

Tabled Update for Deferred Item – Land At Southsea Avenue, Scarborough Drive, Augustine Road, Sexburga Drive And The Broadway, Minster-on-sea (Planning Ref: 18/506417/FULL)

Since the publication of the committee report a further letter of objection has been received. This raises concerns in relation to a lack of infrastructure and facilities; impacts on the strategic highway network and an increase in pollution due to volume of traffic.

The point regarding a lack of infrastructure and facilities has been considered in the original committee report, presented to the 10th October 2019 meeting. As such, I will not repeat these points here. In respect of air pollution, as set out in the original committee report I have consulted with the Council's Environmental Protection Team who raise no objection subject to the inclusion of conditions. It is also important to note that there are no Air Quality Management Areas on the Isle of Sheppey.

In terms of the impact upon the strategic road network, The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out that the highway authority for the trunk road (i.e. Highways England) should be consulted on 'Development other than minor development, likely to result in an adverse impact on the safety of, or queuing, on a trunk road'. In this case, the site lies approximately 4km from the closest part of the trunk road and 16km away from M2, Junction 5. Although as Members will be aware, M2, Junction 5 currently has capacity issues, Highways England have not, when commenting on other schemes, raised concerns regarding the general flow of traffic on the A249 between this junction and the closest part of the trunk road to the site. As such, due to the distance between the site and the junction in question being 16km it has not been considered appropriate to consult Highways England.

I have also recently been contacted by the Swale CCG regarding the contribution of £62,208 that they have requested to be directed towards the Shiva Medical Centre, The Broadway. They have set out that they wish to allow for more flexibility in terms of where the contribution can be directed towards. As such, they have provided a list of local facilities as follows - Sheppey Healthy Living Centre; Sheppey NHS Healthcare Centre; Sheerness Health Centre – Dr Patel; Sheerness Health Centre – Dr Witts; Sheerness Health Centre – Dr Chandran; The Om (including Shiva branch) and St Georges Medical Centre. This would not alter the amount requested but would simply allow flexibility for the CCG to be able to direct the funds to where it was most needed at the time they received it. I am of the view that this meets the relevant tests and seek delegation for the Section 106 Agreement to be worded in this way.

Finally, it has been noted that the condition requiring water consumption to be limited has not been included in the report. I am of the view that this condition is relevant

and meets the required tests. For this reason I recommend to Members that this condition is added with the following wording:

The dwellings hereby approved shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and the dwellings shall not be occupied unless the notice for that dwelling of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external).

Reason: In the interests of water conservation and sustainability.

In conclusion, I recommend that the application is approved subject to the conditions in the report, the additional condition referred to above and the developer contributions as listed in paragraph 8.39 of the original committee report.

PG – 23/1/2019