

**TABLED UPDATE FOR PLANNING WORKING GROUP ITEM;  
18/506328/OUT– Land Lying To The South Of Dunlin Walk**

Members should note that this update is in addition to the planning committee report and previous tabled update presented at the planning committee held on 5<sup>th</sup> March 2020.

1. Further to the committee report (*Highway England consultation comments paragraph 7.3 and in the appraisal section paragraph 9.9, and in the conclusion in paragraph 10.1*) and the previous tabled update, Highways England (14/07/2020) have advised that they raise no objection (as per previous comments), and the application at Dunlin Walk does not require a Grampian condition in relation to capacity at M2 Junction 5. The Highways England comments outline this is due to the low number of trips that the Dunlin Walk development would generate at M2 J5, and the Barton Hill Drive Appeal would not impact this.
2. The Council has recently adopted its own SPD on Parking Standards which is pursuant to Policy DM7 of the Bearing Fruits Local Plan Adopted 2017. The SPD was adopted by the Council in June 2020 after the application was last heard at planning committee and is a material consideration in the determination of planning applications. Further to paragraph 9.7 on page 51 of the committee report, the application site would require 42-56 car parking spaces and 4 visitor spaces based on the indicative housing mix. The indicative layout provided included 48 parking spaces (including 4 visitor spaces) and 8 garages and therefore would broadly in accordance with the adopted SPD on Parking Standards. Furthermore as the application is seeking outline consent it is considered the detailed design submitted under Reserved Matters applications can be designed in accordance with the new parking standards.
3. Condition no. (21) page 61 of the 5<sup>th</sup> March agenda relating to sustainable construction uses the previous wording which does not include specific targets for reducing carbon emissions. Since the application was last heard at planning committee, the Council is requesting a planning condition for all new homes in the Borough to achieve a carbon reduction compared to the current Building Regulations. In light of this, the wording for condition no. (21) should be amended to read as follows;

*Prior to the construction of any dwelling in any phase details of the materials and measures to be used to increase energy efficiency and thermal performance and reduce carbon emissions and construction waste shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved materials and measures.*

4. Queries were raised at the Planning Working Group site meeting held on 2<sup>nd</sup> September 2020 regarding the planning status of the site. The planning history for the site (including adjacent sites) is set out on page 42 and at paragraphs 2.4, 2.5, and an assessment regarding the principle of development is outlined at paragraphs 9.1 and 9.2 of the committee report. Members should note that the application site forms private land which is not designated public open space or local green space.
5. Further to the Planning Working Group meeting held on 2<sup>nd</sup> September 2020, the agent has provided additional comments in response to points raised at the meeting. A copy of the letter is attached as Appendix A to this update.
6. Additional representations have been received from KCC Public Rights of Way and Kent Police reiterating their previous comments, which are outlined in paragraphs 7.12 and 7.13 of the committee report.

7. Iwade Parish Council has provided a further representation outlining their objections from 10<sup>th</sup> January 2019 still stand. Members will note that Iwade Parish Council comments were included as a tabled update at the previous meeting.
8. Recommendation: planning permission to be granted subject to conditions as set out in report, amended condition (21) 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 9.28 to 9.30 of the report (on Pages 55 and 56).