

MAIDSTONE BOROUGH COUNCIL

MAIDSTONE JOINT TRANSPORTATION BOARD

17 JANUARY 2018

REFERENCE FROM PLANNING COMMITTEE

17/502072 - OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 210 DWELLINGS TOGETHER WITH ACCESS OFF FORSTAL LANE, 1.85 HECTARES OF OPEN SPACE AND ASSOCIATED INFRASTRUCTURE (ACCESS BEING SOUGHT) - LAND SOUTH OF FORSTAL LANE, COXHEATH, KENT

The above outline planning application was considered by the Planning Committee at its meeting held on 9 November 2017. The Committee agreed that subject to the prior completion of a S106 agreement to secure contributions to mitigate the impact of the development, the Head of Planning and Development be given delegated powers to grant outline permission subject to conditions.

The Committee specified a condition to require, before development commences on site, a signed S278 agreement covering, inter alia, the access to Forstal Lane and measures to prevent access eastwards towards Well Street; a potential solution being to create an access which will enter Forstal Lane in a westerly direction where it is almost parallel at the point of access thereby preventing a right turn (the precise wording to be finalised by the Head of Planning and Development acting under delegated powers).

The Committee also agreed to recommend to the Maidstone Joint Transportation Board that an item be included in the Board's Work Programme to monitor, after 50% occupation, the effectiveness of the measures put in place in order to prevent a right turn from the development into Forstal Lane towards Well Street and whether changes need to be made and/or a Traffic Regulation Order introduced.

A site location plan is attached as Appendix A to this reference.

RECOMMENDED: That an item be included in the Board's Work Programme to monitor, after 50% occupation, the effectiveness of the measures put in place in order to prevent a right turn from the above development into Forstal Lane towards Well Street and whether changes need to be made and/or a Traffic Regulation Order introduced.

Background Documents – Report of the Head of Planning and Development to the meeting of the Planning Committee held on 9 November 2017 and associated Appendices and Minutes.