

DEF ITEM 4 - REFERENCE NO - 23/505678/FULL		
PROPOSAL Erection of 32no. dwellings with associated parking, access and landscaping.		
SITE LOCATION Land west of Warden Road, Eastchurch, Kent ME12 4EJ		
RECOMMENDATION Delegate to the Head of Planning to grant planning permission subject to appropriate safeguarding conditions and the completion of a Section 106 agreement as set out in the report, with further delegation to the Head of Planning / Head of Legal Services (as appropriate) to negotiate the precise wording of conditions, including adding or amending such conditions and precise Heads of Terms as may be necessary and appropriate.		
APPLICATION TYPE Major		
REASON FOR REFERRAL TO COMMITTEE Objections from Minster-on-Sea Parish Council and Eastchurch Parish Council		
Case Officer Simon Greenwood		
WARD Sheppey East	PARISH COUNCIL Eastchurch	APPLICANT Chartway Partnerships Group and Moat Homes AGENT DHA Planning
DATE REGISTERED 4 January 2024		TARGET DATE 14 February 2025
<p>BACKGROUND PAPERS AND INFORMATION:</p> <p>Documents referenced in report are as follows: -</p> <p>Air Quality Assessment ref. 12709A (November 2024)</p> <p>Arboricultural Impact Assessment ref. 6465-LLB-RP-AB-0001-S4-P04_AIA</p> <p>Tree Protection Plan ref. 6465-LLB-XX-XX-DR-Ab-0002-S4-P05</p> <p>Flood Risk Assessment 5905-001-01</p> <p>Drainage Strategy MISC78-3200 rev. P04</p> <p>Preliminary Ecological Appraisal ref: 1263_R01_PEA</p> <p>Reptile Survey Report ref. 1263_R04</p> <p>Biodiversity Net Gain Assessment: Feasibility Stage ref: 1263_R03_Rev A</p> <p>Landscape Visual Appraisal Report ref. 6465-LLB-RP-L-0001</p> <p>Landscape Design Statement (27.11.2023)</p> <p>Transport Statement SM/30772</p> <p>All drawings submitted.</p> <p>All representations received.</p> <p>The full suite of documents submitted pursuant to the above application are available via the link below: -</p> <p>https://pa.midkent.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S5ND6QTYJO000</p>		

1. INTRODUCTION

- 1.1. This application was initially reported to Planning Committee on 5 December 2024, with a recommendation that permission be granted. The original Committee report is attached at Appendix A and the Tabled Update is attached at Appendix B.
- 1.2. The Planning Committee resolved to defer the determination of the application. The minutes from the 5 December 2024 Committee meeting are attached at Appendix C of this report. The application was deferred for a Planning Working Group site visit in order to consider the highways implications of the proposal. The minutes of the previous meeting note that concerns were raised in relation to increased traffic, the location of the access at the foot of a hill and at a pinch point in the road, and a serious accident in 2021 at the junction of Warden Road and High Street.
- 1.3. The site visit took place on 10th January 2025. The minutes of that Planning Working Group site visit are attached at Appendix D.
- 1.4. Since the original committee report the National Planning Policy Framework (NPPF) has been revised. However, taking into account the changes made, it would not materially alter the original recommendation.

2. RESPONSE TO THE REASONS FOR DEFERRAL

- 2.1. Members of the Planning Working Group attended a site visit on 10 January 2025 and viewed the site and the highway along Warden Road including the location of the proposed access. Members also heard representations from local residents and the applicant.

3. FURTHER REPRESENTATIONS

- 3.1. Since the publication of the previous committee report a representation has been received from the Campaign to Protect Rural England (CPRE) Kent which is summarised as follows:
 - insufficient measures in place to ensure the delivery of the proposed affordable housing with too much weight placed on the Moat Homes 'letter of comfort'
 - committee report explains that the affordable homes will be provided by Moat Homes using Recycled Capital Grant Funding via Homes England and use of these funds are restricted such that they cannot be used where affordable housing provision is to be secured through either planning conditions or a Section 106 agreement
 - report concludes that substantial weight should be given to the delivery of the proposed affordable rented homes – the site could be sold onto a third party with no guarantee that the affordable housing would be delivered as there is no mechanism securing the affordable housing.
- 3.2. The concern raised is addressed at para. 7.33 of the original committee report.

- 3.3. One further neighbour representation has been received which raises matters identified in the original committee report and also raises concerns regarding inadequate car parking and conflict with Local Plan Policy DM 9. These matters are addressed at paras. 7.7-7.9 and 7.94 in the original committee report attached at Appendix A.

4. NEARBY SITES UPDATE

- 4.1. Paragraph 2.2 of the original report to the Planning Committee noted that an appeal decision was pending in relation to the development of up to 63 dwellings and all necessary supporting infrastructure on Land North of Lower Road, Eastchurch (ref. 21/505041/OUT). The decision has now been issued. The Inspector considered that the proposal would have a moderate adverse effect on the character and appearance of the area, with particular regard to the effect on the landscape. In view of the planning obligations secured, no harm was identified in relation to infrastructure capacity. Substantial weight was attached to the delivery of housing, including 15% affordable housing. The appeal was allowed.

5. UPDATE TO 5 DECEMBER 2024 COMMITTEE REPORT

- 5.1. Clarification is provided further to paragraph 7.33 of the original committee report. The scheme will be delivered utilising both recycled grant funding and new grant funding from Homes England. The Homes England Capital Funding Guide restrictions on securing the affordable housing through a Section 106 legal agreement or planning conditions apply due to the use of new grant funding.

6. CONCLUSION

- 6.1. The matters raised via the deferral and the site visit have been considered by virtue of the discussion above. The application remains recommended for approval.

