

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 26 September 2018

Time: 6.30pm

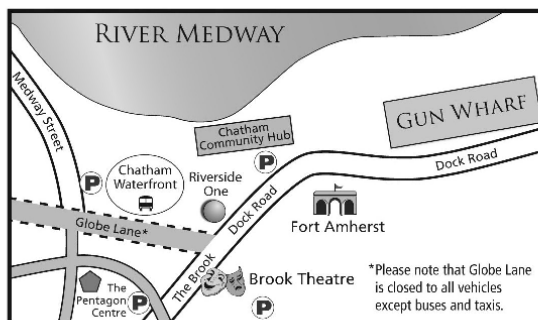
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 12 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: 26 September 2018



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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	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଏହକ୍‌ଶଫର	331786	فارسی	331840	Lietuviškai	332372

Medway Council

PLANNING COMMITTEE – 26 September 2018

Supplementary Agenda Advice

Page 20 MC/18/0705 Land at Brickfields, Darland Farm, Pear Tree Lane, Hempstead

Deferred

Page 36 MC/18/0175 Land East of Formby Road (adjacent and rear of 1 – 12 Formby Terrace) Halling, Rochester

Representation

An email has been received from Ella Yates on behalf of Cemex expressing that their objections have been appropriately addressed by the revised application.

A copy of the email is appended to this report.

Page 52 MC/18/1854 77 Main Road, Hoo St Werburgh, Rochester

Further Information

Additional email received from the applicant's agent in response to highways objection from the Parish Council. The email summarises the findings of the transport statement.

A copy of the letter is appended to this report.

Page 60 MC/18/1759 227 Cliffe Road, Strood, Rochester

Recommendation

Approval subject to

A. The submission of a Unilateral Undertaking to secure £239.61 towards Designated Habitats Mitigation.

Page 70 MC/18/1803 45 and 45B Park Avenue, Gillingham

Representation

Two additional letters of representation has been received from local residents in response to the agent's letter. The letters reiterate objections already made to the application.

Further Information

A letter dated 10 September 2018 has been submitted by the applicant, Lila Benaragama, in response to the objections received.

A copy of the letter is appended to this report

Page 82 MC/18/2098 Priestfields Recreation Ground,
Priestfields, Rochester ME1 3AD

Representation

One additional letter of representation has been received objecting on grounds of noise from the proposed 1am openings.

erifevieme, kemi

From: Ella Yates <ella.yates@shrimplinbrown.com>
Sent: 24 September 2018 17:04
To: harouni, majid
Cc: wright, ellen; harris, dave; chambers, diane; erifevieme, kemi; nutley, vicky; caiels, laura; Mark Kelly; James Brown
Subject: Land East of Formby Road MC/18/0175 (Agenda Item 6)

Dear Mr Harouni,

I write in advance of the Planning Committee on Wednesday with regard to the Planning Application MC/18/0175: Land East of Formby Road (Agenda Item 6).

The Applicant has amended the scheme following the previous Planning Committee (29.08.2018). This includes the removal of the two dwellings on the CEMEX access road and a new condition 17 has been added. The condition states that no development above ground floor slab level shall take place until details of measures to mitigate industrial traffic and other road traffic noise have been submitted to and approved by the LPA and having regard to the impact of operations and uses taking place and permitted within the adjacent CEMEX site.

On the basis of the reduced proposals and proposed conditions, CEMEX consider that their objections have been appropriately addressed. If the application is approved, CEMEX would like to be engaged/contacted as part of the discharge of conditions process.

Considering the above, CEMEX do not have a continued objection to the application.

Kind regards,

Ella Yates
Graduate Planner

ShrimplinBrown
Planning & Development

Lion House, Oriental Road, Woking, Surrey, GU22 8AR
t. 01483 745423 | ella.yates@shrimplinbrown.com | www.shrimplinbrown.com

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10/12/18/19-9

stubbs, thomas

From: mg@goddardplanning.co.uk
Sent: 24 September 2018 12:32
To: stubbs, thomas
Cc: Ian Roberts; cc@goddardplanning.co.uk
Subject: : 77 Main Road, Hoo 18/1854

Dear Tom

I refer to our application which will be considered at planning committee on Wednesday. We are delighted to see so many people writing in to support the proposal and very pleased at your decision to recommend our application for planning permission.

As your committee does not allow public speaking we will not be able to address the members of the committee direct on the main issue of highway safety which has been raised by a handful of objectors and the Parish Council . However, we have asked our transport consultant to look at the objections and provide his comments upon them. I would be very grateful if this letter could be presented in your " update "report which I understand is circulated to members of the committee before the committee meeting.

