

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 9 February 2022

Time: 6.30pm

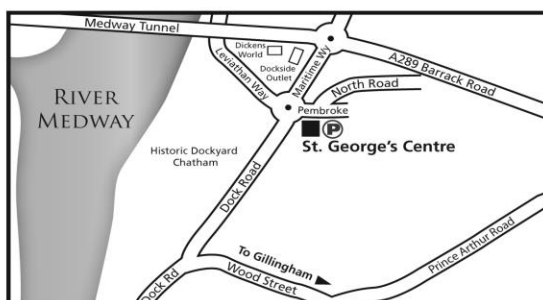
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 10 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

Date: 9 February 2022



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Medway Council

PLANNING COMMITTEE – 9 February 2022

Supplementary Agenda Advice

**Page 7 Minute 592 Land Adjoining 35 Cooling Road,
High Halstow**

Request for Committee to agree that as well as applying conditions as set out below that they also agree to a deed of variation to the S106 agreement that was entered into with the original application, so that the requirement for plots to be self-build applies to current application and note that the bird contribution has been paid.

- 1 Approval of the details of the layout, scale and appearance of the buildings and the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the terms of the submitted application and to ensure that these details are satisfactory.

- 2 Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority for approval. Such application for approval shall be made to the Authority before the expiration of three years from the date of this permission and the reserved matters shall be carried out in accordance with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- 3 The development to which this permission relates must be begun no later than the expiration of 2 years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

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

Received on the 12 July 2021:

20/24/SK03 Rev A (For the purpose of the access only)
20/24/SK05 Rev A (For the purposes of the common areas)
5704-LLB-XX-XX-DR-L-0001 Rev PO2 (Purpose of common areas and the northern and eastern boundaries)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 5 Prior to first occupation of any dwelling a Landscape Management Plan (LMP) for the common area within the site shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long-term design objectives, management responsibilities and maintenance schedules for all landscape areas held within these common areas, the boundary with Cooling Road and the landscape buffer to the western boundary, for a minimum period of five years and a timetable for the implementation. The development shall thereafter be implemented in accordance with the approved landscaping (and LMP) and shall thereafter be managed 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.

- 6 No development shall take place above slab level until details of the surfacing and drainage of the vehicle access has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details before the access is brought into use and shall be so retained at all times thereafter.

Reason: To ensure that the development permitted does not prejudice conditions of amenity and highway safety in accordance with Policies T1 and CF12 of the Medway Local Plan 2003.

- 7 No development shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority.

- i. Details of the design of the scheme (in conjunction with the landscaping plan where applicable).
- ii. A timetable for its implementation (including phased implementation).
- iii. Operational maintenance and management plan including access requirements for each sustainable drainage component.
- iv. Proposed arrangements for future adoption by any public body, statutory undertaker or management company.

The development shall be undertaken in accordance with the agreed scheme.

Reason: Required prior to commencement to manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 167 of the NPPF.

- 8 No development shall take place on each individual self-build plot until a Construction Environmental Management Plan (CEMP), for that self-build plot, has been submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan.

Reason: Required before commencement of each plot, in order to protect residential amenities in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 9 No development shall take place above slab level until servicing has been put in place for each plot, providing access to a public highway and connections for electricity, water and wastewater. This shall remain in place until the occupation of the final unit.

Reason: In order to provide amenities in accordance with Policies BNE2 and CF12 of the Medway Local Plan 2003.

- 10 No development shall take place above ground floor slab level, on each individual plot, until details of the provision of 1 electric vehicle charging point (1 per dwelling) has been submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details and shall thereafter be maintained.

Reason: In the interests of sustainability in accordance with paragraph 112e of the National Planning Policy Framework 2021.

- 11 Within 2 months of works commencing on site an Ecological Enhancement Plan must be submitted to the Local Planning Authority for written approval. It must demonstrate that the measures detailed within the Ecological Enhancement Strategy (Lloydboore; Feb 2021) will be implemented and the timescale for the implementation of the measures. The Ecological Enhancement Plan must be implemented as approved.

Reason: In order to minimise the impact on wildlife and habitat with regard to Policies BNE37 and BNE39 of the Medway Local Plan 2003.

- 12 The reserved matters application for each individual plot, must include integrated bird and bat boxes within the building.

Reason: In order to minimise the impact on wildlife and habitat with regard to Policies BNE37 and BNE39 of the Medway Local Plan 2003.

