

D13

OL/TH/16/0654

PROPOSAL: Outline application with some matters reserved including access, for the erection of 36 dwellings with construction of new
LOCATION: access from Monkton Road, associated new internal access roads, drainage and landscaping (reserved)

66 Monkton Road Minster RAMSGATE Kent CT12 4EE

WARD: Thanet Villages

AGENT: Mrs Jane Scott

APPLICANT: Crabtree

RECOMMENDATION: Defer & Delegate

Subject to the following conditions:

1 Approval of the details of the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

GROUND:

As no such details have been submitted.

2 Plans and particulars of the reserved matters referred to in Condition 1 above, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4 The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

GROUND:

In accordance with Section 92(2) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

5 No buildings within any part of the site shall exceed two storey in height specified in the supporting statements that was submitted in conjunction with the planning application hereby approved.

GROUND:

To ensure that the development takes place substantially in accordance with the principles and parameters contained within the outline documentation.

6 The vehicular access hereby permitted shall be provided prior to the first occupation of the development.

GROUND:

In the interest of highway safety.

7 Prior to the commencement of development details of the proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, driveway gradients, car parking and street furniture to be laid out and constructed in accordance with details to be submitted to, and agreed in writing by, the Local Planning Authority.

GROUND:

In the interests of highway safety.

8 The details to be submitted pursuant to Condition 1 above shall show provision of areas for vehicle parking spaces and turning areas. Such approved details shall be thereafter implemented in full prior to the first occupation of any dwelling.

GROUND:

Development without adequate provision for the parking or turning of cars is likely to lead to parking inconvenient to other road users and detrimental to amenity and in pursuance of policy D1 of the Thanet Local Plan.

9 The development hereby approved shall incorporate a bound surface materials for the first 5 metres of the access from the edge of the highway.

GROUND:

To prevent extraneous material being deposited on the public highway

10 Prior to the occupation of any dwellings hereby approved the following works shall be completed:

- (a) Footways and/or footpaths, with the exception of the wearing course;
- (b) Carriageways, with the exception of the wearing course but including a turning facility, highway drainage, visibility, street lightning, street nameplates and highway structures

Between a dwelling and the adopted highway.

GROUND:

In the interests of highway safety.

11 Prior to the first occupation of any dwelling hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1 metres above the level of the adjacent highway carriageway.

GROUND:

In the interests of highway safety.

12 Prior to the first occupation of any dwelling hereby permitted a pedestrian visibility splay measuring 1 metre X 1 metre shall be provided behind the footway on both sides of each private access and such splays shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the footway.

GROUND:

In the interests of highway safety

13 Prior to the first occupation of the development, secure cycle parking facilities for each dwelling hereby permitted shall be provided and thereafter maintained.

GROUND:

In the interests of promoting increased cycling in accordance with policy TR12 of the Thanet Local Plan

14 The details to be submitted pursuant to Condition 1 above shall include provision of a pedestrian connection to public footpath TE462. The connection shall be completed prior to the first occupation of any dwelling hereby approved.

GROUND:

To ensure that the development is sustainable in accordance with the principles of the NPPF.

15 Details to be submitted in pursuant of Condition 1 above shall include a construction management plan, to include the following details:

- (a) Routing of construction and delivery vehicles to/from site
- (b) Timing of deliveries
- (c) Parking for site personnel
- (d) Parking and turning for delivery vehicles
- (e) Provision of wheel washing facilities

GROUND:

In the interests of highway safety

16 The layout plan to be submitted in pursuant of condition 1 above shall identify the location of Electric Vehicle Charging Points, in the form of 1 EV charging point per residential

property with dedicated parking, and 1 in 10 of all allocated parking, with full details of the Electric Vehicle Charging Points to be submitted to and approved in writing by the Local Planning Authority.

GROUND:

To mitigate against the cumulative impact of the proposal on air quality, in accordance with Policy EP5 of the Thanet Local Plan.

17 The details to be submitted pursuant to Condition 1 above shall show at least 15% of the development provided as lifetime homes and wheelchair housing.

GROUND:

To meet a range of community needs, in accordance with Policy H8 of the Thanet Local Plan.

