

# Planning Committee – Supplementary agenda

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

**Date:** 4 July 2018

**Time:** 6.30pm

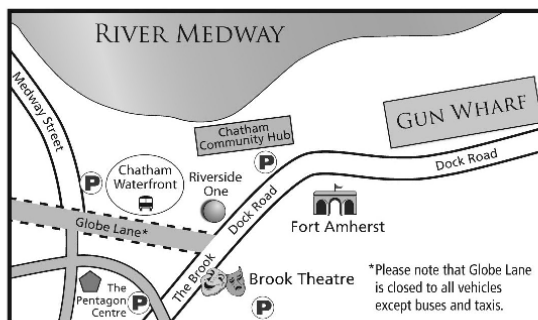
**Venue:** Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 18 Additional Information - Supplementary agenda advice sheet (Pages 3 - 34)

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: 4 July 2018**



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বাংলা 331780  
中文 331781

ગુજરાતી 331782  
हिंदी 331783

ਪੰਜਾਬੀ 331784  
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Lietuviškai 332372



Medway Council

PLANNING COMMITTEE – 4 July 2018

Supplementary Agenda Advice

**Minute 43 MC/18/0818 Restoration House 17-19 Crow Lane,  
Rochester ME1 1RF**

No further representations were received within the required period and the Head of Planning issued the permission in accordance with the delegation agreement from this Committee.

**Page 24 MC/18/0997 Land at Chatham Docks, Pier Road,  
Gillingham**

**Recommendation**

**Condition**

**Delete** Condition 3

**Amend** Condition 4 to read:

- 4 All designated car and cycle parking within the development hereby approved shall be provided and retained for residents and visitors of the development hereby approved only.

Re-number conditions appropriately.

**Page 40 MC/17/4408 Land at Walnut Tree Farm, North of  
Britannia Road, High Halstow, Rochester**

**Recommendation**

**Conditions**

**Amend** Condition 2 as follows:

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

Location Plan LP01 A, Site Layout SL01 L, Coloured Site Layout CSL L, Street Elevations SE.01F, Boundary & Dwelling Material Layout BDML01 J, Amberley Floor Plans and Elevations Option 1 - Brick HT.AMB.pe1 C, Amberley Floor Plans and Elevations Option 2 -

Render HT.AMB.pe2 C, Amberley Floor Plans and Elevations Option 3  
 - Render HT.AMB.pe3 B, Dart Elevations Option 1 - Brick HT.DART.e  
 C, Dart Floor Plans HT.DART.p C, Henley Elevations Option 1 - Brick  
 HT.HENL.e1 B, Henley Floor Plans HT.HENL.p B, Highgate Elevations  
 Option One – Brick HT.HIGH.e1 B, Highgate Elevations Option Two -  
 Brick and Render HT.HIGH.e2 B, Highgate Floor Plans HT.HIGH.p B  
 , Leamington Floor Plans and Elevations Option 1 - LS Brick  
 HT.LEAM.pe1 C, Leamington Floor Plans and Elevations Option 1 - LS  
 Render HT.LEAM.pe2 C, Ludlow elevation Option1 – Brick  
 HT.LUDL.e1 C, Ludlow Floor Plans HT.LUDL.p C, Oxford Floor Plans  
 and Elevations Option 1 - Render HT.OXFO.pe1 B, Oxford Floor Plans  
 and Elevations Option 2 - Lifestyle Brick HT.OXFO.pe2 C, House  
 Type Oxford Floor Plans and Elevations Option Three - Lifestyle  
 Render HT.OXFO.pe3 A, Warwick Floor Plans and Elevs Option 1 –  
 Brick HT.WARW.pe1 C, Warwick Floor Plans and Elevs Option 2 –  
 Render HT.WARW.pe2 C, Warwick Floor Plans and Elevations Option  
 3 - LS Brick HT.WARW.pe3 C, Warwick Floor Plans and Elevations  
 Option 5 - LS Render HT.WARW.pe5 C, House Type Warwick Floor  
 Plans and Elevations Option 6 - Lifestyle Render HT.WARW.pe6 B,  
 Snowdon Plots 14-19 Elevations Block A HT.SNOW-A.e C, Snowdon  
 Plots 14-19 Floor Plans Block A HT.SNOW-A.p C, Snowdon Plots 20-  
 25 Floor Plans Block B HT.SNOW-B.p C, Snowdon Plots 20-25  
 Elevations Block B HT.SNOW-B.e C, Teme Elevations Option 1 – Brick  
 HT.TEME.e1 B, Teme Floor Plans HT. TEME.p C, Flat Blocks - Bin  
 Store Floor Plans and Elevations BS.01 A, Flat Blocks - Cycle Store  
 Floor Plans & Elevations CS.01A, Single & Double Garages GAR01.pe  
 A, Coloured Street Elevations CSE01 F, House Type Amberley, Floor  
 Plans and Coloured Elevations Option 1 - Brick" HT.AMB.cpe1 B,  
 House Type Amberley, Floor Plans and Coloured Elevations Option 2  
 - Render" HT.AMB.cpe2 B , House Type Amberley, coloured Floor  
 Plans and Elevations HT. AMB.cpe3 A, House Type Dart , Coloured  
 Elevations , Option1-Brick HT.DART.ce B, House Type Henley,  
 Colored Elevations, Option1-Brick HT.HENL.e1 A , House Type  
 Highgate , Coloured Elevations, Option 1 Brick HT. HIGH.ce1 A, House  
 Type Highgate , Coloured Elevations, Option 2 Brick and render  
 HT.HIGH.ce2 A, House Type Leamington, Floor Plans and Coloured  
 Elevations Option 1 - Lifestyle Brick HT.LEAM.cpe1 B, House Type  
 Leamington, Floor Plans and Coloured Elevations Option 2 - Lifestyle  
 Render HT.LEAM.cpe2 B, House Type Ludlow, Coloured elevations,  
 Option 1, Brick HT.LUDL.ce1 B, House Type Oxford, Floor Plans and  
 coloured elevations, Option 1, Render HT. OXFO.cpe1 A, House Type  
 Oxford, Floor Plans and Coloured Elevations Option Two - Lifestyle  
 BrickHT.OXFO.cpe2 B, House Type Oxford, Floor Plans and Coloured  
 Elevations Option Three - Lifestyle Render HT.OXFO.cpe3 A, House

Type Snowdon, Plots 14-19 Coloured Elevations, Block A HT. SNOW-A.ce B, House Type Snowdon, Plots 20-25 Coloured Elevations, Block B HT. SNOW-B.e B, House Type Teme, Coloured Elevations ,option 1, brick HT.TEME.ce1 A, House Type Warwick, Floor Plans and Coloured Elevations Option 1 – Brick HT.WARW.cpe1 B, House Type Warwick, Floor Plans and Coloured Elevations Option 2 - Render" HT.WARW.cpe2 B, House Type Warwick, Floor Plans and coloured elevations, option 3, lifestyle brick HT.WARW.cpe3 B, House Type Warwick, Floor Plans and coloured elevations, option 3, lifestyle render HT.WARW.cpe5 B, House Type Warwick, Floor Plans and Coloured Elevations Option 6 - Lifestyle Render HT.WARW.cpe6 B.

