

TABLED UPDATE FOR ITEM 2.1, PLANNING COMMITTEE ON 25 APRIL 2019

18/504627/FULL- Faversham Rail Yard, Station Road, Faversham

Archaeology

Comments from KCC Archaeology have not yet been received. However, the site comprises previously developed land and as such its archaeological potential is limited. I am nonetheless seeking delegation to impose a condition requiring an archaeological watching brief subject to KCC comments.

Ecology

Comments from KCC Ecology have not yet been received. The site is largely hard surfaced and contains no ditches or ponds and is considered by officers to be of low ecological value. However, I am seeking delegated authority to impose an appropriate condition in consultation with KCC to enhance on-site biodiversity.

SBC Greenspaces Manager is supportive of the proposed access into the Recreation Ground stating that *'it will provide a helpful link to the rear of the Recreation Ground lodge and also provide the opportunity for officer workers etc. to easily access recreational facilities from this part of the site.'*

Highways

I am seeking delegation to approve the application subject to a condition to secure the provision of the proposed vehicle height restriction, entry phone controlled barrier, the pedestrian access to the Recreation Ground and the other highways works shown on the layout drawings hereby approved prior to the first occupation of the development.

The Economy and Community Services Manager states:

"There is currently evidence of unmet demand for business space in Faversham and welcome the provision of new small units in and around the town. The location, as an extension of an established and successful site, should provide an attractive proposition to those seeking this type of space."

Car Parking – the Committee report refers at different points to the proposed car parking provision being 64 spaces and then subsequently 65 spaces, for the avoidance of doubt the number has been checked and should be 63 parking spaces. In addition, nine service vehicle spaces will be provided.

Correction – paragraph 9.12 (on page 43) refers to the A2040. This should be the B2040.

Two additional representations have been received raising objections to the proposal on comparable grounds to those referred to in the report as well as the following:

- Land has been sold/ given to the Council to provide a pedestrian access to the Recreation Ground prior to a decision on the planning application; and,
- No vehicle access has been provided to the Recreation Ground Lodge as requested by Faversham Town Council.

These concerns have been noted. The pedestrian access to the Recreation Ground is on land wholly in the ownership of the applicant and it is understood that the Greenspaces Manager is currently in discussions with the applicant to provide an additional access to the Recreation Ground from the existing Jubilee Industrial Estate which lies outside of the application site.

Conclusion

As set out in the Committee report (on Pages 36 to 53 of the agenda), officers remain of the view that the development would deliver significant benefits in terms of job creation and the regeneration of the site to provide well-designed buildings in a landscaped setting. Unacceptable planning impacts are not anticipated and the scheme is considered to be acceptable, subject to conditions as set out in the report (on Pages 46 to 51) and the additional conditions as set out above.

RH – 25/4/2019