18 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local planning authority. The remediation strategy shall be implemented as approved.

GROUND: To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

19 No drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

GROUND: Infiltration through contaminated land has the potential to impact on groundwater quality.

20 No development shall take place until details of the means of foul and surface water disposal, including details of the implementation, management and maintenance of any proposed Sustainable urban Drainage Systems, have been submitted to and agreed in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the run-off leaving the site post-development will be attenuated on site and discharged to the receiving sewer at a maximum rate, as formally agreed with Southern Water, for all rainfall events, up to and including the climate change adjusted critical 100yr storm. The development shall be carried out in accordance with such details as are agreed and thereafter maintained.

GROUND:

To prevent pollution, in accordance with the advice contained within the National Planning Policy Framework.

21 No building hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

GROUND:

To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficiency of the drainage provisions, in accordance with the National Planning Policy Framework.

22 The detailed design of the dwellings hereby approved, to be submitted in pursuant of condition 1 above shall show no habitable rooms located closer than 15 metres to the boundary of a proposed pumping station site.

GROUND:

In order that the Local Planning Authority may retain control over the development in the interests of the residential amenities of the locality in accordance with the NPPF.

23 The landscaping plan to be submitted in pursuant of condition 1 above shall include the ecological enhancements detailed within the Ecological Appraisal (dated February 2016 by Aspect |Ecology) and the recommendations of the Arboricultural Report (dated 16th May 2016 by Chartwell Tree Consultants Ltd).

GROUND:

In the interests of the visual amenities and ecology of the area and to adequately integrate the development into the environment in accordance with Policies D1 and D2 of the Thanet Local Plan

24 The landscaping plan to be submitted in pursuant of condition 1 above shall include the recommendations as identified within the Landscape Appraisal (Crabtree & Crabtree dated November 2015).

GROUND:

In the interests of the visual amenities of the area and to adequately integrate the development into the environment in accordance with Policies CC1 of the Thanet Local Plan.

25 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of

- i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
- ii following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and

recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

GROUND:

To ensure appropriate assessment of the archaeological implications of any development proposals and the subsequent mitigation of adverse impacts through preservation in situ or by record.

SITE, LOCATION AND DESCRIPTION

The site lies to the south of Monkton Road and to the west of Thorne Road in Minster, and at present has two dwellings (66 Monkton Road and Cherry Tree Cottage) in situ and their associated curtilages and also land in association with horsiculture activities.

To the east of part of the site is a public footpath and a track then runs along the southern side of the site and beyond that open countryside, which also lies beyond the western boundary of the site. Fronting the road there is linear development to Monkton Road to the west and to the east there is the recently completed Monkton Road housing development. This comprises a comprehensive scheme that went behind dwellings fronting Monkton Road.

RELEVANT PLANNING HISTORY

OL/TH/04/0069 Outline application for the erection of a detached bungalow upon land adjoining 66 Monkton Road. Granted 23/03/04

OL/TH/91/0742 Outline application for the erection of a dwelling. Refused

F/TH/96/0257 Erection of double garage. Withdrawn

F/TH/90/0396 Change of use of land to allow the grazing of horses and erection of 2 single storey stable buildings and additional single storey store. Granted 31/05/90

PROPOSED DEVELOPMENT

The proposal involves the demolition of two existing dwellings and other low level buildings. The application is in outline form with all matters reserved with the exception of access. The layout proposed shows a central access road that dwellings are either accessed off directly or there are private drives providing the connection. The submitted plans show a possible layout for 36 dwellings with two dwellings fronting Monkton Road.