- Planning Statement dated Dec 2017 produced by Judith Ashton Associates;
- Design and Access Statement dated Dec 2017 produced by Thrive Architects;
- The Transport Assessment dated Dec 2017 produced by PT Planners;
- The Flood Risk Assessment dated March 2018 produced by PT Planners;
- Drainage Strategy Report dated March 2018: Report no. 11082/01C produced by PT Planners;
- The Preliminary Ecological Appraisal dated Nov 2017 plus associated Winter Bird Survey dated March 2016, Breeding Bird Survey dated July 2016, Bat Survey dated July 2016, Bat Preliminary Roost Assessment dated Nov 2017, Reptile Survey dated Oct 2016, Great Crested Newt Survey dated May 2016 and Dormouse Survey Report dated Nov 2017 produced by Twigg Group;
- The Landscape and Visual Impact Assessment dated Nov 2017 produced by Eleanor Trenfield Landscape Architects Ltd;
- The Landscape Management Plan (dated May 2018 - 0084-R02-V6) produced by Eleanor Trenfield Landscape Architects Ltd, Simon Jones Associates and Twigg Group;
- Play Statement, LAP and LEAP proposal (dated May 2018 - 0083-R04-V3), appended to which is 0083-L17 (play equipment) and 0083-L18 (Woodland Play Area)
  - Landscape plans:
    - 0083-L08 -Rev B Landscape Strategy (dated 09.05.18)
    - 0083-L09-Rev B Hard Landscape Proposals (dated 09.05.18)
    - 0083-L10-Rev B Hard Landscape Proposals (dated 09.05.18)
    - 0083-L11-Rev B Soft Landscape Proposals (dated 09.05.18)
    - 0083-L12-Rev B Soft Landscape Proposals (dated 09.05.18)
- The Arboricultural Report dated May 2018 prepared by Simon Jones Associates;



- The Agricultural Land Classification and Soil Resources report dated Dec 2017 prepared by Reading Agricultural Consultants Ltd;
- The Archeological Desk Based Appraisal dated Dec 2017 produced by SWAT Archaeology;
- The Geo-Environmental Desk Study / Preliminary Risk Assessment Report dated Aug 2017 produced by Turner Jomas & Associates Ltd;
- The Air Quality Assessment dated April 2018 produced by Fichtner Consulting Engineers
- The Utilities Assessment dated Dec 2017 produced by PT Planners;
- The Construction Environmental Management Plan dated Dec 2017 produced by Redrow;
- The Statement of Community Involvement dated Dec 2017 produced by Chelgate Limited;
- The Affordable Housing Statement dated Dec 2017 produced by Judith Ashton Associates

**Delete** Condition 17. Reorder numbering of the conditions 17 to 24.

### **Proposal**

**Amend** first paragraph description of units to:

**36** x 3 bed houses and **8** x 4 bed houses.

**Add** after second paragraph:

There are a total of **23** unallocated spaces, **17** of which are for visitors.

### **Site Area/Density**

**Amend** to:

Site area **2.97 ha (7.34 acres)**

Site Density **22.22 dph (8.99 dpa)**

### **Representations**

**High Halstow Parish Council** amends representation as follow:

**Delete** "If approved the Parish Council should manage open space on".

**Add** "The Parish Council have asked to manage the open space on site".

**The Applicant** has written to all members of the Committee and a copy of this letter is appended to this supplementary advice.

**Page 64      MC/18/0620      Land West Of Elm Avenue and South Of Broadwood Road, Chattenden**

### **Representation**

**Hoo Saint Werburgh Parish Council** has made a representation to the application. The letter from the Parish Council is appended to the supplementary report.

**Page 92      MC/18/0702      Land South Of Stoke Road Hoo St Werburgh**

### **Recommendation**

#### **Delete Condition 1**

#### **Amend Condition 2 to read:**

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

Drawing numbers: 6534/05 rev D, 6534/06 rev C, 6534/07 rev C, 6534/10 rev B, 6534/13 rev B, 6534/14, rev B, 6534/16 rev B, 6534/18 rev B, 6534/20 rev B, 6534/21 rev B, 6534/22 rev B, 6534/23 rev B, 6534/25 rev C, 6534/26 rev B, 6534/30 rev B, 6534/32 rev A, 6534/50 rev B, 6534/51 rev B, 6534/52 rev B, 6534/53 rev B, 3434\_105 rev A, 3434\_106 rev F, 3434\_107 rev F, 3434\_108 rev D, 3434\_109 rev D, 3434\_110 rev B, 3434\_113, 9917-KC-XX—YTREE-TCP01 rev 0, 9917-KC-XX-YTREE-TPP02 rev 0, 4691-1505 rev P3, 4691-1506 rev P3 and 4691-1507 rev P4 **received 2 March 2018**; 6534/03 rev G, 6534/04 rev G, 6534/17 rev C, 6534/31 rev B, 6534/70, 6534/71 and 6534/72 **received 18 May 2018**; 6534/02 rev L **received 8 June 2018**; 3434\_105 rev A **received 11 June 2018**; 6534/01 rev N, 6534/12 rev C, 6534/11 rec D, 6534/15 rev C, 6534/19 rev C, 6534/24 rev D, 6534/27 rev A, 3434\_101 rev F, 3434\_102 rev F, 3434\_103 rev F and 3434\_104 rev F **received 26 June 2018**.

**Delete Condition 4.** The Landscape Management Plan for this scheme has been secured in the outline permission and has now been submitted as a Discharge of Condition 7 for MC/16/2837 (under ref: MC/18/0703).

**Amend Condition 5** following the receipt of details of the grass and wildflower mixes to read:

- 5      The grass and wildflower mixes that are to be used shall be in accordance with the details as set out on the email of 29 June 2018 (from Emma Wreathall of Barton Willmore) and shall consist of:
- Amenity Grass Seeding – Aber Sustain seed mix;
  - Grassland Meadow Mix – RE1 Traditional Hay Meadow;
  - Wildflower Meadow Mix – WFG2 Flowering Meadow; and
  - Wildflower Meadow Mix – WFG9 Wetland and Pond Areas Mix.

Re-number conditions.

