

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 14 February 2018

Time: 6.30pm

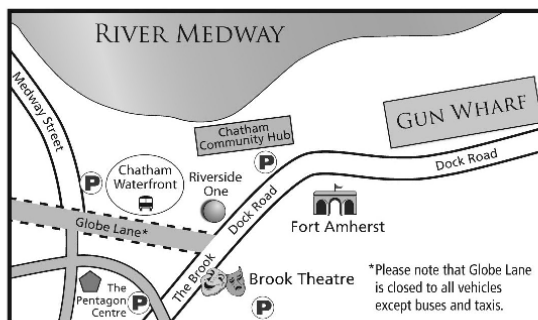
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

25 Additional Information - Supplementary agenda advice sheet (Pages 3 - 20)

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

Date: 14 February 2018



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Medway Council

PLANNING COMMITTEE – 14 February 2018

Supplementary Agenda Advice

**Page 9 Minute 652 3 Nore Close, Darland, Gillingham,
ME7 3DG**

Confirmation of reason for refusal as follows:

The proposed extension at the side of the property, due to its design, scale and relationship with the host property and street scene, and in particular the relationship in terms of siting with neighbouring properties, would result in an overdevelopment of the site which would have a detrimental impact on the street scene and be detrimental to the setting of the property at No. 4 Nore Close and the amenity of the occupiers of that property. The proposal is therefore contrary to the provisions of Policies BNE1 and BNE2 of the Medway Local Plan 2003.

**Page 15 Minute 655 The Evening Star, 128 Church Street,
Cliffe, Rochester ME3 7PY**

The applicant has confirmed that he has withdrawn the appeal against the previous refusal following Committee approval to this application.

**Page 17 Minute 658 Mockbeggar Farm, Town Road, Cliffe
Woods, Rochester, ME3 8EU**

Wording of Condition 4 as agreed with Chairman and spokes

4. The caravans to be stored on site shall only be occupied for the months set out below and not at any other time:

- Caravans 1-5 between January and October
- Caravans 6-10 between May and February
- Caravans 11-14 between April and December
- Caravans 15-25 between February and November
- Caravans 26-35 between March and January
- Caravans 36-50 between January and October
- Caravans 51- 63 between May and January

For the purposes of this condition the numbering of caravans is as shown on approved drawing number DHA/12564/02 received on 21 November 2017.

There shall be no more than 6 residents in each caravan when occupied and the total number of residents of all of the caravans on the site shall not exceed 324. A written record shall be kept of the dates of occupation of all caravans on site and shall include the names of people in occupation of each caravan and the duration of their occupation. The written record shall be made available for inspection by the Local Planning Authority within 48 hours of a written request.

Reason: To reflect the special occupational need for the permitted use and its situation in a location where residential development would not ordinarily be permitted, in accordance with Policy BNE25 of the Medway Local Plan 2003.

Page 24 MC/17/3483 Hempstead Valley Shopping Centre,
Hempstead Valley Drive, Hempstead

Recommendation

Amend Condition 3 as follows:

3. Phase 1 of the development as set out on approved plan 3971 PL032 REV 00, shall be completed and open for use before commencement of phase 2. Phases 1, 3 and 4 of the development shall be completed and open for use before occupation of any part of the retail units in phase 2.

Add new condition 25 as follows:

25. No development shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: Required before commencement of the development in order to manage surface water during and post construction and for the lifetime of the development in accordance with Paragraph 103 of the NPPF.

Representations

The Ward Councillors have provided photos of the site and surroundings for members information and these are appended to this supplementary agenda.

Page 56 MC/17/3687 Berengrave Nursery, Berengrave Lane,
Rainham, Gillingham, ME8 7NL

Recommendation

Section 106 v) should read Sixth Form not Sixth From

Amend conditions as follows:

Condition 2 should refer to 2 years not 3

Condition 3 should refer to 18 months not 12 months.

Condition 16 should be amended as follows:

16. No development shall take place until an Air Quality Mitigation Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall be prepared in accordance with the Medway Air Quality planning guidance (April 2016) and shall specify the measures that will be implemented as part of the development to mitigate the air quality impacts identified in the Air Quality Assessment, reference 7584AQ Final v3, dated 18 January 2018. The total monetary value of the mitigation to be provided shall be demonstrated to be equivalent to or greater than, the total damage cost value calculated as part of the Air Quality Assessment.

The development shall be implemented, and thereafter maintained, entirely in accordance with the measures set out in the approved mitigation statement.

