

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 15 March 2017

Time: 6.30pm

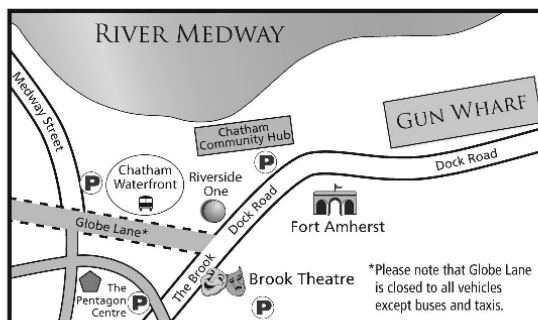
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 15 Additional Information - Supplementary agenda advice sheet (Pages 3 - 18)**

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

Date: 15 March 2017



This agenda and reports are available on our website
www.medway.gov.uk

A summary of this information can be made available in other formats from **01634 333333**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

বাংলা 331780
中文 331781

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ਪੰਜਾਬੀ 331784
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Русский 332374
Lietuviškai 332372

Medway Council

PLANNING COMMITTEE – 15 March 2017

Supplementary Agenda Advice

Page 14 Minute 750 146 Hempstead Road

Reason for refusal wording agreed with Chairman and vice Chairman:

1. The proposed take away by virtue of the additional comings and goings of traffic and the frequency, where most are either likely to park to the front of the premises immediately opposite residential properties or increase the number of vehicle movements into and out of the rear car park which is not only adjacent to residential properties but which has a constrained access, will result in unacceptable harm and disturbance to the amenities of residents in the immediate vicinity of the site. The proposal is therefore contrary to the provisions of Policy BNE2 of the Medway Local Plan 2003.

Page 54 MC/14/2914 Rochester Airport, Maidstone Road
Chatham, ME5 9SD

Recommendation

Amend Condition 10 as follows:

10. No development above foundation level shall take place until a detailed external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed as approved and no other external lighting shall be placed on site without the prior consent of the Local Planning Authority.

Representation

One additional representation received which is appended to this supplementary agenda.

Page 98 MC/16/4682 91-93 Bryant Road, Strood, Rochester,
ME2 3ES

Update following previous deferral

The application was deferred from the 15 February 2017 Committee Agenda before being considered to require a revised drawing and for notice to be

served on the adjoining property. A revised drawing has been received and notice has been served.

Recommendation

Amend Condition 2 as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers DT/03/15 A and DT/04/15 A received 12 December 2016 and drawing number DT/02/15 B received 17 February 2017.

Amend the reason to Condition 4 as follows:

Reason: Required prior to commencement of development to ensure acoustic mitigation can be incorporated into the design to ensure no detrimental impact on the amenity of the future occupiers of the development in accordance with Policy BNE2 of the Medway Local Plan 2003.

Additional condition

5. Prior to the occupation of 93 Bryant Road as a single household dwelling as approved, the existing outbuilding to the rear of 93 Bryant Road, Strood shall be demolished and the resultant rubble removed from site.

Reason: In order to meet the objectives of Policy BNE2 of the Medway Local Plan 2003 in terms of the impact of the building on the amenity of future residents of 93 Bryant Road, Strood.

Additional Representations

Three additional letters have been received (two from additional households) objecting to the proposal on the following grounds:

- No need for additional flat in an over populated area
- Proposed layout could mean later conversion into flats
- Light loss
- Inadequate parking and increased competition for spaces
- Poor provision for storage of materials and access

ME3 9RN

Recommendation

Amend Condition 1 as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 03-13.010.0819 received on 14 September 2016; drawing number 04-13.010.0819 received on 24 February 2017, 01-13.010 and 02-13.010 received on 10 March 2017.

Planning Appraisal

Replace paragraph 3 of the *Principle* section and replace with:

It has recently come to light that the owner of Medway Microlights is in fact renting the application property out. The tenant is a lady and her daughter who do not appear to have any links with the Microlights site. Despite this being the case, it is considered appropriate to condition this proposal to ensure the house is occupied in association with the overall site and shall not be used independently from the business that surrounds it. The house is located within the countryside and is considered to sit centrally within the existing business. If the application had been submitted prior to being built it would be considered appropriate only if tied to the business and not as an independent unit. The Local Authority does not consider that an independent house in this location would be viewed to be acceptable.

Page 118 MC/16/5177

Flanders Farm, Ratcliffe Highway,
Hoo St Werburgh, Rochester,
ME3 8QE

Recommendation

Amend Condition 3 as follows:

3. No external lighting other than that shown on drawings 2360-13000-003A and 2360-13000-0034 and specified in 'Exterior Lighting Recommendations' report prepared by WSP and dated 23 September 2014 (all approved under MC/14/3063) shall be installed and this lighting shall only be used during the site's permitted operating times as defined by condition 3 of this permission.

