

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, 9 December 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 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: 9 December 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 – 9 December 2020

Supplementary Agenda Advice

**Page 18 MC/20/1531 4, 16, 20 and 22 High Street, Rainham,
Gillingham**

Proposal in heading should read as follows:

Demolition of 4 existing properties and redevelopment to form a block of **55** retirement living apartments comprising **38** 1 bedroom and 17 two bedroom apartments **and 1 guest suite** and associated communal facilities, access, car parking and landscaping.

Recommendation

Amend conditions as follow:

Delete Condition 8

Re-number Conditions 9 to 14 to be 8 to 13

Condition 14 (previously 15) to read:

- 14 No part of the development herein approved shall be occupied until full details of both hard and soft landscape works, any artefacts to be located within the public space and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. These details shall include of planting plans, written specifications (including cultivation and other operations associated with grass and plant establishment, aftercare and maintenance); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate **include native species, as specified in section 5.4.4 of the Ecological Impact Assessment, prepared by ECOSA and dated 2nd November 2020.** The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance, provision for landscaping and **appropriate mitigation/compensation for loss of habitats**, in accordance with Policies BNE1, BNE6 and BNE39 of the Medway Local Plan 2003.

Re-number Condition 16 to be 15

Delete Condition 17

Re-number Condition 18 to be 16

Condition 17 (previously 19) to read:

- 17 Prior to the installation of any external lighting on the site, details of such lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include height, position, external appearance, any shielding, light intensity, colour, spillage (such as light contour or lux level plans showing the existing and proposed levels) together with a report to demonstrate its effect on existing and proposed levels) together with a report to demonstrate its effect on the landscaping of the site (including an overlay of the proposed lighting onto the site landscaping plans), nearby residential properties, **and lighting design strategy for biodiversity for the site. The lighting strategy will:**

a) Identify those areas/features on site that are particularly sensitive

b) Show how and where external lighting will be installed in accordance with section 5.5.2 of the Ecological Impact Assessment prepared by ECOSA and dated 2nd November 2020, section 4.16 of the Update Bat Survey Results prepared by Tyler Grange (undated) and in accordance with 'Guidance Note 8 Bats and Artificial Lighting' (Bat Conservation Trust and Institute of Lighting Professionals)

Any external lighting shall be implemented in accordance with the approved details **and specifications and locations set out in the strategy and will be maintained thereafter in accordance with the strategy.**

Reason: In order to limit the impact of the lighting on the landscaping of the site, the surrounding nearby residents and wildlife and with regard to Policies BNE1, BNE2 and BNE39 of the Medway Local Plan 2003.

Re-number Conditions 20 to 26 to be 18 to 24

Add the following conditions:

- 25 The development hereby approved will be carried out in accordance with the recommendations made in 5.5.2 to 5.5.5 of the Ecological Impact Assessment prepared by ECOSA and dated 2nd November 2020 and 4.6 to 4.13 of the Update Bat Survey Results prepared by Tyler Grange (undated), unless varied by a European Protected Species licence subsequently issued by Natural England.

Reason: In the interests of securing the maximum benefit for biodiversity and in accordance with Policy BNE39 of the Medway Local Plan 2003.

- 26 No development above slab level shall take place until details of the specifications and locations of one tree-mounted bat box and three building-integrated bat boxes have been submitted to and approved in writing by the local planning authority. The details will be in accordance with the recommendations made in 5.5.4 and 5.5.5 of the Ecological Impact Assessment prepared by ECOSA and dated 2nd November 2020 and 4.7 to 4.9 of the Update Bat Survey Results prepared by Tyler Grange (undated). The approved details will be implemented and thereafter retained.

Reason: In the interests of securing the maximum benefit for biodiversity and in accordance with Policy BNE39 of the Medway Local Plan 2003.

- 27 No development above slab level shall take place until details of the specifications and locations of three building-integrated bird nest boxes have been submitted to and approved in writing by the local planning authority. The details will be in accordance with the recommendations made in 5.6.5 of the Ecological Impact Assessment prepared by ECOSA and dated 2nd November 2020. The approved details will be implemented and thereafter retained.

Reason: In the interests of securing the maximum benefit for biodiversity, and in accordance with Policy BNE39 of the Medway Local Plan 2003.

- 28 All works shall be carried out in accordance with the details contained in section 5.7.2 of the Ecological Impact Assessment prepared by ECOSA and dated 2nd November 2020.

Reason: To ensure the protection of hedgehogs and in accordance with Policy BNE39 of the Medway Local Plan 2003.

- 29 Prior to first occupation of the development hereby permitted, specifications and locations of the holes for hedgehogs in close board fencing will be submitted to and approved in writing by the Local Planning Authority. The approved details will be implemented and thereafter retained.

Reason: To ensure the protection of hedgehogs and in accordance with Policy BNE39 of the Medway Local Plan 2003.

Proposal

Page 27

Amend first paragraph, last sentence:

Proposal last line should refer to the addition of **an additional 1 bedroom flat** NOT two bedroom.

Representations

KCC Biodiversity have written commenting on the updated ecological and bat surveys with suggested conditions to secure measures for landscaping, bat protection, bat boxes, a bat sensitive lighting strategy, bird nesting boxes, hedgehog protection and hedgehog fence holes (as set out above) together with an informative relating to the protection of nesting birds under the Wildlife and Countryside Act 1981.

Page 54 MC/20/1811 Unit A, Jenkins Dale, Chatham

Update:

The application went to the 11 November 2020 Planning Committee and the decision was deferred to discover further information regarding the length of the lease for Better Life assembly and if there are any suitable alternative locations for their use to continue in Medway.

The agent has informed that Better Life Assembly do not have a long-term lease arrangement and are on a rolling monthly agreement.