

2.5 REFERENCE NO - 15/501109/REM			
APPLICATION PROPOSAL Approval of Reserved Matters (pursuant to outline permission SW/12/1243) for the erection of 52 dwellings, open public space with wildlife area (appearance, landscaping, layout and scale being sought).			
ADDRESS Four Gun Field Otterham Quay Lane Upchurch Kent ME8 8QP			
RECOMMENDATION Approval subject to: comments from KCC SUDS; Kent Highways; Design and Conservation Officer; Open Spaces Manager; Environmental Services; Kent Police; KCC PROW Officer; EA; Southern Water; KCC Ecology & Lower Medway Internal Drainage Board in response to amended plans (deadline for comments 31 st August 2015) and amendments to address concerns in respect of landscaping.			
SUMMARY OF REASONS FOR RECOMMENDATION The proposed reserved matters proposal would, subject to amendments, provide a scheme of good quality architecture and urban design. Parking demand would be adequately met within the site and adjacent properties would not be significantly affected by the proposal.			
REASON FOR REFERRAL TO COMMITTEE Parish Council objection			
WARD Hartlip, Newington & Upchurch	PARISH/TOWN COUNCIL Upchurch	APPLICANT Matthew Homes Ltd AGENT Thrive Architects	
DECISION DUE DATE 22/05/15	PUBLICITY EXPIRY DATE 22/05/15	OFFICER SITE VISIT DATE 26/03/15	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
App No	Proposal	Decision	Date
SW/98/0692	Lawful Development Certificate for brickmaking and related activities and/or open storage within Class B8.	Lawful	11.01.1999
SW/00/0101	Outline application for residential development.	Refused and dismissed on appeal	03.05.2000
SW/00/0298	New industrial road access from Otterham Quay Lane.	Approved	28.06.00
SW/11/0866	Stationing of portable office/restroom	Approved	10.10.2011
SW/11/0867	Formation of areas of hardstanding, siting of wheel spinner, CCTV cameras and stanchion	Approved	10.10.2011
SW/12/1243	Outline application for residential development (about 50 dwellings) and public open space with wildlife area.	Approved	14.02.2014
SW/12/1244	Variation of condition (1) of SW/11/0866 to	Approved	21.12.2012

	extend the time period in which the portable office/restroom may be retained on site to a period of 36 months without the commencement of a B2 use.		
SW/12/1245	Variation of condition (1) of SW/11/0867 to extend the time period in which the hardstanding, wheel spinner, CCTV cameras and stanchion may be retained on site to a period of 36 months without the commencement of a B2 use.	Approved	21.12.2012
14/506519/ FULL	Redevelopment of existing landscape contractor's yard and land surrounding Kent Terrace to provide 13 dwelling houses and an extension to the existing terrace with associated car parking and landscaping. In addition, a ground floor rear extension to Plot 15	Pending consideration. Relates to adjacent site.	N/A
15/501140/ FULL	New vehicular/pedestrian access to the southern boundary	Pending consideration – also on this agenda	N/A

MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 The application site lies approximately 1km to the north east of Rainham centre and approximately 0.9km to the north of the A2. Vehicular access to the site is from Otterham Quay Lane with pedestrian access from Canterbury Lane. The site area totals approximately 2.6ha. It is relatively flat and has been used for industrial purposes in the past. The site is currently vacant with some portacabins remaining and some mounds of spoil that now have vegetation covering them. A residential housing estate lies to the west of the application site. The Three Sisters Public House lies to the north of the site as well as a few residential properties. Kent Terrace, a residential terrace of 15 properties lies to the southeast of the application site, the gardens of which back on to the application site. A contractor's yard the subject of a current planning application (see above) lies further to the southeast. The Cloverlay Industrial Park and two large industrial buildings lie to the south on the opposite side of Canterbury Lane.
- 1.02 The site is currently enclosed by hoardings with a footpath (ZR18) maintained through the centre of the site and secured with a chain-link fence. The parcel of land forming the eastern part of the application site is open to the public with public footpath ZR19 running through it. A narrow unmade lane runs along the north boundary of the site and consists of a designated footpath ZR16. The land further to the north and east consists of a golf course and Upchurch Village lies approximately 1km to the northeast.

