

APPLICATION REF 14/505440/FULL - SPIRIT OF SITTINGBOURNE

Dear Mr Wilson

As you know I act for Sittingbourne Retail Park (SRP) regarding the above application.

You will also be aware that we have made repeated requests of the applicant for relevant highway information but without success.

We therefore make the following observations relating to Site 6:-

1 We are not yet able to appropriately assess highway impacts. KHS's observations are not clear.

2 There is no condition limiting the access junction to left-in, left-out and its retention in perpetuity.

3 There is no condition controlling the type of goods to be sold.

4 There is no condition requiring the signalisation of the Milton Road pedestrian crossing.

Also of relevance to SRP is that there is no condition requiring the completion of the MSCP before other public car parking spaces are lost (though we acknowledge this may be the intent of condition 5).

I hope these observations are of help to you.

Yours sincerely
Paul H Sharpe
Paul Sharpe Associates LLP

TABLED CONDITIONS

- (28) The retail floorspace hereby approved on Site 6 shall not be sub-divided into more than 4 individual retail units. Each individual retail unit shall be a minimum of 510 square metres gross floorspace.

Reason: To protect the viability and vitality of Sittingbourne town centre and other centres.

- (44) Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 (as amended) (or an Order revoking or re-enacting that Order) no more than 50% of the retail floorspace hereby approved on Site 6, shall be used for open comparison sales. The remaining retail floorspace shall be used for the sale of the following goods: furniture; carpets and flooring coverings; DIY; gardening and leisure; car and cycle products and accessories; pets and pet accessories; homeware and soft furnishings; home textiles; electrical goods; convenience goods and domestic appliances.

Reason: To protect the viability and vitality of Sittingbourne town centre and other centres

Delegated authority is sought to grant planning permission once all of the following have been addressed:

- i) the application has been referred to the Secretary of State;**
- ii) Highways Agency holding objection lifted, and to impose such further conditions as reasonably required by them and to seek the developer contribution totaling £50,000 for highway improvements to the Key Street roundabout;**
- iii) To secure further details in the form of scaled drawings, showing the raised platform and metal enclosing feature to the northeast corner of the public square, and any conditions required to seek further details in respect of finishing material.**
- iv) Amended and additional plans to address the outstanding design points in the committee report;**
- v) The satisfactory resolution of the position and arrangement of the drop-off area for Sittingbourne train station in consultation with Kent Highways and Network Rail;**
- vi) additional and amended conditions have been imposed – (condition 28 and 44 as tabled);**
- vii) amended conditions as required to refer to amended plans, and to carry out other fine-tuning of conditions as required; and**
- viii) a Section 106 agreement, to include items as set out in the report and as tabled in the letter from Spirit of Sittingbourne LLP, has been entered into.**