



# Planning Committee

Wednesday 20<sup>th</sup> May 2020 at 5.00pm

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## Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared.

### 5. Schedule of Applications

(a) **19/00025/AS** – Land between railway line and Willesborough Road, Kennington, Kent - Hybrid planning application seeking:

(i) Outline planning permission (all matters reserved except for points of access) for up to 437 dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and

(ii) Full planning permission for the erection of 288 dwellings; the creation of serviced plot of land to facilitate the delivery by Kent County Council of a two-form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse of 292 sq.m, ancillary building and a bowling green; a local centre to provide 280 sq.m of A1 (retail), 180 sq.m of A1 (retail food store), 100 sq.m A3 (café), 75 sq.m A5 (takeaway), 190 sq.m D2 (gym/fitness studio space) open space incorporating SuDS; vehicle parking; and associated services, structural landscaping, infrastructure and groundworks.

Subject to Environmental Impact Assessment

### Additional letters of representation received

There have been a further 18 letters of objection received since the publication of the report on the 12<sup>th</sup> May 2020. In summary, these relate to the following issues which have been raised previously by representations and addressed in the main report at Annex 1:

- Additional traffic generated and the inability of the road network to cope
- Additional pressure on NHS services in primary care and at the hospital
- Loss of Grade 1 Agricultural land
- Increased noise and air pollution
- Loss of wildlife
- Loss of countryside and an important open area that contributes to the health and well-being of the community.
- The density of the proposed development is too high
- Failure to meet parking standards on-site

**Kennington Community Council** – submitted further comments in March that were partially covered by paragraph 145 of the Main Report at Annex 1. It is necessary to state clearly that they object to the application and the additional

points raised by the Community Council not covered in their previous representations are as follows:-

- There is one significant new facility that is proposed. This is the relocation of the Ashford Bowls Club away from the hub of bus services in the centre of town. This move appears to be motivated by the development profits to be made in the town centre, not any benefits to Kennington. The Kennington Community Council (Kenn CC) urges full consultation and full disclosure of all correspondence between ABC and the developer on this issue.
- Before the Bowls Club could be taken into account as a contribution to the community, Kennington CC requires the following conditions:

(a) that the proposed club incorporates a community facility open to all Kennington residents and not a private members club; and,

(b) that this community facility can be used also at times when the bowling green is in use by club members.

- A play area integrated within the development should be provided in the vicinity of the community building.
- The scheme should provide allotment space or have a binding agreement with the owner of the Orchard Farm to do so on their site.
- There is no current or anticipated shortage of housing in Kennington and the density of the scheme is too great.
- Seek the funding of traffic calming measures on George Williams Way and Nettlefield and improvements to the Canterbury Road/Cemetery Lane junction, including incorporation of safe pedestrian crossing facilities from the bus stop to the GP surgery.
- The CC strongly supports the contention that, if permission is granted, a condition will be required requiring delivery of the bridge (over the railway line) prior to the first occupation of phase 2 or the opening of the primary school whichever is sooner.
- The proposed contribution to Sydenham House surgery is counter-intuitive and unsatisfactory. The shortest route for residents would involve going past New Hayesbank surgery, which is half the distance away.

**SPM comment – The potential use of the Bowls club site in the town centre is not a material consideration in the determination of this application and any proposals, should they come forward in the future would be dealt with on their own merits. Agreement for the use of the bowls club facility for community purposes across the year is anticipated and provided for in the proposed Heads of Terms in Table 1 of the main report at Annex 1.**

**The traffic calming measures and junction improvement referred to, have not been sought by KCC Highways. Therefore, they are not considered to be justified or proportionate mitigation to the impact from the development.**

**The response to the other matters raised are contained within the body of the main report at Annex 1.**

**Ashford Access Group** – have commented that the scheme should be as disabled friendly as possible e.g. pathways should be of sufficient width to allow easy passing of prams, buggies, those using crutches, etc.

### **Bus Service Provision**

Kent County Council has confirmed that paragraph 345 of the main Report at Annex 1 is incorrect as they do not now seek a financial contribution of £100,000 per year (up to 8 years) but instead are seeking the developer to procure a bus service to run to and from the site every 30 minutes over a 14 hour period on Monday – Friday and a 12 hour period at weekends / Bank Holidays.

Head number 16 in Table 1 of the Main Report at Annex 1 should be amended accordingly to delete the reference to the financial sum, timescale and payback clause in the 2<sup>nd</sup> column and instead refer to the developer being obliged to pay for the procurement of such a service at that specification (up to a maximum subsidy from the developer of £800,000 index linked) for such period of time until the operation of the service financially breaks even or the maximum subsidy is exhausted.

The associated trigger point should be amended to read that the service is in operation prior to the occupation of the 50<sup>th</sup> dwelling on the site.

In paragraph 347 of the Main Report at Annex 1, the plan reference referring to the suitable bus route through Phase 1 of the development should be amended to Plan no. 42499\_5501 \_13D. An additional condition to seek the submission, approval and installation of bus stops is recommended.

### **Outdoor sports pitches**

Head number 10 in Table 1 of the Main Report at Annex 1, the trigger point for the payment of capital costs should be amended to read 'before occupation of the 270<sup>th</sup> dwelling'.

### **Public Rights of Way Improvement**

Head number 15 in table 1 of the Main Report at Annex 1, the trigger point for the new bridge to be provided, opened and adopted and the existing crossing to be closed permanently should be amended to read 'before occupation of the 270<sup>th</sup> dwelling or the opening of the primary school whichever is the earlier'.