

## TABLED UPDATE FOR ITEM 2.2

### 19/500887/FULL – Land Adjacent To 127 High Street, Eastchurch, Sheerness

1. Further to the committee report at pages 93 to 116 of the Agenda and paragraph 9.27 on page 104 the applicant has submitted a highways adoption plan (drawing no. 1102-SK14). The submitted plan outlines the extent of the internal layout being offered for adoption by the Highway Authority which comprises the turning head including grass verges and visitor parking space adjacent to the turning head. KCC Highways have reviewed the highways adoption plan and consider the submitted plan is acceptable, and note that the formal adoption will be subject to further consultation via the Section 38 process.

Condition nos. (2) and (19) have been amended to reflect the additional plan as follows;

*(2) The development hereby approved shall be carried out in accordance with the following drawings: SN/17/138.01 Rev F; SN/17/138.04 Rev F; SN/17/138.05 Rev D; SN/17/138.06 Rev D; SN/17/138.07 Rev D; SN/17/138.08 Rev D ; SN/17/138.09 Rev D ; SN/17/138.10 Rev D; SN/17/138.11 Rev D; SN/17/138.12 Rev D; SN/17/138.13 Rev D; SN/17/138.14 Rev D; SN/17/138.15 Rev D; SN/17/138.16 Rev D ; SN/17/138.17 Rev D ; T-2019-050-04 Rev 00; T-2019-050-02; and 1102-SK14*

*Reason: For clarity and in the interests of proper planning.*

*(19) The off-site highways works as shown on drawing no. SN/17/138.04 Rev F and connection with the adopted highway as shown on drawing no. 1102-SK14 will need to be delivered by the applicant via a Section 278/38 agreement with the Highways Authority prior to the use of the site commencing.*

*Reason: in the interests of highway safety*

2. The supporting Sustainability Appraisal outlines that the electric vehicle charging points will be AC fast chargers to enable vehicle charging in up to four hours. It is proposed to amend condition (22) to outline the electric vehicle charging points shall be of fast charging type in accordance with the submitted information. Condition (22) is proposed to be amended as follows;

*(22) Each dwelling shall be provided with 1 electric vehicle charging point as shown on drawing no. SN/17/138.04 Rev F and no dwelling shall be occupied until the charging point for that dwelling has been installed. The electric vehicle charging points shall be fast chargers of a type allowing a typical electric car to charge up fully in approximately four hours.*

*Reason: To encourage the use of electric vehicles, in the interests of climate change and reducing pollution.*

3. Condition (29) seeks to restrict permitted development rights for alterations to the roof of the new dwellings to ensure the character and form of the new dwellings are not altered without the consent of the Local Planning Authority. It is proposed to amend this condition to also include the removal of permitted development rights relation to Class F (hard surfacing) for the dwellings fronting onto the High Street (plots 1-7) to prevent additional hard surfacing other than shown on the proposed layout drawing. This alteration to permitted development rights is proposed to maintain the well landscaped

character of this gateway development as outlined on the proposed layout plan in the longer term. Condition (29) is proposed to be amended as follows;

*(29) Upon completion, no further development, whether permitted by Classes B or C (for plots 1 – 15) and class F (for plots 1 – 7) of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, shall be carried out.*

*Reason: In the interests of the amenities of the area.*

4. The committee report at para 9.40 which sets out the requested developer contributions including a request towards SBC Play and SBC Formal Sport facilities. The request was outlined in the consultation response from the Council's Greenspaces Manager (dated 07/05/2020) which outlined the following;

*"Given the lack of public open space opportunities we would seek a contribution toward increasing capacity of off-site play and formal sports provision within the village at a level identified in the Swale Open Spaces and Play Strategy.*

*Play – £446.00 per dwelling*

*Formal Sport - £593.00 per dwelling"*

5. Recommendation: planning permission to be granted subject to conditions as set out in report, amended conditions (2) (19) (22) and (29) as set out in this tabled update, and to the signing of a suitably-worded section 106 agreement to secure developer contributions as itemised at Paragraph 9.40 to 9.42 of the committee report on pages 106 and 107.