

Minutes of the special meeting of the **PLANNING** Committee held at the Council Offices, Whitfield on Thursday 28 July 2011 at 6.00 pm.

Present:

Chairman: Councillor F J W Scales

Councillors: J S Back
P M Beresford
P M Brivio
B W Butcher
P G Heath
K E Morris
R J Thompson

Officers: Regeneration Delivery Manager
Principal Planner (Broadway Malyan)
Principal Solicitor
Team Leader – Democratic Support

The following persons were also present and spoke in connection with the applications indicated:

<u>Application No</u>	<u>For</u>	<u>Against</u>
DOV/10/1010	Mr P Jeans Mr L Newlyn	Mr J Goodsell Mr K Willcox

Apologies for absence were received from Councillors T A Bond, J A Cronk, B Gardner, S J Jones and R S Walkden.

146 APPOINTMENT OF SUBSTITUTE MEMBERS

It was noted that, in accordance with Rule 4 of the Council's Rules of Procedure, Councillors P M Beresford, P M Brivio and P G Heath had been appointed as substitutes for Councillors Walkden, Jones and Bond respectively.

147 APPLICATION NO DOV/10/1010 – OUTLINE PLANNING PERMISSION FOR THE CONSTRUCTION OF UP TO 1,400 RESIDENTIAL UNITS, COMPRISING 2-5 BED UNITS, 66 BED CARE HOME (USE CLASS C2) AND SUPPORTED LIVING UNITS, WITH VEHICULAR ACCESS OFF THE A256. PROVISION OF A NEW 420 PLACE 2FE PRIMARY SCHOOL INCLUDING EARLY YEARS PROVISION, ENERGY CENTRE AND LOCAL CENTRE COMPRISING UP TO 250SQM OF RETAIL SPACE (USE CLASSES A1-A3) ALONG WITH ALL ASSOCIATED ACCESS ARRANGEMENTS, CAR PARKING, INFRASTRUCTURE AND LANDSCAPING, WITH ALL MATTERS (EXCEPT THE MEANS OF ACCESS OFF THE A256) RESERVED FOR FUTURE CONSIDERATION

The Committee received presentations by the Regeneration Delivery Manager and the Principal Planner on the strategy and policies on which the Whitfield Urban Expansion was based together with outlines of the various proposed infrastructures, the phasing of construction and creation of neighbourhoods, and the main planning considerations. Members were reminded that the application before Committee was for Outline permission and was supported by the Council's Core Strategy and that the Whitfield Urban Expansion Supplementary Planning Document (SPD) had

been adopted by Council in April 2011. An outline planning application for Phase 1A of the Whitfield Urban Expansion had been approved by this Committee in June 2011. The present application constituted Phase 1.

With regard to matters of traffic, transport, access and related infrastructure, Kent Highway Services had accepted the principal of the proposed new access from the A256 and the Highways Agency had accepted that in principle traffic levels could be accommodated on the highway network. Discussions regarding the removal of the direction issued by the Agency were continuing, particularly in respect of the necessary improvement works to the existing Whitfield roundabout, and this was reflected in the officers' recommendation.

Since the report had been written further correspondence had been received from the Highways Agency, Natural England, Montague Evans (on behalf of Crest) and the applicants.

Concerns were raised about achieving the provision of affordable housing in line with the 30% level set out in the SPD, funding for infrastructure, the timing of the new A256 access and the bus gate, and the amount of playing pitch provision. The Regeneration Delivery Manager confirmed that the new A256 access was not a reserved matter and that it would be needed at the outset in order to provide access to the site for construction and domestic traffic. Bus, cycle and pedestrian access was proposed via Archers Court Road as set out in the SPD and the bus gate, or similar, would not be needed until the next stage of development. The SPD sets out that this part of the Whitfield Urban Expansion generates a need for 4.2ha of playing pitch space and that some of this should be provided elsewhere within the Expansion area at proposed sports hubs. The application proposes 1ha of pitches on site plus usage of the playing pitches proposed as part of the new Primary School subject to securing community use through a S106 agreement. The balance of provision is expected to be provided in future phases at the proposed sports hub. Land had been safeguarded at two points on the north side of the A2 in order to provide a bridge over this road but land on the other side was in third party ownership at present. Support was expressed for the use of local building companies during the development subject to the relevant EU rules and EC Treaty principles.

RESOLVED: That the outline application be approved in accordance with the recommendation of the Director of Community and Development as set out on pages 52 and 53 of the report.

The meeting ended at 7.03 pm.