## Recommendation

### A Amend S106 to include the following:

#### (iv) **£2748.90** Great Lines Heritage Park Improvements

The Great Lines Heritage Park was identified as a key site for investment to create a municipal park for Medway in the Medway Wildlife, Countryside and Open Space Strategy 2008-16 and as such contributions are requested on all development for this site. This contribution will go towards signage improvements at Great Lines Heritage Park.

#### (v) **£29,696.94** Open Space improvements to Jackson Fields/The Paddock

The contribution will be spent on improvements to Jacksons Recreation Ground and/or the Paddock which are the nearest open spaces to the development in the River ward. The contribution is calculated based on the number of units x occupancy ratio with a trigger of payment prior to commencement of works on site.

### B Conditions

#### Amend Condition 2 to read:

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

17 1074 022 A; 17 1074 023 A; 17 1074 030 A; 17 1074 031 A received 18 May 2018; **revised plan 17 1074 021 B received on 11 June 2018; and 17 1074 020C received on 27 June 2018**

#### Amend Condition 8 to read:

- 8 **Notwithstanding the submitted Noise and Vibration assessment, no development shall take place above slab level until a scheme for protecting the development from noise and vibration have been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.**

#### Amend Condition 9 to read:



- 9 **Notwithstanding the submitted Noise and Vibration assessment**, no development shall commence above slab level until full details of acoustic glazing and mechanical ventilation systems, including heat recovery and cooling have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of any unit herein approved and shall be maintained thereafter.

Replace Condition 13 as follows:

- 13 **Prior to the commencement of any residential part of the development hereby permitted, the details of a clean air ventilation system (which provides both passive and rapid ventilation) necessary to ensure an appropriate level of air quality within the development shall be submitted and approved in writing by the Local Planning Authority. All works, which form part of the approved system, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.**

Add the following Conditions

- 29 The development shall be undertaken in accordance with the submitted plans and accompanying Tree Report (dated 19 June 2018) by Arborsense Arboricultural Consultants received on 21 June 2018.

Reason: In the interests of appropriate tree protection and management in accordance with Policy BNE43 of the Medway Local Plan.

- 30 Prior to occupation of the development, a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved by the Local Planning Authority to confirm that the Sustainable Drainage System has been constructed as per the agreed scheme and plans.

Reason: This condition is sought in accordance with paragraph 103 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.

## **Representations**

**Three additional representations** have been received objecting to the proposed development.

*The objections raised have been addressed in officers Committee Report.*

**Environment Agency** has revised their comment and raises no objection to the proposed development subject to recommended conditions.

*The conditions are reported above under the recommendation section of this item.*

**Southern Water** advises that it may be possible to amend the proposed development and drainage layout to retain the required stand-off distance to the public 375mm CSO. Southern Water requests the following:

- Condition to protect the public sewers and water mains, prior to the commencement of the development.
- Condition for sewerage investigation to be undertaken.
- Southern Water has undertaken a desk study of the impact of the proposed development on the existing public foul and surface water network. Southern Water will need to work with and understand the development program and to review if the delivery of network reinforcement aligns with the occupation of the development. Southern Water hence requests a condition to address this.
- Condition to ensure that appropriate means of surface water disposal are proposed for each development.
- An informative that Southern Water confirms that they can provide a water supply to the site and the developer/applicant should contact them regarding connection to the water supply.

**Page 130      MC/18/0799      2 View Road, Cliffe Woods, Rochester**

### **Recommendation**

#### **Approval subject to:**

**A**      The applicant entering into a S.106 agreement to secure £223.58 per new dwelling toward Designated Habitats Mitigation.

### **Representations**

**Cliffe and Cliffe Woods Parish Council** raise objection on the following grounds:

- Over-intensive development on the site at odds with density and character of surrounding development;
- On street parking will impact on junction of Town Road and View Road;

- The back of the development will be seen from top of hill at Mockbeggar Farm and should be screened.

**Page 140 MC/18/0176 142 Napier Road, Gillingham ME7 4HG**

Application deferred in agreement with the applicant.

**Page 154 MC/18/0560 Land rear of 769 Lower Rainham Road, Rainham, Gillingham ME8 7UB**

### **Representation**

**KCC Biodiversity** advises that they have reviewed the ecological information submitted in support of this planning application and advise that sufficient information has been provided. If planning permission is granted, they advise that a condition securing the implementation of ecological enhancements is attached. Developer Contributions would also need to be provided due to the increase in dwellings within the zone of influence of a Special Protection Area.

**The applicant** has responded to the objections of neighbours:

- a. The form of development proposed could not be repeated on other sites in the locality as this is the only one which has proper access via the existing track to the side of the property.
- b. The distances between properties are such that, when combined with the design of the proposed house, there would be no loss of light, outlook or privacy to any neighbour. The proposed house has been designed to avoid such problems.
- c. In terms of impact on the character of the area, the new dwelling and associated works proposed represent an opportunity to rid the locality of unattractive buildings, hardstandings, etc. and properly landscape it.
- d. It is understood that neighbours do not keep livestock; rather they have cats and dogs which live in the house with neighbouring outbuildings essentially used for storage.

**Page 164 MC/18/1298 Land Rear of 117 Hempstead Road, Hempstead, Gillingham, Medway**

### **Representation**

Cllr Rodney Chambers OBE has submitted an email on behalf of the applicant. The email is appended to this supplementary agenda advice sheet and will be read out by the Head of Planning.

**Representations**

**Cemex** have written in addition to their letter of objection and following consideration of the officers report. Their email is attached as an appendix.

**APPENDIX**

<b>ITEM 6</b>	<b>MC/17/4408</b>	LETTER FROM APPLICANT
<b>ITEM 7</b> LETTER	<b>MC/18/0620</b>	HOO SAINT WERBURGH REP
<b>ITEM 12</b> RAINHAM ROAD	<b>MC/18/0560</b>	LAND REAR OF 769 LOWER LETTER FROM APPLICANT
<b>ITEM 13</b> CHAMBERS OBE	<b>MC/181298</b>	LETTER FROM CLLR RODNEY
<b>ITEM 16</b>	<b>MC/18/0175</b>	LETTER OF OBJECTION FROM JAMES BROWN ON BEHALF OF CEMEX



## erifevieme, kemi

---

**From:** harris, dave  
**Sent:** 02 July 2018 21:02  
**To:** 'Judith Ashton'; chapman, tim  
**Cc:** 'David Banfield'; erifevieme, kemi  
**Subject:** RE: Land North of Britannia Road, High Halstow

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you.

