

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 29 April 2020

Time: 6.30pm

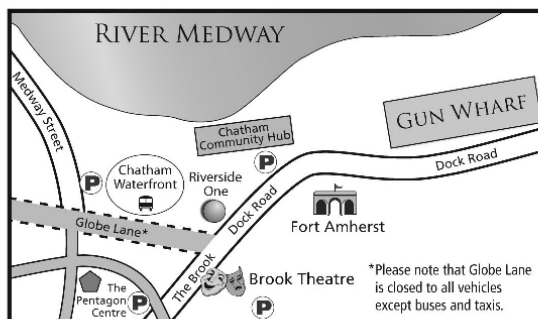
Venue: Civic Suite - Level 2, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 13 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

Date: 29 April 2020



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বাংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	كوردی	331841	ارو	331785	Русский	332374
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Medway Council

**PLANNING COMMITTEE –
29 April 2020**

Supplementary Agenda Advice

**Page 50 MC/19/2710 St Bartholomews Hospital, New Road,
Rochester**

Proposal

Proposal should read:

Listed building consent for part demolition, alteration and conversion of the Grade II listed mortuary to provide 88 sqm community space (Class D1/D2), demolition of buildings and hard and soft landscaping works within the curtilage of the listed building.

**Page 60 MC/19/2361 Patmans Wharf, Upnor Road, Upnor,
Rochester**

Representation

One further letter of representation has been received.

The Head of Planning will read out the content to the Committee. Copy of the text of the letter appended.

Planning Appraisal

Bird Mitigation

The applicant has completed and signed the agreement and made a cheque payment for the total amount of £2003.12 contribution towards bird mitigation. The proposal would therefore comply with Policies S6 and BNE35, and paragraphs 175 and 176 of the NPPF.

**Page 100 MC/18/1796 Land South of Lower Rainham Road,
Rainham, Gillingham**

Recommendation

Amend

Condition 4 (Approved Plans) to take account of revised plan, as follow:

- 4 The development hereby permitted shall be carried out in accordance with the following approved plan:

PS13584-001 Rev H (site Plan), 140421-03, Access point and sightlines, AC13584-02-22-2H, (Access)

Replace condition 21 (Air Quality) with the following:

- 21 No development shall take place until an Air Quality Emissions Mitigation Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall be prepared in accordance with the Medway Air Quality Planning Guidance and shall specify the measures that will be implemented as part of the development to mitigate the air quality impacts identified in the approved Air Quality Assessment, reference REP-AQA-26042018-Lower Rainham Road Rainham-R2, dated 24 April 2018. The total monetary value of the mitigation to be provided shall be calculated in accordance with Medway Air Quality Guidance and shall be agreed with the Local Planning Authority prior to the commencement of development. The development shall be implemented, and thereafter maintained, entirely in accordance with the measures set out in the approved Mitigation Statement.

Page 130 MC/19/0493 Rochester Riverside, Rochester ME1 1NH

Recommendation

The applicant has requested an amendment to the wording of conditions 2 and 6 and asked for the submission of details prior to commencement of above ground works rather than within 6 months of the date of the permission due to delays in the project and difficulties getting contractors on site to undertake the works required due to Covid-19. This is considered to be acceptable.

Amend

Condition 2 to read:

- 2 Prior to commencement of above ground works, a plan indicating the positions, design, materials and type of boundary treatment to be erected around the listed wall will be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before the building is first occupied and shall thereafter be retained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

Condition 6 to read:

- 6 Prior to commencement of above ground works, details of the methodology for conservation work to the listed roman wall, in accordance with the recommendations set out in the Conservation Management Plan dated March 2020 and Schedule of Works and Specification dated April 2020, including a schedule of works, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details of the works to the listed roman wall, pursuant to this condition, shall be implemented prior to the first occupation of the school and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To avoid any irreversible detrimental impact on the listed building in accordance with Policy BNE17 and BNE18 of the Local Plan 2003.

