

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 4 March 2020

Time: 6.30pm

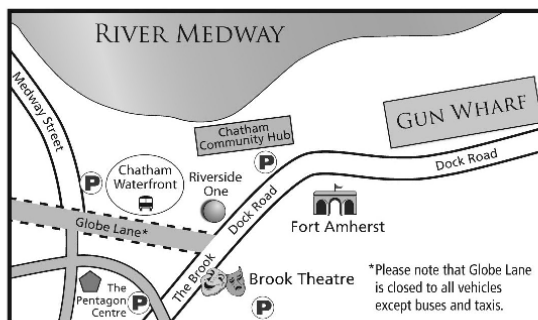
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

22 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 16)

For further information please contact **Ellen Wright, Democratic Services Officer** on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 4 March 2020



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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
中文 331781

ગુજરાતી 331782
हिंदी 331783

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Русский 332374
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Medway Council

**PLANNING COMMITTEE –
4 March 2020**

Supplementary Agenda Advice

Minute 662 Planning application – MC/19/1911 – Deangate Golf Club, Dux Court Road, Hoo St Werburgh, Rochester

An informative was appended informing the applicant of Members concerns as follows:

The Planning Committee were of the view that Deangate is not an appropriate location long term for the Norse works Depot and so have approved it for 18 months only on the basis that within that time a permanent site can be found, the necessary permissions gained and the site laid out. The Committee indicated that based on information currently available that they would not be minded to approve any extension to the temporary period.

Minute 666 Planning application - MC/19/2949 – 272 – 274 Luton Road, Luton, Chatham

To report the reason for refusal agreed as follows:

As a result of the scale of the development in relation to the surrounding and adjacent properties which are predominantly two storey, the proposal for the number of residential units at first and second floor levels, would constitute overdevelopment of the site contrary to Policies H4 and BNE1 of the Medway Local Plan 2003 and paragraph 127 of the NPPF 2019.

Minute 669 Planning application - MC/19/2535 – 120 Maidstone Road, Chatham ME4 6DQ

To report the reason for refusal agreed as follows:

1. The proposed development in combination with the other existing properties and those being constructed along the eastern side of King Edward Road would constitute overdevelopment of the area contrary to Policies H4 and BNE1 of the Medway Local Plan 2003 and paragraph 127 of the NPPF 2019.
2. The proposed development is likely to result in the loss of the tree labelled T1 on drawing number TPP-CC/2004 AR4178 Rev 1 which would result in a detrimental impact on the visual amenity of the locality contrary to Policies H9 and BNE43 of the Medway Local Plan 2003 and paragraph 170 of the NPPF 2019.

Recommendation

Amend Condition 2 to read:

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

Drawing numbers: 2019/02/P03 and 2019/02/P06 received on 11 November 2019; 2019/02/P04/F, 2019/02/P05/E, received on 2 January 2020; 2019/02/P02/K received on 5 February 2020; 2019/02/P01/F received on 20 February 2020; and 2010/02/P010/D and 2019/02/P11D received on 27 February 2020.

Amend Condition 11 to read:

No part of the development herein approved shall be occupied until the area shown on the approved layout drawing number 2019/02/P01/F as vehicle parking space and garaging has been provided, surfaced, drained and marked out on site. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Amend Condition 12 to read:

No part of the development hereby permitted shall be occupied until details of secure private cycle parking provision shown on drawing numbers 2019/02/P01/F, 2010/02/P010/D and 2019/02/P11D has been provided. The cycle parking shall be implemented in accordance with the approved details and shall thereafter be retained.

Amend Condition 14 to read:

Prior to the first occupation of any part of the development herein approved, the refuse storage arrangements for shown on drawings numbers 2019/02/P01/F, 2010/02/P010/D and 2019/02/P11D shall be provided in accordance with the details herein approved and the storage arrangements shall thereafter be retained.

Additional condition as follow:

19. Prior to the occupation of the development herein approved details shall be submitted to and approved by the Local Planning Authority showing measures to restrict views from the east facing windows to the first and

second floor flats to ensure that the occupants of these flats will not be able overlook the neighbouring property. The approved measures shall be installed prior to the first occupation of these flats and shall, thereafter be retained.

