

Land At Church Street and Heath Road, Boughton Monchelsea

5.0 LOCAL REPRESENTATIONS

In total 14 objections have been received to date. The issues raised have been addressed in the relevant sections of the report.

6.0 CONSULTATIONS

- 6.2 KCC Highways have confirmed that the upgrading of the zebra crossing to a signal controlled crossing, whilst desirable, is not required to make the proposal acceptable in planning terms.

10.0 RECOMMENDATION

10.1 Alter term 4 to read:

4. Contribution of £950 per dwelling for off-site open space provision, £38,950 (£950 per dwelling), ***for use in the village (Boughton Monchelsea) Play Ground and Recreation Ground, for improvement of the play area, the provision of activity equipment , benches and upgrading pathways.***

10.2 Conditions:

Alter condition 14 to read:

14. Prior to the completion of the development hereby approved, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include clear ecological enhancement for breeding birds and bats and shall include the provision of bat boxes ***and*** bird ***boxes integral to the new buildings*** and generous native planting ***appropriate to the Greensand Ridge***. The approved details will be implemented and thereafter retained.

Reason: In the interests of ecological enhancement.

OTHER MATTERS

Please find attached the site location plan for this application.

RECOMMENDATION REMAINS UNCHANGED