side brick wall; previously the outlook would have been onto the green fields. The Town Council ask that plots 25 and 26 be rotated 90 degrees north-west'*.

Though I note the concerns raised by the Town Council regarding the outlook, the side elevations feature fenestrational detailing to ensure that there is no blank side elevation to plots 25 and 26. It would be difficult to provide sufficient parking and garden distances (to avoid window to window overlooking) if Plots 25 and 26 were re-sited. However, I acknowledge that the impact on Nursery Cottages would be detrimental and I therefore suggest that Plots 25 and 26 are re-positioned to improve this relationship by increasing the separation to a minimum of 11 metres.

Delegated authority is sought to negotiate revised positioning of Plots 25, 26, 27 and 28.

2. Kent County Ecology Team (further to paragraph 7.15 on page 215) have responded on the revised landscaping plans and have made the following comments:

'The landscaping plan and management plan to be updated to demonstrate where the boxes and log piles will be located. However as we don't have any concerns with the proposed layout I'm happy for a letter/email to be provided confirming that the hedgerows within the green spaces will not be managed intensively and the areas/numbers where they will be located within the site.'

The agent is in the process of providing the letter confirmation. I will provide Members with an update at the meeting.

3. The Green Spaces Manager (further to paragraph 7.14 on page 215) has confirmed that the landscaping scheme is appropriate but feels that the boundary fencing (post and rail fencing or black metal estate fencing is considered suitable in this location) needs to extend around the majority of the vehicle accessible boundary to make it secure, including along the boundary to Brogdale Road.
4. Overlooking of private amenity garden space of Plots 39, 40 and 45 (further to paragraph 9.17 on page 218) though the agent has confirmed that they are not prepared to further amend the layout plans, revised landscaping drawings have been received that show some screen tree planting. I am still negotiating the exact appropriate siting and native tree species, and feel that

the lack of privacy to these residential gardens can be addressed to an acceptable standard.

5. Landscaping - (further to paragraph 9.15 on page 218) I am of the view that the landscaping can be improved, in particular the proposed green corridors running through the site. There appears to be a number of unplanted verges that could easily accommodate more structured planting rather than just grass verges. In addition the '*major access way*' that cuts through the public open space off Brogdale Road seems a little open and could be enhanced by the introduction of a short avenue of trees either side. Being open parkland it would be a great opportunity to plant the avenue with a large native species of tree such as English Oak, Common Beech or Large Leaf Lime.

Delegated authority is sought to negotiate appropriate revised soft landscaping and boundary treatment drawings addressing the comments from the Green Spaces Manager and the Council's Landscape Consultant including additional details of 'green corridor' landscaping, details of tree species size and tree pit details.

6. Kent County Council Lead Local Flood Authority (further to paragraph 7.05 on page 213) have commented on further information provided and make the following comments:

Having reviewed the available documentation regarding the provision surface water attenuation/infiltration ponds on the above site, we would support the applicant's preference for two ponds, as per the submitted design; not only would the two ponds alleviate some of the safety concerns related to a single larger, deeper pond, they would also offer wider biodiversity and general landscape enhancement to the development proposed. It is also likely that it will be easier to maintain the smaller features, and their location will facilitate drainage from all parts of the site via gravity alone. Furthermore it is seen as advantageous to have the dual design, as in the event of problems with one pond, the second should still be operative. We would therefore recommend that the two pond design is retained.'

7. Existing and finished floor levels (further to paragraph 10.02 on page 220) additional drawings have been provided and the details are acceptable.
8. Details in the form of sections through the two ponds have been provided. The details of which are acceptable. As such, condition 11 (on page 222) can be omitted.
9. In conclusion, delegated authority is sought to approve the application subject to conditions as set out in the report, with condition (11) deleted, and with authority to amend conditions as may reasonably be required.

TD – 21 June 2017