

Ref: 17/502072

Amend condition 21 to read:

No dwelling shall be occupied until highway works agreed under S278 of the Highways Act have been implemented in full to the satisfaction of the Local Planning and Highways Authority. These works shall comprise;

- The alterations to Forstal Lane and Junction with Stockett Lane as set out in the Transport Assessment
- Any alteration relating to the access to the site with measures to discourage vehicles along Well Street
- Pedestrian Footpath from site to Mill Road along the southern side of Forstal Lane

Reason: To ensure compliance with Policy H-58 (as modified) and to ensure highway and pedestrian safety.

Add a new condition 25 as follows;

No part of the development hereby approved shall be occupied until details of measures (known as a Green Travel Plan) to encourage the use of the access to and from the site by a variety of non-car means have been submitted to and approved in writing by the local planning authority, put into operation and thereafter retained in operation.

Reason:

In the interests of sustainability and to secure alternative means of transport to the site other than the motorcar.

Remove the words "Travel Plan" from the recommended Heads of the S106.

Clarify that that the **Community Learning Contribution** as set out in the Heads is specifically towards portable equipment in Maidstone for the new learners from this development.

Officer comment:

The amendment to condition 21 is to ensure consistency in approach with adjoining sites and to ensure any potential delays that may arise during the S278 process do not prevent works commencing on site.

Government advice advocates that where mitigation can be achieved through a condition, as opposed to a S106, then this should be the preferred route. As travel plan measures can be secured through the use of a condition, an additional condition has been recommended with the removal of the travel plan requirement from the Heads. The monitoring contribution is recommended to be retained in the Heads.

Ref: 17/501093/REM

The following comments have been received from Headcorn Parish Council on the revised plans:

“The revised plans were considered at the planning and licensing committee of HPC and I regret that the Council still find the application unacceptable to them. As I have stated on a number of occasions the crux of the issue is the 2.5 storey building and its unsuitability in a village setting, especially the highest point of the village. This is not a two and half storey building as the upper floor is not contained within the roof space. The Council therefore wish to see the revised detail refused and referral to the planning committee is required”

MY RECOMMENDATION REMAINS UNCHANGED