2.0 PROPOSAL

- 2.01 The proposal is for the erection of 52 detached, semi-detached and terraced properties. The properties are two storey with some houses providing rooms in the roof space. All houses are contained within the western part of the site (the former industrial part) with a vehicular access from Otterham Quay Lane. This is in the same position as the current vehicular access. The proposal would also see a new vehicular access from Canterbury Lane but this is the subject of a different planning application - 15/501140/FULL (also on this agenda). There would be no through route between the two vehicular accesses. The Canterbury Lane access would provide vehicular access to six dwellings only.
- 2.02 The houses would be arranged into three blocks – northern, central and southern in perimeter block patterns. Houses would face out towards the existing and proposed roads and open space with regards gardens and parking within the centre of the blocks. However, there would be some rows of parking provided to the fronts of the terraced properties.
- 2.03 In terms of architecture, the designs can be described as ‘traditional’ with pitched roofs and finishing materials to reflect the local vernacular. The main access into the site from Otterham Quay Lane is lined with trees and this leads directly onto the area of open space which forms the eastern parcel of the application site. The open space would be divided in two by the designated public right of way ZR19 which would be surfaced to the specification of KCC. This footpath would have to be diverted slightly and it is understood that the applicant has submitted the necessary application to KCC for this. The alignment of footpath ZR18 which runs east-west through the application site would be maintained.
- 2.04 The proposed area of public open space – which would measure 115m by 98m - would be provided with a formal play area with play equipment for primary school aged children. The remaining open space would see a large area of existing trees and vegetation retained within the southeast corner. Other land would be left to develop into dense scrub with the area surrounding and formal play area covered with a mix of grassland to be seeded with a ‘Special Pollen and Nectar Meadow’ and ‘Flowering Lawn’. Apple and pear trees would be planted within the open space as well as other tree species around the boundaries.
- 2.05 The roads within the site would be surfaced with tarmac and a mix of block paving in brindle and charcoal. Pavements would be finished in stone slabs.
- 2.06 Amended plans have been received to address concerns regarding the layout (urban design matters), architecture, highway considerations, open space, landscaping, play area and overlooking.

3.0 SUMMARY INFORMATION

	Existing	Proposed	Change (+/-)
Site Area (ha)	2.6ha	2.6ha	
Approximate Ridge Height (m)	0	Max 10m	10m
Approximate Eaves Height (m)	0	Max 6m	6m
No. of Storeys	0	2.5	2.5
Parking Spaces	0	133	133
No. of Residential Units	0	52	52
No. of Affordable Units	0 *	0	0

*This figure was agreed at the outline stage due to contamination and viability issues.

4.0 PLANNING CONSTRAINTS

Potential Archaeological Importance

Section 106 or 52 Agreement SW/12/1243

A high pressure gas pipeline lies along the southern edge of Canterbury Lane.

5.0 POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)

Paragraph 49 states *“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”* Members should note that there is currently a shortfall on the Council’s 5 year housing supply.

Paragraph 58 states that developments should: *“function well and add to the overall quality of the area”.... “establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit”... “are visually attractive as a result of good architecture and appropriate landscaping.”*

Paragraph 111 states *“Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.”*

National Planning Practice Guidance (NPPG)

Design; Determining an Application; Noise; Open space, sports and recreation facilities, public rights of way and local green spaces; Use of Planning Conditions.

Swale Borough Local Plan 2008

E1 (General Development Criteria) is a broad based policy which seeks to ensure that all development is positive, appropriately considered and designed whilst protecting residential amenity.

E11 requires development to take account of and mitigate against harm to ecological interests.

E19 encourages high quality design that responds positively to its environment.

T3 states that the Council will only permit development if appropriate vehicle parking is provided in accordance with the adopted Kent County Council parking standards.

T4 requires proposals to consider the needs and safety of cyclists and pedestrians.

C3 requires provision of public open space on developments of over 20 dwellings.

Emerging Local Plan – Bearing Fruits 2031: The Swale Borough Local Plan Part 1 Publication Version December 2014

DM7 – Vehicle Parking; DM14 – General Development Criteria; DM17 – Open Space, sports and recreation; DM19 – Sustainable design and construction; DM28 – Biodiversity and geological conservation.

6.0 LOCAL REPRESENTATIONS

6.01 Seven letters of objection have been received from local residents. A summary of their comments is as follows:

- Three Sisters Public House raise concerns about the potential for future complaints about the noise from the pub from the residents of the proposed dwelling. They ask that appropriate glazing is installed to the closest properties and that they be allowed to continue to operate as they do in the future i.e. parties, live music and band practice until midnight on weekdays and 2am on weekends. They are also concerned that people wishing to use the open space will park in their car park;
- Concerns about the wider development of land to the east of Otterham Quay Lane and the resulting pressure on local infrastructure and local roads;
- Traffic congestion will worsen;
- Concerns about how the drainage system will cope;
- Object to the principle of housing development on this site;
- The development will spoil the semi-rural nature of the area;
- Increase in pollution from cars and;

- Localised flooding will get worse.