Amend Condition 7 as follows:

7. The new acoustic fencing which is erected on site, in accordance with drawing ICA/ENQ/1367/103/J (approved under MC/14/3063) shall

be retained and maintained thereafter.

Amend Condition 8 as follows:

8. The biodiversity of the application site shall be enhanced within a timetable of delivery that shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this decision notice. The biodiversity enhancement measures shall be in accordance with the measures detailed in the Biodiversity Enhancement Strategy prepared by KB Ecology (September 2014) and shown on drawing 2769/DR005 Rev C and approved by planning permission MC/14/3063.

Page 144 MC/16/4951 352 High Street, Rochester, ME1 1DJ

Additional Representations

Five further letter of objection have been received (3 from 1 address) in response to further information submitted by the applicant. These raise the following additional concerns:

- Not sure why the owner feels personally attacked when they are objecting to something which would damage their way of life (including children);
- Every surrounding resident has objected, they should not be ignored, supporters are not local;
- The applicants responses to residents concerns are suppositions and not guarantees, scant regard for people living in the area;
- The smoking area on the pavement for the Northern Seaman regularly results in loud congregations well beyond closing time and their music can commonly be heard to the rear of a neighbours property opposite;
- Acoustic nights do not always mean this and can be heard some distance away
- People who drink are more likely to smoke, adverse impact on residents;
- Clientele of micropubs may be real ale enthusiasts but this does not prevent them from drunkenness and disorder
- Don't want to be another Rochester High Street or night life road, already too much crime and anti-social behaviour
- Cannot just look at this run of eight units, there are pubs and other microbreweries a very short walk away
- Several vacant stores have recently been converted or have permission in place, the area is slowly but surely updating and pubs are not the only answer to this as suggested
- Hosting artists/student workers etc will lead to increased parking due to equipment, long hours late nights

- The proposed hours of opening would be an intrusion to neighbours.

Page 152 MC/16/5140

Land Adjacent to 1 Parsonage Cottages,
The Street, Upper Stoke, Rochester

Recommendation

Amend Condition 4 as follows:

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 01.2 Rev A and the site location plan only on drawing number 15/PARS.1/P01 rev E received on 13 March 2017.

Amend Condition 7 as follows:

7. The plans and particulars submitted pursuant to condition 1 above shall include details of how the development will enhance biodiversity.

Reason: To enhance biodiversity in accordance with Paragraph 109 of the NPPF.

Amend Condition 8 to refer to conditions 9 to 12 rather than 1 to 4

Amend the reason of Conditions 9, 10 and 11 as follows:

Reason: Required prior to commencement of development to avoid any irreversible detrimental impact on human health and water courses as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

Planning Appraisal

Update *Access and Parking* section

Since producing the agenda, two additional drawings and a Transport Note have been submitted (13 March 2017) for the Planning Committee's consideration.

The Transport Note and plan confirms that the proposed access arrangements have been designed in accordance with the requirements for a 30 mph road and concludes that they can be safely accommodated without detriment to the highway safety. The accompanying visibility drawing demonstrates that the required visibility for the 30 mph road has been achieved.

Update *Trees* section

In response to comments regarding the loss of trees on site, an amended indicative site layout plan has been submitted to include some indicative tree and hedgerow planting. The tree survey which accompanies the application confirms that the majority of the trees which are being removed are of low quality with little landscape benefit, although there is one tree of moderate quality with a higher landscape value. Given the village location however it is proposed that there will be a replacement of 5 trees and new hedgerow planting which should be considered acceptable for this location and application. Landscaping is a reserved matter so full details would be required as part of a later application should this outline application be granted planning permission.

harris, dave

From: harris, dave
Sent: 13 March 2017 12:45
To: 'Jim Brewwood'
Cc: filmer, noel; dingsdale, beverly; Jenny Hill
Subject: RE: Bloomfield Amendment to MC/14/2914

Categories: Egress Switch: Unclassified

Dear Mr Brewwood,

Thank you for your email and attachment referred to below. I have placed your email and attachments with the planning application documents. I am also aware that you have been in email exchange with the Council regarding a number of the matters referred to in the email to me. In terms of the amended planning application itself, this will be reported to the Planning Committee this Wednesday and there is a detailed report which is available to view on line. This report covers the planning questions that you understandably raise, including the EIA screening.

You may also be aware that the Planning Authority has recently issued a scoping decision with respect to the EIA matter regarding the original proposal including the tarmac runway and hub building. That decision is similarly available on our web site.