Representations

Kent Police have asked for a S106 contribution. *Members will recall that they have previously considered such requests and as they are not CIL compliant they have not be incorporated into the Developer Contributions Guide.*

Planning Appraisal

First Paragraph P73 – Please note that the illustrative documentation is as implied “illustrative” but the parameter plans are for formal consideration – as set out on recommended condition 4

Page 77 – for clarification please note that only 38.5% of the site is classed as grade 2 or 3a land with reminder NOT best or most versatile.

Lane

Page 82 MC/17/3735

21 Berengrave Nursery, Berengrave 35
Lane, Rainham, Gillingham, ME8 7LS

Representations

Three additional letters of objection have been received following re-consultation in relation to the submission of revised drawings. All three letters reiterated grounds of objection raised in their original letters which are listed in the report in the main agenda.

Planning Appraisal

Replace Tree Section with the following paragraph:

There is tree growing in the rear garden of the host property (Outlined as T5 Tree Survey Appendix 1), which is protected by a tree preservation order (Ref. G89/1989). Due to the nature of proposal, there is no requirement to add further foundations to accommodate the first floor living space and therefore it is not considered that it would have a significant affect on the root system of the protected tree. Therefore a condition is recommended to ensure the development is undertaken with the appropriate tree protection measures.

Accordingly no objection is raised with regards to BNE41 and BNE43 of the Medway Local Plan 2003.

Page 92 MC/17/4437

Land fronting Higham Road and to rear
of nos. 4 and 2 Hollywood Lane,
Wainscott, Rochester, ME3 8AH

Recommendation

Amend condition 4 as follows:

4. No development shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, parking of operatives vehicles, deliveries to the site, noise, dust and lighting arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be undertaken in accordance with this approved plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents with regard to Policy BNE2 of the Medway Local Plan 2003.

Representations

One further letter received objecting on the following grounds:

- Impact on highway

- Loss of light
- Impact on amenity during construction

Page 114 MC/17/1270

Land East of Formby Road, Halling,
Rochester, ME2 1BA

Representations

One further letter has been received objecting to the application on the following grounds:

- Need for CEMEX to undertake a noise assessment to understand operational impacts for their industrial operations on land directly to the East of the proposed site.
- Site is located in an employment zone in close proximity to an industrial site and this residential proposal therefore represents inappropriate development.
- Poor standard of amenity for future occupants of the flats, due to the close proximity of the large industrial site.
- Poor design, due to close proximity to access road to industrial site.
- Railway siding to the south east of the site could in the future be used more in connection with the Cemex site, causing noise disturbance to future occupants of the flats.

Southern Water has commented that there is a need for additional infrastructure to serve the proposed development and have requested an appropriate condition to require a drainage strategy.

Members should note that Southern Water have their own powers in this regard and that Planning Guidance is clear that in such circumstances the LPA should not seek to impose a further area of control where an aspect is satisfactorily addressed in other legislation. In this respect by the water authority themselves and building regulations.

Page 136 MC/17/3436

Malmaynes Hall Farm, Malmaynes Hall
Road, Stoke, Rochester

Recommendation

Amend condition 3 as follows:

3. No development or site clearance shall take place until the reptiles within the application site have been captured and relocated to the identified receptor site as shown within the submitted ecological survey

(Great Crested Newt and Reptile Survey; Greenspace Ecological Solutions: July 17). The receptor site shall be prepared with the provision of ecological enhancements and managed appropriately for the translocated reptiles, and thereafter retained.

Representations

KCC Ecology have written stating sufficient information has been submitted and suggesting a condition regarding translocation of reptiles.

**Page 150 MC/17/3539 F Morris and Son, Cookham Farm, Hill
Road, Borstal, Rochester, ME1 3NN**

Recommendation

Add new condition 14 as follows:

14. Prior to the first occupation of the dwelling or annexe herein approved, the existing stairs leading from properties located in St Johns Way shall be removed.

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

**Page 162 MC/17/3970 46 Gravesend Road, Strood, Rochester,
ME2 3JP**

Application be deferred in order to resolve questions regarding access arrangements.

**Page 180 MC/17/4131 Land Adjacent to South View, Sharnal
Street, High Street, Rochester, ME3 8QR**

Application be deferred as there are inaccuracies in report and recommendation.



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Sign in

Statham Ct

Anchor - Coppice Court

Kingsdown Ct

Hungry Fox

Hempstead Valley

Magdalen Ct

Magdalen Ct

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Statham Way

Sainsbury's

Santander

Vodafone

GAME

Argos

Hempstead Valley

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