

**APPENDIX C**

## 474 2.2 - 23/505678/FULL Land west of Warden Road, Eastchurch, Kent, ME12 4EJ

<b>2.2 REFERENCE NO – 23/505678/FULL</b>
<b>PROPOSAL</b> Erection of 32no. dwellings with associated parking, access and landscaping.
<b>SITE LOCATION</b> Land west of Warden Road, Eastchurch, Kent, ME12 4EJ

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Planning Committee

Thursday, 5 December 2024

<b>WARD</b> Sheppey East	<b>PARISH/TOWN COUNCIL</b> Eastchurch	<b>APPLICANT</b> Chartway Partnerships Group and Moat Homes <b>AGENT</b> DHA Planning
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The Planning Consultant introduced the report as set out in the report.

Julien Moat, the applicant, spoke in support of the application.

Kathleen Carter, representing Eastchurch Parish Council, spoke against the application.

The Chair moved the officer recommendation to grant planning permission as per the recommendation in the report, and this was seconded Councillor Brawn.

The Chair invited Members to make comments, and these included:

- Paragraph 2.2 of the officers report referred to a site that was currently under appeal, would this development be affected by the outcome of the appeal?;
- 32 affordable homes would be welcomed;
- concerned with the poor visibility entrance into the site;
- the entrance to the site was surrounded by trees and was at the foot of a 7 metre hill elevation;
- in 2021 there was a serious accident at the location of the site access and the junction of Warden Road and High Street, Eastchurch was an accident blackspot;
- an additional 32 homes would make the traffic situation worse;
- a site visit would help members understand the highways implications of the additional 32 homes;
- it was important to ensure that Section 106 monies be secured for education funding on the Isle of Sheppey, rather than using it to fund schools on the mainland;
- there were already houses on the east side of the road;
- the Council desperately needed social housing;
- more schools on the Isle of Sheppey were needed so where there was funding opportunities for the Isle of Sheppey the Council needed to explore them;
- were there provisions on the site to provide homes that were suitable for disabled persons?;
- there were currently a lot of residents in the borough that required adaptable homes; and
- the site was located at a nasty pinch point where traffic often built-up so it would be good to visit the site and understand potential impacts of increased traffic at the site location.

The Planning Consultant confirmed that there were twelve homes that would be built to achieve Building Regulations Part M4(2) standards (accessible and adaptable dwellings). He added that if further requirements were needed for wheelchair friendly dwellings, then he would need to have discussions with the applicant due to design implications.

Councillor Tara Noe 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 and on being put to the vote, agreed by Members.

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***Resolved: That application 23/505678/FULL be deferred to allow the Planning Working Group to meet on site.***