For your information you may be aware that the Council has appointed NLP to act as our planning consultants in respect to the scoping application and the amended application. I can confirm that we will also appoint them to act in relation to any future application which may seek permission for the tarmac runway and hub building. Can I categorically advise that any future application for those aspects will require an EIA and the application would be considered very carefully and totally independently of the application being considered on Wednesday evening.

Regards

Dave Harris

From: Jim Brewwood, [mailto:jbrewwood@sky.com]
Sent: 20 February 2017 09:31
To: harris, dave
Subject: RE: Bloomfield Amendment to MC/14/2914

Dear Mr Harris,

Thank you for your email, would you please refer to the attached further response.

Regards,

J Brewood.

From: harris, dave [mailto:dave.harris@medway.gov.uk]
Sent: 16 February 2017 12:35
To: 'Jim Brewood'; ceco
Cc: Jenny Hill; maryott, lisa; dingsdale, beverly
Subject: RE: Bloomfield Amendment to MC/14/2914

Dear Mr Brewood

Thank you for your emails of 7 February and 25 January . My apologies for the delay in replying.

I will try my best to explain where we are with the application. The airport have amended the 2014 application and they have submitted a covering report which explains the amendments. They have also recently, at our request, submitted an updated plan which removes from the plan those elements which are no longer part of the application, such as the hub building and runway. It is now a much reduced application and my consultants are undertaking a new screening opinion on it. The applicants are entitled to amend their application. The site area has reduced and not increased and they have deleted much of the original proposal from the application. They are entitled to do this. We will now consider this revised application and report to planning committee in due course.

You rightly point out the screening direction regarding the larger application and should the airport submit proposals for the runway, hub building etc, that will need to be a new application, accompanied by an Environmental Impact Assessment and we will fully consult on that application when and if it is received. There is no attempt by anyone to get around that requirement.

We have re-consulted on the amended application all persons and parties who commented on the original application and all comments received will be taken into account and reported to Committee when they consider the application. Based on what is now proposed I am of the view that all necessary parties and persons have been consulted on the amended application.

On your other point regarding obscuring contact details of statutory consultees, I will review this with the relevant officers in the legal section, but I do understand your point.

I hope this is helpful and again apologies in the delay in replying. I note that you have logged a complaint, which I understand because of the delay. Should you wish still to proceed with the complaint please let us know. I have copied this response to the Councils complaints team.

Regards

Dave Harris

From: Jim Brewood [~~mailto:jimbrewood@sky.com~~]
Sent: 07 February 2017 09:59
To: harris, dave
Subject: Bloomfield Amendment to MC/14/2914

Dear Mr Harris,

Thank you for your prompt response to my previous enquiries now forwarded for attention. I also emailed you some time ago to request clarification on pre consultation issues, in case this has slipped your mind I have repeated the questions below for your convenience.

"I would also ask the reason for obscuring the contact details of some statutory consultees this is not sensitive information under the data protection Act, some consultants are government controlled bodies.

This whole application to reiterate is subject to full and independent EIA no works should be granted before this report is publically available. My understanding of the consultation process is to consult with all interested parties such as care homes, schools and other community and religious groups I can see no engagement with this sector published on the planning portal?

I would be grateful if you will confirm, has Medway LPA carried out any consultation with these groups? I believe the SCI supports this course of action. If the process has been completed kindly direct me to where all responses can be viewed.

I look forward to hearing from you in due course.

Kind Regards,

J Brewood.

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Thank you for your email and apology. Progression of the amendment as far as you are concerned is fully understood but your explanation is unnecessary I am not unfamiliar with planning procedure; however, grey areas remain which require further clarification.

The amendment letter from the applicant's agent you describe as a covering report is ambiguous and no substitute for a required planning statement. This statement document should explain the reasons the amendment is submitted and why the original application is not withdrawn, to reiterate without a detailed statement the public, statutory consultees and the planning committee remain uninformed of the likely aviation impact of this proposal on the area. Public comments echoing these issues on your website appear to be ignored?

Specifically, concerns relating to land contamination, air quality, public health and safety issues.

Project funding generally we agree is not planning related; however, here we have an exception to this rule in that the land owners (Medway council) plan to use public money to pay for these related works, works the Council have facilitated through mismanagement in failing to enforce the full maintenance and repairing terms of the lease conditions on the leasee, this is gross negligence.

Rochester airport limited a privately owned company (the tenant) is in default of the lease conditions and now expects the taxpayer to fund property reinstatement costs/repairs that the tenant is legally responsible for and obligated to maintain to no worse a standard to when the first lease was signed. This is a renewed lease dating back 17 years so this neglect of the land owner's property (the public) has not recently occurred. In my opinion the council should be taking legal action not contemplating boosting shareholders investment of the defaulter.