Reason: In the interests of the amenity of the occupiers of neighbouring properties in accordance with Policy BNE2 of the Medway Local Plan 2003.

Proposal

External changes

Amend first bullet point

- Parking layout changed with loss of four under croft spaces to be replaced by two additional spaces adjacent to Block B.

Representations

One additional letter of **objection** has been received raising concerns relating to overlooking from the development towards the neighbouring property.

Page 82 MC/19/2709 St Bartholomews Hospital, New Road, Rochester

Recommendation

Amend Condition 2 to read:

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

Drawing numbers: 18.2049 -001, 18.2049 -002, 18.2049 -003, 18.2049 -004, 18.2049 -201-1, 18.2049 -201-2, 18.2049 -202, 18.2049 -203-1, 18.2049 -203-2, 18.2049 -203-3, 18.2049 -203-4, 18.2049 -204-1, 18.2049 -204-2, 18.2049 -204-3, 18.2049 -204-4, 18.2049 -204-5, 18.2049 -205, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-2, 18.2049 -206-3, 18.2049 -206-4, 18.2049 -206-5, 18.2049 -206-6, 18.2049 -207-1, 18.2049 -207-2, 18.2049 -207-3, 18.2049 -207-4, 18.2049 -207-5, 18.2049 -207-6, 18.2049 -208, 18.2049 -209-1, 18.2049 -209-2, 18.2049 -209-3, 18.2049 -210-1, 18.2049 -210-2, 18.2049 -211-1, 18.2049 -211-2, 18.2049 -213-1, 18.2049 -213-2, 18.2049 -213-3, 18.2049 -213-4, 18.2049 -214-1, 18.2049 -214-2, 18.2049 -171, 18.2049 - 404-1, 18.2049 - 404-2, 18.2049 - 404-3, 18.2049 - 404-4, 18.2049 - 404-5, 18.2049 - 405, 18.2049 - 406-1, 18.2049 - 406-2, 18.2049 - 406-3, 18.2049 - 407-1, 18.2049 - 407-2, 18.2049 - 407-3, 18.2049 - 407-4, 18.2049 - 407-5, 18.2049 - 407-6, 18.2049 - 407-7, 18.2049 - 408, 18.2049 - 409-1, 18.2049 - 409-2, 18.2049 - 409-3, 18.2049 - 409-4, 18.2049 - 410-1,

18.2049 – 410-2, 18.2049 – 410-3, 18.2049 – 410-4, 18.2049 – 410-5, 18.2049 – 410-6, 18.2049 – 410-7, 18.2049 – 411, 18.2049 – 412-1, 18.2049 – 412-2, 18.2049 – 412-3, 18.2049 – 412-4, 18.2049 – 413-1, 18.2049 – 413-2, 18.2049 – 413-3, 18.2049 – 413-4, 18.2049 – 413-5, 18.2049 – 414-1, 18.2049 – 414-2, 18.2049 – 415-1, 18.2049 – 415-2, 18.2049 – 415-3, 18.2049 – 415-4, 18.2049 – 416-1, 18.2049 – 416-2, 18.2049 – 416-3, 18.2049 – 416-4, 18.2049 – 416-5, 18.2049 – 416-6, 18.2049 – 417-1, 18.2049 – 417-2, 18.2049 – 417-3, 18.2049 – 417-4, 18.2049 – 608, 18.2049 – 609, 18.2049 – 610, 18.2049 – 611, 18.2049 – 612-1, 18.2049 – 612-2, 18.2049 – 613, 18.2049 – 614, 18.2049 – 615, 18.2049 – 616, 18.2049 – 617; received 11 October 2019.

Amend Condition 27 to read:

Prior to commencement of development, details of the methodology for conservation repairs to the listed former Mortuary (known in the application as the waterworks) including a schedule of works that addresses internal and external works shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed building, pursuant to this condition, shall be implemented prior to the occupation of 122 residential units and shall thereafter be retained and maintained in accordance with the approved details.