Reason for condition 11 as follow

- 11 Prior to the commencement of the development hereby permitted, a scheme for protecting the proposed development from noise that implements the measures described in the noise assessment dated January 2018 shall be submitted to and approved in writing by the Local Planning Authority. This should include an addendum to the existing noise assessment to include the multi-use games area, omitted from the original document. 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: In the interests of residential amenity and to accord with Policy BNE2 of the Medway Local Plan 2003.

Add

Condition 13

- 13 Prior to commencement of above ground works, full details of a scheme of heritage interpretation to be incorporated within the development shall be submitted to, and approved in writing by, the Local Planning Authority. The details submitted pursuant to this condition shall include location, design, dimensions and materials. The approved details of the method(s) of interpretation approved, pursuant to this condition, shall be implemented in full accordance with the approved details prior to the occupation of the school and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance and to ensure the development makes a positive contribution to local character and distinctiveness in accordance with the objectives of the National Planning Policy Framework and in accordance with Policies BNE18 and BNE21 of the Medway Local Plan 2003.

Appendix

Text from objection letter to MC/19/2361

OBJECTIONS IN RESPECT OF PROPOSED DEVELOPMENT AT PACKMAN'S WHARF. REF:- MC/19/2361

As the planning application re the boatyard known as Pitman's Wharf, has now been deferred to the 29th April, we would like to reiterate our strongest disapproval at granting this planning permission!

We take this opportunity to emphasise the following points, raised by the Environmental Agency and I wish to remind the Planning Committee to give full consideration to their caveats prior to arriving at any final decision:

1). With regards to the proposed scheme for the 'Return to Foreshore' this should be prepared and submitted for approval prior to any final planning decision, as similarly happens with tree and habitat surveys to avoid any forced compromises to the benefit of the contractor once building works commence.

2). Similarly such a contamination report and proposed strategy should be prepared prior to any decision by the committee, so as to arrive at a more realistic conclusion.

We have previously presented an independent report that gives a good indication on what exists. What is necessary is how this is to be dealt with and processed as well as addressing safety aspects to avoid dangers to local residents.

3). We note that the Environment Agency suggests that their approval should be obtained prior to any planning approval in respect of the habitat and we trust the Committee will abide by this recommendation.

4). Assuming this project is approved obviously one major aspect of works is pilling.

We have all experienced vibrations caused locally by heavy plant and are extremely worried by the aspect of potential pilling.

If pilling was to be adopted due to no alternative foundation method being suitable the bore method as a last resort should be adopted.

5). It was noted in the Environmental Agency report that they do not have any details or records of flooding. We can advise that major flooding did occur here in 1953 with flood levels of approximately 1200mm above the floor level within the Ship Public House.

We also recently sent photographic evidence of flooding adjacent to the site following recent events this February/March.

6). As previously highlighted the village has an history of boating repairs and fishing etc over many centuries, with the London stone located several hundred yards away. The boat yard has existed in one form or another for many many decades even historically hundreds of years and in recent years it has been allowed to deteriorate.

It is the central focus of the village which still exists as a sailing fraternity and such an asset, revitalised, would be a magnet and add to the vibrancy of the village instead of just more housing that only goes to be a benefit to the developer.

7). As previously stated the Villages are puzzled as there has been no evidence that there has not been any attempt to sell, advertise in an attempt to maintain the current use of the boatyard.

Is it therefore premature to offer approval for a change of use to residential use without any proof that a potential current use could not be maintained. We therefore consider that NO decision should be made until it is proved unviable. Please note the Village does not consider the boatyard an eyesore.

8). Please provide or illustrate finish paving levels to the proposed details.

9). I would like to stress that as a community over the last year we have lost many of the facilities that existed consisting of swimming, wall climbing, canoeing, access to a temporary meeting hall all because of potential developments. These facilities were a big asset to the wellbeing of local residents and it seems a constant situation that both planning and the parish council are putting housing as priority at the expense of existing communities.

10). I would also like it noted that no notifications were distributed to local residence by Medway,. Surely this is a requirement.

Trusting you will take note and consider these aspects prior to arriving at your final decision.

Regards

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