

# Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

**Date:** 26 June 2019

**Time:** 6.30pm

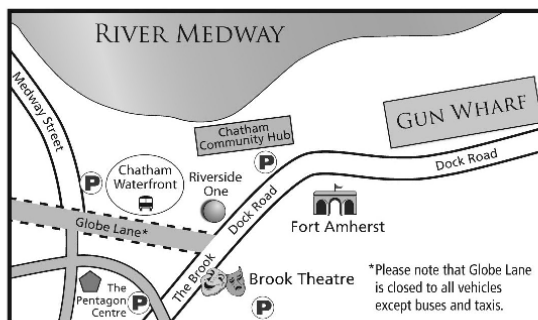
**Venue:** Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 18 Additional Information - Supplementary agenda advice sheet (Pages 3 - 8)

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: 26 June 2019



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**Medway Council**

**PLANNING COMMITTEE – 26 June 2019**

**Supplementary Agenda Advice**

**Page 18      Minute 22      White Road Community Centre, White Road, Chatham**

- b) The Head of Planning has investigated whether the contribution of £8,788.30 for youth services referred to under planning reference MC/18/2406 (Whiffens Avenue Car Park, Whiffens Avenue, Chatham) should be included in the Section 106 Agreement for the Whiffens Avenue application and if not, could it have been incorporated into the White Road Community Centre application.

The £8,788.30 for youth services was not included within the Whiffens Avenue Car Park application due to viability reasons and therefore is not an option to incorporate into the White Road Community Centre application.

- c) The Head of Planning has discussed with the Ward Councillors the possibility of including the Nursery and Greenvale Infants School being referred to in condition 6. This was agreed and condition 6 has been amended accordingly.
- g) The Head of Planning has provided clarity to Members of the Committee with regard to the covenant covering a section of land confirming there is no covenant.

**Page 24      Minute 29      32 The Shoreway, St Mary's Island, Chatham**

**The following reason for refusal was agreed with the Chairman and Opposition Spokesperson**

- 1 The development by reason of the presence of the raised platform to the rear creates an invasion of privacy by way of overlooking into the rear gardens and ground floor windows detrimental to the amenities of the occupiers of neighbouring properties and contrary to Policy BNE2 of the Medway Local Plan 2003 and Paragraph 127f of the National Planning Policy Framework.

**The following reason for refusal was agreed with the Chairman and Opposition Spokesperson**

- 1 The development by reason of the presence of the raised platform to the rear creates an invasion of privacy by way of overlooking into the rear gardens and ground floor windows detrimental to the amenities of the occupiers of neighbouring properties and contrary to Policy BNE2 of the Medway Local Plan 2003 and Paragraph 127f of the National Planning Policy Framework.

**Recommendation**

**Amend** Section 106 (ix) to read as follows:

- (ix) Contribution of £36, 000 toward Lower Rainham Road highway improvement involving road widening west of Berengrave Allotment and east of Berengrave Lane and improvement of sustainable transport.

**Replace** section B. with the heading 'Request for Delegated Authority' and include the following paragraphs:

Prior to issuing the decision notice, the Local Planning Authority shall carry out consultation with the occupiers of the properties along the southern side of Lower Rainham Road (between the application site and junction of Station Road with Lower Rainham Road) to establish whether they support on site car parking provision that condition 24 will provide and the parking restriction that the proposed Traffic Regulation Order (TRO) will impose.

Should the response of the occupiers of these properties be negative towards the provision of on site parking and the TRO, it is requested that the Head of Planning be given delegated authority to seek the monetary value equal to cost associated with the delivering of the on site parking and TRO in order to carry out highway design capacity improvement in immediate area. Any monetary equivalent will be secured as part of the Section 106 Agreement.

**Add** section C. with the heading 'And the following conditions':- above the list of conditions 1 to 36.

**Amend** condition 24 to read as follows:

- (24) The reserved matters application shall provide details of on-site car parking provision with associated vehicular, pedestrian

access and management for use by the residents of properties on the south side of Lower Rainham Road, between the application site and Station Road mini roundabout. The approved parking provision and associated access shall be provided prior to the implementation of the Traffic Regulation Order.

Reason: In the interests of highway safety and amenities of the local residents and in accordance with Policies, T1, T13 and BNE2 of the Medway Local Plan 2003.

## Planning Appraisal

Development Trip Generation and Impact section (p82)

**Replace** the section with the following (new wording in bold and underlined):

Development Trip Generation and Impact

The level of trips that will be generated by the proposed development has been estimated by reference to the TRICS database. The assessment has estimated the proposed development would generate a total of 37 vehicular trips in the AM peak and 35 vehicular trips in the PM peak with the potential to generate in the region of 300 vehicle trips across the 12-hour weekday. It is considered that the assessment carried out is reasonable and reflective of the likely travel demand that will be generated by the development.

**In relation to traffic impact, the Highways Authority are mindful of the current capacity pressures that are presently apparent along Lower Rainham Road and in particular the signals adjacent to the Three Mariners Pub.** The applicant has provided a capacity assessment for the access and the nearest junctions/roundabouts (Station Road /Berengrave Lane). The assessment outlines that with regard to Berengrave Lane the development would only add an additional 2.8% in the AM peak and 2.6% in the PM peak to the current traffic flows. In relation to Station Road, it is noted that an additional 1.3% and 1.84% in PM peak would be added. It is therefore considered that these minimal increases to the traffic flow would not be considered severe as outlined in the NPPF and therefore no objection is raised.