Tim/Kemi - this will need to be added to supp report for committee

Thanks

Sent with Good ([www.good.com](http://www.good.com))

-----Original Message-----

**From:** Judith Ashton [[judith@judithashton.co.uk](mailto:judith@judithashton.co.uk)]  
**Sent:** Monday, July 02, 2018 02:06 PM GMT Standard Time  
**To:** chapman, tim; harris, dave  
**Cc:** David Banfield  
**Subject:** FW: Land North of Britannia Road, High Halstow

Please see below FYI

Regards  
Judith

Judith Ashton Associates  
Tel:-01424 882815  
Mobile 07709 406 528  
Email:- [judith@judithashton.co.uk](mailto:judith@judithashton.co.uk)

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**From:** Mike Hardware [<mailto:mhardware@chelgate.com>]  
**Sent:** 02 July 2018 13:25  
**To:** Judith Ashton <[judith@judithashton.co.uk](mailto:judith@judithashton.co.uk)>  
**Cc:** David Banfield <[david.banfield@redrow.co.uk](mailto:david.banfield@redrow.co.uk)>  
**Subject:** FW: Land North of Britannia Road, High Halstow

Hi Judith

The email (below) has been sent to all the members of the Planning Committee (listed below):



- Councillor Tashi Bhutia (Con)
- Councillor Nick Bowler (Lab)
- Councillor David Carr (Con)
- Councillor Mrs Diane Chambers (Con)(Chairman)
- Councillor Gary Etheridge (Con)
- Councillor Dorte Gilry (Lab)
- Councillor Glyn Griffiths (Lab)
- Councillor Peter Hicks (Con)(Vice-Chairman)
- Councillor Dan McDonald (Lab)
- Councillor Mick Pendergast (UKIP)
- Councillor Martin Potter (Con)
- Councillor David Royle (Con)
- Councillor Habib Tejan (Con)
- Councillor Stuart Tranter (Con)
- Councillor Les Wicks (Con)

With best wishes  
Michael

**From:** Mike Hardware  
**Sent:** 02 July 2018 13:20  
**To:** 'les.wicks@mail.com' <les.wicks@mail.com>  
**Subject:** Land North of Britannia Road, High Halstow

Dear Cllr Wicks

My client's application at High Halstow comes before the Planning Committee on Wednesday (MC/17/4408). I am writing with a brief summary of how concerns raised by the local community have been addressed.

We did consult extensively with the local community including presenting at the parish council (attended by 120 residents), a public exhibition and individual meetings with residents around the site. We also engaged with the local academy and the local health centre. There were four key local issues raised: primary school capacity, health centre capacity, traffic impact and sewage/drainage.

**Primary School** – There were concerns over the capacity of the High Halstow Primary School. We will make a £129,792 contribution towards primary provision in either High Halstow or to expanding Hoo Academy primary school to 2FE or a new primary free school in the Hoo area – either of these will free-up capacity at High Halstow. We will also make a £71,247 contribution towards Hundred of Hoo (Secondary School) Humanities Block expansion and improvements or a new free school in the Hoo area, and we will make a £51,584 towards Nursery provision in High Halstow.

**Health** Similarly, there were concerns over the capacity of the local health centre, including the satellite centre in the village. The practice confirms that it has capacity and its list is currently open. We will make a £40,725 contribution towards improved health facilities to be used for improvements to this practice, Hoo St Werburgh, with their relocation to alternative premises on the Peninsula

**Traffic/Highways** Some residents were worried that the new development would increase congestion. Although our development will increase traffic flows, in particular along Britannia Road and the A228, the impact will be negligible and well within the capacity of those roads. As well as a pedestrian access via Willowbank Drive, we will be contributing

£40,000 towards improvements to pedestrian infrastructure between the site and village including enhancements to pedestrian routes between the site and local primary school (safer routes to school), between the site and the village, and to nearby bus stops.

**Sewage/drainage** Affected residents were concerned that the new development would add to the existing problems with flooding and drainage. We will pay for any off-site drainage reinforcement required by Southern Water to accommodate our site. It is an opportunity for Southern Water to also address existing storage capacity/maintenance problems.

The SuDS approach and off-site repairs we are proposing will not only substantially reduce surface water runoff from the site, but improve flood protection to downstream properties i.e. will bring significant advantages rather than disadvantages in surface water drainage terms.

We will also be making contributions to local youth services, open spaces, heritage & museums and High Halstow community facilities.

We feel our proposals for Britannia Road are sensitive and well-considered, providing a quality rounding off to the east of the village. With 25% affordable housing, the site will provide a much-needed range of new homes for the village.

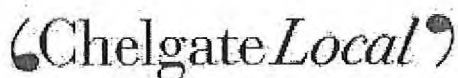
We hope you will agree with your officers and approve our application. In the meantime, if you do have any further queries on our proposals, please do get in touch.

With best wishes,

Michael Hardware

Redrow Development Team

-----  
Michael E. Hardware  
Associate Director  
Chelgate Local  
One Tanner Street  
London  
SE1 3LE

The logo for Chelgate Local, featuring the text "Chelgate Local" in a stylized, serif font, enclosed in a decorative, rounded frame.

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## Hoo Saint Werburgh Parish Council

*Parish Clerk: Mrs Sherrie Babington*

*4, Birkhall Close, Walderslade,*

*Chatham, Kent, ME5 7QD*

*Telephone: 01634 868855 – Fax 01634 867173*

*Email: [hooparishcouncil@sherriebabington.co.uk](mailto:hooparishcouncil@sherriebabington.co.uk)*

Medway Council,  
Civic Headquarters,  
Gun Wharf,  
Dock Road,  
CHATHAM.  
Kent, ME4 4TR

2<sup>nd</sup> July 2018

Dear Mr Harris

I am writing regarding planning application MC/18/0620, which is being decided at the Planning Committee meeting on Wednesday 4th July. Hoo St Werburgh Parish Council would like to raise a few concerns to do with the proposed Section 106 Agreements.

The Parish Council is concerned that the majority of the contributions are being potentially allocated to projects in Upnor. The development is itself within Hoo St Werburgh Parish and will have an impact Hoo St Werburgh Parish.

There are a large number of proposed allocations which could potentially go to Arethusa Venture Centre/Shafesbury Young People, the organisation which sold/will sell the land for development and who will capitalise on its sale, raising a large sum of money and capital investment to carry out the desired improvements, projects or objectives featured in the report regardless of the Section 106 Agreement opportunities.

Hoo St Werburgh Parish Council would like to request that the Section 106 Agreements are changed to reflect the following:

### Report Reference

A. ii. Nursery education provision:

This should only be allocated within Hoo St Werburgh Parish (not AVC/SYP).