Amend Condition 28 to read:

Prior to commencement of development, details of the roof lantern repairs to the listed former Mortuary (known in the application as the waterworks) including 1:20 elevations and section to show the reinstatement of the lantern including 1:5/1:10 details at junctions to show its construction shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed building, pursuant to this condition, shall be implemented prior to the occupation of 122 residential units and shall thereafter be retained and maintained in accordance with the approved details.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on the listed building in accordance with Policy BNE17 and BNE18 of the Local Plan 2003.

Additional conditions as follows:

31. The community use of the waterworks building hereby permitted shall only operate between the hours of 1100hrs to 2300hrs Mondays to Saturdays inclusive and between the hours of 1100hrs to 2200hrs on Sundays and Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

32. No amplified noise or music shall be played on the premises for the uses hereby permitted.

Reason: In the interests of neighbouring amenity in accordance with Policy BNE2 of the Local Plan.

Page 112 MC/19/2710 St Bartholomews Hospital, New Road, Rochester

Recommendation

Amend Condition 2 to read:

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

Drawing numbers: 18.2049 -001, 18.2049 -002, 18.2049 -003, 18.2049 -004, 18.2049 -201-1, 18.2049 -201-2, 18.2049 -202, 18.2049 -203-1, 18.2049 -203-2, 18.2049 -203-3, 18.2049 -203-4, 18.2049 -204-1, 18.2049 -204-2, 18.2049 -204-3, 18.2049 -204-4, 18.2049 -204-5, 18.2049 -205, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-1, 18.2049 -206-2, 18.2049 -206-3, 18.2049 -206-4, 18.2049 -206-5, 18.2049 -206-6, 18.2049 -207-1, 18.2049 -207-2, 18.2049 -207-3, 18.2049 -207-4, 18.2049 -207-5, 18.2049 -207-6, 18.2049 -208, 18.2049 -209-1, 18.2049 -209-2, 18.2049 -209-3, 18.2049 -210-1, 18.2049 -210-2, 18.2049 -211-1, 18.2049 -211-2, 18.2049 -213-1, 18.2049 -213-2, 18.2049 -213-3, 18.2049 -213-4, 18.2049 -214-1, 18.2049 -214-2, 18.2049 -171, 18.2049 - 404-1, 18.2049 - 404-2, 18.2049 - 404-3, 18.2049 - 404-4, 18.2049 - 404-5, 18.2049 - 405, 18.2049 - 406-1, 18.2049 - 406-2, 18.2049 - 406-3, 18.2049 - 407-1, 18.2049 - 407-2, 18.2049 - 407-3, 18.2049 - 407-4, 18.2049 - 407-5, 18.2049 - 407-6, 18.2049 - 407-7, 18.2049 - 408, 18.2049 - 409-1, 18.2049 - 409-2, 18.2049 - 409-3, 18.2049 - 409-4, 18.2049 - 410-1, 18.2049 - 410-2, 18.2049 - 410-3, 18.2049 - 410-4, 18.2049 - 410-5, 18.2049 - 410-6, 18.2049 - 410-7, 18.2049 - 411, 18.2049 - 412-1, 18.2049 - 412-2, 18.2049 - 412-3, 18.2049 - 412-4, 18.2049 - 413-1, 18.2049 - 413-2, 18.2049 - 413-3, 18.2049 - 413-4, 18.2049 - 413-5, 18.2049 - 414-1, 18.2049 - 414-2, 18.2049 - 415-1, 18.2049 - 415-2, 18.2049 - 415-3, 18.2049 - 415-4, 18.2049 - 416-1, 18.2049 - 416-2, 18.2049 - 416-3, 18.2049 - 416-4, 18.2049 - 416-5, 18.2049 - 416-6, 18.2049 - 417-1, 18.2049 - 417-2, 18.2049 - 417-3, 18.2049 - 417-4, 18.2049 - 608, 18.2049 - 609, 18.2049 - 610, 18.2049 - 611, 18.2049 - 612-1, 18.2049 - 612-2, 18.2049 - 613, 18.2049 - 614, 18.2049 - 615, 18.2049 - 616, 18.2049 - 617; received 11 October 2019

Amend Conditions 5 and 6 as follows:

The applicant has objected to the wording of conditions 5 and 6 and asked for the works to the listed building to be implemented prior to the occupation of 143 residential units. It is considered that this is too close to the total number of units being provided and may lead to the non-occupation of the last few units to avoid carrying out these essential works, following further discussion with the applicant it is suggested to change the wording to implementation prior to occupation of 122 residential units.

