

APPENDIX B

Planning Committee

Thursday, 8 February 2024

621 2.3 – 23/502365/FULL 77 – 83 and 87 London Road, Sittingbourne

2.3 REFERENCE NO – 23/502365/FULL		
APPLICATION PROPOSAL		
Demolition of 4 dwellings and erection of 20 dwellings with associated external amenity areas, site access improvements, internal access road, parking, landscaping and habitat creation. Retention of an existing block containing 7 dwellings for unrestricted residential use.		
ADDRESS 77 - 83 and 87 London Road Sittingbourne Kent ME10 1NL.		
WARD	PARISH/TOWN COUNCIL	APPLICANT Mr M Salter
Homewood		AGENT Batcheller Monkhouse

The Planning Consultant introduced the report as set out in the agenda papers.

Christine Dadswell, the Agent, spoke in support of the application.

The Chair moved the officer recommendation to approve the application, and this was seconded by the Vice-Chair.

The ward Members, also Members of the Planning Committee spoke against the application and raised points which included:

- Concerned that existing residents would be displaced;
- the site had been derelict for over a decade and concerned the current proposal would see demolition of houses (with associated displacement of residents) and still remain undeveloped;
- the area was susceptible to flooding and the proposal would worsen the situation;
- the application would exacerbate existing foul water drainage issues in the area;
- the additional traffic from the development would worsen congestion in the area;
- 27 more dwellings in the area would exacerbate issues in general;
- the access and egress from the site was unsafe; and
- considered that given the complexities of the site members should view it before making a decision on the application.

Councillor Simon Clark moved the following motion: That the application be deferred to allow the Planning Working Group to meet on site. This was seconded by the Chair.

Members considered the motion for a site meeting and points raised included:

- The site visit would allow Members to view the level changes;
- As Kent County Council (KCC) Highways and Transportation raised no objection could not support a site meeting on highway grounds;
- given the size of the site a more sustainable build could be provided and supported a site meeting;
- clear it was a complex site and the site meeting may help to resolve some of the issues raised; and
- supported the site meeting and the opportunity to view the site and considered not enough parking spaces were being provided.

On being put to the vote the motion was approved.

A Ward Member asked that an officer from KCC Highways and Transportation be invited to attend the site meeting.

Resolved: That application 23/502365/FULL be deferred to allow the Planning Working Group to meet on site.