

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 2 August 2017

Time: 6.30pm

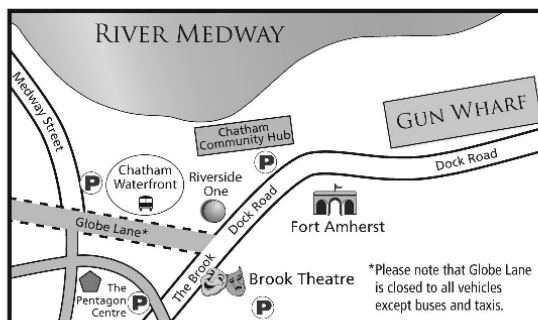
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

16 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: 2 August 2017



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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

ગુજરાતી 331782
हिंदी 331783

ਪੰਜਾਬੀ 331784
Polski 332373

کوردی 331841
এহেংশফব 331786

اروو 331785
فارسی 331840

Русский 332374
Lietuviškai 332372

Medway Council

PLANNING COMMITTEE – 2 August 2017

Supplementary Agenda Advice

Page 10 Minute 132 153-155 High Street, Chatham, ME4 4BA

Reason for refusal agreed with the Chairman and Vice Chairman.

- 1 The proposal represents an overdevelopment of the site which would provide an unacceptably poor level of amenity for the prospective occupiers of the proposed flats to the rear by virtue of the poor level of outlook due to the Pentagon to the rear and high structures in commercial use to either side and by virtue of the noise and disturbance created by the proximity of the proposed rear flats to the Pentagon and in particular the car park and service areas, where there are likely to be deliveries and traffic movements at unsocial hours. The proposal is therefore contrary to the provisions of Policies H4 and BNE2 of the Medway Local Plan 2003 and paragraph 17 of the NPPF 2012.

Page 40 MC/17/0410 Rookery Lodge, Thatchers Lane, Cliffe, Rochester ME3 7RG

Additional supporting document:

To report additional supporting document from the MHS Homes attached to the agenda as appendix 1.

Page 56 MC/17/0962 Land south of Merryboys Road, Cliffe Woods, Rochester, Kent ME3 7TP

Amend Representations section of report:

KCC Ecology initially provided comments which were on received 27 March 2017. These comments are summarised below:

- A information is required prior to determination of the planning application to understand the current ecological interest of the site. We acknowledge that ecological information has been submitted with the planning application but we advise it may not be valid - the ecological survey was carried out in 2015 and although the ecological enhancement strategy is dated 2016 the information is based on a 2015 site visit.

Note: KCC requested photos of the site to enable them to consider if there was a need for an updated ecological scoping survey to be carried out.

- There is confusion between the submitted documents about whether there are trees on site. Confirmation was requested as to if a mature willow *Salix* was present within the boundary of the site and if is proposed to be retained.
- We advise that the proposed development must contribute to the strategic access management and monitoring plan (SAMMP). Input from the Medway Council group member should be sought to advise on the current position of the plan.
- The application provides opportunities to incorporate features into the design which are beneficial to wildlife, such as native species planting or the installation of bat/bird nest boxes. The ecological mitigation and enhancement plan details how enhancements can be incorporated in to the site – to ensure that they are implemented we recommend that the site landscape plan is updated to demonstrate what enhancements will be incorporated in to the site if planning permission is granted.

Following the comments received, the applicant submitted further information and KCC Ecology was consulted. The following comments were received on 7 July 2017 and are summarised below:

KCC prefer not to encourage conditioning surveys as there is a need for the determining the LPA to understand the impact the proposed development will have on protected/notable species prior to determining the planning application. However should the LPA consider granting planning permission due to the previous site clearance works, the area of interest is likely to be within the site boundaries and if protected/notable species are present it is likely that any impact can be mitigated.

KCC recommended conditions – one for surveys and one for mitigation. The conditions are set out in the report (conditions 6 and 7).

Amend Conclusions and Reasons for Approval section of report: by replacing last sentence of first paragraph to:

The proposal is in accordance with Policies S4, S6, H11, BNE1, BNE2, BNE6, BN23, BNE25, BNE35, BNE37, BNE39, CF13, T1, T2 and T13 of the Medway Local Plan 2003 and Paragraphs 7, 14, 17, 39, 49, 56, 100, 109, 118 and 121 of the NPPF.

Amend Condition 2 as follows:

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

Drawing numbers NR708, NR709, NR710, NR711 and NR712 received on 11 January 2017; NR701A, NR702A, NR703A and NR706A received on 16 February 2017; 2030.02C received on 21 March 2017; NR715 received on 7 April 2017; and NR704B, NR705B and NR707B received on 21 July 2017.

