

TABLED UPDATE FOR ITEM 2.6

17/506603/REM – LAND AT PERRY COURT, LONDON ROAD, FAVERSHAM

Members will note the update below, and I apologise for this late submission. However the Parish Council comments were only received this morning.

Ospringe Parish Council have submitted further comments as set out below and now support the application.

“The parish council considered the above application at our meeting on 9th January 2019. Having met with the developers BDW Homes on 7th January 2019 who explained the changes to the original design. We welcome the revisions to the appearance of the dwellings; a change to the mix of size of dwellings to align more closely with local needs; as well as the increased provision for pedestrians and cyclists. We noted the removal of the hedgerow and vegetation along the frontage to Brogdale Road and would hope that there will be enhanced planting and wide green strips incorporated in the final appearance of the scheme. We also noted the slightly raised road layout which we were informed was intended to ensure no direct easy route between Brogdale Road and the A251 and again we support this.”

Officer note – Members will now note that both Faversham Town Council and Ospringe Parish Council support the scheme.

One further representation has been received by a local resident, who refers to air quality impacts in Faversham and recent meetings held to consider mitigation to deal with this. The representation states that those developments south of the A2, including Perry Court, should potentially be reconsidered in light of this. Reference to number of documents and attachments is made within the representation to support this.

Officer note – whilst air quality impacts are clearly important considerations as part of the planning process, this was considered as part of the assessment of the outline application on this site and deemed to be acceptable. This reserved matters application can only consider the specific layout, appearance, scale and landscaping of the site. Air quality impacts cannot be considered as part of the reserved matters.

Further plans – the applicant has, in the last few days, submitted amended plans which include further detail on tree planting and the provision of a car parking area for the sports pitch (see para 8.46 and proposed conditions 2 and 9 in the main report). I will need to seek further advice from my Tree Officer and the Council’s Greenspaces manager on the acceptability of these changes, and amend the wording of the above conditions accordingly.

These are minor changes and do not affect the overall acceptability of the scheme. However I will need to change my recommendation as follows –

That members give delegated powers to my officers to approve the application, subject to no objections being raised by the Tree Officer or Greenspaces manager to the amendments submitted.

Finally, I would advise Members that changes to the drawing numbers under condition 1 have been made to ensure that these are accurate.