Kind regards
Mike Goddard

Our transport consultant's comments are as follows:

From: Ian Roberts <ianroberts@bellamyroberts.co.uk>
Date: 21 September 2018 at 12:26:32 BST
To: "mg@goddardplanning.co.uk" <mg@goddardplanning.co.uk>
Subject: 5122: 77 Main Road, Hoo

Dear Mike

I have looked through the LPA's Planning Portal and refer to the various comments made on the application by third parties.

There are 41 letters of support and only 4 letters of objection including the letter of objection from the Parish Council.

The main thrust of the concerns raised refer to car parking and the conflict in parking demand generated by the existing Doctor's Surgery and the proposal. Although one of the residents Mr. Ricky Lowther refers to congestion of the roads in the vicinity of the schools on Pottery Road and whilst this is a common occurrence at most primary and secondary schools the amount of pupils attending such facilities is far greater than the proposal. The drop-off and pick-up periods for a Nursery are staggered whereas a primary or secondary school drop-offs and pick-ups are at specific start and finish times and as such are not comparable with a Nursery.

Parking surveys have been undertaken along the road in the immediate vicinity of the proposal including Tilley Close which is an un-adopted private road. The survey indicates that some 32-45 on-street parking spaces are within easy walking distance of the site in the morning period and 39-45 spaces between midday and 2pm and 37-39 spaces in the afternoon peak period. There is no specific arrival or departure time for the proposed nursery. This is governed by parents, and whilst

the site would generate 15 arrivals in the AM peak hour and 10 in the PM peak hour, the peak parking demand is likely to be no greater than 2 or 3 vehicles at any specific period. The drop-off and pick-up associated with nurseries does not significantly add to the parking stress as vehicles are staggered over the periods and do not park for excessive periods. In regards to the medical centre, it does not open until 8.30am and there is no parking demand whatsoever on the street along Tilley Close until 8.15. The parking demand for the children's nursery would begin earlier at 7.00am as parents tend to drop their children off before going to work so there is little or no overlap of demand in that area. There is also ample spaces on site as three car parking spaces would be provided for parents and one for the staff manager.

There is also some demand for parking between midday as some children are picked up or dropped off at that time and in this regard the medical centre closes from midday until 2pm and as such there are no patients or visitor cars associated with the surgery during that period. Similarly during the afternoon and evening there is very little parking demand from the surgery as this closes at 6.00pm. During the hours of 3.00pm-4.00pm there were 7 cars parked on the street in Tilley Close, between 5.00pm-6.00pm there were four cars parked on the street, very few in the medical practice car park. The parking demand for a children's nursery at pick-up and drop-off is likely to be 2-3 cars and parking demand for some 5 minutes which ranges from 0 cars to 3 over the period. As such the results show that the peak parking demand for parking at the nursery does not clash with the peak demand for the medical practice. The peak demand for the nursery will occur when the medical practice is closed or is about to close. There are sufficient number of car parking spaces onsite to accommodate the pattern of demand generated by the nursery and this has been accepted by your Highway Officer who had previously objected to the scheme.

Kind Regards

Ian Roberts MCIHT

<image001.jpg>Clover House Tel: 01256 703355
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Hampshire
RG29 1TU

Contact Email: ianroberts@bellamyroberts.co.uk
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Comments for Planning Application MC/18/1803

Application Summary

Application Number: MC/18/1803

Address: 45 And 45B Park Avenue Gillingham Medway ME7 4AQ

Proposal: Change of use of 45B Park Avenue from Bungalow (C3) to Nursing Home (C2) with extension to rear to link to existing care home (45 Park Avenue) with additional parking|cr|

Case Officer: Tom Stubbs

Customer Details

Name: Mrs Rebecca Hollands

Address: 41 Park Avenue Gillingham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am commenting on the response to the objections from the business owner which seem to have become extremely personal to myself and my neighbours. Nobody is objecting to the current business in this instance merely suggesting that she gets her current business in order before expanding. Her business impacts her local neighbours and we are well within our rights to object and share our concerns. At no point has anyone called her a liar, insulted her personal integrity so I am disappointed to see her resort to attacking and insulting language in her letter. The locals and myself are objecting to the scale and increased impact that extending to this extent would have on the surrounding area as well as the potential economic consequences on our property prices and saleability, if this business falls into disrepute.

I ask that you also consider in your decision making what a shame it was that Mrs Benaragama didn't engage with her local home owners, explain her plans before submitting and listening to objections so we could work together to a suitable outcome whilst attempting to maintain good relationships. At the end of the day, we understand the need for additional care homes and available beds, as the elderly population is increasing. I also have first hand experience of a relative who lived and died with dementia for a significant period of time. Assuming we don't understand is extremely short sighted and incredibly discriminatory.

