

Urgent Update: Planning Committee 18 July 2024

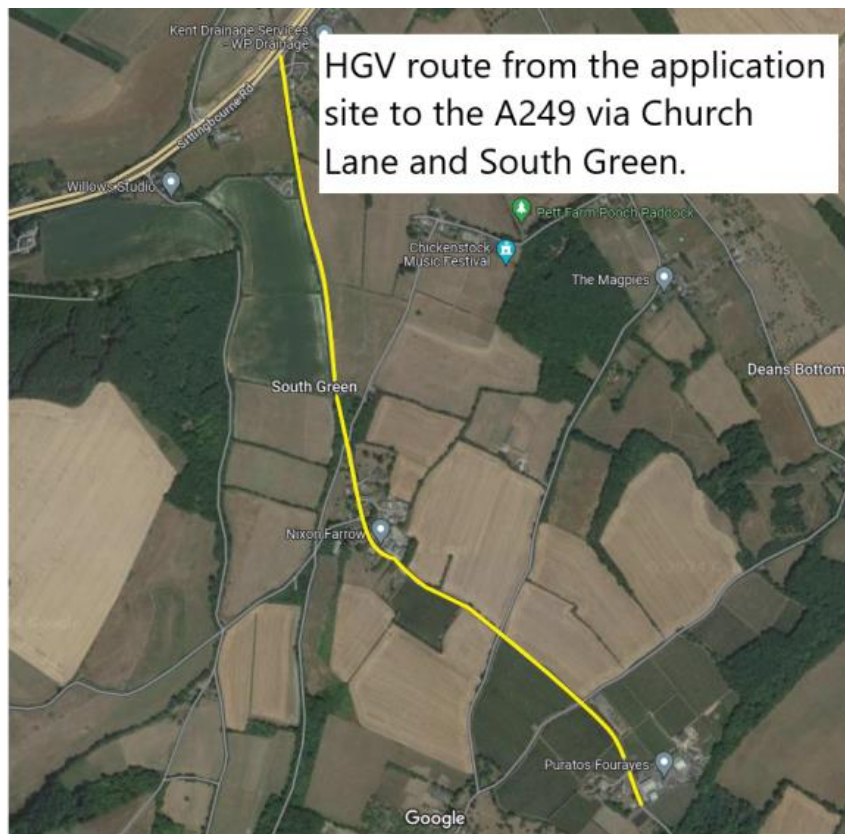
Item 12 Pages 1 to 12

APPLICATION: 23/502572/FULL Fourayes Farm, Church Lane, Bicknor, ME9 8BJ

Page 7 paragraph 6.20

In addition to the main agenda, it is highlighted that the submitted Transport Statement sets out:

- *"The applicant requires all commercial vehicles travelling to and from the site do so via a prescribed route from the A249 Sittingbourne Road via South Green and Church Lane. This represents the quickest and least disruptive route between the farm and the main customer base to the north and west of Kent, avoiding the villages of Bicknor and Hollingbourne". (Paragraph 5.3.3)*
- *"A two-way radio system is in place between the farm and the commercial vehicle drivers, which enables drivers to give advance warning that they are approaching on the A249, during which time no commercial vehicles are permitted to leave the site. This reduces the risk of two large vehicles meeting on South Green and Church Lane" (Paragraph 5.3.3).*



Page 8 paragraph 6.26 and 6.27

It is reiterated that under the planning system, a s106 obligation cannot be used that requires an applicant to repair damage to a public road that results from development. The applicant's Transport Statement advises *"...several other fruit farms and agricultural operations are also located in the site vicinity and as such, only a proportion of the goods vehicles that utilise the local highway network are associated with operations at Fourayes Farm"* (Paragraph 5.3.4)

Whilst under the planning system an obligation cannot be placed on the applicant, the submitted Transport Statement sets out that the applicant has a separate agreement with the local highways authority outside the planning system. The statement sets out that the

applicant has "...taken responsibility for the maintenance of the route between the farm and the A249 in liaison with KCC H&T, ensuring that hedgerows are trimmed during appropriate periods of the year, that snow and other obstructions are cleared promptly and that carriageway defects are reported to the Local Highway Authority. This provides further evidence of the importance that the business places on minimising its external impacts and delivering wider community benefits" (Paragraph 5.3.5).

Page 10 s106 head of term 1 (additions underlined – deletions crossed through).

- ~~The completion of a HGV routing agreement between the applicant, Maidstone Borough Council and KCC to formalise and control the routes used by HGVs on the local highway network travelling to and from the application site. "Securing appropriate HGV routing arrangements on the local highway network travelling to and from the application site."~~

Page 10 condition 1 (additions underlined – deletions crossed through).

- Amend Condition 1 to provide greater identification of the approved plans (additions to the wording in the main agenda underlined).
 1. *The development hereby permitted shall be carried out in accordance with the following approved plans:*
 - *Site Location Plan (Ref: WM/651/125 Rev1 dated 12.01.2022)*
 - *Existing and Proposed Block Plan (Ref: WM/651/500RA dated 29.06.2023)*
 - *Existing/Proposed Floor and Elevations (Ref WM/651/01 dated 23.01.2020)*
 - *Planning, Design and Access Statement (Ref DCH/AD/30404 dated May 2023)*
 - *Transport Statement (Ref PL/LC/32069 dated January 2024)*
- Reason: For the avoidance of doubt and in the interests of proper planning.*