

Planning Committee Minutes 7th November 2019

Planning Committee

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Abstain: Councillor James Hall. Total equals 1.

The motion to adjourn the meeting was lost.

2.7 REFERENCE NO - 19/501921/FULL			
APPLICATION PROPOSAL			
Full planning application for the erection of 153 No. dwellings, including open space together with associated access, parking, infrastructure, landscaping and earthworks.			
ADDRESS Land At Belgrave Road Halfway Kent ME12 3EE			
WARD	Queenborough And Halfway	PARISH/TOWN COUNCIL	APPLICANT Keepmoat Homes Ltd AGENT Miss Rosie Cavalier

The Major Projects Officer drew attention to the tabled paper for this item. He reported that Queenborough Town Council had re-stated their objection to the application which was first noted on page 122 of the report. They had new concerns with HGVs using unsuitable routes to get to the site during construction, and to visibility splays where Belgrave Road met Queenborough Road. The Major Projects Officer sought delegated authority to tighten-up the wording in condition (28) in the report which dealt with affordable housing to ensure that it met the Council's requirements. He concluded by stating that delegated authority was sought to approve the application subject to the tabled condition, and the signing of a suitably worded Section 106 Agreement.

Thijs Bax, the Agent, spoke in support of the application.

The Chairman invited Members to ask questions.

A Member asked for clarification on how Belgrave Road would be widened, and the status of the affordable housing. The Principal Transport & Development Planner explained that the grass verge on the western side of the road would be taken-up with the widening, and there would also be a two metre footpath. The Affordable Housing Manager explained that the affordable housing was shared ownership tenure, and was seen as being a positive aspect in the light of the Local Plan setting-out that on the Isle of Sheppey, the affordable housing percentage sought was 0%.

A Member sought clarification on the widening of Belgrave Road and the timescales required for the work to have been completed. The Major Projects Officer drew the Members' attention to the tabled update which explained the reasoning for the 100th dwelling trigger, and suggested this could be earlier if Members requested. In response to concerns that the junction was already over capacity, and the decision was being made premature to the appeal decision on the Barton Hill Drive application, the Mayor Projects Officer explained that Highways England (HE) had advised that as planning permission had been refused, the available capacity at the junction could be divided up between other housing sites that would result in additional vehicle movements through the junction. This would also allow some

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housing development to be delivered before the contract to improve Junction 5 of the M2 had been let.

A Member asked for confirmation that the site was within the Local Plan and that the application site was the same as covered in the Local Plan.

The Major Projects Officer explained that Policy A13 in the Local Plan required a minimum of 140 dwellings on the site, this application was for 9% more dwellings than that. He considered it to be a good mix of 2, 3, and 4 bedroom housing.

A Member asked whether there were any tandem car parking spaces? The Major Projects Officer confirmed that there was a mix of tandem and independently accessible spaces, and pointed some of these out on the car parking drawing. KCC Highways and Transportation had stated that it was an acceptable mix and the quantum of spaces was sufficient for the amount of dwellings on the site.

A Member referred to condition (17) in the report and sought clarification on the ecology and bio-diversity measures. The Major Projects Officer drew the Member's attention to pages 130-131 in the report which set-out reports from the relevant experts who had not objected to the application, subject to conditions. He added that Policy DM28 which required a net gain in bio-diversity was covered by conditions (16), (17), (18) and (19), plus a hard and soft landscaping condition, which could provide invaluable habitats. The Major Projects Officer stated that with the open space and open pond, there was every prospect of securing a net gain in bio-diversity. The Member asked about the affordable housing tenure, and the Affordable Housing Manager explained that there was a range of products known as 'intermediate' housing including shared equity, shared ownership, and some rental. Therefore, the wording of the planning condition would be tightened-up so that these homes were delivered as shared ownership tenure.

A Member asked what had changed in the site's history in terms of its status within the Local Plan. The Head of Planning explained that there had been changes due to the Local Plan process.

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

A Ward Member spoke on the application and raised the following points: not happy with some of the changes on the tabled paper; it looked better than what was submitted at the Design Panel; this was a nice development, but in the wrong location; the road was a single track; and improvements needed to be done to the road.

Councillor Cameron Beart moved a motion for a site meeting and this was seconded by Councillor Elliott Jayes. On being put to the vote the motion was agreed.

Resolved: That application 19/501921/FULL be deferred to allow the planning working group to meet on site.

APPENDIX 3

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