

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 18 August 2021

Time: 6.30pm

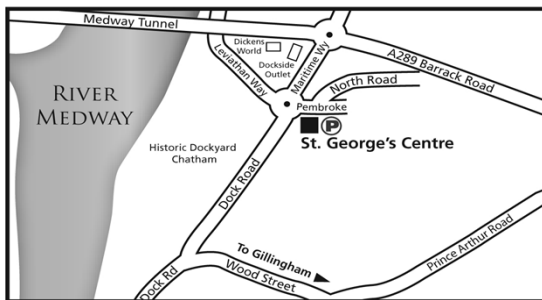
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 19 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: 18 August 2021



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If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

উইলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	اروو	331785	Русский	332374
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Medway Council

PLANNING COMMITTEE – 18 August 2021

Supplementary Agenda Advice

**Page 12 Minute 160 Garages adjacent to No.53 Danson Way,
Norfolk Close, Rainham**

With delegated authority, the Head of Planning agreed the final wording of the refusal reason with the Chairman, Vice Chairman and Planning Spokesperson to read as follows:

- 1 The proposal represents an unacceptable overdevelopment of the site that will result in a development that causes concerns regarding overbearing and overlooking of neighbouring properties which will be harmful to the amenities that occupiers of those properties could reasonably expect to enjoy. In addition, the loss of garaging and available parking on site will result in increased pressure in relation to on street parking in the immediate area to the detriment of the amenities of residents living in the area and trying to park near to their property. The proposal is therefore contrary to the provisions of Policies BNE1 and BNE2 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the NPPF 2021.

Page 14 Minute 161 British Pilot, Avery Way, Allhallows

With delegated authority, the Head of Planning agreed the final wording of additional condition 14 with the Chairman, Vice Chairman and Planning Spokesperson to read as follows:

- 14 The development hereby permitted shall be carried out entirely in accordance with the plant noise impact assessment reference 89688/NIA, dated 14 January 2021. All measures required for the mitigation of noise shall be completed before any part of the development is brought into use and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the development does not prejudice the amenities of neighbouring property in accordance with Policy BNE2 of the Medway Local Plan 2003.

Page 15 Minute 163 42 New Road, Chatham

With delegated authority, the Head of Planning agreed the final wording of the refusal reason with the Chairman, Vice Chairman and Planning Spokesperson to read as follows:

- 1 The proposed bedroom 7 in the loft space with no direct access to a toilet/shower facility either en-suite or on the same floor level with the closest toilet/shower facility being located on the lower floor (first floor) and then as a shared facility with bedroom 6, would result in a unacceptably poor living accommodation for the intended occupants in an accommodation where all the occupants should reasonably expect to have either en-suite facilities or close access on the same floor level to personal shower/toilet. The proposal as such would be contrary to Policy BNE2 of the Medway Local Plan 2003 and paragraph 130 (f) of the NPPF.

Page 16 Minute 164 117 Watling Street, Gillingham

With delegated authority, the Head of Planning agreed the final wording of the refusal reason with the Chairman, Vice Chairman and Planning Spokesperson to read as follows:

- 1 The proposed A5 hot-food takeaway will be located within a parade where the current takeaway premises take up over 23% of the linear frontage, consisting of shops extending from the junction with Derby Road to the Post Office/convenience shop in this Neighbourhood Centre and if allowed would increase this to approx. 30% of the linear frontage, as such exceeding the 15% threshold (set out in the Hot Food Take Away Guidance note 2014) for A5 uses in the linear frontage of the centre. Consequently, if permitted the proposed change of use would result in an overconcentration of A5 units in this Neighbourhood Centre impacting negatively on the vitality and viability of the centre as a whole. The proposal would, therefore, be contrary to Policy R18 of the Medway Local Plan 2003 and Section 5.12 of the Hot Food Take Away Guidance Note 2014. In addition, the Council's Public Health are concerned that the proposal would contribute to obesity problems currently faced in Medway, as expressed in Section 3.1 and 3.2 of the Hot Food Take Away Guidance Note 2014.

Page 24 MC/21/0320 Land S of Berwick Way, E of Frindsbury Hill, N & W of Parsonage Lane

Deferred at the request of officers

Page 112 MC/21/1286 Land adjacent to B2097, Maidstone Road Rochester

Amend ward to be Rochester West

Page 160 MC/21/1004 Land West of Layfield Road, Gillingham

Recommendation

Delete the words '(including site clearance)' in the first sentence of condition 15.

Page 234 MC/20/2696 Kingdom Hall, Bloors Lane, Rainham

Recommendation

Replace Condition 6 to read as follows:

- 6 No development shall take place until the tree protection measures and methods of working as shown on the tree protection plan (drawing number BL/TPP/1764-03-A) and in the Arboricultural Report (reference number SA/1764/20-A). The tree protection measures shall be retained for the duration of the construction works.

Reason: Required prior to commencement to protect the trees, in accordance with Policy BNE43 of the Medway Local Plan 2003.

Page 254 MC/21/1348 16 Hollywood Lane, Wainscott

Representations

Additional representations from **Ward Councillors Elizabeth Turpin and John Williams** objecting to the application as summarised below:

- Backland development in an already high-density area
- Impact of development on amenity
- Impact on privacy
- Significant increase in noise and disturbance
- Loss of outdoor space
- Development would set a precedent

Page 268 MC/20/2846 Texaco City Way Service Station, 342 City Way, Rochester

Representations

The **Planning Agent** has written advising that the proposal is an upgrade of an existing mast share that is currently located on the forecourt of the garage rather than establishing a new site elsewhere. The existing two operators will continue to share the proposed mast.

The associated equipment although bigger than existing appears commonplace amongst wider infrastructure of the service station and remains in linear form.

In response to the pandemic, the Government has placed telecommunications as a critical sector given the increasing high demand on the mobile networks and to support mass homeworking and emergency services.

Page 282 MC/21/1773 248 Maidstone Road, Chatham

Recommendation

Additional condition to address the concerns raised to loss of privacy.

Add Condition 6

- 6 The windows on the flank (south) elevation serving the study on the ground and bathroom on the first floor of the extension shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be completed before the room it serves is occupied and shall be retained thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

Representations

Two further letters of representation have been received from the neighbour at no. 250 Maidstone Road. The issues raised are summarised as follow:

- Design not appropriate to the area;
- Extension will impact on spaces and the visual amenity of surrounding area;
- Impact on privacy, daylight and sunlight;
- Solid brick wall will completely block out light to the window to sitting room window and;
- The study window will overlook into the sitting room window.

Cllr Rupert Turpin has written in objecting to the proposed development and will be attending Committee to read out his representation.