A. iii. Primary education provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP).

A. iv. Secondary education provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP).

A. v. Sixth form education provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP).

A. viii. Heritage provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP or Upnor projects).  
This amount could be allocated as Community Heritage funding for Hoo St Werburgh parish.

A. ix. Open space provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP or Upnor projects).

A. x. Great Lines heritage provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP or Upnor projects).

A. xi. PROW improvements:

£5,755 is not enough to upgrade all three PROW's mentioned to a new hard-wearing course.  
A suggested solution could be to merge the Great Lines Heritage allocation with the PROW allocation in order to provide more funding.

A. xiii. Community facilities provision:

Should only be allocated within Hoo St Werburgh Parish (not AVC/SYP or Upnor projects).

We feel that if the application and development was within Frindsbury Extra Parish (Upnor), then these allocations should be spent that Parish, however this development falls within Hoo St Werburgh.

We would not expect to bid for or be the recipient for any Section 106 Agreements from applications and developments within other Parishes.

Please could you respond to our concerns and suggestions as a matter of urgency.

Yours sincerely

*Mrs S Babington*

Parish Clerk

Hoo St Werburgh Parish Council.



**smith, mary**

---

**From:** Geoff Brown <geoff@kingswayplanning.uk>  
**Sent:** 03 July 2018 15:14  
**To:** smith, mary  
**Cc:** Luke Blanshard; Lee Cahill  
**Subject:** Application MC/18/0560: LRO 769 Lower Rainham Road

Dear Mary,

In response to comments made by local residents, my clients wish to make the following summarised points:

- a. The form of development proposed could not be repeated on other sites in the locality as this is the only one which has proper access via the existing track to the side of the property.
- b. The distances between properties are such that, when combined with the design of the proposed house, there would be no loss of light, outlook or privacy to any neighbour. The proposed house has been designed to avoid such problems.
- c. In terms of impact on the character of the area, the new dwelling and associated works proposed represent an opportunity to rid the locality of unattractive buildings, hardstandings, etc. and properly landscape it.
- d. My clients inform me that neighbours do not keep livestock; rather they have cats and dogs which live in the house. Neighbouring outbuildings are essentially used for storage.

Thank you,

Geoff Brown



**Geoff Brown** MPhil MRTPI

Tel: 01622 320197    MOBILE: 07305 082395  
Email: [geoff@kingswayplanning.uk](mailto:geoff@kingswayplanning.uk)



erifevieme, kemi

---

**From:** harris, dave  
**Sent:** 02 July 2018 21:19  
**To:** erifevieme, kemi  
**Subject:** FW: Planning Committee - 4 July

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged.

Hi Kemi,

Please add this to supp agenda as an appendix and I will read it out.

Thanks

Dave

Sent with Good ([www.good.com](http://www.good.com))

-----Original Message-----

**From:** mason, rita  
**Sent:** Monday, July 02, 2018 12:13 PM GMT Standard Time  
**To:** harris, dave  
**Subject:** Planning Committee - 4 July

Dear Dave – please see below a note from Cllr Chambers.

**Agenda Item 13. Land at the Rear of 117 Hempstead Road.**

Dear Planning Committee Members.

Due to the fact that I am in Birmingham at the Local Government Conference, tonight, please accept my apologies for not attending this evening's meeting in order make the following points to you on behalf of Mr & Mrs Collis.

In determining this application,

They would ask that you consider the size of the plot which at about one third of an acre is a significant size.

The proposed bungalow will fit in well with the existing properties with the low-profile roof not affecting any other property.

Their three immediate neighbours have not objected but have registered support.

Traffic impact will be minimal

Similar example of this type of development have been allowed in Hempstead Road on a smaller plot.

There are many examples of back land development in the Medway Towns such as behind Wigmore Fish Bar.

If granted this will add to the dwindling number of bungalows in Hempstead.

It is for these reasons that Mr & Mrs Collis feel that consent should be granted. They ask that should members be in doubt why not visit the site.

I would ask Members to consider these points in determining this application.

Rodney Chambers.

Member for Hempstead & Wigmore.

Many thanks

**Rita Mason**

Assistant to Cllr Alan Jarrett, Leader Medway Council

Tel: 01634 332514

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Website: [www.medway.gov.uk](http://www.medway.gov.uk)

Gun Wharf, Dock Road, Chatham, Kent ME4 4TR

**Please note: I am not in the office on Wednesdays or Fridays**



**Application Number: MC/18/0175**  
**Holding Objection**

Dear Mr Harouni,

We write on behalf of our client CEMEX to raise a holding objection to the proposed development of construction of 10no. dwelling houses with associated parking, access, infrastructure and landscaping works on Land East of Formby Road (Adjacent and Rear Of 1-12 Formby Terrace), Halling, Rochester, Kent.

CEMEX would like to submit a holding objection whilst the company undertake noise assessments to understand operational impacts for their existing operations on land directly to the north east of the proposed site. CEMEX have significant concerns that the siting of new residential dwellings on the access road to their existing pre-stressed concrete flooring beams factory will undermine the ability of the company to continue to operate from this location as well as limiting the future potential of the wider designated employment location. It is imperative that prior to any decision being made on this site that the Company have the opportunity to assess the noise impact.

In the interim we also wish to make the following comments and policy objections to these proposals.

### **Impact on the Employment Zone**

The proposed development is within an area allocated as an employment zone, part of the wider ED 1 employment zone, marked on the inset proposals map of Rochester, Strood, Cuxton and Halling, as part of the Adopted Local Plan, 2003. The proposed site is also considered under site reference 21, as part of the Employment Lands Needs Assessment (ELNA), produced in December 2015, as part of the North Kent Strategic Housing and Economic Needs Assessment (SHENA) for Gravesham Borough Council and Medway Council. The Formby Road site (site Ref 21) comprises an area of 28.7 Ha.

As referenced in the paragraph 5.2.4. of the Planning, Design and Access statement, the ELNA earmarked Formby Road as a site of existing employment land, with B2 (general industrial) being identified as the dominant use class. However, not mentioned is the fact that the ELNA advised retaining and encouraging use intensification at site 21, Formby Road, and recommended protecting and enhancing the employment site (page 56, ELNA). The site was also allocated for employment use as part of the hybrid application for the St Andrews Park development (ref 12/1791).

The proposed development made no attempt to market the site for employment use, or prove that the site showed no potential for opportunities of employment. The site is located in close proximity to a large busy industrial site, and is part of a wider employment zone. Therefore, the proposed development is inappropriate.

We note the tangent application (ref MC/18/0121) for construction of a street works facility with workshop, office and store area as well as additional B1 and B8 start-up business units,

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associated access, parking and landscaping on the land to the east of the A228 Formby Road. This application is a more fitting application due to the site location within an employment zone. In reference to this proposal for 10 dwellings, the immediate location of the tangent application makes this proposal even more unsuitable. The residential properties would be located next door to two industrial/ business developments and as such are located in a very inappropriate place.

