

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 22 November 2017

Time: 6.30pm

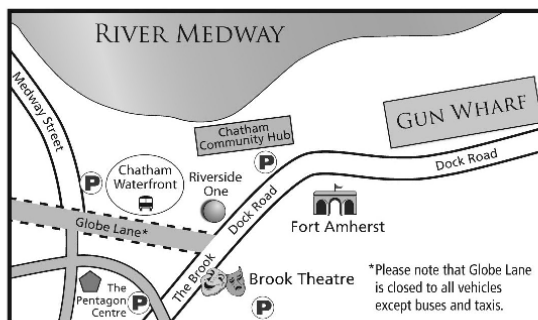
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 14 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: 22 November 2017



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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	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଏହକାଶ୍‌ଫ	331786	فارسی	331840	Lietuviškai	332372

Medway Council

PLANNING COMMITTEE – 22 November 2017

Supplementary Agenda Advice

Page 6 Minute 427 Rochester Riverside, ME1 1NH

A copy of revised conditions to be supplied to Members of the Committee. Work on the revised conditions is ongoing and still to be circulated.

**Page 13 Minute 428 Land South of View Road, Cliffe Woods
Rochester**

**Reasons for refusal agreed with the Chairman, Vice Chairman and
Opposition Spokesperson**

- 1 By virtue of the location of the site outside of the village boundary and within the open countryside, the proposal would result in development that would be unsustainable due the lack of connectivity to the main town centres particularly as a result of poor public transport links and proposed parking provision below the Council's standards; and poor access to health and other community facilities. The proposal would also result in the area of land between Town Road and the application site becoming disconnected from the main area of agricultural land to the south which in turn may result in pressure to allow further development within this area premature of the adoption of the new Local Plan and the Cliffe and Cliffe Woods Neighbourhood Plan. The development would be contrary to Policies BNE2, BNE25 and T13 of the Local Plan 2003.

- 2 The proposal would be detrimental to the amenities and well being of the future occupiers of the development contrary to point 4 of paragraph 17 of the NPPF and Policy BNE2 of the Medway Local Plan 2003 due to the necessity to manage the site with a 'No Pets Policy' which is required to protect the ecological interest of the nearby SSSI. Without such management in place, the proposal would be contrary to paragraph 118 of the NPPF and Policy BNE35 of the Medway Local Plan 2003.

**Page 15 Minute 429 The Evening Star, 128 Church Street,
Cliffe, Rochester, ME3 7PY**

**Reasons for refusal agreed with the Chairman, Vice Chairman and
Opposition Spokesperson**

- 1 The proposed development comprising conversion of an existing public house and construction of two additional dwellings to create four 3 bedroomed terraced houses and a micropub with a 2 bedroomed flat above and associated parking constitutes an over development of the site.
- 2 The proposed parking facilities are insufficient for the proposed development and by virtue of the layout of the car parking, will not provide a usable parking area to enable vehicles to enter and exit the site in forward gear.

**Page 19 Minute 434 The Beacon Court Tavern, 1
Copenhagen Road, Gillingham, ME7 4RY**

**Reasons for refusal agreed with the Chairman, Vice Chairman and
Opposition Spokesperson**

- 1 The proposed development by reason of its scale and height in close proximity to the neighbouring properties at number 1 Trafalgar Street and number 5 Copenhagen Road would have a detrimental impact on the visual amenities of the locality and the occupiers of the adjacent properties. The development would be harmful to the appearance of the street scene and the living conditions of the occupiers of number 1 Trafalgar Street and number 5 Copenhagen Road contrary to Policies BNE1 and BNE2 of the Medway Local Plan 2003.
- 2 The proposal constitutes overdevelopment of the site and therefore does not make adequate provision for parking for the proposed residents which would in turn result in exacerbating existing parking problems for residents in surrounding roads contrary to Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.

**Page 20 Minute 436 104A, B and C Poplar Road, Strood,
Rochester, ME2 2NS**

**Reasons for refusal agreed with the Chairman, Vice Chairman and
Opposition Spokesperson**

- 1 The proposal constitutes overdevelopment of the site and therefore does not make adequate provision for parking for the proposed residents which would in turn result in exacerbating existing parking problems for residents in surrounding roads contrary to Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.
- 2 The dog leg design of the alley would result in the creation of a dark and hidden area that has the potential for loitering and anti-social behavior as well as the creating the perception of an unsafe route contrary to Policy BNE8 of the Medway Local Plan 2003.

Page 24 MC/17/1172 Former Medway Council Civic Centre Site bounded by the A2 (High Street), The Esplanade, the River Medway, Jane's Creek and the Medway Valley Rail Line, Strood, Kent

Representations

Rochester Bridge Trust have withdrawn their objection subject to the inclusion of recommended condition 8.

Planning Appraisal

Background

Amendment to second paragraph to read:

The two sites are referred to as Phase 1 and Phase 2 and are submitted under separate applications (references: **MC/17/1172** and **MC/17/1173** respectively).

Page 40 MC/17/1173 Phase 2 Strood Riverside, Site Situated Approximately 250m North Of Rochester Bridge, Bordered By Kingswear Gardens To The South, River Medway To The East, The North Kent Line Railway To West And Houses Along Cranmere Court To The North, Strood, Kent

Recommendation

Replace drawings numbers in Condition 2 with the following:

2016S4920-JBA-00-02-DR-C-2001 Rev E; 2016S4920-JBA-00-02-DR-C-2003 Rev C; 2016S4920-JBA-00-02-DR-Z-2004 Rev B received on 24 April 2017

Amend drawing reference in Condition 3 to 2016S4920-JBA-00-02-DR-C-2001 Rev E

Delete Condition 8 and re-number Condition 9 as Condition 8

Representations

Rochester Bridge Trust have withdrawn their objection

Planning Appraisal

Background

Amendment to second paragraph to read:

The two sites are referred to as Phase 1 and Phase 2 and are submitted under separate applications (references: **MC/17/1172** and **MC/17/1173** respectively).

Page 56 **MC/17/2695** **183 Maidstone Road, Chatham,**
ME4 6JG

Deferred

Following comments from the Council's Integrated Transport Manager, in respect of the new access to the proposed garage from The Ridge this has resulted in a material amendment to the proposed development. As such, further assessment has to be carried out in respect of the amenity impact from the proposed garage to the neighbouring properties.

Further notification to neighbours is currently being undertaken.

Page 64 **MC/17/2723** **2 Tennyson Avenue, Cliffe Woods,**
Rochester ME3 8JF

Representations

Following the submission of amended plans and a change in description, the application was re-advertised on the 31 October 2017. One letter of representation has been received.

Dicken's Country Protection Society has submitted the following in addition to their objection reported in the officer's committee report of 13 November 2017:

The Society reiterates their concerns as stated in the letter dated 18 August 2017.