DEVELOPMENT PLAN POLICIES

Thanet Local Plan (2006)

H1- Housing

H4 – Windfall Sites

H8 - Mix of dwellings
HE12 –Archaeological Sites and Preservation
TR12 - Cycling
TR16 - Car Parking Provision
D1 – Design Principles
D2 - Landscaping
SR5 – Play space
CC1 – Development in the Countryside (urban and rural confines)
CC2 – Landscape Character Areas
R1 – General Levels of Development
CF2 – Development Contributions

NOTIFICATIONS

20 Letters of representation have been received. The following issues are raised:

- * Issues relating to access at the junction with Monkton Road and Tothill Street and getting up or down Tothill Street
- * Monkton Road and Willetts Hill are not suitable for further development
- * Drainage and sewerage issues
- * Lack of local services
- * Devalue existing properties
- * Overlooking and loss of privacy
- * Loss of outlook
- * Crime
- * Effect on ecology
- * Over-development
- * Flooding
- * Impacts during construction work
- * Archaeological issues
- * Increase in pollution

CONSULTATIONS

Minster Parish Council: OBJECTION Their points can be summarised as follows;

- * Incursion into the countryside contrary to Policy CCI of the Thanet Local Plan
- * Development of the site will impinge upon views to the detriment of the Landscape Character Area (contrary to CC2) and the Countryside in general
- * The Council has considered the most suitable locations for development in Minster as part of the emerging Local Plan process, no sites identified in Monkton Road, this indicates that the site is not one that meets sustainability criteria as well as those sites.
- * Proposal has a detrimental impact upon the setting of Eden Hall, a grade II Listed Building and this detrimental
- * The application should be refused unless it can be demonstrated that the scheme will not have a detrimental visual impact
- * Proposal is contrary to policy H4 as it is neither in the village and its location is detrimental to the countryside and the setting of a grade II Listed Building.

* There is a planning application for 2500 houses at The former Manston Airport site; questioned whether the consideration of all other speculative applications should not be held in abeyance pending determination of the suitability of that site.

* Whilst it is acknowledged that there is a shortfall in housing supply, it is strongly considered that the detrimental impact of this proposal significantly outweighs its benefits.

KCC Highways and Transportation: NO OBJECTION subject to conditions relating to internal layout, parking and turning, measures to prevent surface water onto the highway, surfacing of each access, covered cycle storage, visibility splays, connection to public footpath and construction management plan.

Public Rights of Way: We have no objection to the erection of 36 dwellings but as the development is directly adjacent to footpaths TE33 and TE462 we have concerns regarding how this will affect the surface of the footpath during the construction phase of the development.

The applicant should be aware that

1. No furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority:
2. There must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development:
3. There should be no Close board Fencing or similar structure over 1.2 metres erected which will block out the views:
4. No hedging or shrubs should be planted within 1.0 metres of the edge of the Public Right of Way.

The applicant should also be aware that any planning consent given confers no consent or right to close or divert the public right of way at any time without the express permission of the Highway Authority. If the applicant needs to apply for a temporary traffic regulation order whilst works are undertaken, I would need six weeks' notice to process this.

KCC Regeneration Projects: Contributions are sought in relation to primary and secondary education, libraries in order to make the scheme acceptable.

Environment Agency: NO OBJECTION subject to condition, relating to contamination, infiltration of surface water drainage.

KCC Sustainable Drainage Officer: The outline development proposal for 36 residential properties proposes a drainage strategy which relies on storage within permeable pavement and a ditch system along the southern perimeter of the site. The location of discharge to the ditch on the boundary is not designated but assumed to be at the lowest point. BGS information also indicates the bedrock permeability is variable but with a depth to the water table expected to be less than 3m, which raised concerns with the Environment Agency.

The applicant has presented information which describes the Surface Water Flood Mapping and its implications for the site. This flooding assessment is based on topography but which may also be associated with the capacity of the ordinary watercourse on the boundary. It would be prudent to ensure that the residential layout considers these areas appropriately.

We agree with the applicant's submission that infiltration may be possible but we do not agree with the results presented for the Greenfield runoff rate calculations. The Surface Water Management Strategy has presented the range of solutions available with and without infiltration. The attenuation volumes as proposed are therefore uncertain given the calculation of the greenfield runoff rates and assumptions with respect to infiltration. Notwithstanding these issues, the final discharge destination could be via infiltration or to the adjacent ditch; therefore a drainage solution could be anticipated to be reasonably achieved even with these uncertainties. At detailed design we would require agreement of the greenfield runoff rates and confirmation of the infiltration rate through appropriate ground investigations.