Condition 5 to read:

Prior to commencement of development, details of the methodology for conservation repairs to the listed former Mortuary (known in the application as the waterworks) including a schedule of works that addresses internal and external works shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed building, pursuant to this condition, shall be implemented prior to the occupation of 122 residential units and shall thereafter be retained and maintained in accordance with the approved details.

Condition 6 to read:

Prior to commencement of development, details of the roof lantern repairs to the listed former Mortuary (known in the application as the waterworks) including 1:20 elevations and section to show the reinstatement of the lantern including 1:5/1:10 details at junctions to show its construction shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed building, pursuant to this condition, shall be implemented prior to the occupation of 122 residential units and shall thereafter be retained and maintained in accordance with the approved details.

Page 144 MC/19/0299 Land at Thamesport, Grain Road, Isle of Grain, Rochester

Representations

Replace in the second paragraph reference to National Grid with National Grid (the statutory consultee)

Replace in the third paragraph reference to National Grid with National Grid Grain LNG

Replace in the response from **Cadent and National Grid** reference to National Grid with National Grid (the statutory consultee).

Two additional letters of objection have been received from DLA PIPER on behalf of National Grid Grain LNG raising concerns regarding the proposed Dust Management Plan. They state that the Dust Management Plan does not

mitigate concerns raised previously, that the facility can operate without impact. They indicate that the Committee Report does not make a clear the distinction between National Grid the statutory consultee and National Grid Grain LNG the objector.

A letter of objection has been received from Cllr Sands indicates there is an impact on National Grid Grain LNG site which provides 25% of the UKs gas supply and is an Upper-Tier COMAH site of national importance. He states there is a risk of the site operating safely with the impact of cement dust and that it is unclear on appropriate unloading methods in order to reduce or prevent dust emissions. Cllr Sands considers the Dust Management Plan does not impose sufficient controls on the applicant in order to protect National Grid Grain LNG safe operations.

An additional letter of comment from Dickens Country Protection Society has been received indicating that they would of expected part of the distribution to be by rail.

The Applicant has responded to the further comments from DLA PIPER as set out above indicating there has been extensive modelling of emissions to air undertaken which summarised there would be virtually no prospect of any negative impacts on air quality should the development proceed, including National Grid Grain LNG receptors. The assessment has been undertaken by suitably qualified professionals. The Dust Management Plan was formulated to reflect the small risk and is considered acceptable.

Development Plan add to the end of the paragraph:

The Draft South East Inshore Marine Plan 2020 (the Draft Marine Plan) has also been considered.

Planning Appraisal

Principle

Add the following sentence to the end of the first paragraph:
Policies SE-INF-1, SE-INF-2, SE-CO-1 and SE-PS-1 of the Draft Marine Plan encourage the use of existing marine access and co-existing of existing port uses and prevent the ability to expand port and harbour facilities.

Design and Impact on Heritage Assets

Add to the seventh paragraph the word **no** in front of **adverse** to read as follows:

In this context, it is considered that the visual impact of the development would be acceptable with no adverse impact on the landscape or the Grade II Listed heritage asset including with regard to Policies BNE1 and BNE18 of the Local Plan and paragraphs 124, 127 and 198 of the NPPF.

Air Quality

Replace references to National Grid to National Grid Grain LNG within the first and fifth sentences of the fourth paragraph.

Add the following wording after **'the NPPF'** to the last sentence to the sixth paragraph:

and Policy SE-AIR-1 of the Draft Marine Plan.

Add to end of this section:

For clarification the use of the wording 'no objection' within the Planning Appraisal section of the Committee Report is in respect to the Council's opinion. National Grid Grain LNG maintain their objection and concerns as set out in their letters.

The applicant has provided a series of technical documents in response to the concerns raised by National Grid Grain LNG.

