

APPENDIX B

2.8 REFERENCE NO - 18/506417/FULL		
APPLICATION PROPOSAL		
Residential development consisting of 72no. 3 and 4 bedroom dwellings with associated garaging, parking and infrastructure.		
ADDRESS Land At Southsea Avenue, Scarborough Drive, Augustine Road, Sexburga Drive And The Broadway Minster-on-sea Kent ME12 2NF		
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Malro Homes Ltd
		AGENT Kent Design Partnership

The Senior Planning Officer drew Members' attention to the tabled paper for this item. This included an update on affordable housing on the site, and a request from KCC that an informative in relation to broadband connection be added. The Senior

Planning Committee

10 October 2019

Planning Officer also reported that two further letters had been received in objection to the application which raised issues already noted in the report.

Annette Kin, an objector, spoke against the application.

The Chairman invited Members to ask questions.

A Member asked if the un-adopted roads on site would be adopted? The Senior Planning Officer stated that the roads would be brought up to an adoptable standard, with links from The Broadway onto the site. The Senior Planning Solicitor advised that providing a route touched an adopted highway, under Section 37 of the Highways Act 1980, a notice would be sent to KCC to require the road to be adopted.

A Member asked whether there were any planning constraints as the application site was within flood zones two and three. The Senior Planning Officer advised that the Environment Agency had been consulted and had recommended a condition to mitigate this, and referred the Member to condition (5) in the report.

The Chairman moved the officer recommendation to approve the application and this was seconded by Councillor Ben J Martin.

A Ward Member spoke against the application.

Members were invited to debate the application and raised points which included:

- Had the appropriate ecology surveys been undertaken?;
- character of the area was a mix, so this would fit in;
- the 2.5 storey design would effect visual amenity and residential amenity;
- this was not the best design;
- large gardens on The Broadway reduced the issue of overlooking;
- concern with the distance of the open space in relation to the application site, and the need to cross a public highway to reach it, and a crossing should be provided; and
- there should be a site visit; and
- design should be amended to provide open space on site.

Councillor Tony Winckless moved the following motion: That the application be deferred so that a better design could be achieved, and a crossing point to the open space be provided. This was seconded by Councillor Richard Palmer. There was some discussions on the motion and the detail of what Members wanted to include. On being put to the vote the motion was agreed.

Resolved: That application 18/506417/FULL be deferred so that officers discuss with the developer potential amendments to the storey heights and how they related to surrounding dwellings, including the possibility of bungalows replacing some of the proposed houses, a crossing point to be provided to allow easier access to open space and to explore whether open space could be provided within the development site.