Therefore, our outstanding concern is in relation to the proposed indicative layout. It is possible that new homes could be located in a surface water flow path and we would prefer that the site is arranged to account for the surface water flood mapping and which may preferably locate the attenuation volumes to the lower end of the site.

Southern Water: NO OBJECTION subject to condition (relating to foul and surface water sewerage disposal informative).

River Stour IDB: Please note that the site of the above planning application borders the River Stour (Kent) Internal Drainage Board's district and therefore has a potential to affect IDB interests, local drainage and flood risk in particular.

Whilst not opposed to this proposal in principle it is requested, should the Council be minded to approve this application, that details of surface water drainage are made subject to a condition requiring runoff rates to be restricted to that of the Greenfield site with on-site storage to accommodate the 1 in 100 year rainfall event +Cc.

Details of the proposed SuDS and its future maintenance should be designed and agreed in direct consultation with KCC's drainage and flood risk team. In addition to this, the capacity and condition of the receiving watercourse(s) must be assessed.

KCC Ecological Advice Service:

The submitted surveys have recorded the following within the site:

- Foraging soprano and common pipistrelle and Noctule
- Hedgehogs
- Grass snakes (juvenile)
- Breeding birds (including Swallows)

We are satisfied that the submitted ecological has adequately assessed the impact the proposed development will have on protected/notable species and we do not require additional information to be provided prior to determination of the planning application. Conditions are recommended and contribution to the SAMM.

Strategic Housing Manager: Strategic Housing supports this application and the proposal to provide 30 % affordable housing in accordance with Council policy. In this case, this would be 10.8 which we would expect to be rounded to 11. We would also expect to be allocated units which are representative of the split across the whole scheme.

In 2013 the Rural Housing Need survey for Minster identified the following need:

- . A total of 49 adults and 21 children have a housing need
 - . 26 respondents with a housing need currently live in Minster and 3 live outside
- Overall, a need for up to 29 affordable homes, for the following local households was identified:
- . 6 single people
 - . 13 couples
 - . 10 families

Although since this survey took place, a development has provided the majority of the affordable housing identified above, due to the increased pressures and demand on housing markets, within Minster and across

Thanet, this affordable housing is still very much needed.

The affordable unit breakdown would be in line with council policy and 70% Affordable rent (Social Rent) and

30% shared ownership. This could be negotiated depending on the scheme details and units offered.

Environmental Health: NO OBJECTION subject to condition.

Conservation Officer: NO OBJECTION

KCC Archaeology: NO OBJECTION subject to condition.

COMMENTS

The reason for referral to the planning Committee is the proposal represents a departure from the Local Plan.

The key issues in the determination of this application are:

- Principle of development;
- Character and Appearance;
- Living Conditions;
- Transportation;
- Affordable Housing;
- Infrastructure Provision; and
- Other Material Considerations

Principle

The application site lies within an area designated as countryside as defined by the Thanet Local Plan. Policy CC1, covers this issue; development in the countryside. This policy states that within the countryside new development will not be permitted unless there is a need for the development that overrides the need to protect the countryside.

However it has been determined that the Council does not currently have a 5 year supply of deliverable housing sites as required by paragraph 49 of the NPPF. For residential development, this means that planning applications for housing should be considered in the

context of the National Planning Policy Framework's presumption in favour of sustainable development (paragraph 14). This is because local policies (including defined development boundaries) relating to the supply of housing are no longer considered up to date (paragraph 49). Paragraph 14 of the NPPF states that where relevant local policies are out-of-date, planning permission should be granted unless; any adverse impacts of doing so would "significantly and demonstrably" outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted.

In this case the site is on the edge of the village of Minster, close to the main village centre which has a number of small local shops, doctor's surgery, primary school and also access to a railway station. The village in itself is therefore considered to be sustainable as its facilities could support additional dwellings and their occupants. It is acknowledged that this is a relatively large site, larger than a site that may come forward and is, not part of a proposed allocation, however paragraph 14 of the NPPF refers to there being a need for significant and demonstrable harm that would outweigh a planning permission from being granted. In light of the 5 year deliverable housing supply site issue and the sites close physical affinity and easy access to services within the village, it is considered that the proposal could comply with the NPPF's presumption in favour of sustainable development, subject to there being no demonstrable harm being demonstrated.

