

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 21 August 2019

Time: 6.30pm

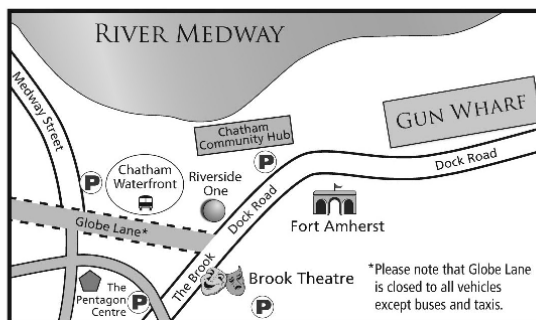
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

20 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: 21 August 2019



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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
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Medway Council

PLANNING COMMITTEE – 21 August 2019

Supplementary Agenda Advice

**Page 14 Minute 174 Land West of 65 Layfield Road,
Gillingham**

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

- 1 The proposal will result in development on land which is allocated as proposed open space, and the site currently forms part of a visual open space within an otherwise dense urban area on the southern side of Pier Road. The proposal will start to erode into this visual and proposed open space to the detriment of the character of the area. The application area also includes protected species and the proposal to relocate the species onto the adjacent land and allocate such land as public open space is in conflict and may lead to harm to those ecological interests, particularly as the applicant has not agreed to long term maintenance of that area. The proposal is therefore contrary to the provisions of Policies L6, BNE1, BNE37 and BNE39 of the Medway Local Plan 2003 and paragraphs 124, 127, 170 and 175 of the NPPF 2019.

- 2 The proposal will add to existing traffic and vehicle manoeuvring issues along Layfield Road, which is heavily parked on street with little provision for turning. The proposal is therefore contrary to the provisions of Policies BNE2, T1 and T2 of the Medway Local Plan 2003.

- 3 The proposal by virtue of its layout and design would result in an overdevelopment of the site that would be both out of character with the area and also result in unacceptable overlooking of adjacent residential gardens. The proposal is therefore contrary to the provisions of Policies BNE1 and BNE2 of the Medway Local Plan and paragraphs 124, and 127 of the NPPF 2019.

**Page 15 Minute 175 Garage Block rear of 15-17 Doddington
Road, Twydall, Gillingham**

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

The proposed development due to the backland location with restricted means of access from Doddington Road would result in a form of

development that present a poor relationship to surrounding area with poor means of access. The proposal as such would result in overdevelopment of this backland site and would not maintain the character and amenity of the area as a whole. The proposal is therefore contrary to Policy H9 of the Medway Local Plan, and paragraphs 124 and 127 of the NPPF.

**Page 17 Minute 180 142 Snodhurst Avenue, Horsted,
Chatham**

A new Tree Preservation Order was made and came into effect on 14 August 2019.

**Page 24 MC/19/1300 Land West of Elm Avenue and South of,
Broadwood Road, Chattenden,
Rochester**

Appraisal

Replace the table on p.31 with the following table:

Market housing (75%)		Affordable housing (25%) no dwellings	
1 bed flat	00	05	05
2 bed flat	00	03	03
2bed house	06	02	08
3 bed	28	05	33
4 bed	15	02	17
5bed	03	00	03
Total	52	17	69

**Page 36 MC/19/1299 Land West of Elm Avenue and South of,
Broadwood Road, Chattenden,
Rochester**

Recommendation

Amend clause xiii to read as follows:

£17,925.01 towards new community facilities including a new sports complex, Chattenden Community Centre and/or the provision of 2 new country parks in the wider Hoo St Werburgh area.

**Page 100 MC/19/0658 Land West of Merryboys Farm House,
Cooling Common Cliffe Woods**

Recommendation

Delete conditions 1 and 5

Re-number remainder of conditions as follows:

Condition 2 to become Condition 1
Condition 3 to become Condition 2
Condition 4 to become Condition 3
Condition 6 to become Condition 4
Condition 7 to become Condition 5
Condition 8 to become Condition 6

Replace the last sentence of the newly numbered condition 3 (former condition 4) to read as follows:

This work shall be completed before the dwellinghouse hereby approved is first occupied and shall be retained thereafter.

Amend the newly numbered condition 6 (former condition 8) to remove full stop and continue the sentence to include the following wording at the end:

prior to first occupation or in accordance with a timeframe agreed in writing by the Local Planning Authority.

Page 148 MC/19/1474 24 High Street, Brompton, Gillingham

Representations

An additional 2 letters of objection have been received reiterating concerns regarding:

- Accumulation of uses
- No external dog toilet

An additional 9 letters of representation of have been received supporting the use of the building for dog grooming and day crèche.

Page 154 MC/19/1210 43 Georgian Way, Wigmore, Gillingham

Recommendation

Add condition:

7. The use hereby permitted shall be carried on only by Mr Keith Owen and/or Mrs Louise Owen and when the premises cease to be occupied by Mr Keith Owen and/or Mrs Louise Owen the use hereby permitted shall cease and any materials and equipment brought on to the premises in connection with the use shall be removed.

Reason: To take account of the special circumstances of the submitted application and to regulate and control any subsequent use of the premises in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

**Page 199 Appendix A Appeal Decision Summary –
204 Hawthorn Road, Strood**

Without the benefit of planning permission the construction of an extension to the rear of the property.

The reasons for the serving the notice related to:

- The effect of the extension on the character and appearance of the area.
- The effect on the living conditions of the occupiers of adjoining residential properties, having regard to privacy and outlook.

The Inspector took the view that the projection at approx. 5.3m and height in excess of 4m was not excessive and the large areas of glazing to the sides and rear gave it a lightweight feel. He considered it acceptable in the context of other rear extensions in the locality. The Inspector acknowledged that privacy has been considerably eroded but at the time of his visit opaque film and net curtains had been added to the to the side elevations. Not convinced that this a permanent solution, the Inspector added a condition to comply with a strict timetable for installing obscure glazing otherwise the extension is to be demolished.

**Page 199 Appendix A Appeal Decision Summary –
22 Maryland Court, Parkwood**

Without the benefit of planning permission the erection of a brick built single-storey outbuilding to the rear of the property.

The reason for serving the notice related to:

- The effect of the development on the character and appearance of the main dwellinghouse and the surrounding area.

The Inspector acknowledged that the outbuilding is larger than most domestic outbuildings but didn't consider it to be out of keeping or scale in the context of the rear garden where it is not visible from public viewpoints. The Inspector didn't consider the proximity to neighbouring property to cause harm and took account of the personal health circumstances of the user of the outbuilding as a material consideration in favour of the development. The Inspector felt as long as the use remained ancillary, the development was acceptable and added a condition to this effect.