

TABLED UPDATE FOR DEF ITEM 1

20/505059/FULL – Willow Trees, 111 High Street, Newington, Sittingbourne, ME9 7JJ

Further Representations

1. Newington Parish Council have submitted further comments regarding the amended plans, and confirm that their formal objection is withdrawn. The full comments are included below;

“Newington Parish Council acknowledges that the revised application has an increased electric bicycle voucher offer and three additional parking spaces as requested at the 10 November SBC Planning Committee meeting. We now withdraw our formal objection to this planning application.

However, some concerns about the overall parking provision for the development remain: For 10 dwellings, total 33 bedrooms there would be 23 parking spaces (some tandem), not all visible from the house (contrary to Kent Police advice) with 6 visitor spaces. We believe it likely that visitor spaces will be filled permanently by residents, but acknowledge that the additional spaces will help reduce parking overspill onto the A2. This proposed development is outside the built-up area of the Village and not within easy reach of public transport (Kent Design Guide recommends no more than 400 metres from a bus stop), residents will need cars and sufficient parking is important. We ask members to note these concerns when considering their decision on the application.

We look forward to receiving the invitation to Section 106 discussions.”

2. KCC Highways and Transportation have provided further comments, raising no objection, subject to conditions and planning obligations. The comments are included below;

“The revisions made to the layout have increased the number of visitor spaces within the development to provide a total of 6 bays, which is more than double the amount required by Swale Borough Council’s adopted parking standards. It is therefore considered that ample visitor parking will be available for this development, noting that the allocated provision for the individual dwellings also meet the adopted standards.

As previously confirmed, the development is not being offered to Kent County Council for adoption, so the roads and footways within it will remain in private management. However, I note that revised layout has been tracked for movement by the refuse vehicle, and this demonstrates that the development will be able to accommodate servicing by those vehicles, so they will be able to enter and egress the public highway in a forward gear.

I would therefore adhere to my previous comments regarding the acceptability of the proposed site access, off-site highway works and traffic impact on the local highway network, and therefore confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority”

The conditions and S.106 contribution requested by the KCC Highways consultation response are listed in the committee report before Members.

3. **Recommendation:** Grant subject to conditions and Section 106 agreement with delegated authority to amend the wording of the s106 agreement and conditions as may reasonably be required. Newington Parish Council to be involved in discussions regarding S.106 contributions.