Character and Appearance

The proposal requires the removal of number 66 Monkton Road and Cherry Tree Cottage; no objection is raised to their demolition. Development to the west of the site is linear along Monkton Street, whilst larger sites have been developed off Monkton Street, in a more comprehensive way; to the east of the site. The proposed site includes the aforementioned properties their respective curtilages and also an area used for grazing of horses the remainder has some low level buildings and grassed areas. Along the south east and south boundaries of the site is an existing footpath, which encloses the site.

The application is all reserved matters reserved with the exception of access, until a later stage; however the application has been supported by an indicative layout plan of the site and an indicative appearance of the properties to be built.

The indicative site layout identifies a mix of two storey terrace, semi-detached and detached properties. All properties on the site will be served by a new vehicular access to the east of 68 Monkton Road. It is considered that the indicative layout, would not detrimentally affect the form and character of the development in the locality. The indicative layout of the site is not as dense as the relatively new development to the east of the site, but provides some form of transition between the denser centre of the village and a sense of more spacious plots to the west along Monkton Road, prior to open countryside which lies beyond. The site area is 1.32ha which gives a density of 27dph, which is relatively low.

In terms of the impact on the landscape character the applicant considers that the site is well contained due to existing screened boundaries. It is stated that the site is not viewed from local public roads, or trains due to the existing vegetation, although visible from local footpath along the eastern site boundary and local paths crossing the field to the south. It

was concluded that the proposal would have a negligible visual impact subject to buildings being no more than two storey, retention of the hawthorn hedge on the western boundary and Popular trees along the southern and part-western boundary should be topped as recommended.

Given the existing landscape buffers that largely screen the site, from the wider countryside and that it would be seen in the context of the village of Minster, I am satisfied that a proposal at this relatively low density could be achieved, whilst maintaining green space around the proposed dwellings to create a relatively verdant development within this edge of village location. I am of the view that proposal would accord with policy CC2 of the Local Plan, as it would not damage the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum channel, the adjacent marshes and the sea.

It is also recognised that Eden Hall (58 Monkton Road) is a Grade II listed building; its south western boundary will abut the site. S.66 of the Town and Country (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authority to have special regard to the desirability of preserving the building or its setting. An assessment needs to be made if there is any harm caused to the setting of the listed building and if that harm is substantial in accordance with paragraph 134 of the National Planning Policy Framework.

To the east of the application site is a Grade II listed building (Eden Hall); a designated heritage asset, the proposed development would be located to the south west of this building.

In assessing the proposals impact upon the setting of the Grade II listed building, it is confirmed that the setting of a heritage asset is the surroundings in which a heritage asset is experienced, formed by, amongst other matters the location and siting, form and appearance. At present to the south west of this building is land that this primarily used for grazing land, with some low level structures in situ.

It is appreciated that this is an outline application, with all matters reserved with the exception of access, therefore there is limited information. I am satisfied however, given the low density (27 dph) that the layout, design and scale (dwellings being conditioned to be no more than two storey in height) of the proposed development could be designed in such a manner that would not affect the setting of the listed building. The Conservation Officer concurs with this view although notes that there is potential for the development to impact to the setting of Eden Hall and this would need to be fully addressed within the detailed submission.

It is appreciated that this is an outline application with all matters reserved with the exception of access, two storey properties have been shown on all the initial street sections. These dwellings are most likely to be separated from the listed buildings curtilage by their own respective gardens, in addition this boundary is quite well screened by existing vegetation, however this would need to be dealt with specifically at the reserved matters stage.

Taking into account the above I consider that the development would not harm the setting of the listed building, subject to design, layout and landscaping.

Living Conditions

Although the application seeks outline planning permission with all matters reserved with the exception of access, the indicative site layout identifies that 36 dwellings can be satisfactorily accommodated on site without causing detrimental neighbour amenity issues. The properties in Cheney Road would be separated by virtue of a path, vegetation and drain. There would be no principle overbearing and overshadowing issues experienced by the neighbours to the east or north by virtue of the ability to achieve adequate separation to these neighbours as identified on the indicated layout plan.