The Council has employed the services of an independent consultant with the relevant expertise to assess both the information submitted by the applicants and the content of the letters of objections with regard to air quality.

Assessment of the submitted documentation by the Council's independent consultant included:

- The technical responses from the objectors DLA Piper (National Grid Grain LNG), David Lock Associates and BP Oil UK Limited; and
- The applicants submissions which include:
 - WYG, Air Quality Assessment (January 2019), WYG,
 - Air Quality Technical Note In Response to Medway Council's Comments on Air Quality Assessment (17th September 2019),
 - WYG, Air Quality Technical Note In Response to the Comments on Air Quality Assessment Made by National Grid Grain LNG Limited (11th November 2019),
 - Air Quality Technical Guidance Note dated 10 February 2020 which includes the Dust Management Plan (which includes continuous monitoring).

Based on the assessment made by the Council's independent consultant, the Council is satisfied that it has followed the correct process in assessing the application and reaching a conclusion there will be no adverse impact subject to the suggested mitigation and conditions.

Concerns regarding unloading of raw materials are covered under the Environmental Permit which prevent unloading of ships during winds over 20m/s amongst other operating techniques to minimise dust. This would be controlled under the relevant legislation.

Flood Risk and SUDs

Add the following wording after ‘the NPPF’ to the last sentence of the last paragraph:

and Policy SE-WQ-1 of the Draft Marine Plan

Ecology

Amend the first sentence of the sixth paragraph to read as follows:

A habitats regulations appropriate assessment was undertaken by the Local Planning Authority and submitted to Natural England including the proposed mitigation along with the suggested conditions to ensure implementation of the mitigation.

Add the following wording after ‘the NPPF’ to the last sentence of the last paragraph:

And Policies SE-AIR-1, SE-CC-3, SE-MPA-1, SE-WQ-1, SE-DIST-1 and SE-BIO-1 of the Draft Marine Plan.

Climate Change

Replace the entire section with the following:

The Government through the Climate Change Act has committed to reduce the carbon emissions by a minimum of 100% of the 1990 levels (net zero) by 2050 and to contribute to the reduction of global emissions to limit the global temperature rise to as little as 2°C. Town and Country Planning (Environmental Impact Assessment) Regulations 2017 requires that Environmental Statements should include “a description of the likely significant effects of the development on the environment resulting from the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change”. Medway Council has declared a climate change emergency. The Air Quality Technical Guidance Note dated 10 February 2020 provides a Greenhouse Gas (GHG) Emissions Assessment. The GHG Emissions Assessment indicates the GHG emissions from the construction and operational phases. The GHG Emissions Assessment concludes that whilst any increase in GHGs is considered significant in line with the Institute of Environmental Management and Assessment (IEMA) guidance, within the context of the total carbon emissions, it is not considered that the development will generate an excessive amount of emissions. Best practice mitigation measures are set out in the GHG Emissions Assessment which will further reduce Carbon emissions from the proposed development. The Air Quality Technical Guidance Note dated 10 February 2020 containing the GHG Emissions Assessment is considered acceptable and the Council raises no objection with regard to climate change.

Conclusion and Reasons for Approval

Add the following wording after **‘the NPPF’** to the last sentence of the first paragraph:

and Policies SE-INF-1, SE-INF-2, SE-CO-1, SE-PS-1, SE-AIR-1, SE-CC-3, SE-MPA-1, SE-WQ-1, SE-DIST-1 and SE-BIO-1 of the Draft Marine Plan.

Amend the first sentence of the second paragraph to read as follows:

The supporting Environment Statement read in conjunction with, Air Quality Technical Note - In Response to the Comments on Air Quality Assessment Made by National Grid Grain LNG Limited dated 11th November 2019 and the Air Quality Technical Guidance Note dated 10 February 2020 is considered to be acceptable with regards to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 against which the development has been assessed. Any material alteration to the design principles and development objectives at a later date may have an impact which has not been fully assessed.

Add the following wording after **‘the Parish Council’** to the last sentence of the last paragraph:

and Ward Councillor.

Page 164 MC/19/3328
Rochester ME3 8PX

Land at Hillcrest, Ratcliffe Highway, Hoo,

Recommendation

Approval subject to:

xv. £5,978.49 heritage contribution towards improvements to Upnor Castle.

