

TABLED UPDATE FOR PLANNING COMMITTEE 09/02/2023

ITEM 2.2

22/500989/FULL - 103 Barton Hill Drive, Minster

A query has been raised by a resident regarding the adequacy of the visibility splays shown on the submitted drawings. The Kent County Council Highways department have reviewed the drawings and do not raise objection to the scheme. The visibility splays would be over highways land and not any third-party neighbouring land.

An updated site plan has been submitted which deals with a minor discrepancy on the south west boundary of the site with No 107 Barton Hill Drive. A small amendment has also been made to the landscaping and location of a bin collection point on this boundary.

This amendment does not materially affect the assessment set out in the main report or the recommendation.

ITEM 2.4

22/505611/FULL - Burntwick, The Street, Upchurch

Proposed condition 19 removes permitted development rights for various alterations and extensions to the new dwellings. However it should also remove rights for the installation of fencing and solar panels, as was the case with the recently approved scheme on the site under 21/506474/FULL. As such, proposed condition 19 has been amended as follows –

19) The proposed new dwellings as illustrated on the approved plans shall not be subject to further development, whether permitted by Classes A, AA, B or E of Schedule 2 Part 1, Class A of Schedule 2 Part 2 or Classes A and B or Schedule 2 Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order) or not, without the prior permission in writing of the Local Planning Authority.

Reason: In the interest of maintaining the visual and neighbouring amenity of the area and the setting of the conservation area.

My recommendation remains unchanged.