6.02 One local resident asks whether there would be any increase in the bus service for the area.

6.03 The Swale Footpaths Group notes that several public rights of way cross the site and that the legal status of the public open space will need to be established.

7.0 CONSULTATIONS

7.01 Upchurch Parish Council make the following comments: smaller starter homes would benefit the local area; affordable housing should be provided; this application should be considered alongside the application for the access onto Canterbury Lane. The sustainable urban drainage system needs to be 'better defined'; the education facilities analysed are in Medway but should instead be analysed for Swale; comments on the house designs being typical of urban Rainham and that the house design is bland. The Parish Council strongly objects to the Canterbury Lane access due to this narrow road being used as a cut-through the village. It is a busy road and overspill parking could obstruct commercial traffic; there is no allowance for parking for the public open space and could lead to parking problems in the area; the proposed play space is aimed at younger children and would encourage facilities for older children. Waste bins should be provided within the open space area. They would like confirmation that the maintenance of the area will not fall under the responsibility of the Parish Council.

7.02 The Environmental Services Manager is concerned about the window treatment of the properties positioned close to the Three Sisters Public House. They have had noise complaints about the pub in the past from residents living much further away than the proposed dwellings. Careful consideration should be given to room layouts and the orientation of the houses to minimise the adverse noise impact from the pub.

7.03 Kent Police recommend that 1.8m high gates are installed as near to the front of the properties with side/rear accesses. They would welcome a meeting with the developer to discuss crime prevention in more details and recommend an informative to this effect.

7.04 Medway Council raise no objection to the proposal.

7.05 The Lower Medway Internal Drainage Board note that no drainage details are provided and cannot therefore comment. Their comments are awaited on a late submission in respect of a surface water drainage strategy.

7.06 Southern Water refer us to their previous comments on the outline planning application. They raise concerns about the capacity of the sewage and surface water drainage in the area and request further details by way of a planning condition.

- 7.07 The KCC Archaeological Officer confirms that there are no archaeological requirements in relation to this reserved matters application.
- 7.08 KCC Ecology encourage the planting of native species to the south-west corner of the open space and within the housing development itself. The bat and bird boxes are in appropriate locations. They are satisfied that the principles of the proposed layout accord with the ecological appraisal and proposed mitigation principles i.e the retention of habitat within the eastern portion of the site. Further details are anticipated as part of the condition requirements on the outline permission. They advise that the submission and implementation of a detailed mitigation and monitoring strategy for reptiles must be secured by condition (condition 21 of SW/12/1243 covers this) and the same strategy submitted for this application and the application for the access.
- 7.09 The KCC Public Rights of Way Officer identifies the public rights of way that cross the site. They object to the proposal as it stands as the plans shown ZR19 diverted and this would be the subject of a formal application to them to divert the right of way. An appropriate condition should ensure that no development takes place over the public right of way until confirmation of its diversion is in place.
- 7.10 The Environment Agency are expected to provide comments on the recently submitted surface water drainage strategy and these comments will be reported at the meeting.
- 7.11 Kent Highways are yet to provide formal comments on the scheme which has recently been amended. Their comments will be reported at the meeting. However, they have provided comments on 15/501140/FULL – for the access off Canterbury Road. They request that a footway link is provided from the proposed new access along Canterbury Lane towards Otterham Quay Lane as they consider pedestrian movements will be generated by the proposal. The development should also allow for the future installation of a pedestrian footpath to the other side of the new access towards Kent Terrace.
- 7.12 The Health and Safety Executive formally provided advice on the outline application SW/12/1243 due to the proximity of the site to a high pressure gas pipe. After some negotiation, they did not advise against the application on the proviso that the no dwellings are located in the inner zone of the pipeline, and no more than 30 units at a density of no more than 40 per hectare in the middle and outer zones. This equates to 30 units to the south of the existing access onto Otterham Quay Lane, with the remaining houses to the north. An appropriately worded condition was imposed on the outline scheme. The automated response given by the Health and Safety Executive to this reserved matters application advised against the development if taken as a whole but when broken down into the relevant inner, middle and outer sections, the automated advice changed to 'do not advise against'. This latter response is in line with their previous agreement under the outline scheme and as such, I advise Members that the Health and Safety Executive would not advise against the scheme providing the density is in line with the

imposed condition. I can confirm that there are exactly 30 dwellings contained within the middle and outer zones of the gas pipe. No dwellings would be within the inner zone.