The proposed site was considered and found to be unsuitable as a potential residential development in the Medway SLAA (February 2017).

Objection 1: The site is a poor and unsuitable location to provide a concentration of new dwellings. The site is located in an employment zone, in close proximity to an industrial site and the land has been recommended for retaining and intensifying the employment use of the area. The site was also found to be unsuitable for residential development (Medway SLAA, 2017). Therefore, the proposal represents inappropriate development.

### **Access Road**

CEMEX have an established industrial site on land next to the proposed development, with a current configuration of using one access point for their trucks that carry product in and out of the site daily. The access road is the only point of access for the CEMEX site. The new development is suggesting using this same access road for 5 new dwellings to the north of the proposed development.

The current residents of Formby Terrace, and the small development site to the rear currently use this access road. However, the intensification of this land will impact the traffic in the area and increase the use of the access road.

Objection 2: One access point for CEMEX and for the proposed development, that is in constant use by CEMEX. This will intensify the use of the access road, and increase the traffic in the area.

### **Poor Layout**

The proposed layout is incongruous with its surroundings, considering it is so close to a large industrial site. The siting of the proposed development is limiting the future potential of the wider designated employment location.

The development proposes 4 dwellings directly next to the access road leading to the CEMEX site, and 1 dwelling side on to the access road. Two of these dwellings will affront the access road. This shows poor consideration of the layout for potential future residents, as the windows will have a clear view of the access road and the HGV's that regularly use the road. Also, the amenity space of the proposed dwellings will be of a poor standard considering the close proximity of to a large industrial site, and potentially a new development for a workshop and office spaces.

There is no proposed buffer to minimise the impact of the access road, and protect the dwellings from the impact of the HGV's and continuous use of the access road. This shows poor design and no consideration to the layout.

There is also an active railway siding on land directly to the east of the proposed site. This railway siding has the potential to be used as part of the CEMEX site, and could lead to intensification of the railway line. The land to the east of the proposed site is already part of the CEMEX site, and has been previously used by CEMEX, therefore there is potential to use the railway siding, and the potential development limits the use of the future potential of the wider designated employment location site. As such, the proposed development is poorly located as it is approximately 30 metres from the railway line, and the noise impact on future residents may increase with the intensification of the railway.

Paragraph 3.1.2. of the Planning, Design and Access statement states that "the residential layout is used as a higher quality screen to the proposed employment use beyond and seeks to provide an entrance and edge to the development enclave of the former CEMEX works."

It is clear the application has not considered the screening of the residential properties to the tangent application (ref MC/18/0121) that is directly adjacent, and opposite the proposed developments. The current operational CEMEX site to the north east of the application has also clearly not been considered, as the half of the proposed dwellings front the access road for CEMEX and there is no barrier proposed between the developments and the CEMEX site.

Objection 3: The development shows a lack of consideration for potential future residents due to poor layout and design of the proposed dwellings.

### **Other Considerations**

The NPPF aims to accelerate housing delivery, but by providing high quality housing. This proposal contradicts this statement, as locating housing so close to two industrial business reduces the quality of housing being provided.

The proposed development is not within the designated 800 metre distance to basic services such as educational facilities, as set out in the Medway SLAA (February 2017).

Although paragraph 5.2.7. of the Planning, Design and Access statement comments that there are initial indicators to show that the existing Formby Terrace units, that have not yet been released to the market, are in high demand. However, there is no evidence of this provided.

This property will increase the traffic on the A228, a road that has already been defined, in part, to be beyond capacity. This is contrary to Policy T2 of the Medway Council adopted Local Plan 2003.

Two and a half storey residential buildings opposite St Andrews Park would constitute an infringement of the privacy of those properties which bound the A228 in that area.

We trust that the attached comments will be given due consideration and you will allow CEMEX the opportunity to assess the noise impact prior to any decision being made.

Yours Sincerely,

ShrimplinBrown.



**Paul Cockcroft**  
BEng PhD CEng MIMMM FIOA

**Richard Lyons**  
BEng PhD CEng MIOA MCIBSE

**Rachel Canham**  
BEng MSc CEng FIOA

## Technical Note

Prepared by: **Dr Paul Cockcroft** Date: **21 February 2018**  
Project: **CEMEX Rochester** Ref: **4788**  
For: **Ella Yates at Shrimplin Brown** Page: **1 of 7**  
Subject: **Comments on Noise Assessment Report for Residential Development**  
**MC/18/0175 Land East of Formby Road - Adjacent and Rear of 1-12 Formby Terrace**

This Technical Note comments on the MRL Acoustics Noise Impact Assessment Report dated August 2017 and noise measurements made in August 2017, associated with the planning application MC/18/0175 for residential development adjacent and rear of 1-12 Formby Terrace, Formby Road, Halling, Rochester Kent.

### Description of Interface Between the Sites

Existing dwellings at 1-12 Formby Terrace front directly on the A228 Formby Road, with rear (eastern facades) facing away from Formby Road.

The northernmost existing dwelling, No 1 Formby Terrace, has a side wall facing the access road from the A228 Formby Road to the CEMEX site. The CEMEX site access road drops down from the A228 to allow for the passage of vehicles under the railway line situated east of Formby Road.

Until relatively recently, before August 2017, there was a commercial building immediately adjacent to the CEMEX site access road (see photos in Appendix A & B) that shielded the dwellings on Formby Terrace from noise associated with vehicles on the CEMEX site access road. The nearest (northern facing) façade of No. 1 Formby Terrace is about 10 to 15 m from the edge of the CEMEX site access road.

This former commercial building has been demolished and part of the cleared area is proposed for two dwellings (Block C), with the nearest facades about 5 m from the edge of the CEMEX site access road. These two dwellings will have bedroom windows, on first floor and second floor, overlooking the CEMEX site access road.

Block B is to the east of Formby Terrace and will have living room windows on the eastern façade at first floor level and bedroom windows on the eastern façade at second floor level.

The railway line, running north / south, and a welfare and weighbridge office on the CEMEX site, provide potential barrier effect for some of the noise sources on the CEMEX site for certain receiver locations at Blocks B and C.

### CEMEX Permitted Site Operations

Decision Notice MC/14/1063 dated 04 June 2014 is for a pre-stressed concrete flooring beams factory together with the installation of an ancillary concrete batching plant and associated external storage and checking areas. The site operations are unrestricted in terms of hours of operation and noise levels.



Condition 5 states "No more than 90 Heavy Goods Vehicle (HGV) movements per day shall take place either on entry to or departure from the site in connection with the development herein approved without the prior consent in writing of the Local Planning Authority."

