

TABLED UPDATE FOR ITEM 2.8, 16/508709/FULL – Former Oil Depot, Abbey Wharf, Standard Quay, Faversham

1. Further to Paragraphs 5.01, 5.02 and 5.03 (on Pages 62 to 65 of the Agenda), the number of representations received were 27, seven and six respectively.
2. ONE further letter of objection has been received since the writing of the report. The issues raised are as summarised in the report, but with additional points raised as follows:
 - It is regrettable that moorings will be for leisure-craft only, and not larger vessels;
 - The creek bed is privately owned and should not be infringed upon; and
 - The historic and archaeological properties of the site have already been damaged by the applicant's works on the site.
3. Delegated authority is sought to impose an additional condition in respect of the provision of the raised bollards as shown on Block Plan (2491/PL/20 rev C), and which are required to ensure that there will not be a permanent vehicular link between Abbey Road and Belvedere Road. The condition will require their provision before the 1st dwelling is occupied and their subsequent retention in perpetuity.
4. Delegated authority is also sought, further to the KCC SUDS Team comments as referred to at paragraph 6.10 – on Page 69 - of the report, to impose two further conditions in respect of surface water drainage, namely: (i) “a detailed sustainable surface water drainage scheme” and (ii) the “implementation, maintenance and management of the sustainable drainage scheme.”
5. Delegated authority also sought to delete condition (13) – on Page 76 - which replicates condition (8).
6. CONCLUSION – Officers remain of the view that the proposed development is appropriate for the site; among other things, the height, appearance and layout of the buildings are considered to be acceptable for this location. The development is in accordance with the Neighbourhood Plan and with the adopted Swale Borough Local Plan 2017. It is recommended that planning permission be granted subject to conditions as set out in report and as amended by this note.