

18/505929/FULL – Land rear of 54-76 Oak Road, Sittingbourne

Members may recall that, during the committee site meeting, a neighbouring resident alleged that he owned part of the site access.

The entire site is, in fact, owned by the Council and officers have been given a copy of the Title Deed plan illustrating this. The resident does not own part of the site, but the freeholder of no.54 (Optivo) does enjoy a right to park a vehicle on the land. That right is, however, being extinguished and the Council will be compensating both the freeholder (Optivo) and leaseholder (the resident). The associated paperwork has been completed and will be finalised pending grant of planning permission and sale of the site. This is ultimately, however, a private legal matter and not a material planning consideration.

The Title Deed does show, however, that a small triangular sliver of land in the south-eastern (bottom right) corner of the application site is not owned by the Council (shaded red on the attached tracking layout).

The application red line boundary has therefore been amended to correct this and, as a result:

- i) the pedestrian footpath along the access has been made level and converted to a shared surface (rather than a raised footway); and
- ii) A visitor space has been relocated and positioned within a landscaped area.

KCC Highways have been re-consulted on this amendment, and have no objections. Their officers note that there remains sufficient width for vehicles to pass at the site entrance; there will still be good inter-visibility along the access for drivers going in either direction; and they finally comment that the Kent Design Guide / Kent Vehicle Parking Standards allow for shared surfacing on accesses for up to 50 dwellings (so this scheme falls well within the acceptable threshold).

A copy of the amended vehicle tracking plan/layout is attached for reference.