Add new condition 18 as follows:

- 18 Prior to the occupation of any flat herein approved, the cycle storage facility shall be provided in accordance with details to be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of any flat herein approved and shall be retained thereafter.

Reason: In the interests of occupier amenity and encouraging alternative means of travel in accordance with Policy T4 of the Medway Local Plan 2003.

Add new condition 19 as follows:

- 19 Prior to the occupation of any flat herein approved, the refuse and recycling storage facility shall be provided in accordance with drawing number NR703 A and shall be retained thereafter.

Reason: In the interests of occupier amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Add new condition 18 as follows:

- 18 Prior to the occupation of any flat herein approved, the cycle storage facility shall be provided in accordance with details to be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of any flat herein approved and shall be retained thereafter.

Reason: In the interests of occupier amenity and encouraging alternative means of travel in accordance with Policy T4 of the Medway Local Plan 2003.

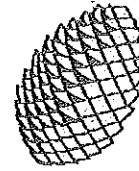
Add new condition 19 as follows:

- 19 Prior to the occupation of any flat herein approved, the refuse and recycling storage facility shall be provided in accordance with drawing number NR501R1 and shall be retained thereafter.

Reason: In the interests of occupier amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Appendix 1:

MHS Homes - Existing Resident and Decanting Information for Rookery Lodge; and Email by the Supporting Letting Manager Sue Rudd (date 17 June 2017). Resident Consultation Minutes and information on the void situation of the site as at 2 August 2017.



mhs
homes group

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Leviathan Way
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Kent ME4 4LL

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contactus@mhs.org.uk

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Rookery Lodge – Existing Resident and Decant Information

14/6/17

Following a meeting with Medway Planning Department on Wednesday 7th June 2017 the following information is being disclosed for clarity on the application Ref: MC/17/0410.

MHS has a 30 year investment programme to redevelopment and revive its current stock as most of the accommodation was built in the 60s, has a high percentage of bedsits and generally is of poor quality.

Rookery Lodge internally fails to meet modern standards for accommodation and is in a poor location for the elderly population. Void periods within Rookery Lodge fail to meet void target times periods due to the remoteness and lack of local facilities and transport. Car ownership is very low among the residents which leaves many relying on others to provide day to day services.

A decant strategy has been put in place by MHS to successfully re-house each resident based on their individual plans.

Several meetings have taken place firstly to inform the residents of MHS's plans to redevelop the site; and secondly to undertake a Q&A session with family and friends of the residents. The parish councillors and local MP were also invited to this meeting.



Registered Name:
mhs homes limited

Registered Office:
Broadside, Leviathan Way,
Chatham, Kent ME4 4LL

Registered Company: 10704997

Place of Registration: England

Subsequently, individual meetings have been held with the residents to discuss personal preferences on where they would like to be rehoused, health issues were also noted to make sure they are taken into account.

There are currently 22 out of the 25 flats that are occupied at Rookery Lodge.

- 2 residents are waiting for places in extra care facilities.
- 1 resident is moving out imminently to great Paul House, Hoo. He has ill health and his family live across the road from this scheme which means they can help him more easily.
- 3 residents have family in Cliffe, however one of these are down to move to extra care, another is hoping to share a bungalow with her other sister who lives in Cliffe and they will move to one of the vacant properties at Greenfields, to be near their third sister who also lives at Greenfields. This will also free up an additional property in Cliffe that are not included in the current list below.
- This leaves one resident with family in Cliffe which we know will be able to stay in the village form the properties we have available currently.

MHS are holding properties within locations that residents have expressed an interest in and have the following:

- 2 bungalows at Greenfields close, Waincott
- 2 flats at Marion Rogers Cliffe
- 3 flats at Quickrells Ave, Cliffe

There is also potential voids coming up in the following -

- 1 bungalow at Sovereign court, Bligh Way, Strood
- 1 flat at Quickrells Ave, Cliffe

Which have been given preference for decanted Rookery Lodge residents should they choose.

To summarise, excluding the residents discussed above, we will have a further 18 residents to decant. With 7 properties currently available in Cliffe, a further one in Strood and one in Wainscott.

Discussions are ongoing with residents and voids being held where necessary and available, but this is pending a successful planning outcome.

Hayley Gilbert
Project Manager

Andrew Bircher

From: Sue Rudd
Sent: 17 June 2016 13:48
To: Andrew Bircher
Subject: FW: Website enquiry

Hi Andy

Are you happy for me to send this out to Mr Fisher:

Dear Mr Fisher

Thank you for your email and please accept my apologies for the delay in getting back to you

The information that you requested is as follows:-

12 Rookery Lodge – Advertised twice.

Advert 1 – 3 bids 1 refused & 2 rejected (ineligible) Advert 2 – 4 bids 1 refusal, let to 2nd on list

13 Rookery Lodge -- Advertised twice.

Advert 1 – 3 bids all rejected (ineligible) Advert 2 – 5 bids 1 refusal, 2 rejected, let to 4th on list

14 Rookery Lodge – Advertised once.

11 bids 1 refused & 2 rejected (ineligible), let to 4th

23 Rookery Lodge – Advertised three times.

Advert 1 – 9 bids 1 refused & 8 rejected (ineligible) Advert 2 – 5 bids all rejected (ineligible) Advert 3 – 9 bids, let to 1st applicant.