Work on the emerging Local Plan includes a Strategic Transport Assessment. While plugging in this site would not result in unacceptable severe highway capacity issues, it **is likely that improvements will need to be undertaken and accordingly a request for highway improvements between the site access and Berengrave Lane have been requested to enlarge the bridge crossing to facilitate two way vehicle movements.**

**Page 86**  
**Strood**

**MC/18/1595**

**Broom Hill Reservoir, Gorse Road,  
Rochester**

**Recommendation**

**Add** the heading 'S106 to secure;' after A.

**Page 108**  
**South**

**MC/19/0888**

**Stoke Road Business Centre (Land  
of Stoke Road), Hoo St Werburgh**

**Recommendation**

**Amend** condition1 to read as follows:

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

6653-03 Rev A, , 6653-02 rev B, 6653-04 Rev B, 6653-05 Rev B, 6653-06 Rev B, 6653-07 Rev B, 6653-08 Rev B, 6653-09 Rev B, 6653-10 Rev B, 6653-11 Rev B, 6653-12, 6653-20 Rev B, 6653-21 Rev B, 6653-22 Rev B, 6653-23 Rev B, 6653-24 Rev B, 6653-25 Rev B, 6653-26 Rev B, 6653-27 Rev B, 6653-28 Rev B, 6653-29 Rev B, 6653-30 Rev B, 6653-31 Rev B, 6653-32 Rev B, 6653-33 Rev B, 6653-34 Rev B, 6653-35 Rev B, 6653-36 Rev B, 6653-37 Rev B, 6653-38 Rev B, 6653-39 Rev A, 6653-40 Rev B, 6653-42 Rev B, 6653-50 Rev A, 6653-51 Rev A, 6653-52 Rev A, 6653-53 Rev A, 6653-54 Rev A, CSA/4148/104, CSA/4148/105, CSA/4148/106, 5429-1610 P1, 5429-1551 P4, 5429-1550-P4 and 1222-KC-XX-YTREE-TPP01RevB received 5 April 2019; 6653-13 Rev A received 29 May 2019; 6653-01 Rev J and 6653-41 Rev C – received 3 June 2019; CSA/4148/100 Rev A, CSA/4148/101 Rev A , CSA/4148/102 Rev A, CSA/4148/103 Rev A , CSA/4148/107 Rev A , CSA/4148/108 Rev A, CSA/4148/109 Rev A, CSA/4140/111 Rev A and CSA/4148/112 Rev A received 14 June 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

**Page 124**

**MC/19/0273**

**Garage Block rear of 15-17 Doddington  
Road, Twydall, Gillingham**

**Proposal**

**Replace** the number 13 with 12.

**Representations**

**The applicant** has written asking that the Planning Committee be made aware of the following:

- The site was sold by Medway Council in 2007.

- The site suffered from anti-social behaviour at the time with low occupancy rate and was marketed as a potential residential site, being bought on this basis.
- The applicant has a very large portfolio of garage stock which is why it has been vacant for a sustained period of time awaiting redevelopment.
- If permission is refused for any other reason than design or if it is wanted to retain this private land for parking then this would be a contradiction of the marketing and sale. The site is private land and the garages are a danger to life.
- If permission is refused the garages will be demolished and the site cleared. Refurbishment costs and the potential low yearly yield makes the garage site non-viable.

**Page 158    MC/19/0885            25 William Street, Rainham, Gillingham**

### **Description**

Amended plans have been submitted. These show bedroom 2 on the first floor at the front of the dwelling moved back, such that it would be served by a roof light to either side rather than by the front window which would now be full height above the ground floor lounge. In addition the proposed parking has been altered. One space is shown directly in front of no. 25 with three spaces to the rear area (previously just two spaces were shown in the rear area).

### **Appraisal**

#### **Amenity**

**Add** paragraph to end of Neighbouring Residential Amenity section

It is not considered that the changes shown on the amended plans overcome the objections to the development. The revised position to bedroom 2 with windows to either side would still result in overlooking of neighbouring gardens at close range and the appearance of a substantially glazed frontage would not alter.

#### **Highways**

**Add** paragraph to end of the section

In respect of parking although the amended plans show two spaces for each dwelling, in an attempt to meet adopted Standards, there would be insufficient

space for vehicles using these spaces to turn and manoeuvre safely. In these circumstances the recommendation remains unchanged.

**Page 166    MC/18/3545                    Land adjacent to 1 Marshgate Cottages,  
Main Road, Cooling**

### **Recommendation**

**Change** recommendation from Approval subject to conditions to:

Resolution to approve with conditions as set out in the report and subject to additional ecological information being submitted and the securing of any mitigation measures by condition, if necessary, following the submission of that additional ecological information.

Delegated Authority is requested with regard to the addition of any further conditions deemed necessary in relation to the additional ecological information.

### **Proposal**

**Delete** the words 'integral garage' from the description.

### **Representations**

**KCC Ecology** have written advising in respect to the submitted ecology report:

- As the garden has been left unmanaged for a number of years it is possible that reptiles are present and additional information is needed as to why the report states that they are unlikely to be present.
- The photos submitted show the building on the site covered in lots of vegetation and therefore it is possible that, if present, field signs of bats were missed during the survey. A detailed description of the building is needed clarifying if there are any suitable features which bats would use to roost and consider if there is need for emergence survey.

### **Conclusions and Reasons for Approval**

**Replace** last paragraph with the following:

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view contrary to officer's recommendation and as one of the applicants is Councillor P Filmer.