HGV movements from the CEMEX site would generally occur in the period 05:00 to 20:00 and 24 hour flexibility is required for inbound HGV movements to allow for the delivery of raw materials.

It is possible that there could be a larger proportion of HGV movements in the night-time period 23:00 to 07:00 on the CEMEX site access road, than in August 2017, with the nearest facades of the proposed dwellings at about 5 m from the nearest edge of the CEMEX site access road.

### **MRL Acoustics Report**

The MRL Acoustics Noise Impact Assessment, Report No MRL/100/1247.1v1, dated August 2017 mentions the CEMEX site once at paragraph 2.6 "To the rear of the site is a large Cemex cement works site, located approximately 100m distance away. The cement works access road is located adjacent to the northern end of the development site where there is also a civil engineering depot on the other side of the access road."

At paragraph 3.2 it is stated "The noise measurements were taken at the approximate position of the proposed elevations of the new dwellings in order to represent the windows of the proposed dwellings that will be affected by the highest level of environmental noise."

The monitoring location is shown on the plan at paragraph 3.3 as "Noise Measurement Location", at about 10 to 15 m from Rochester Road (Formby Road) and about 5 m to the nearest edge of the CEMEX site access road.

Under the heading "Industrial Noise" on page 12 it is stated at paragraph 5.14 "There was no noticeable industrial noise impact observed at the development site. Noise from road traffic on the A228 Formby Road was the dominant noise source in the area with no significant noise impact from any of the nearby commercial premises."

Paragraph 5.15 states "Therefore it is considered that no assessment of industrial noise to BS4142: 2014 is required for this particular development scheme."

It is not appropriate that the CEMEX site operations and HGV movements on the CEMEX site access road were not assessed at all.

### **Effect of Built Development on Noise Climate**

Windows on the northern façade of the proposed Block C, facing the CEMEX site access road, will be exposed to road traffic noise on the Rochester Road (Formby Road) and vehicles on the CEMEX site access road at a separation distance of about 5 m.

Windows on the eastern façade of the proposed Block B will be about 40 m from the Formby Road and shielded from road traffic noise on the Formby Road by the existing dwellings at 1-12 Formby Terrace and Block B itself. The windows on the eastern façade of the proposed Block B will be exposed to rail traffic noise from trains on the elevated rail line to the east.

It is evident that the road traffic noise levels experienced at the windows on the eastern façade of the proposed Block B will be significant lower than those at the "Noise Measurement Location".



There are approved calculation methods for road traffic noise levels that allow determination of change in road traffic noise level due to increased separation distance and barrier attenuation.

For increased separation distance, the reduction in road traffic noise level could be of the order of 5 dB(A) and shielding by the buildings could reduce road traffic noise levels by a further 10 dB(A).

The measured daytime (07:00-23:00) road traffic noise level at the "Noise Measurement Location" is presented as "69 dB  $L_{Aeq}$ " in "Table 1: Measured 'Free-Field' Noise Levels". Applying the above corrections, the daytime road traffic noise level at the eastern side of the proposed Block B could therefore be about 54 dB  $L_{Aeq, 16 \text{ hour, free field}}$ .

Background sound levels, dB  $L_{A90, T}$ , would also be lower for both daytime and night-time periods than those presented at the "Noise Measurement Location", but these reductions are more difficult to quantify as the dB  $L_{A90, T}$  does not lend itself to calculation.

Background sound levels for the core daytime period 07:00-19:00 are above 60 dB  $L_{A90, T}$  at the "Noise Measurement Location" and could be about 50 dB  $L_{A90, T}$  at the eastern side of the proposed Block B. Background sound levels would be lower than 40 dB  $L_{A90, T}$  at night-time.

#### **Calculated CEMEX Operational Site Noise Levels**

The MRL Acoustics Report has made no assessment of industrial noise, which is not appropriate.

Check calculations undertaken by WBM indicate that CEMEX site noise levels could be in excess of 50 dB  $L_{Aeq, 1 \text{ hour, free field}}$  at the eastern side of the proposed Block B. This calculated noise level can be compared with a background sound level for daytime of about 50 dB  $L_{A90, T}$  at the eastern side of the proposed Block B.

The noise level at the northern side of the proposed Block C for vehicle movements on the CEMEX site access road could be 60 dB  $L_{Aeq, 1 \text{ hour, free field}}$ , depending on the number of vehicle movements. This calculated noise level can be compared with a background sound level for daytime of above 60 dB  $L_{A90, T}$  at the northern side of the proposed Block C.

#### **CEMEX Access Road HGV Maximum Noise Levels**

Appendix II (pages 17 to 19) of the MRL Acoustics Report presents graphical and tabulated results of the noise level survey from 11:00 on Thursday 24 August to 12:15 on Friday 25 August 2017.

The maximum " $L_{max}$ " values are shown as the uppermost line on the graph and in the fourth column in the table of results. The range of " $L_{max}$ " values is 74 to 88 dB  $L_{AFmax}$  at this location.

As the "Noise Measurement Location", was about 10 to 15 m from Rochester Road (Formby Road) and about 5 m to the nearest edge of the CEMEX site access road it is obvious that the highest " $L_{max}$ " values are likely to have occurred as a result of the passage of HGVs on the CEMEX site access road.

Paragraph 4.16 states "*The WHO Guidelines for Community Noise give a specific maximum noise level of 45 dB  $L_{Amax}$  that should not normally be exceeded more than 10 -15 times per night, which will be adopted in this assessment.*"

Paragraph 4.17 states "*External  $L_{Amax}$  levels would need to be in the order of 84 dB(A) at night in order to exceed the above criteria with the acoustic laminated double-glazed units fitted.*"



Paragraph 4.18 states "*The detailed results in Appendix II indicate that this level was not exceeded at all throughout the night-time period.*" Clearly there were exceedances of this level during the daytime period.

### **Mitigation Recommended by MRL Acoustics**

Section 5.0 of the MRL Acoustics Report contains a sub-heading "*North, East & West Facing Elevations*". The text at paragraph 5.1 starts "*For all living room, dining room and bedroom windows on the north, south and west facing elevations of the new dwellings, (i.e. those with a line of sight of the A228 Formby Road)...*"

The "*East Facing Elevation*" is specified in the sub-heading but not in the text. The east facing elevation is about 20 m from the railway line, with maximum noise levels generated during both daytime and night-time periods due to train movements.

Paragraph 5.6 states "*For the living room, dining rooms and bedroom windows outlined above, acoustically treated ventilation will be required to meet the required internal noise limits without the need to open the windows for ventilation and cooling.*"

Maximum noise levels measured in August 2017, at about 5 m from the edge of the CEMEX site access road, were in the range 84 to 88 dB  $L_{AFMax}$  for 16 out of 102 15-minute measurement periods.