Flat	re let days
12	42
13	35
14	11
23	67

Which averages 38 days

Our policy states that the re-let times should be 10 days and currently the older persons service is averaging 17.8 days

If I can be of any further assistance please contact me on sue.rudd@mhs.org.uk

Sue

Sue Rudd | Supported Living Manager

<http://www.mhs.org.uk>

Rookery Development – Resident Consultation

Meeting dates

The following are meetings held with the residents at Rookery lodge, these have been both as group and individual meetings.

25 May 2016	Initial meeting with residents to discuss development proposals with residents In attendance from mhs: Assistant Director of Customer Services, Supported Living Manager, Supported Living Officer, Neighbourhood Officer and Project Manager.
1 June 2016	2 nd meeting, with friends and family in attendance In attendance from mhs: Assistant Director of Customer Services, Supported Living Manager, Supported Living Officer.
22 June 2016	Meeting arranged by Kelly Tolhurst In attendance from mhs: Assistant Director of Customer Services, Director of Operations, Project Manager, Supported Living Officer.
23 June 2016	Individual meetings as requested by residents to discuss their options if the proposals go ahead In attendance from mhs: Supported Living Manager, Supported Living Officer, Neighbourhood Officer
24 June 2016	Individual meetings as requested by residents to discuss their options if the proposals go ahead In attendance from mhs: Supported Living Manager, Supported Living Officer.
13 July 2016	1-2-1 meeting with resident and his family to discuss long term housing needs – In attendance from mhs: Supported Living Manager, Supported Living Officer.
18 July 2016	Meeting with care manager to discuss long term care/housing needs – In attendance from mhs: Supported Living Manager, Supported Living Officer

If planning permission is granted we will go into a 28 day consultation period. The Supported Living Manager and Supported Living Officer will re-visit all of the residents with their families to ensure that the choices

made as to where they would like to move to are still valid or if there are any changes. The decant process will start and we will ensure that the criteria is followed whereby we will be led by individual vulnerabilities, needs, age etc. We envisage a 6 month decant process.

The residents will be offered places in other sheltered housing accommodation owned by MHS (not on the list for redevelopment) General needs accommodation or if they are looking to move out of the area to be near family, MHS have offered to support their application.

We have explained to the residents that when we get to the final 4/5 people remaining in Rookery that, although we may have found properties for them, they will all remain until everyone has a place and they will go together so no one is left on their own.

There were 25 residents at Rookery Lodge we now have 3 voids there which leaves 22 residents. 2 residents are on the list for extra care, this leaves 20 residents to be decanted, we are holding 3 void properties for these residents 2 of the voids are in Cliffe. This means we currently need to find homes for 17 residents. On the last consultation only 2 residents wanted to stay in Cliffe however we understand this could change when we consult again if we get planning.

We will try our hardest to find a home for our tenants which meets their needs and where they will be happy. We are not going to rush this and they will have the support of a team that has previous experience of decanting this client group.

Void situation as at 02/08/17

There are currently 20 out of the 25 flats that are occupied at Rookery Lodge.

- 2 residents are waiting for places in extra care facilities and are due to move out in the next two weeks. Bringing the total down to 18.
- 3 residents have family in Cliffe, however one of these are down to move to extra care, another is hoping to share a bungalow with her other sister who lives in Cliffe and they will move to one of the vacant properties at Greenfields, to be near their third sister who also lives at Greenfields. This will also free up an additional property in Cliffe that are not included in the current list below.
- This leaves one resident with family in Cliffe which we know will be able to stay in Cliffe as there is now an additional 2 bed bungalow being held that is void.

MHS are holding properties within locations that residents have expressed an interest in and have the following:

- 2 bungalows at Greenfields close, Wainscott
- 2 flats at Marion Rogers Cliffe
- 2 flats at Quickrells Ave, Cliffe
- 1 bungalow in Cliffe
- 1 bungalow at Sovereign court, Bligh Way, Strood

There is also potential voids coming up in the following:

- 1 flat at Quickrells Ave, Cliffe

To summarise, excluding the residents discussed above, we will have a further 16 residents to decant. With 9 properties currently available in Cliffe, a further one in Strood and one in Wainscott. We also have quite a few voids in other sheltered accommodation across Medway.

Voids will continue to be held as they become available.