8.0 BACKGROUND PAPERS AND PLANS

Design and Access Statement; Landscape Maintenance and Management Plan; Surface Water Drainage Strategy; proposed plans and elevations; soft landscaping proposal; hard landscaping proposal; dwelling materials and boundary materials layout; public rights of way layout and; play area proposals.

9.0 APPRAISAL

Principle of Development

- 9.01 The principle of the development is not in question here. This was considered at outline stage and should not now be revisited. Concern from local residents in respect of traffic increases have already been considered under the outline proposal. Similarly, the comments from the Parish Council in respect of the lack of affordable housing were addressed under the outline scheme. The key considerations for this reserved matters proposal are – visual impact, residential amenity and highway impact.

Visual Impact

- 9.02 I have sought revisions to the scheme to improve the variety and distinctiveness of the housing at this site. The applicant has responded by providing weatherboarding to some of the properties. This is disappointing as I consider that the architect could have gone further in differentiating between the different areas of the site. The application has also been amended to address some of the comments of our Design and Conservation Officer in respect of the detailed architectural improvements to some of the units. On balance, I am of the view that the architecture across the site is of a good standard and I acknowledge that thought has been given to reflecting the local vernacular. The traditional design of the houses is appropriate for this semi-rural area in my view.
- 9.03 The main entrance to the site and the road leading from this has been amended to introduce street trees and soft landscaping as a way of identifying a street hierarchy. It also creates a pleasant vista towards to open space within the eastern parcel of land. Whilst I had encouraged a stronger architectural response to establishing a street hierarchy (taller houses to this main road), I am content that the tree-lined street will go some way towards achieving this. The architect has also introduced a greater mix of surface treatments to the layout which provides block-paving to the secondary roads and cul-de-sac areas. This reinforces the street hierarchy and aids in navigation around the site. The surface materials proposed are of a good standard in my view. The amended plans also show a pedestrian path linking the properties fronting Canterbury Lane with the rest of the site. This

is critical in ensuring that there is adequate permeability in this section of the development. I have recommended a condition to ensure that this remains open for public use.

- 9.04 Where houses are adjacent to Otterham Quay Lane, with the exception of three, they front onto this main road. This is desirable from an urban design perspective as it helps to integrate the housing development with the existing street network and responds to the housing development opposite. Plot 35 has its flank wall adjacent to Otterham Quay Lane but it would have flank windows at ground and first floor which will add interest as well as provide surveillance onto the road. I do though consider that it would be a missed opportunity if trees are not planted along the verge between the development and Otterham Quay Lane and the applicant is encouraged to consider this. The introduction of trees here would soften the appearance of the development from this main road and would reflect the planting to the housing estate on the opposite side of the road.
- 9.05 Where boundaries to gardens are adjacent to the road, 1.8m high brick walls are provided as opposed to close boarded fencing which, when weathered, can look tatty after a few years. A brick wall in this situation is always preferable as it will retain its appearance for much longer. I will though encourage the developer to set the walls in by at least 0.5m to allow for soft landscaping to be planted. This would comply with condition 24 of the outline permission. I am also seeking details of the retaining wall and railings proposed along Canterbury Lane with a section drawing provided. I will then be in a position to assess the visual impact of this boundary treatment on the road.
- 9.06 The open space and landscaping throughout the site has been considered by our Tree Consultant, Open Spaces Manager and KCC Ecology. The scheme has been amended to reflect the requests for increase native species (as required by condition 24 of the outline permission) within the residential part of the site and fruit trees within the open space. It is disappointing that, despite concerns being raised with the planning agent, all of the areas of the site with rows of parking have been retained. The amended plans have introduced two trees to the parking row to the north of the site but the soft landscaping to the other parking rows has remained the same. I will encourage the developer to introduce more trees to these rows of parking. Whilst generally, I would discourage rows of frontage parking, on balance, I consider that the scheme is not dominated by them and subject to increased tree planting, would be acceptable.