This means that there were at least 16 events, measured in the period 07:00 to 23:00, with these highest maximum noise levels. This could have represented a greater number of HGV movements on the CEMEX site access road if there had been more than one HGV in a 15-minute period.

If the HGV movements corresponding to these highest maximum noise levels were to occur in the period 23:00 to 07:00 there could be at least 16 events in the night-time period that would exceed the criteria outlined in paragraph 4.16.

In order to achieve the criteria outlined in paragraph 4.16 for night-time, using the highest measured maximum noise levels, the sound insulation would need to be improved by about 5 dB. This would change the sound reduction performance requirement "*of approximately 38 dB Rw*" to a sound reduction performance requirement "*of approximately 43 dB Rw*"

Examples of the "*Weighted Sound Reduction Index, Rw*" are given in Table 3 "*Sound Insulation of Typical Windows*". Secondary glazed windows (6-200-6) with a Weighted Sound Reduction Index, Rw of 40-45 dB are shown on the final line of Table 3.

### **Requirement for Noise Conditions**

For CEMEX, the most critical facades are the north facing elevation of Block C overlooking the CEMEX site access road and the east facing elevation of Block B overlooking the CEMEX site.

Irrespective of any mitigation requirement for road traffic noise on the Formby Road and rail traffic, CEMEX require a noise condition that imposes the paragraphs 5.6 and 5.7 constraints for the north facing elevation of Block C and the east facing elevation of Block B i.e.

*"For the living room, dining rooms and bedroom windows outlined above, acoustically treated ventilation will be required to meet the required internal noise limits without the need to open the windows for ventilation and cooling."*

For the north facing elevation of Block C, a sound reduction performance requirement "of approximately 43 dB Rw" is required for the movement of CEMEX site vehicles at night.

### **Concluding Comments**

In terms of noise, CEMEX have significant concerns that the siting of new residential dwellings on the access road (Block C) to their existing pre-stressed concrete flooring beams factory will undermine the ability of the company to continue to operate from this location.

The nearest facades of the proposed dwellings are about 5 m from the nearest edge of the CEMEX site access road.

The MRL Acoustics report presents measured noise levels from a 24 hour survey in August 2017.

It is demonstrated above that the mitigation proposed by MRL Acoustics would be inadequate to protect against a larger proportion of HGV movements in the night-time period 23:00 to 07:00 on the CEMEX site access road.

Unless the mitigation proposed is improved and secured by robust conditions, the application should be refused.

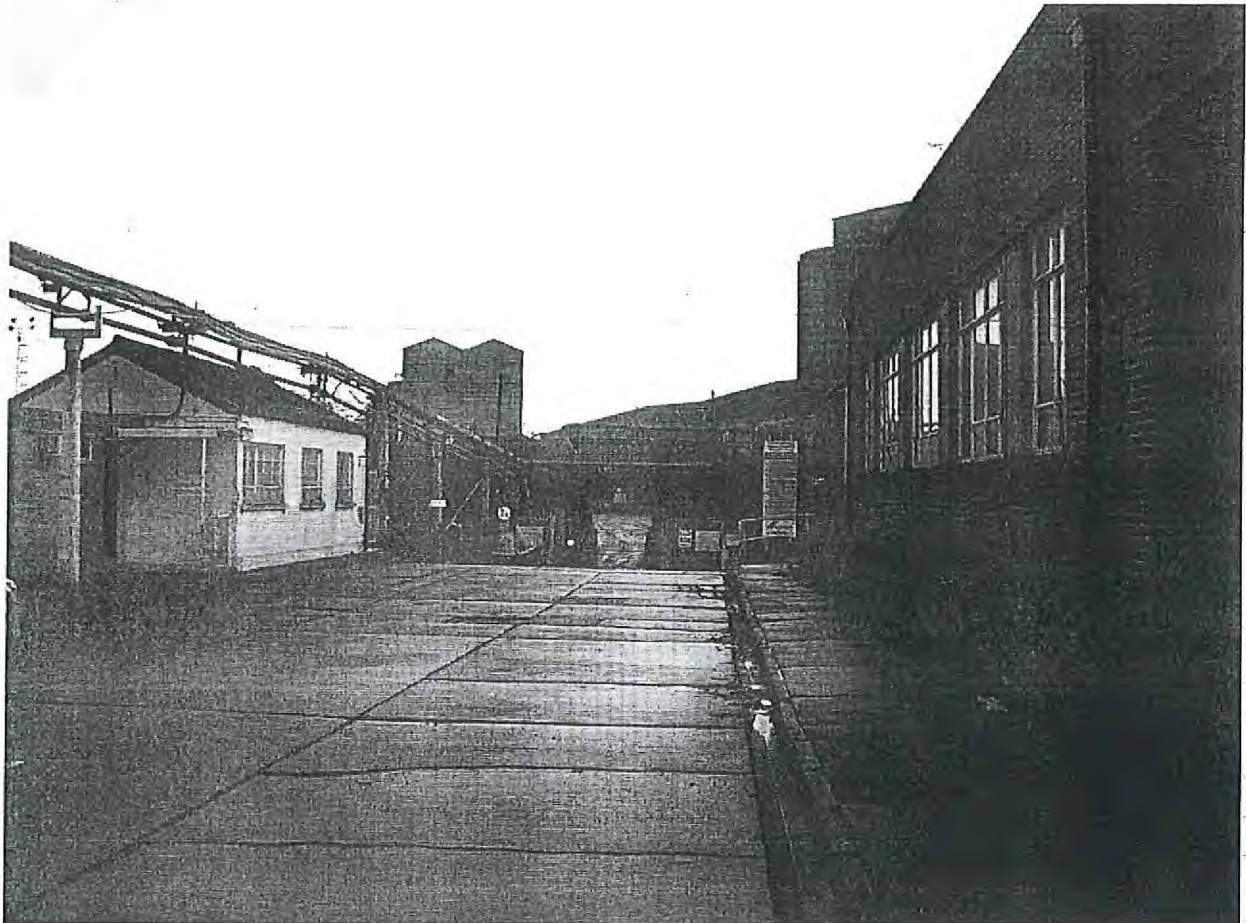
This Technical Note sets out the requirement for noise conditions, should the planning authority deem it appropriate to permit the application.

**Dr Paul Cockcroft**  
Partner

(This document has been generated electronically and therefore bears no signature)



Appendix A – CEMEX Site Entrance / Access Road Photo taken January 2014





Appendix B – CEMEX Site Entrance / Access Road Before August 2017

