

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 14 December 2016

Time: 6.30pm

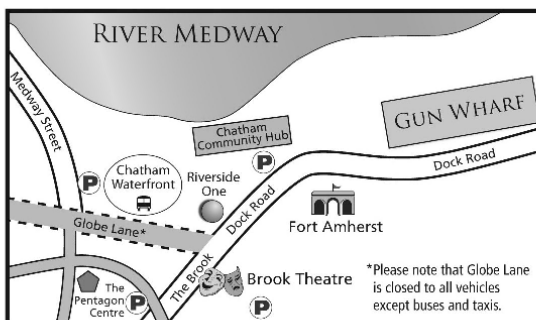
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 15 Additional Information - Supplementary agenda advice sheet (Pages 3 - 6)**

For further information please contact **Ellen Wright, Democratic Services Officer** on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 14 December 2016



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Medway Council

PLANNING COMMITTEE – 14 December 2016

Supplementary Agenda Advice

Minute 455 MC/16/3243 I Main Road Hoo

Application amended and approved as agreed by Committee

Minute 458 MC/16/3577 55 Luton High Street

Refusal reason

The proposed take away is on a short busy section of Luton High Street close to the roundabout with Capstone Road, a light controlled crossing and opposite residential properties. While 4 off street parking spaces are proposed, the proposed use by its very nature will attract a high volume of short term visitors which will result in an intensification of the access onto Luton High Street, which may also (due to the limited number of spaces) result in vehicles having to reverse out onto Luton High Street. In addition, experience with such take-away's is that customers do not want to walk any distance to the premises and if there are no parking spaces available, will park on the High Street immediately outside the premises. The combination of the intensification of the access, the competition for limited spaces, the likelihood of vehicles having to reverse back onto the highway and vehicles parking on the road (irrespective of double yellow lines) will result in an unacceptable hazard to traffic with the potential for accidents. The proposal is therefore contrary to the provisions of Policies T2 and R18 of the Medway Local Plan 2003.

Page 30 MC/16/2653 Elmsleigh Lodge, 118 Maidstone Road

Application is **Deferred**

Page 43 MC/16/2776 Land at Brickfields, Darland Farm, Pear Tree Lane, Gillingham

Recommendation

Amend A as follows:

- A) The applicant entering into a Section 106 agreement to secure the following:

1. A contribution of £1,875,000 towards the provision of off site affordable housing in lieu of providing affordable units within the proposed development;

12. A contribution of £5,000 towards securing a Traffic Regulation Order to reduce the speed limited along this section of Pear Tree Lane from 50 mph to 40 mph

Amend Condition 4 to refer to drawing 712: L (--) 01 D

Additional Information

Following the decision to defer the application at the last meeting the Council engaged an independent consultant with regard to the affordable housing contribution. The consultant has recommended that a contribution of £1,875,000 is sought. This figure has been agreed with the applicant and is included in the recommendation.

In addition, a contribution of £5,000 is sought to secure a Traffic Regulation Order to reduce the speed limit in Pear Tree Lane from 50 mph to 40 mph.

A revised plan has been received (712: L (--) 01 D showing enhanced landscaping proposals. A 5 metres minimum structural landscape buffer is shown along the eastern boundary, with structural landscaping along the northern boundary. This drawing also shows the central landscaped open space and landscaped embankment along both sides of the access road.

Page 72 MC/16/4274 The Royal Marine, 7 River Street

Representations

The owners have submitted a Management Statement which confirms their intention to provide much needed affordable accommodation for local people prepared to share household amenities.

With the potential to accommodate up to 15 occupants and, conscious of the acute shortage of housing generally, they had originally entered into an informal agreement with Pathways To Independence (PTI), a local charity catering specifically for the well-being of 'vulnerable' young adults in Medway. PTI have since withdrawn their interest in the project.

They will now be approaching organisations in the area who may have employee accommodation needs and/or offer accommodation to independent groups of local individuals, who are happy to share facilities in return for relatively low cost housing.

They plan to engage a suitably qualified live-in or on-site manager, to be responsible for day to day administration of tenant behaviour and welfare issues, local authority licensing conditions and property related concerns.

They confirm that a register of tenants will be kept and all occupants will be subject to a formal tenancy agreement with appropriate terms and conditions.

As HMO licence holders, they accept that they will ultimately be responsibility for maintaining all aspects relating to good tenant relations and proper compliance within the terms of the licence.

Page 84 MC/16/3566 Land to r/o 21-23 Asquith Road

Application is **Deferred**

Page 98 MC/16/3567 Land to r/o 21-23 Asquith Road

Application is **Deferred**

**Page 128 MC/15/2879 Land at the junction of Maidstone Road
and Sir Evelyn Road, Rochester**

Representations

Following re-consultation on the amended plans, **5 letters of representation** have been received objecting on the following grounds:

- Overcrowding the area
- Intensification of traffic within the vicinity
- Previous concerns expressed remain regarding access, parking, impact on traffic flow and wildlife
- Detrimental impact on Ecology
- Adverse impact on Streetscape
- Increased parking competition on nearby roads
- Increased danger and inadequate access from construction vehicles during the course of the development process
- A protected tree was removed from the site and after cutting the tree down, the remains left on the site
- The land to the front of the garages (hardstandings) is not within the applicants ownership

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