

## **TABLED UPDATE FOR ITEM 2.6**

### **22/500289 – 115 Park Road**

The Environmental Health team have provided the following response (summarised)

- Given the fallback position of a 6 person HMO, it is considered that a 7 person HMO would not give rise to unacceptable noise or disturbance

A further letter from the occupants of the adjacent property has been received. This reiterates the planning concerns already raised and set out in the main committee report, and raises concern about the ability to convert properties to a HMO under permitted development and without the need for planning permission.

The applicant has provided a further supporting statement with photographs of other HMO premises within their portfolio, and an explanation of how they equip the properties and the tenants that they attract. It is understood that this statement has also been circulated to Members.

**My recommendation remains unchanged.**

## **TABLED UPDATE FOR ITEM 2.7**

### **19/505263 – Kaynes Farm, Breach Lane, Upchurch**

Having discussed the case further with KCC Highways, it is considered appropriate to add a further condition to require the provision of suitable visibility splays. This is set out below –

Within three months from the date of this permission, details of visibility splays for the site access shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to achieve a splay of 2m x 43m in a southerly direction with no obstruction over 0.9m above carriageway level. The splays shall be provided within 2 months following approval by the local planning authority and shall be maintained thereafter with no obstruction over 0.9m.

Reason: In the interest of highway safety.

**My recommendation remains unchanged, subject to the additional condition.**