How would Medway LPA respond to a defaulter of council tax payments?

This neglect could be considered constructive and misappropriation of public funds how are the public to know this non enforcement is not intentionally engineered? To help allay public suspicions any report to the planning committee must fully explain this incompetence on the part of the LPA and the rationale why it is acceptable to spend public money in this inappropriate way?

The reduced site area you refer too appears larger than 1 hectare if this is the case EIA is required. The land mass area on the plan is reduced the amendment however, is to expand the aviation business.

This connivance to complete the development in stages does not for one moment fool anyone. The amendment only temporarily reduces the content of the application the proposed amendment offers no community benefit and is intended primarily to expand the airfield operators business at the expense of the taxpayer to the detriment of the area and local resident's quality of life. The LPA is directed in NPPF to improve areas where people live not make them worse and undesirable.

This latest attempt to progress this development will improve business efficiencies and attract more **home based aircraft**; these aircraft owners enjoy unsociable extended hours of

operational activity this adversely impacts on the AoNB qualities and local residents amenity.

Let us, for just one moment of fantasy treat this amendment as a genuine standalone development, once established no other development plans come forward, if they do there are no guarantees of presumed planning permission, is there?

In this scenario disadvantaged local people will be impacted with more air movement activity, more noise and visual disturbance occurring late into the night, how will the LPA plan to reverse this unwanted imposition?

If this amendment is presented to the planning committee you will be expected to demonstrate how this LPA are capable of reversing any impact this would have, planning guidelines are clear reversibility of impact must be part of the planning process.

I do not share your opinion there is no intent to avoid EIA, this amendment is blatantly designed only for this reason, to prevent the planning committee and public being fully informed by the comprehensive findings in the EIA report.

This amendment is designed to make it easier to grant planning permission as the impact of this development is attempting to scale down and falsely claim to have no real impact, this is a misconception it is the **aviation impact** that will occur this is the issue of concern, no competent planning committee without the EIA document is reliably informed to make a considered judgement on any aviation development.

Medway LPA has no practical planning expertise in this specialised field.

This whole application to reiterate is subject to full and independent EIA no works should be granted before this report is publically available. The consultation process is in part guided by the Medway Statement of Community Involvement (SCI) clearly this state's the LPA must consult with all interested parties such as care homes, schools and other community and religious groups. I can see no engagement with this sector published on the planning portal?

Just because the LPA failed to comply with proper public consultation in 2014 gives no acceptable excuse to continue contravening the Authorities own planning procedural guidelines, perhaps you will explain how you think this avoidance is acceptable? And why given the proliferation of care homes and schools dangerously located close to the airfield you feel these interested other parties do not need to be consulted on this or any other development on the airfield site, to my knowledge you have made no attempt to engage with this sector of the community

In fact the headmaster of one school did publically object, however, this was only prompted through our campaign literature he received.

Respectfully, I would remind you in the interests of all, if public consultation through lack of information is compromised does not comprehensively enlighten the uninformed public the DCLG has the power to issue a direction to correct any ambiguity or oversight. If further

review is deemed necessary this would result in more unnecessary delay for the applicant and further wasteful costs to the public purse.

With consultation in mind I would also raise the issue of project awareness the applicant has not held any such public forums whatsoever. This omission is of particularly relevance in the planning authority of TMBC area.

Thank you for your consideration into openness of public information I await your determination. There is no need at the moment to continue this as a complaint; however, I do expect substantive answers to the issues raised in this response correspondence within the laid down council timeframe.

Kind Regards,

J Brewood.

stoddart, carly

From: ince, julie
Sent: 15 March 2017 15:06
To: stoddart, carly; erifevieme, kemi; maryott, lisa; dingsdale, beverly
Subject: FW: BASS All Staff Meeting - Wednesday 5 April

Dear All

Sent this to Dave, but thought you would also appreciate knowing.
Kind regards
Julie

Subject: BASS All Staff Meeting - Wednesday 5 April

Dear colleagues

The BASS Spring all staff meeting will be held on **Wednesday 5 April 2017**. There will be no BASS service operating during the afternoon of **Wednesday 5 April 2016** as a result of attendance of our team at our service-wide meeting.

Teams will operate as usual during the morning of 5 April, but the teams will deplete and will not be serviced after 12.30pm for the whole of the rest of the afternoon. Business as usual will return the following morning Thursday 6 April 2017.

If you have any concerns, please speak with the senior officer for the hub or contact myself, Tina Larby or Chris White.

We apologise in advance for inconvenience caused.

Kind regards

Julie

Julie Ince
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