Regardless of outcome, I suggest a condition of approval should be for Mrs Benaragama as a local business woman, to work with the neighbours and resolve potential and existing issues together for the benefits of staff, locals and her patients. I look forward to hearing from her.

Mr & Mrs T A Spicer
52, Cleave Road
Gillingham
Kent
ME7 4AX

20th September 2018

REF: MC/18/1803

Dear Mr Stubbs

I have just checked the planning portal and found the letter from Laili Benaragama regarding the objections to the planning application for Berengrove Park Nursing Home.

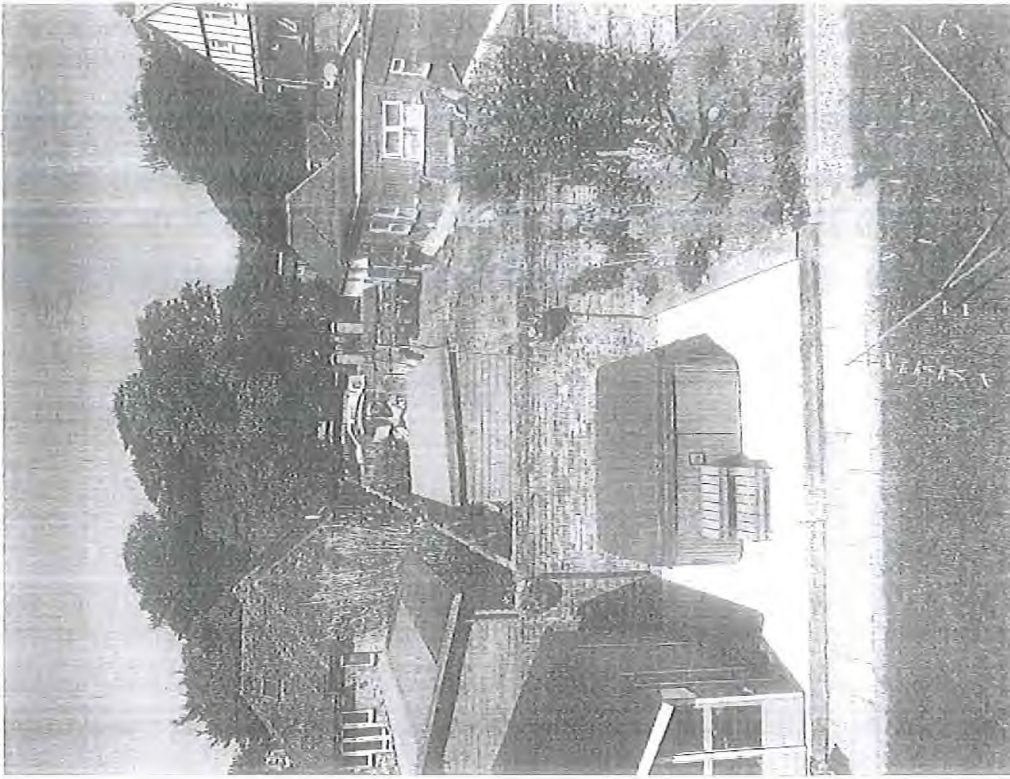
Having read the letter I feel a couple of clarifications are needed from our point of view.

We did indeed buy the property in 2012 and we were aware that there was a nursing home at the rear. We did not, however expect the level of noise from the residents' cries for help or the alarms. These are not fox alarms, in fact I have not heard a fox alarm since moving in, there is just a very bright light which comes on when the foxes enter the garden at night. The alarms which we hear are from the residents' rooms. My wife was a Sheltered Housing scheme manager prior to her retirement and my daughter was a senior at Lennox Wood before its closure, so we do have a knowledge and understanding of the situation. We are not objecting to the presence of the existing home, just the change of use of the Bungalow and the linking up of the properties.

With regards to the rubbish, I have attached a photo graph, which I sent to a colleague showing our Hottub; if you look in the background, you can quite clearly see that rubbish is stock piled behind the fence. This is the normal operation until there is sufficient to fill a skip.

Yours sincerely

Bernice and Tony Spicer



BERENGROVE LTD
BERENGROVE PARK NURSING HOME
"NURSING AT IT'S BEST"

22 SEP 2018

12 SEP 2018

U.S. 8458 Park Avenue
Letter from applicant
45 PARK AVENUE,
GILLINGHAM, KENT ME7 4AH
TELEPHONE: 01634 850411

10th September 2018

Mr Tom Stubbs
Case Officer
Medway Council - Planning
Gun Wharf
Dock Road
Chatham
Kent ME4

Dear Mr Stubbs

PLANNING APPLICATION - NUMBER MC/18/1803

I refer to letters of objection in respect of the above planning application. I write below some points which I think might be of some help to you.