There are no residential properties to the west and south of the site.

Transportation

It is confirmed that the Highways Officer has not raised an objection to the application, stating:

“The proposed development is predicted to generate 20 vehicle movements in the network peak hours and these are likely to be generally evenly distributed to the east and west of the site bearing in mind the location of the site in relation to the major road network. As such there may be 10 additional movements in the peak hours through Minster to the A253 and a similar number through Monkton to the A253, which is not a significant amount. Whilst there is existing on-street parking particularly in the eastern section of Monkton Road and Tothill Street, there are spaces for drivers to wait for others to pass and the addition of 10 vehicles spread across the peak hour is unlikely to have a significant impact on the flow of traffic. There is no pattern or volume of crashes to suggest there is an existing problem which will be exacerbated by the proposals.

Connections can be made to the existing surfaced footpath along the eastern boundary of the site, providing a short and direct pedestrian route to the school as well as a route to the railway station. The existing footway in Monkton Road also provides a direct pedestrian connection from the site access to the bus stops, High Street and village services/amenities. Visibility at the proposed site access point is acceptable. Access for construction vehicles can be managed and controlled through a Construction Management Plan, which can be secured by condition. The site layout and amount of car parking can be resolved through any reserved matters application to ensure there will be no unacceptable on-street parking generated on the highway.

Taking all of the above into account the proposals are unlikely to have a severe impact on the highway network which would warrant a recommendation for refusal on highway grounds.”

Taking into account the Highway Officers comments it is considered that there is capacity for the traffic movements associated with the proposed development and the proposal will not impact to a significant degree upon the local highway network with the need for off-site work to be required.

The site is adjacent to two footpaths and as such there are certain requirements which may affect the scheme- no furniture erected or across the PROW, disturbance of the surface, or obstruction of its use, no close board fencing or similar structure over 1.2m or hedging and shrubs planted within 1m. It is considered that this can be dealt with by way of an informative drawing the applicants attention to these requirements.

Affordable Housing

In accordance with policy H14 of the Thanet Local Plan 30% of the proposed development should be in the form of affordable housing. In this instance based on a development of 36 dwellings 11 affordable homes will be required. The affordable housing mix will need to be addressed at reserved matters stage, although it would be expected to be representative of the split across the whole scheme.

A Section 106 agreement will take this into account and secure the affordable units.

Infrastructure Provision

With regard to developer contributions, Thanet Local Plan policy CF2 sets out that it is essential to ensure that adequate provision of community and social facilities, including education and health, is made. Where a proposed development would directly result in need to provide new or upgraded community facilities, the Council will seek planning obligations to require a developer to directly provide the necessary facilities or ensure a contribution towards that provision.

Kent County Council is seeking an education contribution (both primary and secondary) from this development. The contribution will go towards Phase 1 Birchington Primary School expansion and Royal Harbour Secondary School Phase 1 works. This equates to a total of £84,994.56 and £84,952.80 for primary and secondary contributions respectively.

Whilst the primary school contribution is not requested for the Minster Primary school in close proximity to the site, as no project for expansion has been identified by the education provider, the requested contribution to Birchington Primary School is considered to comply with regulation 122 of the Community Infrastructure Regulations.

A library contribution of £48.02 per household, equating to a total of £1,728.57 and will go towards the additional bookstock required to mitigate the impact of the additional borrowers generated from this development.

A requested is also made for 1 wheelchair adaptable home as part of the on-site affordable homes delivery; this can be secured by condition. A request is also made for a Broadband condition, however this is not considered to meet the planning condition tests, however, an informative can be added to advise the developer that superfast fibre optic broadband to all buildings of an adequate capacity (internal minimum speed of 100mb) to each building should be provided.

Impacts of recreational disturbance upon the Thanet Coast and Pegwell Bay Special Protection Area (SPA) and Wetland of International Importance under the Ramsar

Convention (Ramsar Site) has been published, revising the mitigation figure to £542 per dwelling.

