

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 6 June 2018

Time: 6.30pm

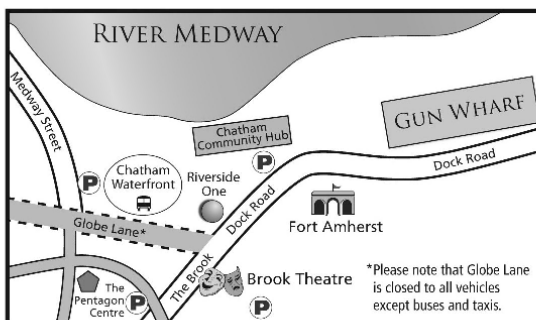
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 18 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: 29 May 2018



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Lietuviškai 332372

Medway Council**PLANNING COMMITTEE – 06 June 2018****Supplementary Agenda Advice**

**Page 8 Minute 976 Rose Cottage, 326 Hempstead Road,
Hempstead, Gillingham**

Reason for refusal agreed with the Chairman as follows:

1. The proposal represents an overdevelopment of the site by introducing first floor accommodation within the roof space of the proposed property to the rear of the site resulting in a form of development out of character with the area. The proposal would also increase the likely number of people living at the property and thereby the number of private cars to the property, which in turn would have an unacceptable impact on the amenity of residents of the existing property adjacent to the proposed access by virtue of the intensification of the use of the access which would be further exacerbated by the scheme proposal for tandem parking and thereby the need for additional vehicle movements and disturbance. The proposal is therefore contrary to the provisions of policies BNE 1, BNE2, and H4(ii) of the Medway Local Plan 2003 and paragraphs 53, 56 and 58 of the NPPF 2012.

**Page 10 Minute 979 49 Wainscott Road, Wainscott,
Rochester, ME2 4LA**

Reason for refusal agreed with the Chairman as follows:

1. The proposed A5, take away, part of the proposed use of the premises would be unacceptable to local amenity for the following reasons:
 - The take away will be in a location too close to a local primary school and is likely to contribute to childhood obesity issues and would thus be contrary to the Council's aspirations for healthy eating set out in the Council's guidance note on Hot Food Take Aways in Medway.
 - The proposal would require the installation of a new flue to deal with cooking odours which would be sited very close to neighbouring residential properties and even with the best possible extraction equipment this will still result in cooking

odours detrimental to the amenity of residents of the neighbouring properties

- The property is sited in a location with high demand for on street parking and the proposed A5 use by its very nature would result in indiscriminate and poor parking to the detriment of the amenities of residents living and parking in the area.

The proposal is therefore contrary to Policy BNE2 of the Medway Local Plan 2003.

Page 14 Minute 984 8 Abbots Close, Rochester, ME1 3AZ

Reason for refusal agreed with the Chairman as follows:

1. The proposal represents an unacceptable form of backland development that would be out of keeping with, and set an undesirable precedent, that would undermine the established pattern of development on Abbots Close while also being too close to the strong green frontage to Borstal Road, and would as such be harmful to the character of the local area. The proposal would be contrary to Policies H4(ii), H9, S4 and BNE1 of the Medway Local Plan and the objectives of Paragraphs 53, 56 and 58 of the National Planning Policy Framework 2012.

Page 15 Minute 986 Land at North Sea Terminal (Triangle Land), Salt Lane, Cliffe, ME3 7SX

At the Committee Members deferred the application due to clarification over HGV movement and apparent conflict between condition 13 and the officers report. Condition 13 as worded appeared to allow an additional 40 HGV movements while the report confirmed that the overall HGV movements for Bretts as a whole would not be increased by the proposal. The applicants confirmed the report (and Members understanding) was correct. The application should have been considered under delegated powers but was reported to Committee in error and therefore the Head of Planning sought confirmation from every Committee member that they were happy for an approval to be granted under delegated powers subject to a corrected condition wording as set out below. No objections were received from any Committee member to this suggestion and therefore a delegated approval has been granted:

13. No more than 40 movements of heavy goods vehicles per day shall be made to and from the plant hereby approved, but such that, when added to the overall HGV movements to and from the rest of the site, all HGV movements shall remain within the existing permitted limits of

110 per day (factories 1, 2 and 3: ME/88/722, ME91/0757, ME/95/0415 and MC2000/1400) and there shall be no increase in the overall HGV movements without any variation first being agreed in writing by the Local Planning Authority. Prior to the plant hereby permitted being brought into use details of the arrangements for monitoring of heavy goods vehicle movements to and from the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that the development does not prejudice conditions of amenity and highway safety in accordance with Policy BNE2 of the Medway Local Plan 2003.

**Page 26 MC/18/0556 Gibraltar Farm, Ham Lane, Hempstead
Gillingham**

Representations

One further letter of objection has been received from Councillors **Wildey and Jarrett** for the following reasons:

- Loss of farmland
- Destroying the character of the area
- Damage to habitat to wildlife and ecology
- Remedial works to ecology being moved out of Medway
- Lack of school places, GPs, hospital beds and outpatient appointments and police numbers
- Impact of flooding to local houses and the wider community
- Traffic congestion
- Noise and air pollution
- Coalescence of Lordswood, Princes Park, Walderslade and Hempstead
- Loss of green lung
- Loss of ancient woodland
- Lack of water therefore increased water pressure
- The emergency access road is not wide enough, it floods and with recent adverse weather has eroded the road

- The countryside location is likely to cause health issues such as asthma due to exposure to crops

Page 82 MC/17/2645 Unit 5 Block T Pier Road Gillingham

Planning Appraisal

First paragraph on page 88 to be amended to read:

It is not considered that this proposal would be unacceptable given that the requirement is to allow for sporting events to be broadcast on the premises on only 10 days of the year. These will include popular international events such as 'The Superbowl'. As well as the alteration to open to 05:00 on 10:00 days of the year, the proposed 24:00 (closing) operating time every day of the week is also considered to be reasonable as it would allow for better management of the premises and better dispersal of patrons.

**Page 92 MC/17/4324 79 Holmside, Gillingham, ME7 4BG
ME2 3PJ**

Representations

One further letter of objection has been received for the following reasons:

- Noise and anti-social behaviour from the occupiers
- Noise from nearby restaurant staff and bin collection