

# Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

**Date:** 13 November 2019

**Time:** 6.30pm

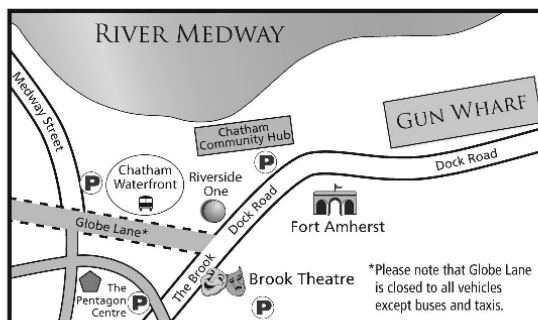
**Venue:** Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 13 Additional Information - Supplementary agenda advice sheet (Pages 3 - 4)

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)

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**Medway Council**

**PLANNING COMMITTEE –  
13 November 2019**

**Supplementary Agenda Advice**

**Minute 367 Planning application – MC/19/1748 – Plot 1 St Anthony's Way,  
Medway City Estate, Rochester**

Condition 19 on landscaping was amended to add the following sentence at the end regarding maintenance –

*“A management company shall be responsible for the long term maintenance of the approved landscaping throughout the site and including the buffer area”*

In terms of the ecology buffer area, KCC ecology as our advisor confirmed that as fencing was erected and the grassland regularly cut that there was unlikely to be reptile re-colonisation. While with respect to the maintenance of the buffer area they consider that this should be monitored and that monitoring would identify if further management is necessary. This is already provided for in the wording of Condition 3.

**Page 16      MC/19/1770      Land south of 1 Lyra Close, Rainham,  
Gillingham**

**Recommendation**

Amend condition 14 as follows:

Prior to first occupation of the dwellings on plots 1 and 6, the landing windows on the first floor side elevation shall be fitted with obscure glass and apart from any top hung light that has a cill height of not less than 1.7m above the internal finished floor level, shall be non opening. The window shall be retained as such thereafter.

**Planning appraisal**

*Page 28 to include:*

*Other matters*

*Climate Change and Energy Efficiency*

The applicant has indicated that all materials will be used to exceed the requirements of the latest building regulations and in particular Part L (Energy Use) and will utilise materials that meet the BRE Green Guide A+ rating.

(Materials which have the lowest overall environmental impact over the lifecycle of a product as calculated by BRE Environmental Assessment Method).

All new windows are to be double-glazed windows which will significantly reduce noise and improve heat insulation. Low NOx boilers and electric car points will also be provided, while all hard standings will be self-draining.

The close proximity of amenities including public transport, public park, leisure facilities, businesses and shopping facilities from the proposed development mean the length of journey is minimal promoting walking and making it not essential to own a car. Secured bike storage can be provided within the secured rear private gardens or within garages, as such the development offers the opportunity for a sustainable transport solution.

**Page 40      MC/19/2199      45 May Road, Rochester ME1 2HY**

### **Recommendation**

Amend Condition 5 to read as follows:

Prior to first occupation of the new dwelling, details of the provision of an electric car charging facility on plot to serve the new dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved car charging facility shall be provided prior to first occupation of the dwelling and shall thereafter be retained.