Amend condition 9 to read:

The existing hedges (H1 and H2) which are to be retained in accordance with the Tree protection plan - Appendix C; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

a) No retained hedge shall be cut down, uprooted, destroyed or pruned other than in accordance with the approved plans and particulars under (c).

b) If any retained hedge is removed, uprooted or destroyed or dies, another hedging shall be planted at the same place and that hedging shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) No development, no excavation works shall take place (excluding the cutting down of approved removed trees to stump level) until an

arboricultural method statement for the protection of retained hedging during the construction phase has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include but not be limited to: the storage of any materials, waste or equipment and site compound to avoid the root protection areas and measures, service routes, site security fencing and details of proposed levels. The approved details shall be implemented on site prior to commencement of development and shall be maintained on site for the duration of the construction phase.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on the retained hedges in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

Amend condition 10 to read:

No development (excluding the cutting down of approved removed trees to stump level) shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

Those details shall include (if applicable):

- i. a timetable for its implementation (including phased implementation where applicable).
- ii. appropriate operational, maintenance and access requirements for each sustainable drainage component are adequately considered.
- iii. proposed arrangements for future adoption by any public body, statutory undertaker or management company.

Amend condition 18 to read:

No development shall take place above ground floor slab level until details of the provision of 1 electric vehicle charging point per dwelling within on-plot parking spaces have been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 110E of National Planning Policy Framework 2019.

Amend condition 21 to read:

No dwelling shall be occupied until a plan indicating the positions, design and materials of the access between the site herein approved and

Kingshill Recreation ground (within the applicants redline boundary) illustrated on drawing number 2898-LA-01 Rev P2 has been submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the approved details before any dwelling is occupied and shall thereafter be retained.

Planning Appraisal

Impact on the Countryside, Design and Trees

Add

The applicant has submitted an amended arboricultural impact assessment which reflects the amended scheme, confirming that the hedge is outside the application site and ensuring the protection fence does not pass through the retained hedge. Further information is required still as per amended condition 9.

S106 Matters

Add

Heritage

A contribution of £5,978.49 towards improvements to Upnor Castle based on a contribution of £284.69 per dwelling.

Page 188 MC/19/1736 Land at White House Farm, Stoke Road, Hoo St Werburgh, Rochester

Recommendation

Request that delegated authority be given to Head of Planning to impose any relevant conditions relating to ecology once response from our consultants are received in relation to applicants recent ecology submissions.

Page 202 MC/19/1820 Allhallows Holiday Park, Caravan Park, Allhallows Rochester

Recommendation

Amend condition 5 to read:

The development herein approved shall not be occupied until the area shown on the submitted layout plan (drawing number 4283-211) as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-acting that Order) shall be carried out on the

land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Additional condition as follow:

14. Prior to the commencement of the development hereby permitted, a scheme to minimise the transmission of noise from the use of the premises, shall be submitted and approved in writing by the Local Planning Authority. Noise from the premises should be controlled, such that the noise rating level (L_{Ar,Tr}) emitted from the development shall be at least 10dB below the background noise level (L_{A90,T}) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014. 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.

Reason: To safeguard conditions amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Planning Appraisal

Page 223

Amend last paragraph reason for referral to Planning Committee to remove/delete reference to 'the request of Councillor'.

Page 226 MC/19/2202 Allhallows Holiday Park, Caravan Park, Allhallows Rochester

Recommendation

Amend condition 15 to read:

Prior to the commencement of the development hereby permitted a construction and environmental management plan that show details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

- i) the parking of vehicles of site operatives and visitors
- ii) the routing of construction traffic throughout the construction process and the mechanism for securing adherence to approved routes.
- iii) loading and unloading of plant and materials
- iv) storage of plant and materials used in constructing the development the erection and maintenance of security fencing
- v) wheel washing facilities including removal of mud from the highway
- vi) measures to control the emission of dust and dirt during construction
- vii) details of the construction hours and noise control
- vii) a scheme for recycling/disposing of waste resulting from the construction works

The development shall be carried out in accordance with the approved details.