Residential Amenity

- 9.07 The scheme has been amended to remove overlooking of the Kent Terrace properties by providing obscure glazing to the offending windows within plot 30. I have recommended a condition to ensure that this is implemented. The other proposed properties would be at such oblique angles from the Kent View properties that any overlooking would be minimal and would not have a significant detrimental impact on the residential amenities of these dwelling in

my view. Mutual overlooking within the development would be minimised by the layout proposed with adequate separation distances and positioning of the car ports to block views of important private amenity areas. Whilst there might be some overlooking of rear gardens from properties within the development, I do not consider that this would be significant across the scheme and consider that the layout would provide residents with a good standard of private amenity space. Internally, the properties are of a reasonable size and would ensure that future residents have a good internal living space.

- 9.08 With regards to the houses close to the public house and opposite the industrial units on the opposite side of Canterbury Lane, the applicant has provided detail in respect of sound insulation and ventilation to the plots closest to these noise sources. This would be in the form of high performing glazing in terms of noise reduction and acoustic trickle ventilation strips for habitable room windows. Comments from the Environmental Services Manager on whether these measures will be sufficient to address noise concerns are awaited and will be reported at the meeting.

Highways

- 9.09 Comments from Kent Highways on the amended plans are awaited. They had previously raised concerns about certain turning heads, the inadequacy of garages for parking, access from parking areas to plots 1 and 23 and concerns about off-plot parking for some of the units. They have also encouraged the provision of a footpath along Canterbury Lane from the proposed new access the subject of 15/501140/FULL toward Otterham Quay Lane and space made available for a footpath along Canterbury Road, turning left out of the proposed new access.
- 9.10 The applicant has suggested in the amended plans that car ports instead of garages would be provided and this would ensure that they are used for the parking of cars as opposed to storage for example. I have no concerns about this approach from a design point of view but Kent Highways will need to be satisfied that this will be a practical solution. I note the concerns from local residents and the Parish Council about parking for the area of open space but do not consider that there would be significant harm to highway amenity. Parking for visitors is shown to be adjacent to the proposed open space and this is sufficient in my view. I consider that the majority of people using the open space will walk there.
- 9.10 The footpath along Canterbury Lane as suggested by Kent Highways is shown on the amended plans and is shown to be within the applicant's ownership. A suitable condition will be required to ensure that it is provided to the specification of Kent Highways with a view to them adopting it in the future.
- 9.11 Comments from the Public Rights of Way Officer are awaited and I anticipate that they will be commenting on the acceptability of the surface treatment and legibility for public footpath ZR18. They will also no doubt be commenting on

the diversion of public footpath ZR19. Their comments will be reported at the meeting.

Open space/play area

- 9.12 The adequacy of the proposed play space was initially questioned by the Green Spaces Manager. He had been critical of the lack of variety in the equipment proposed and the small number of apparatus. The applicant has sought to address this and has added variety whilst retaining a 'natural' theme for the equipment. The play area has also been moved further within the open space so as to avoid potential conflict with nearby properties. I am hopefully that this will be accepted by the Green spaces Manager and will report his comments at the meeting.
- 9.13 With regards to the open space proposed, it would function as recreational space for the residents of the site as well as those walking the public rights of way through it. It will of course be open for use by all members of the public. It would also function as a biodiversity habitat with planting and management to ensure that wildlife is encouraged to the site and native flora and fauna is allowed to continue to grow. The Green Spaces Manager had asked for a 'kick-about' space within the open space to cater for older children. The applicant has not shown a dedicated 'kick-about' space within the amended proposal considering instead that there will be sufficient space provided to facility this type of play in any case. I am inclined to agree but will await the further comments of the Green Spaces Manager. I note the comments from the Parish Council regarding the lack of equipment for older children but I am mindful of the fact that there is only a finite amount of open space available and that the creation of a biodiversity habitat is an important element of this space. I consider that the design of the open space would achieve the right balance between play area, recreations space, footpaths and wildlife habitat.

Other issues

- 9.14 KCC Ecology are satisfied with the location and details of the sparrow terraces and bat tubes as required by condition 17 of SW/12/1243 on no less than 25% of the dwellings.
- 9.15 Details of a surface water drainage strategy have been submitted with this application. Although the outline permission does not specifically require these details to be submitted at this reserved matters stage, the applicant is required to submit details of foul and surface water drainage under condition 12 of SW/12/1243. It is a good idea however, to address surface water drainage as early in the process as possible and so I consider the applicant's approach of submitting the detail now as a positive one. I am awaiting comments from KCC SUD Team, the EA, Lower Medway Internal Drainage Board and Southern Water, all of whom will be commenting on the submitted strategy.
- 9.16 Members will note condition no. 8 below which deals with the proposed access off Canterbury Lane and is required to ensure that the six properties to which the access would serve, are actually provided with the access. It should be noted that if Members are minded to grant planning permission for this reserved matters application but not the application for the access

(15/501140/FULL), I recommend that no decision is issued on the reserved matters application until appropriate access to the six dwellings is accepted and approved.