This contribution is proposed to be used towards the employment of a warden scheme managed through the Thanet Coast Project to monitor and control recreation impact each year over a ten year period. A scheme of wardening and the co-ordination of measures in Pegwell Bay in case of any displacement of disturbance in the Thanet Coast and Pegwell Bay Special Protection Area has been confirmed by Natural England to avoid the likelihood of a significant effect on the Thanet Coast and Pegwell Bay Special Protection Area arising from residential development in Thanet.

It is confirmed that the applicant is aware and has agreed to pay the financial contributions sought for this proposal, which are to be secured through a Section 106 agreement.

Subject to the provision of the proposed mitigation measures I consider that there will be no likely significant effect on the Thanet Coast and Sandwich Bay Special Protection Area, Ramsar site, Sandwich Bay Special Areas of Conservation, Thanet Coast Special Areas of Conservation, the Sandwich Bay and Hacklinge Marshes Site of Special Scientific Interest or the Thanet Coast Site of Special Scientific Interest and the development is therefore considered to accord with the Habitat Regulations and the National Planning Policy Framework. KCC Ecological has not raised any outstanding issues that could not be conditioned.

Comments from the KCC Archaeological Officer have been received; they recommend a condition relates to an archaeological field evaluation to be followed by preservation in situ of any important remains identified at the site and/or further archaeological excavation as appropriate.

Other Material Considerations

The site is located within Flood Zone 1. The submitted application form indicates the foul sewage will be disposed of to the main sewer and surface water drainage by a sustainable drainage system a Surface Water Management Strategy and Foul Water Drainage Strategy have also been included. The Surface Water Management Strategy indicates that the storage will be provided within permeable paving and shallow open storage structures on the boundaries of the development draining to the lowest point at the southeast corner. The Foul Drainage Strategy indicates that the topography of the site allows foul water to be drained by gravity to the southern boundary of the site. It is detailed that the public combined sewer running along the southern boundary has a shallow invert level and connection via gravity is not feasible. A pumping station is proposed at the southern boundary to deal with this issue, with a pumped connection to be made to the combined sewer at a suitable point.

Given the advice from Southern Water, KCC Sustainable Drainage and the River Stour IDB it is considered that this could be dealt with via condition and through reserved matters submission.

The Parish Council raise an issue in relation to the current planning application for development at Manston Airport, which includes 2,500 dwellings, Members are advised that

each application is treated on its own merits and that as the Manston application has not been determined; it does not have a bearing on this current application.

Conclusion

Whilst the site lies within the countryside as identified by the Local Plan, the authority does not have a 5 year supply of deliverable housing sites. Accordingly the proposal must be viewed in the context of the presumption in favour of sustainable development and the tests of paragraph 14 of the NPPF.

The proposal seeks outline permission with only access being determined at this stage. The highways officer has no objection to the proposal subject to condition.

The proposed development would provide 36 dwellings, including affordable housing. In the context of the acknowledged shortfall against need, those are social benefits that must be accorded substantial weight. Economic benefits would be realised by the provision of these additional houses, most notably during the construction period through employment and investment. In addition the site is considered a sustainable location in terms of access to services and employment has favourable environmental implications.

These benefits need to be weighed against the harm. The site is designated countryside which must be given weight, there is a shortage of housing land and this almost certainly means that parts of the countryside, outside of existing defined villages and towns will have to be allocated for development in order to address the current shortfall. In this case the proposed residential development would be seen in the context of Minster village and would represent a logical and sustainable extension to the village that in your officers opinion would not harm to a significant degree the character and appearance of the wider countryside.

The indicative layout demonstrates that this number of dwellings could be accommodated within the site without having a detrimental impact in respect of form and character or neighbour amenity. The details of scale and appearance are matters reserved for future consideration. Neighbour amenity issues will be addressed more fully at reserved matters stage.

The S106 agreement will secure affordable housing, education, library provision and SAMM contributions.

In light of the above, it is considered that the proposal complies with the provision of the NPPF and accordingly it is recommended that Members that this application be deferred and delegated to the Director of Community Services subject to the receipt of the legal agreement securing developer contributions and planning conditions.

Case Officer

Gill Richardson

TITLE: OL/TH/16/0654

Project 66 Monkton Road Minster RAMSGATE Kent CT12 4EE

Scale:

