

Planning Committee

A meeting of the committee will be held on:

Date: Wednesday, 5 July 2017

Time: 6.30pm

Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Membership: Councillors Bhutia, Bowler, Carr, Mrs Diane Chambers (Chairman), Gilry, Royle, Griffiths, Etheridge, Hicks (Vice-Chairman), McDonald, Pendergast, Potter, Tejan, Tranter and Wicks

Agenda

- 18 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: 5 July 2017

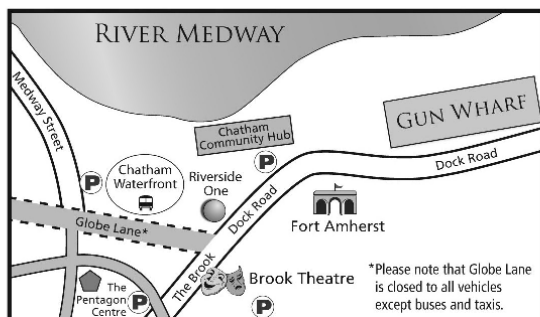
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বাংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	اروو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଏଝ୍‌କ୍‌ସ୍‌ଫ୍‌ବ	331786	فارسی	331840	Lietuviškai	332372

Medway Council

PLANNING COMMITTEE – 05 July 2017

Supplementary Agenda Advice

**Page 8 Minute 34 Rochester Airport, Maidstone Road,
Chatham**

The DCLG have advised that they do not wish to call in the application and as a result the permission has been issued

Page 9 & 11 Minutes 35 & 36 Royal Oak, 53 Cooling Road, Strood

The DCLG have instructed the LPA not to issue any decision until 14 July or until notified by the DCLG, whichever is the earlier

Page 13 Minute 37 311 Station Road, Rainham, Gillingham

Reasons for refusal agreed with Vice Chairman, Councillor Potter and the Opposition Spokesperson.

- 1 The proposal represents an unacceptable overdevelopment of the site for the following reasons:
 - * The mass and 3 storey aspect of the proposal in an area characterised by 2 storey housing.
 - * The inadequacy of on site parking for prospective residents below the Council's parking standards
 - * Unacceptable loss of privacy to occupiers of neighbouring properties, in particular from the proposed balconies
 - * Overbearing nature of the development , particularly with respect to the 3 storey element.
 - * The flat roof design, in order to accommodate the number of units, is out of keeping with the area.

The proposal is therefore contrary to the provisions of Policies BNE1, BNE2, H4, and T13 of the Medway Local Plan 2003 and Section 7 of the NPPF 2012 referring to good design.

Correspondence from Agent

The Planning Agent has emailed to state that he wishes the application to be considered without change to the plans and description and has made the following points:

- The submission follows pre application advice previously given by officers.
- The existing building for the purposes of the description will not be demolished. The floor, front and rear external walls will be original. The existing bungalow is in a poor state of repair and would be improved by new rendered walls and interesting roof lines with modern tiles.
- The development is not tandem due to the position and retention of the existing dwelling. It amounts to infill development of the road frontage which has already been accepted at 118 Marshall Road where there was an existing dwelling at the rear and another house constructed to the front of the plot.
- Amenity impacts arising from the development have been addressed.

Recommendation

A. **Delete** the words “and Chalk Lake”

B

Condition 3 **add** the words “has been submitted to and approved in writing by the Local Planning Authority and such plan shall be...” after “creation” on line 2 and delete the word “is”

Delete conditions 5, 6 and 7

Add new condition 5 as follows:

5. No development shall commence until a construction environmental management plan that describes measures to control the noise, dust, lighting and the effect on wildlife and habitat (including hours of operation) impacts arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority and all construction works shall be undertaken in accordance with this approved plan.

Reason: In order to minimise the impact of the construction period on the amenities of local residents, the countryside, wildlife and habitat and with regard to Policies BNE2, BNE37 and BNE39 of the Medway Local Plan 2003.

Add new condition 6 as follows:

6. All inert material to be used in the infilling of Chalk Lake shall be brought to the site by boat, barge or rail and no material shall be imported through the use of vehicles on the local highway network.

Reason: To protect the amenities of residents in the area from disturbance from additional heavy goods vehicle traffic and to accord with Policy BNE2 of the Medway Local Plan 2003.

Re-number condition 8 as condition 7 and **add** the words “in writing” after “agreed” in line 2

Re-number condition 9 as condition 8.

Page 94 **MC/17/0367** **23 Coronation Road, Isle of Grain**
Rochester, ME3 0DA

Recommendation

Amend Condition 3 as follows:

3. All materials used externally for either the extension or annexe shall match those of the existing dwelling.

Amend Condition 4 as follows:

4. The Annexe hereby permitted shall only be occupied by relatives of the occupiers of the main property at 23 Coronation Road and be occupied ancillary to the main dwelling and shall not be let or sold as a separate hereditament.

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