

**Committee Update – 30<sup>th</sup> May 2019**

**Item 2.3 18/506384/FULL – Land southeast of A299 slip road, Thanet Way**

- Following receipt of a swept path analysis drawing, Kent Highways & Transportation raise no objection, subject to conditions within the report and two new conditions noted below:

- 1) No building shall be occupied or the approved use commenced until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for cycles to be securely sheltered and stored.

Reason: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of sustainable development and promoting cycle visits.

- 2) The access details shown on the approved plans shall be completed prior to the occupation of any buildings hereby approved, and the access shall thereafter be maintained.

Reason: In the interests of highway safety.

They also recommend the inclusion of an Informative, referring to highways boundaries and highway rights.

- Highways England raises no objection, noting that the site is located approximately two and a half miles away from the M2 and A2, and on the basis that the proposal, if approved, would not have a significant adverse impact on the strategic highway network.
- The Environmental Protection Team Leader recommends the inclusion of the following condition:
  - 1) If during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority, details of how this unsuspected contamination shall be dealt with.

Reason: To ensure any contaminated land is adequately dealt with.

- A further two objections have been received from local residents, one of whom has already commented. The views therein may be summarised as follows:
  - There is contaminated waste/soil on the site. Any contaminated soil should be removed from the site
  - The owners intend to sell the site, if planning permission is approved
  - Lorries will be parking in all the local lanes nearby, if approved

It should be noted that neither the Environment Agency nor SBC's Environmental Health team object to the development.