My husband and I have been the directors of Berengrove Park Nursing Home for 24 years. I work as the Administrator on a full time basis. I am also the Dignity Champion for the Home. I know all our clients and their relatives and I see the clients daily and the relatives whenever they are in the Home.

I have a few dementia clients and they are harmless and innocent. Their lives have not been fair, as dementia is a dreadful illness and as it can develop any time from a young age to old age. They must have a place to live when their loved ones cannot care for them any longer. We do look after them carefully; most behave normally but the disease makes a few of them shout occasionally. Some of my neighbours have made a picture of these people as 'not fit for the society'. I am very sad to say that dementia could happen to them or their relatives also. If so, what are they going to do, are they going to be abandoned rather than being looked-after? I understand that dementia is now on the increase. It makes me very sad watching some of my dementia clients deteriorate. I wish my neighbours do understand what it takes to care for people with dementia.

Most of those neighbours who objected moved to either Cleave Road or Park Avenue knowing that there is a Nursing Home at 43-45, Park Avenue. Specially No 41 who moved during November 2017. During a conversation I have had with them, they said that they thought the Home was giving them a feeling of security due to the staff presence all day. Number 52 and 54 Cleave Road – they moved in December 2012 and October 2006 respectively and 47 and 49 December 1998 and January 2011.

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12 SEP 2018

Mrs Davies mentioned about our CQC Report. I wonder whether she has read the report in full, and also whether she has seen the recent report which is different from the previous one. The reputation of the Home should be judged by talking to the clients and their relatives. Mrs Davies may not know how good the Home is and how satisfied are the relatives of our clients.

Mr Holland said that only a skip is in the car park. How can that be as the staff who owns cars including myself park in our car park during the day time. Most of the visitors also park in the car park, and none of our visitors park opposite neighbours' homes. Does Mr Hollands watch our car park through out the day than doing his own work? When I met Mr & Mrs Hollands they complained that somebody (not our staff or visitors) parks outside their home, so I invited them to park their cars in my car park. When I mentioned to them that I was submitting a plan for an extension of the Nursing Home they assured me that they will not be objecting.

Contrary to the blatant lies stated by Mr and Mrs Hollands regarding mattresses, I have not had official complaints and the councillors have not visited Berengrove Park at any time requesting me to move any soiled mattresses or any other items, for there has been none. I always order a skip before we clear our old stock and only when the skip arrives that we bring old stock out of the building. A mattress with a broken motor had been once left at the back for a few days until the skip arrived. Let me correct Mr Hollands that we do not use soiled mattresses in the Home. We do not use normal mattresses but only use nursing mattresses for our clients so that their delicate skins can be protected. Also please note that nursing mattresses are audited weekly and no soiled mattresses are ever used.

Mrs Davies mentioned the nurse call alarms make a noise. They are not at all loud as she says. I think she is referring to the external security alarms triggered by wild animals.. The system is a little loud and it rings when foxes or other animals walk around.

We used scaffolding to decorate the outside of the building last year. It was removed immediately after completion of the work. It certainly did not last over a year, as Mrs Davies has falsely accused.

I am not happy with Mr Rowlands taking a photograph of our garden without my permission.. The photograph shows 2 windows. One at 45 – this is a shower room – and the other is a window at 45B which is a dinning room. My staff sometimes has their lunch in this room.

The garden at 45 was very dry due to the hot summer. The patio is used for the clients for sitting or they go to the park with our staff or with their respective relatives. Some of our clients do not like to go out and sit in the patio. We, therefore, have several organisers to provide activities for them. We have 2 staff members providing activities for them in the afternoons, and also 3 outside organisations to

2.

provide clients-activities. Our staff work on a 'one to one' basis to provide activities during the afternoons so that no one is isolated. If Mrs Davies, Mr Rowlands and others have read our Inspection Report carefully, they would have known how well the home is run. What matters is the **GOOD CARE** which we provide in accordance to the wishes of our clients' relatives as stated in the above report.

My plan for the extension at 45B is to use the rooms as 'step down beds'. That would help to stop bed blocking at the Hospital. I was in the process of negotiating with a certain authority but had to postpone meetings due to the complaints that the neighbours had made.

There are several lies written in some letters which object to the extension. I do not want to waste time on them.

Finally, may I inform my neighbours that I also live next to a 30 bedded nursing home. They built an extension a few years ago. My neighbours and I have not made any objections with regard to the clients shouting or on any other matters. We have accepted that the nursing home had already been well established when we all moved into the area.

Yours sincerely

Lali Benaragama
Director - Berengrove Limited

