

# Planning Committee – Supplementary agenda

**A meeting of the Planning Committee will be held on:**

**Date:** 17 January 2018

**Time:** 6.30pm

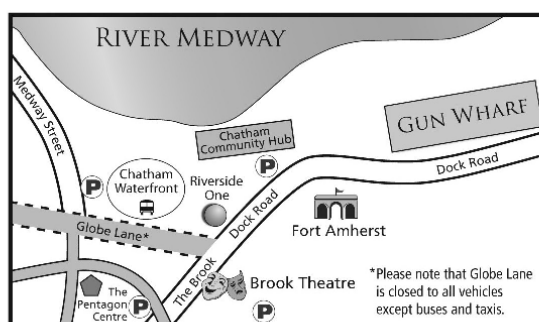
**Venue:** Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 17 Additional Information - Supplementary agenda advice sheet (Pages 3 - 8)**

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

**Date: 17 January 2018**



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Medway Council

PLANNING COMMITTEE – 17 January 2017

Supplementary Agenda Advice

Page 18      MC/17/2951      3 Nore Close Darland, Gillingham ME7  
3DG

**Recommendation**

Amend Condition 2 to substitute drawing 205-002 Rev 07 for Rev 06.

Page 26      MC/17/4048      Formby Terrace, Halling, Rochester, ME2  
1AP

**Recommendation**

Amend Condition 4 as follows:

4. Prior to the vehicle parking area being brought into use a lighting scheme for the parking area shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme implemented. Thereafter the approved lighting shall be maintained.

**Additional Condition 5:**

5. Prior to the car parking area being brought into use, vision splays of 2.0 metres x 2.0 metres shall be provided on both sides of the vehicular access points and no obstruction of sight more than 0.6 metres above carriageway level shall be permitted within the splays thereafter.

Reason: To ensure that the development permitted does not prejudice conditions of highway safety or efficiency in accordance with Policy T2.

**Representations**

**Halling Parish Council** has commented neither objecting nor supporting the application with the following comment:

- There should be no right turn from the egress due to safety concerns.

One letter has been received objecting to the additional parking on the basis that there are enough houses and what are needed are shops or supporting businesses.

Page 32 MC/17/3944  
Wainscott, Rochester

Frindsbury Car Wash, Frindsbury Hill,

#### Recommendation

#### Amend Conditions as follows:

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

Drawing 3024/2 Rev D received 15 January 2018 and email received dated 11 January 2018.

2. The washing and valeting of vehicles shall only take place within the site area as defined by the red outline shown on the site plan received on 13 November 2017 and Drawing 3024/2 Rev D received on 15 January 2018.
3. Outside of the operating hours defined in Condition 7 hereunder, tyre storage shall only be undertaken within the Tyre Shop area and Tyre Store as shown on Drawing 3024/2 Rev D received on 15 January 2018.
4. The type and number of pressure washers shall not exceed two in use at any one time on site in accordance with the details approved under reference MC/15/2220 dated 26 October 2017. The additional pressure washer outlet/apparatus shall only be used as a replacement for either of the two pressure washers hereby approved and no additional equipment used for this process shall be used on site thereafter.
5. The valeting part of the development shall be served by a single vacuum unit only and the noise rating level ( $L_{A,T}$ ) of that unit shall be maintained so as to not exceed the levels predicted in the noise assessment reference 171203/1 dated 19 December 2017. All measurements shall be defined and derived in accordance with BS4142: 2014.
6. Within one month of planning permission being granted, full details of surface water collection and disposal from the site to an appropriate waste disposal site shall be submitted to and approved in writing by the Local Planning Authority. The approved means of disposal shall be implemented immediately after written approval and thereafter maintained.
7. Replace 'bank holiday' with 'public holiday'

8. Change drawing reference to "drawing 3024/2 Rev D". Delete "for the duration of the use".

### **Representations**

A further two letters of representation have been received objecting to the proposal on the following grounds:

- The site was opened at 8:00am on 24 December and photos illustrate the vehicles being cleaned on the vehicular existing hardstanding obstructing the highway
- The public footpath was made very wet and soapy by the cleaning of vehicles across the public footway
- Used tyre storage occurs in the open forecourt outside the tyre shop and storage areas and could be set alight
- Detrimental to visual amenity due to storage of materials and flashing lights going on all night
- Inadequate means of surface water drainage where chemicals are being washed into the public drainage system
- Potential residential occupation outside opening hours
- Inadequate public consultation where the site all lies in Wainscott and not Frindsbury
- Unauthorised signage

**Page 50      MC/17/3756  
Chatham ME4 5HB**

**Land adj to 37 Dagmar Road, Luton,**

### **Recommendation**

**Amend following conditions:**

10. Amend date to January 2018

11. No development shall take place until a Reptile Mitigation and Conservation Strategy, including a timetable, has been submitted to and approved in writing by the Local Planning Authority. The mitigation and conservation measures shall be implemented in accordance with the approved details and programme.

**Page 62      MC/17/2305**

**Land Rear Of 6 Margetts Place And 12  
Brissenden Close, Upnor, Rochester ME2 4XD**

### **Recommendation**

**Amend Condition 2 to read:**

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



Drawing numbers 016-002/013 Rev E received 3 October 2017; 016-002 014 Rev G and 016-002 015 Rev G received 22 December 2017 and Living Roof Specification received 28 November 2017.

## **Representation**

Replace a further 8 letters of representation with a further 13 letters of representation (two from one household).

All grounds for objection have been covered in the report.

**Page 88      MC/17/2872      Former NHS Walk-In-Centre, Canterbury Street, Gillingham, ME7 5LF**

## **Recommendation**

**Grant planning permission subject to:**

**Amendments to S106 Section to include the following heads of term:**

- A. The applicants entering into agreement under Section 106 of the Town and Country Planning Act to secure:
- i. £34,475.49 towards improvements to Gillingham Park.
  - ii. £1,624.35 towards vegetation and shrub removal works at the Marlborough Road entrance.
  - iii. £6,083.35 towards the Medway Medical Centre Malvern Road Gillingham.
  - iv. £2,020.72 towards provision of brown bins, refuse bags and information leaflets to the housing units on the development.
  - v. £2,906.54 towards strategic measures in respect of the coastal North Kent Special Protection Area.
  - vi. Meeting the Council's costs.

**Additional condition (12) to restrict on-street car parking permit:**

12. The development hereby permitted shall not be occupied until such time as a scheme has been submitted to and approved in writing by the Local Planning Authority to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit.

Reason: In granting this permission, the Council is aware of the sustainable location of the development and in other to ensure that the development does not result in additional strain on existing street parking subject to permits and to comply with Policy T1/T13 of the Medway Local Plan 2003.

**Page 100      MC/17/3333      Court Lodge, Riggall Court, Bush Road, Cuxton, Rochester ME2 1HB**

## Representation

To read 'Ten letters' received not 'Eleven'

