

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

3. Requests for Deferral/Withdrawal
4. Schedule of Applications
- (a) **20/00667/AS** - Land Adjoining the Paddocks and Orchard Cottage, Church Road, Sevington, Kent- Outline application to consider access and layout for the erection of 3 buildings to provide B1 Office Space with associated parking.

The Proposal:

In response to the Parish Council concerns about the need for this development the applicant has submitted a statement advising that “the units are aimed at smaller or start up businesses. As a small practice ourselves, (4 full time and 2 part time staff) looking into our own office arrangements, we feel there is a lack of this type of smaller premises, especially with permanent parking available, and with the concept of home working now well established I think smaller, flexible units like this will become sought after. Potential tenants would have the option to take up multiple units so I think the flexibility of a space like this is also attractive”.

Consultations: The following comments received:

KCC Highways and Transportation:

Assess the amended application confirming that:

- the parking layout provides 34 spaces including 3 disabled bays and 4 active electric Vehicle charging points and 4 passive which is acceptable and slightly exceeds the parking requirement.
- The access has been widened to 5m's to ensure a 12m vehicle can access the site and turn within the site.
- An area for bicycle storage has been demonstrated and is acceptable subject to an appropriate condition.
- Recommend submission of a construction Management Plan to address:
 - Parking/turning
 - Wheelwashing

- Completion of access prior to use of site
- Use of a bound surface for the first 5 m's
- Details for discharge of surface water onto the highway
- Provision and maintenance of visibility splays
- Provision of vehicle loading/unloading, parking and turning facilities
- Provision of electric charging points
- Provision of secure cycle storage facilities

Conditions:

- 16: Amend to include the items identified above
17. Add a condition to protect nesting/fledging birds