

Ref:

Called in

Yes/No

THE THANET DISTRICT COUNCIL

RECORD OF DECISION OF CABINET

Cabinet Member

Councillor Helen Whitehead

Relevant Portfolio:

Deputy Leader and Cabinet Member for Housing

Date of Decision:

25 January 2024

Subject:

Land at Shottendane Road

Key Decision

Yes

In Forward Plan

Yes

Brief summary of matter:

A report was considered by the Cabinet that set out a range of possible development options for a council owned site at Shottendane Road, Garlinge.

Decision made:

Cabinet agreed the following:

1. To conduct public consultation with the Gypsy and Traveller community and neighbouring residents about the proposal to establish a number of Gypsy and Traveller pitches on land off of Shottendane Road (area shown in annex 6);
2. Following the consultation, bring back to cabinet, and prior to that to the overview and scrutiny panel, any proposal arising to submit an application for outline planning permission for the provision of Gypsy and Traveller Pitches on the land marked 1aⁱⁱⁱ in annex 5;
3. To dispose of part of the land at Shottendane Road (areas marked as 1b and 2b on annex 5) to KCC for the proposed Major Road Network (Inner Circuit) improvements and a linked sustainable drainage scheme;

Cabinet further noted:

4. That proposals for the provision of housing on the wider Shottendane Road site could only be considered following the assessment of all land submitted to the council as part of the 'Call for Sites' and the completion of the current review of the Thanet Local Plan.

Reasons for decision:

The council completed a Gypsy and Traveller Accommodation Assessment in 2019, which forms part of the evidence base for the Thanet Local Plan. The study is published on the council's website. The assessment considered the accommodation needs of gypsies, travellers and travelling showpeople. The study identified the need for 7 permanent pitches and 5 transit pitches over the Plan period to 2031.

The council's current adopted local plan includes relevant policy [HO20](#), as follows:

The need over the total Plan Period is for 7 permanent pitches and 5 transit pitches. The change of use of land to provide accommodation for Gypsy and Travelling communities will be permitted provided the proposed site is:

- suitable for its intended use (including any associated business activity) and can be accommodated without unacceptable impact on its surroundings and surrounding land uses and the living conditions of persons living in the vicinity of the site;
- has reasonable access to local facilities and services, particularly schools, employment and healthcare,
- and not within a flood risk area;
- and will not have an unacceptably detrimental impact on local environmental quality including Green Wedges or sensitive landscape areas.

Shottendane Road has been identified as potentially suitable for the provision of some of the gypsy and traveller pitches required in the district. This followed an assessment of the planning policies and constraints of sites in the council's ownership.

In addition, the Thanet Local Plan sets out proposals for improvements to the major road network, including a new inner circuit, designed to take pressure off of existing trunk routes along the A28 and A256 corridors. KCC is leading work to complete detailed proposals and has consulted on a preferred 'off-line' route adjacent to Shottendane Road. This new route option cuts across the southern part of the Shottendane Road site (areas marked as 1b and 2b on annex 5). To enable this proposal to proceed the report recommended that the cabinet agree to transfer this area of land at the Southern end of the site to KCC for construction of the new road and a linked sustainable drainage project.

Alternatives considered and why rejected:

Cabinet considered the recommendations set out in the officer report and any amendments to the recommendations needed. Recommendation 2 was amended by the Cabinet and agreed to read:

Following the consultation, bring back to cabinet, and prior to that to the overview and scrutiny panel, any proposal arising to submit an application for outline planning permission for the provision of Gypsy and Traveller Pitches on the land marked 1aii in annex 5;

The Cabinet further considered the recommendations made by the Overview and Scrutiny Panel at its meeting on 16 January 2024. The recommendations made by the panel are set out below:

- The panel recommended that Cabinet agree recommendations 1,3 and 4, but reject recommendation 2.
- The panel further recommended that, 'That Council holds-off the public consultation until they have identified more suitable sites after looking at all of the Council's land holdings and thereafter conduct a full and transparent consultation.'

Cabinet agreed to proceed with the public consultation.

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

None

Author of Officer report:

Bob Porter, Director of Place

Background papers

Cabinet Report_ Land at Shottendane Road - Google Docs
Annex 1 - Shottendane Road Report
Annex 2 - Site plan showing current lease arrangements 1, 2 & 3
Annex 3_ Site plan showing proposed plots
Annex 4 - Capacity Study
Annex 5_ Site Plan showing potential location for Gypsy and Traveller provision
Annex 6 Site Assessment for 4 plots
Annex 7 - Inner Circuit Highway Proposals

Statement if decision is an urgent one and therefore not subject to call-in:

None

Last date for call in: 5 February 2024