

Appendix 2 – Minutes of Committee Meeting 3rd September 2020

The Committee was shown drawings, plans and photographs of the application site. The Planning Officer advised that planning permission was sought for the erection of 32 dwellings. As an update to the report, Members were advised that four further representations of objection had been received which raised no new concerns and did not alter the Officer's assessment. One letter of support had also been received.

The principle of development on the site was accepted as it was within the settlement confines of Dover. As originally submitted, the application had failed to comply with Core Strategy Policies DM25 and DM27 which covered open space. The scheme originally proposed had had a cluttered appearance, with little thought given to residential amenity. Various layouts had been assessed and the one now proposed achieved an integrated, logical and safe layout, incorporating a central area of open space with an equipped children's play area that would be accessible to the public. A number of objections had been raised because of concerns over traffic congestion and parking. However, the existing situation would be improved by the provision of a turning head and the formalisation of passing places. To counter the loss of five on-street parking spaces, four unallocated spaces would be provided within the site, as well as two layby spaces on the internal road that was due to be adopted by KCC Highways. The scheme also offered the provision of 30% affordable housing on site.

Councillor Williams raised serious concerns about the impact the development would have on existing traffic and parking problems. She queried whether there was an alternative access route to the site. Councillor Biggs agreed that traffic and parking were significant issues. Furthermore, he was not convinced that parking spaces provided within the development would be available for Stanhope Road residents. He also raised concerns about the use of tandem parking spaces.

The Planning Officer confirmed that access via Stanhope Road was the only option. A construction management plan would outline how construction traffic would be diverted to the site. She reiterated that there were currently no formal passing places or turning point in Stanhope Road which led to chaos and congestion. The proposed scheme would ease existing problems by providing a turning head, formal passing places and the replacement of lost on-street parking spaces. The applicant's transport statement, which had been reviewed by KCC Highways, indicated that the development would generate an additional 16 two-way vehicle movements during peak hours. It was considered that this would not cause a severe impact. She confirmed that the parking spaces for Stanhope Road residents would be sited close to the entrance of the estate and therefore easily accessible to residents, as would the children's play area. Whilst Officers would not generally look to mitigate existing problems, it was recognised that the situation in Stanhope Road was poor. Whilst there would be a few tandem parking spaces, these needed to be assessed against an overall excess provision of spaces across the whole site.

Councillor Bond raised concerns that not all of the internal road and the turning head would be adopted by KCC Highways, urging Officers to ensure that the road and turning head were built to adoptable standards. To address these concerns, the Principal Planner suggested that condition (14) could be amended to require a scheme to be submitted to show which roads would be publicly accessible and adopted by KCC Highways. It was confirmed that the turning head could be used by refuse vehicles.

RESOLVED: (a) That, subject to a Section 106 legal agreement being entered into to secure the necessary planning contributions, provision of affordable housing, the contribution to the Thanet Coast and Sandwich Bay SPA and Ramsar Mitigation Strategy and the provision, retention and maintenance in perpetuity of the amenity open space (including an equipped children's play area and Accessible Green Space), Application No DOV/19/01025 be APPROVED subject to the following conditions:

- (i) Time limit;
- (ii) Approved plans;

- (iii) Construction Environmental Management Plan;
- (iv) Specialist UXO risk assessment;
- (v) Construction Management Plan;
- (vi) Completion of the highway alterations in Stanhope Road shown on drawing number 13859/H-01 Rev. P2 prior to the use of the site commencing (TRO);
- (vii) Previously unidentified contamination;
- (viii) Measures to prevent the discharge of water onto the highway;
- (ix) Details of any electric vehicle charging points;
- (x) Use of bound surface treatment for first 5 metres;
- (xi) Provision and retention of car parking for residents and visitors;
- (xii) Cycle parking and bin storage;
- (xiii) Completion of access;
- (xiv) Completion of internal access roads and footways, including the submission of a scheme to show which roads would be publicly accessible and adopted by KCC Highways;
- (xv) Provision and retention of visibility splays;
- (xvi) Details of surface water drainage infrastructure with no infiltration other than that which is approved;
- (xvii) Details of foul water drainage infrastructure and verification to be provided in accordance with a timetable to be agreed;
- (xviii) Full details of all lighting, including the lighting for the amenity space, car parking and residential areas;
- (xix) Provision of refuse and recycling areas for residential and for the amenity area;
- (xx) Scheme to be secured by design;
- (xxi) Samples of materials, to include bricks, roof tiles, metal cladding, timber cladding;
- (xxii) Sectional eaves details;
- (xxiii) Details of hard and soft landscaping which shall include details of planting, samples of the materials to be used for hardstandings and details of fences, railings and walls, and details of any minor artefacts;
- (xxiv) Windows to be set in reveals;
- (xxv) Removal of permitted development rights for porches and roof extensions;
- (xxvi) Ecological mitigation and enhancements;
- (xxvii) Contamination safeguarding;
- (xxviii) Broadband connection.

(b) That powers be delegated to the Head of Planning, Regeneration and Development to settle any necessary planning conditions and to agree a Section 106 legal agreement in line with the issues set out in the recommendation and as resolved by the Planning Committee.