

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 9 May 2018

Time: 6.30pm

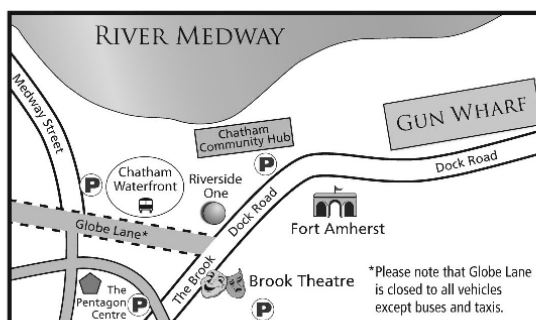
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

20 Addition 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: 9 May 2018



This agenda and reports are
available on our website
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
একুশক্ষর 331786

ارو 331785
فارسی 331840

Русский 332374
Lietuviškai 332372

Medway Council

PLANNING COMMITTEE – 9 May 2018

Supplementary Agenda Advice

Minute 904 MC/17/3571 Land West of Merryboys Farm House

Re-wording of Condition 19 as agreed

19 The plot(s) must be marketed to self/custom builders for a minimum period of 24 months from the commencement of development on the plot(s), after which time evidence of this should be provided to the satisfaction of the Local Planning Authority before any consideration by the land owner/developer is given to revert to open market sale/to be developed by the land owner/developer. This evidence would be required in any subsequent full planning applications to the Local Planning Authority

Page 24 MC/18/0247 Land At White House Farm, Stoke Road, Hoo St Werburgh, Rochester

Site Area/Density

Amend

Site Area 2.79 hectares (6.2 acres)

Recommendation

Amend

Section 106

Bullet point xiii to be amended as follow

xiii £202,925.84 towards new community facilities including new sports complex, new village community centre and/or the provision of 2 new country parks in the wider Hoo St Werburgh area.

Page 50 MC/18/0805 Rose Cottage 326 Hempstead Road, Hempstead, Gillingham

Recommendation

Amend the following Conditions

Condition 2 to read:

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

Proposed Block Plan; drawing 16.12.03/3 Rev A; and Street Elevation Plan received 9 March 2018 and drawing numbers 16.12.03/2 Rev A and building services plan 16 12 03E received 1 May 2018.

Condition 7 amended as follows:

Remove 'drawing 16.12.03/2' and substitute with 'drawing 16.12.03/02 Rev A'

Condition 8 amended as follows:

Remove 'drawing 16.12.03/2' and substitute with 'drawing 16.12.03/02 Rev A'

Additional condition**Condition 10:**

The proposed building services to Plot 2 shall be served by the existing service route only as shown on plan 16 12 03E as confirmed by letter dated 20 April 2018 which accompanies the supporting Tree report by Lushland Ltd (dated 21 August 2017)

Reason: In the interest of tree protection in accordance with Policy BNE41 and BNE43 of the Medway Local Plan 2003.

Representation

Two additional representations have been received raising objection as follows:

- The description of the development was incorrect.
- The proposal to increase both properties in the application to 6 bedrooms from the original 4 would result in an increase in vehicular traffic which will become a nuisance to immediate neighbours and a road safety hazard in a busy road which is a bus route.
- The access road should be tarmac/hard standing and not shingle to aid the reduction in noise from vehicles.
- Both properties could be rented as a "house in multiple occupation". It is requested that a restriction be placed to prevent such a scenario.
- The work that has been carried out to date has been without consideration to the neighbours and has taken place until late evening and on Saturdays and Sundays. Working hours during construction of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturdays and no working on a Sunday/Bank Holiday.

- Loss of privacy
- The existing Walnut tree should be protected as previously agreed
- The original description was sent in error and has since been corrected with neighbours notified and an additional site notice displayed on site.

**Page 80 MC/18/0811 49 Wainscott Road, Wainscott,
Rochester ME2 4LA**

Recommendation

Amend

Condition 2:

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

Drawings 18 104A 001 P2; 18 104A 002 P2 received 2 May 2018; 18 104A 003 P1; 18 104A 004 P1; received 12 March 2018; and specification of flue details (dated 28 July 2016) and refuse storage specification received by email dated 20 March 2018.

Additional Condition

Condition 10:

No hot food sales or home deliveries shall be undertaken using the side fire exit door. This door shall remain shut and used only for emergency purposes only.

Reason: In the interests of amenity protection in accordance with Paragraph 17 of the National Planning Policy Framework 2012 and Policy BNE2 of the Medway Local Plan 2003.

Representation

Cllr J Williams (Member for Strood Rural) objects to the proposal on the following grounds:

- Inadequate parking
- Increased traffic generation
- Adverse impact on traffic efficiency
- No additional need to another hot food takeaway
- Litter generation
- Noise impact on neighbours amenity

One additional representation has been received raising objection to the proposal on the following grounds;

- Adverse impact /additional cost for affected neighbour by required changes to building services
- Inadequate public consultation

One representation of support has been received raising no objection to the proposed use including the use of a drive to the side of their property for parking associated with the proposed development (formerly used by the COOP).

Page 110 MC/18/0312 1 Fourwents Road, Hoo St Werburgh, Rochester ME3 9JX

Representation

Four additional representations (two from one household) have been received raising objection to the proposal on the following grounds:

- Inadequate parking where allocated parking is used by owner and not for customers
- Adverse impact on highway efficiency
- Litter generation
- Noise and disturbance
- There are sufficient hot food premises in the village
- Hot food sales should be discouraged as part of healthy living objectives

The applicant's agent in response to representations has provided photographic observation of **parking availability** at peak times on the road.

Page 146 MC/18/0074 Land at North Sea Terminal (Triangle Land), Slat Lane, Cliffe, Kent ME3 7SX

Representation

The applicant has submitted further supporting statement to address some of the concerns raised by Natural England in relation to the effect of the proposed development on the designated site.