10.0 CONCLUSION

10.01 Having considered the views of local residents, the parish council and consultees and the relevant planning policies, I am of the view that the development, subject to small amendments and further comments from consultees, would achieve a good quality design. The layout, architecture and landscaping (subject to small improvements) will offer future residents a good quality living environment. Parking provision would seem to comply with parking standards but comments from Kent Highways are awaited. The open space and play area would be a good asset for the residents of the housing development and surrounding residents. I am awaiting comments from the Manager of Environmental Services in respect of the adequacy of the glazing proposed for the units closest to the B2 units and the public house but I am hopeful that this, or another solution, will ensure that the residents of these properties are adequately protected. Overlooking of existing properties has been designed out and overlooking between properties within the proposed development would be minimised by the layout.

10.02 I therefore consider that subject to the additional comments from KCC SUDS; Kent Highways; Design and Conservation Officer; Open Spaces Manager; Environmental Services; Kent Police; KCC PROW Officer; Environment Agency; Southern Water; KCC Ecology & Lower Medway Internal Drainage Board and amendments to the landscaping.

11.0 RECOMMENDATION – GRANT Subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved drawings: HT.1360.e rev. D; HT.1360.p rev C; HT.1424.pe rev. D; P7-14_37-40.e1 rev C; P7-14_37-40.e2 rev C; P41-44.e rev. D; CP01.pe rev B; CP02.pe rev. A; P21-22_46-49.e1 rev. C; P21-22_46-49.e2; P.30.e; P.30.p; SH.01.pe; P41-44.p2 rev B; P41-44.p1 rev B; P31-32.e rev B; P31-32.p rev A; P25-26.p rev A; P25-26.e rev C; P21-22_46-49.p rev B; P7-14_37-40.p rev A; P3-4_19-20_35-36.e rev B; P3-4_19-20_35-36.p rev A; DBML01 rev F; SL01 rev M; PROW-01; MAT19602 20B; MAT19602 11E; MAT19602 12D; MAT19602 13D; MAT19602 16E; MAT19602 14D; MAT19602 15E; MAT19602 17D; MAT19602 18D; Landscape Management and Maintenance Plan July 2015 MAT19602man rev B; Surface Water Drainage Strategy – CSB/NM/E/17491/B4.

Reason: For the avoidance of doubt and in the interests of proper planning.

2. No development shall take place over Public Right of Way ZR19 until such time as its diversion or extinguishment has been confirmed by KCC via the formal processes.

Reason: To ensure that the development does not result in the removal or diversion of a public right of way without the proper permissions.

3. The carports as shown on drawing numbers CP01.pe rev B and CP02.pe rev A shall remain without doors or other enclosures to the front and flank elevations where there is no enclosure already shown on the approved plans.

Reason: In the interests of highway safety and amenity.

4. Before the development hereby permitted is first used, the proposed east facing windows in the first floor flank elevation of plot no. 30 shall be obscure glazed and shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

5. Prior to the commencement of development hereby approved, details of the construction and finish of the footpath to Canterbury Lane running between the proposed access off Canterbury Lane and Otterham Quay Lane as shown on drawing no. SL01 rev M, shall be submitted to the Local Planning Authority for approval in writing and shall be implemented in accordance with the approved details prior to the occupation of the first dwelling hereby approved.

Reason: In the interests of improving pedestrian movements from the site.

6. The footpath to the front of plot no. 50 shall be kept open for public use at all times and shall not be subsumed into the private ownership of this plot.

Reason: In the interests of ensuring that adequate pedestrian movement is achieved within the site.

7. Prior to the commencement of development hereby approved, details in the form of samples of external finishing materials to be used in the construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity

8. No development shall commence until the access off Canterbury Lane as approved under 15/501109/REM has been constructed and completed in accordance with a detailed specification to be previously agreed by the Local Planning Authority.

Reason: In the interests of ensuring that plots 37-51 are provided with vehicular access.

INFORMATIVES

1. The applicant is advised to consider the contents of the letter from Kent Police dated 16th March 2015.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

The applicant/agent was provided formal pre-application advice.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.