

# Planning Committee – Supplementary agenda

**A meeting of the Planning Committee will be held on:**

**Date:** 10 November 2021

**Time:** 6.30pm

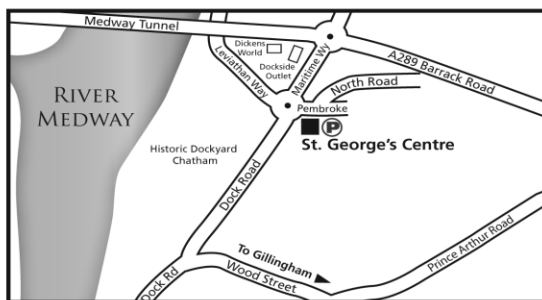
**Venue:** St George's Centre, Pembroke Road, Chatham Maritime, Chatham  
ME4 4UH

## Items

- 13 Additional Information - Supplementary agenda advice sheet (Pages 3 - 10)

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

**Date: 10 November 2021**



This agenda and reports are  
available on our website  
**[www.medway.gov.uk](http://www.medway.gov.uk)**

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**

উহ্লা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	اروو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	এহুৎশফব	331786	فارسی	331840	Lietuviškai	332372



**Medway Council**

**PLANNING COMMITTEE – 10 November 2021**

**Supplementary Agenda Advice**

**Minute 373 Planning application - MC/21/2643 - 42 New Road, Chatham ME4 4QR**

To report the refusal reason:

The proposed bedroom would result in limited internal floor area, where due to the nature of the accommodation as an HMO, the future occupier would likely spend a significant amount of time and therefore the proposal would be detrimental to the amenity of the future occupier, contrary to Policy BNE2 of the Medway Local Plan 2003 and paragraph 130f of the National Planning Policy Framework 2021.

**Page 24 MC/21/2612 The Hollies and Southview, Sharnal Street, High Halstow, Rochester**

**Recommendation**

**Add** condition as follow:

- 29 The approved carports for plot numbers 4 to 10 (consecutive), 15, 20, 21, 22, 29, 30 and 32 to 35 (consecutive) as shown on drawing number 500 Revision A (Additional land- site layout plan) shall not be enclosed and no other permanent development shall take place, 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). The car port parking spaces shall remain available for parking.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 of the Medway Local Plan 2003.

**Representation**

Further letter received from the applicant in support of the application. The content of the letter is copied and attached to this agenda.

**Page 94 MC/21/1383 Plot 2, London Medway Commercial Park, James Swallow, Hoo St Werburgh, Rochester**

**Recommendation**

**Amend** the following conditions as follow:

Condition 7 to delete the word 'and' after 'The approved CSWMP'.

**Amend** condition 8 to read:

- 8 No development shall take place until a Construction Ecological Management Plan has been submitted to and agreed in writing by the local planning authority providing further details of the recommendations set out in the Middlemarch Environmental letter dated 23rd February 2021 (RT-MME-154066-03), in accordance with the Ecological Mitigation Strategy for the London Medway Commercial Park site (RT-MME-102011 Rev C). The Construction Ecological works shall be undertaken in accordance with the approved plan.

**Amend** condition 9 to read:

- 9 Prior to works commencing on site the precautionary reptile mitigation approach must be carried out as detailed within the Middlemarch Environmental letter dated 23rd February 2021 (RT-MME-154066-03). The works must be carried out in suitable weather conditions and overnight temperatures must be above 5 degrees Celsius. On completion of the mitigation a letter must be submitted to the Local Planning Authority confirming that the mitigation has been completed as approved.

**Condition** 14 replace incorrect reference to the GPDO with Town and Country Planning (General Permitted Development) Order 2015.

**Add** conditions as follow:

- 16 No part of the development shall be occupied until a Service Management Plan (SMP) is submitted to and approved in writing by the Local Planning Authority. SMP shall describe the means of servicing and times of deliveries and means of provision for servicing/delivery vehicles (as well as including how the proposed development would prevent any overspill parking onto the public Highway). The SMP should identify exactly how and what types of vehicles are anticipated for the commercial uses and details of their delivery times to demonstrate that the proposed system would work. Any measures described in the SMP shall be implemented within the time period identified.

Reason: Development without provision of adequate delivery management plan is likely to impact neighbourly amenity and potential impacts to the function of the local road network in accordance with Policy BNE1 and T1 of the Medway Local Plan 2003.

- 17 The development herein approved shall incorporate the measures to address energy efficiency and climate change as set out within the Design and Access Statement (dated 8th March 2021) received 12 May 2021. The development shall not be occupied until a verification report prepared by a suitably qualified professional has been submitted to and

approved in writing by the Local Planning Authority confirming that all the approved measures have been implemented. The implemented measures should thereafter be retained.

Reason: In the interests of sustainability and to positively address concerns regarding climate change in accordance with paragraph 154 the National Planning Policy Framework 2021.

**Page 112 MC/21/2015 Canada House, Barnsole Road, Gillingham**

### **Recommendation**

**Add new** condition as follow:

- 14 Prior to the first occupation of the development herein approved, a building maintenance and landscape management plan, shall be submitted to and approved in writing by the Local Planning Authority. The building maintenance and landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all external elevations of the building and landscape, for a minimum period of five years and arrangements for implementation. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

**Page 138 MC/21/2279 63 Duncan Road, Gillingham, ME7 4LA**

### **Recommendation**

The contribution towards designated habitats mitigation has been paid by the application and the agreement completed.

