

Tabled update – Planning Committee 16.8.18

Item 2.5: Hill Farm, Bobbing – 18/500258/FULL

An amended layout has been received further to Kent Highways' comments (as set out below). The principal change is that the dwelling for plot 7 has moved to the north slightly within the plot to allow the garage to be positioned to the south.

One additional objection letter submitted by a local resident, raising issues covered within the report and the following additional items:

- Construction traffic from Southlands and the proposed development will cumulatively impact local highway safety and amenity;
- Unacceptable for residents to have to divert via Bobbing hill during construction/junction improvement works; and
- Are there any assurances from Demelza that the new facilities will not be hired out for profit?

KCC Highways have submitted further comments in respect of the applicant's additional information. They are now satisfied with the proposals, subject to standard conditions, and to two minor amendments to the scheme:

1. The garage for plot 7 needs to be repositioned to the south of the house to ensure parked cars do not overhang the highway. As above: an amended drawing has been received. I await Kent Highways' final comments but expect them to be satisfied with this element.
2. KCC Highways request that a footpath be provided on both sides of Rook Lane up from the A2 junction, rather than just on the eastern side as shown on the drawings. This has been discussed at length with the applicant, who has submitted the following comment:

"Following our discussions in relation to the footway provision on Rook Lane, I have discussed this with our planners who have raised the issue of scheme viability. As the scheme is to be provided as an enabling scheme for Demelza, the viability of the site is very constrained; the additional footway provision is therefore not within our ability to provide from this perspective. Additionally, we would note that the footway provision proposed caters for the development proposals and provides a significant betterment to the existing situation, where no footway is provided. Moreover, whilst from our discussions it has been acknowledged that it may be feasible to provide a continuous connection through the S278 works at the adjacent site, this remains outside of our control. On this basis we will be retaining the proposals as per the attached plan."

I have advised KCC Highways that, in officer's opinion, their request for a footpath on both sides may not be reasonable or justified, as if the land is not within the applicant's ownership there is no guarantee any works could be carried out. I also note the applicant's comments that the proposed scheme is a significant betterment of the existing situation (currently there is no footpath at all). I await KCC Highways' final comments.

The agent for the scheme has also requested that the triggers for building / delivering the Demelza staff units and car park are relaxed, if possible. The report recommends that the s106 prevent any of the houses from being sold until the Demelza items are completed and handed over, but it is requested that the developer be allowed to sell 2 or 3 units before handover to help with forward funding the development in light of up-front infrastructure costs. Officers have taken advice from the SBC legal team and the preferred option remains to require upfront provision of the Demelza elements before occupation of the market dwellings.

Officers are seeking delegation to approve the application as set out in the report, subject to i) receipt of final comments from KCC Highways, and ii) completion of a s106 agreement to secure SAMMS payment (£6,020) and handover of the Demelza elements prior to occupation of the market housing units.

