

Planning Committee

Notice of a Meeting, to be held as a **Virtual Meeting** in accordance with Regulation 5 of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

A meeting of the committee will be held on:

Date: Wednesday, 24 June 2020

Time: 6.30pm

Venue: Virtual Meeting

Membership: Councillors Adeoye, Barrett, Bhutia, Bowler, Buckwell, Mrs Diane Chambers (Chairman), Curry, Etheridge, Sylvia Griffin, Hubbard, McDonald, Potter, Chrissy Stamp, Thorne and Tranter (Vice-Chairman)

Agenda

11 Additional item - 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: 24 June 2020

Information about this virtual meeting

Please note that any member of the press and public may follow proceedings at this 'virtual' meeting via a weblink which will be publicised on the Council's website ahead of the meeting. Please refer to this meeting via the meeting calendar for further details:

<https://democracy.medway.gov.uk/mgCalendarMonthView.aspx?GL=1&bcr=1>

Members of the press and public may tweet, blog etc. during the live broadcast as they would be able to during a regular Committee meeting.

Medway Council

**PLANNING COMMITTEE –
24 June 2020**

Supplementary Agenda Advice

**Minute 821 - Planning application MC/18/1796 - Woolleys Orchard
(Planning Committee on 29 April 2020)**

To report

The application ref: MC/18/1796 Woolleys Orchard, S106 in report states £124,644.10 going to Thames Avenue Surgery but CCG has confirmed that this will go to Rainham Healthy Living Centre.

**Page 40 MC/18/1871 Land at Port Victoria Road, Isle of Grain,
Rochester**

Recommendation

Delete A (ii), (iii) and (iv)

Representation

One additional letter of representation received from Councillor Ron Sands (Peninsula Ward Councillor), the content of the letter is copied below:

“Please find below my objection to this application being heard in virtual planning committee meeting 24/06/20.

One again it seem historical buildings and national and international protected areas are to be sacrificed on the alter of houses why must we stand by and seen the heritage of our areas destroyed and protected areas be put at risk, when will this council realise that once it has allowed the destruction of these areas it will be to late for our children and grandchildren to understand the importance of areas like the Isle of Grain

I would urge the committee to consider the considerable damage the application would have on the integrity of Thames Estuary & Marshes Special Protection Area (SPA), Medway Estuary & Marshes SPA, Thames Estuary & Marshes Ramsar and Medway Estuary & Marshes Ramsar, and would in my opinion damage the features for which Medway Estuary & Marshes Site of Special Scientific Interest (SSSI) are rightly protected.

Since the application site is close to: 2 SPA sites, 2 Ramsar sites and an SSSI this construction site will impact on the bird assemblage, which is an interest feature for the these protected sites.

The noise, dust and light pollution both during development and with occupation will have a great impact on these sites and it is proven that any net increase in residential accommodation, impacts Special Protection Areas that could result in damage from increased disturbance. Your authority has measures in place to manage these potential impacts through the agreed strategic solution, which we consider to be ecologically sound. Subject to the appropriate, our advice is that this needs to since the application site is close to: 2 SPA sites, 2 Ramsar sites and an SSSI special consideration must be made when implementing the construction management plan so that it has a low impact on the bird assemblage, which is an interest feature for the these protected sites. Chiefly, this will involve minimising the impacts of dust, noise and light on the bird assemblage during construction. Since this application will result in a net increase in residential accommodation, impacts. This authority has a duty to manage and protect this sites because this application site is close to: 2 SPA sites, 2 Ramsar sites and an SSSI special consideration must be. This authority has a duty to preserve and protect these areas in accordance with the Conservation of Habitats & Species Regulations 2017.

Grain Fort battery constructed in the 1860s to defend the Rivers Medway and Thames and gun tower that has been neglected a little in the past but is the last built example of this type of gun tower and only decommissioned in 1956 and we as a council and as a country be protecting this magnificent structure forever.

So please members now is the time to make a stand to this rampant stampede to destroy our Peninsula is heritage and is wonderful protected sites.

I urge you to reject this application”.

Ron Sands
Peninsula Ward councillor

Planning Appraisal

Page 58 *Planning Balance*

Substitute paragraph with the following:

Heritage England has set out the harm that it considers that 6 houses will have on the setting of the scheduled monument. They consider that this is less than substantial. This harm is recognised and in discussions with the applicant the scheme has been amended to reduce the number of dwellings from 9 down to 6 to reduce the impact on the setting, while also negotiating for the removal of an existing building (cadets building) which is immediately adjacent to the heritage asset and for that area then to be retained as open space linked to open space provided from the reduction in the number of units. These alterations will help to protect and enhance the setting of the asset. In addition removal of existing fencing and provision of the open space, along with the cessation of the potential for fly tipping, will further enhance the public

appreciation and recognition of the asset. Finally, the addition of 6 houses will help in a small way to meet the housing needs of the village and area, while providing much needed employment for an SME and also helping to sustain village services.

On balance therefore while there will be harm to the heritage asset, this is less than substantial and the benefits will limit harm of proximity of housing, with the removal of existing buildings and increase public perception of the asset.

Add the following section on climate change:

Climate Change and energy efficiency

This is an outline application and with the exception of access, estate layout and the landscaping to be decided at this stage; details of appearance and scale are reserved for future consideration. As such, no details with regard to the design or construction are available at this stage. However, at reserved matters stage, officers will ensure that all dwellings are designed in accordance with the latest standards within Part L1a of the Building Regulations (2016) to ensure use of energy-efficient design and measures. Where appropriate renewable energy systems would be encouraged to be introduced to reduce carbon emissions to the level that satisfies the regulations.

At reserved matters stage officers will ensure that the appearance and design of the houses would enhance sunlight and natural daylight to the respective dwelling to reduce energy use and create more pleasant environment at micro and macro levels. Capturing sufficient daylight is linked to good design and maximising light gain and minimising heat loss.

To manage surface water on site the reserved matter application will ensure use of permeable surfacing are incorporated into the layout and landscaping design of the development.

It is the intention to ensure that all fixed electric lighting will be energy efficient. All appliances including gas boilers where installed to be at least A-rated further minimising the use of both electricity and hot water. A planning condition (condition 18) is recommended to ensure that efficient gas boilers and electric charging points are installed to reduce co2 generation on this site and minimise the impact of the development on the local air quality.

Also as part of the site wide soft landscaping and enhancement of ecology of the area, the Army cadets land will be landscaped and returned to open space. Furthermore, to assist with wildlife and minimise urban light intrusion into the open space area condition 13 is imposed to ensure that bat friendly light is used which would create opportunities for enhancing local biodiversity and ecology.

This page is intentionally left blank