### **Delete**

Approval subject to:

- A. The submission of a Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 to secure:
  - i. £253.83 towards Designated Habitats Mitigation.

**Page 150 MC/21/2461 72 Harptree Drive, Weeds Wood, Chatham**

### **Proposal**

**Amend** sentence to read:

This application seeks retrospective planning permission for a single storey extension to the rear. The extension measures 4m in depth, and 4m in width. Supporting a pitched roof measuring 3.9m at ridge height (measured on the side).

**Page 156 MC/21/2423 St Augustine Of Canterbury Catholic Primary School, Deanwood Drive, Parkwood, Gillingham**

### **Recommendation**

**Amend** condition 2 to read:

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

Received 13 August 2021:

Trim Trail Location Plan  
Trim Trail Site Plan

Received 07 September 2021:

Proposed Block Plan

Received 3 November 2021:

Block Plan

**Add** the following conditions

- 3 Prior to the commencement of the use of the trim trail an U9 /U10 FA compliant football pitch shall be marked out on that part of the school playing field identified in blue on the amended block plan dated 3<sup>rd</sup> November 2021 and thereafter permanently maintained as approved.

Reason: To ensure that the capacity of the playing field to accommodate a range of grass pitches is maintained.

- 4 The football pitch and its safety run off areas beyond the area of play shall be kept clear of overhanging tree branches at all times.

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Policies L1 and L2 of the Medway Local Plan 2003.

### **Representation**

Following additional information submitted to Sports England by the applicant, Sport England has provided further comment removing their initial objection to

the development and have recommended additional conditions. Consequently, subject to the recommended conditions, Sports England raises no objection.

## **Appendices**

### **Letter for Item 5: support letter from applicant**

Dear Cllrs,

I hope you are all keeping well.

I hope you don't mind me writing to you personally to remind you of the above scheme, which I hope you recall from our previous members presentation in July of this year.

To confirm it is for the demolition of properties known as The Hollies and Southview, on Sharnal Street, and the construction of 35nr new dwellings of a farmstead design.

I am pleased to say that this planning application will be presented to you at next week's Planning Committee meeting, with an officer recommendation for approval.

You may also recall that a previous similar scheme was presented to you approximately a year ago, which was refused by the committee on grounds of highways safety and questions over sustainability.

Upon receiving the previous refusal and listening to members at the Planning Committee, it was evident that highways safety was a primary concern, which was equally supported by Medway highways officers.

In this revised application being put before you, we have worked extremely hard with our highway engineers as well as Medway highway officers to seek to find a resolution to the previous concerns.

We have now acquired additional land such that the requested vision splays can be fully accommodated, with the access now deemed to be safe by Medway highways officers and I am pleased that this previous reason for refusal has been successfully overcome.

Additionally and in response to the previous comments around the sites sustainability credentials, again we have worked with officers at Medway to identify measures to improve accessibility and acknowledge site specific measures given the siting and nature of the site typology.

In this regard, we have agreed to provide a contribution of £75,000 for local bus service improvements, including frequency and timings.

In addition all homes are designed in excess of national space standards allowing end user home working spaces, as well as providing each private garden with services and facilities such that end occupiers can "plug in" a home work pod with ease and minimal disruption.



We have also listened to previous member feedback regarding affordable housing, and are now seeking to provide 2nr First Homes on site, as well as an off-site contribution of £502,348.

It was previously mentioned by members that we should be seeking to provide affordable housing on site and therefore we have embraced this message and are now providing the 2nr First Homes, which is a locally affordable housing product – as opposed to all contributions being off-site.

Members will be aware during previous presentations that small allocations of S106 affordable housing are often very hard to secure Register Provider offers for, and this is a prime example of such instance.

We are however very pleased to be bringing forwards First Homes in Medway, with the two units being a pilot scheme for others to hopefully follow.

We understand this is the first site to embrace this offering in Medway, and hope that it can be proof that First Homes can provide truly affordable homes for local people.

In addition to the above, I can confirm that all homes proposed on this development will achieve a minimum carbon reduction of 50% (with a number of units achieving over 60%) vs current Part L Building Regulations, and we have agreed a condition with officers to ensure this is secured.

All homes will be electric only (no gas development) with heating provided by energy efficient air source heat pumps and regulated underfloor heating. Insulation standards and ventilation provisions will all be upgraded over and above current Part L standards, and all dwellings will be provided with individual electric car chargers.

Lastly and in an effort to play our part in housing delivery and to ensure that high quality homes are delivered in Medway quickly, we have agreed to a 12 month implementation period following the planning permission being granted. As an SME developer this is important to us in any event, as we want to start our sites as quickly as possible to ensure that we can reinvest in our business for further growth.

It also goes without saying that this site brings with it a bespoke design of high quality, which I hope is reflected in the material you have seen submitted with the planning application.

I'd like to thank you for taking the time to read this email and hope that it provides you with a summary of the key points in readiness for next week's Planning Committee meeting.

Should you have any queries I would be very pleased to answer them.

Best wishes  
Paul