- 13 Prior to the occupation of the first dwelling on site, the vehicular access shall be constructed in accordance with the approved plans, including sight lines from the access of 45 metres in each direction along Cooling Road.

Reason: To ensure that the development permitted does not prejudice conditions of highway safety or efficiency in accordance with Policies T1 and T2 of the Medway Local Plan 2003.

- 14 Prior to the first occupation of each dwelling house, a plan indicating the positions, design, materials and type of boundary treatment to be erected to serve the relevant dwelling shall 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 relevant dwelling 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.

- 15 Prior to occupation (or within an agreed implementation schedule) a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved by the Local Planning Authority to confirm that the agreed surface water system has been constructed as per the agreed scheme and plans. The report shall include details and locations of critical drainage infrastructure (such as inlets, outlets and control structures) including as built drawings, and an operation and maintenance manual for the unadopted parts of the scheme as constructed.

Reason: This condition is sought in accordance with paragraph 167 of the National Planning Policy Framework 2021 to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.

- 16 The details submitted in pursuance of Condition 1 shall show land reserved for parking or garaging in accordance with the adopted Parking Standards. None of the buildings shall be occupied until this area has been provided, surfaced and drained in accordance with the approved details. Thereafter no permanent development, whether or not permitted

by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved vehicle parking area.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

- 17 Prior to the installation of any external lighting on the site, including for each individual plot, a lighting design strategy for the site boundaries and for each plot should be submitted to and approved in writing by the Local Planning Authority. The lighting strategy shall include the following details: height, position, external appearance, any shielding, light intensity, colour, spillage (such as light contour or lux level plans); demonstration of the effect on the rural landscape; identification of those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; how and where external lighting will be installed so that it can be clearly demonstrated that the areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.

Reason: In order to limit the impact of the lighting on the surrounding landscape and wildlife with regard to Policies BNE1, BNE5, BNE37 and BNE39 of the Medway Local Plan 2003.

- 18 The plot(s) must be marketed to self/custom builders for a minimum period of 24 months from the commencement of development on the plot(s), after which time evidence of this should be provided to the satisfaction of the Local Planning Authority before any consideration by the landowner/developer is given to revert to open market sale/to be developed by the landowner/developer. This evidence would be required in any subsequent full planning applications to the Local Planning Authority.

Reason: To take account of the self-build nature of the submitted application and to regulate and control any subsequent development of the site in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 19 For each reserved matters application relating to an individual plot, evidence shall be provided from the person(s) purchasing the plot to prove they have had primary input into the final design and layout of their home. This evidence shall be submitted to the Local Planning Authority as part of the reserved matters application.

Reason: To take account of the self-build nature of the application in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 20 Each reserved matters application submitted, in pursuance of this permission, shall include statements of conformity with the Design Code received 12 July 2021 and herein approved.

Reason: To take account of the self-build nature of the development site and ensure consistency in design, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 21 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

Page 9 Minute 593 105 Station Road, Rainham

With delegated authority, the Head of Planning agreed the following conditions with the Chairman, Vice Chairman and Planning Spokesperson:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Received 6 January 2022:

PR.03 - Proposed Block Plan
PR.04 A - Proposed Floor Plan and Roof Plan
PR.05 A - Proposed Elevations
PR.08 A - Proposed Section

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All materials used externally shall match those on drawing number PR.05 A (Proposed Elevations) received 6 January 2022.

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.

Page 18 MC/21/1287 Land at Town Road, Cliffe Woods

Recommendation

Add the following condition:

- 4 The development shall be carried out in accordance with the climate change and energy efficiency measures details in the letter Redrow Homes – Sustainability and Energy Efficiency dated and received 1 February 2022.

Prior to the occupation of the 184th dwelling a verification report shall be submitted to and approved in writing by the local planning authority. The verification report shall detail and confirm the measures that have been implemented.

Reason: In the interests of energy efficiency and climate change in accordance with paragraphs 8, 149, 150 and 151 of the National Planning Policy Framework

Planning Appraisal

Climate Change and Energy Efficiency

Add the following after the second paragraph:

The applicant has expanded on how they aim to meet the climate emergency by submitting a Sustainability and Energy Efficiency Statement. The statement sets out the measures that will be implemented across this site.

Such measures include

- Homes being B rated on average for energy efficiency
- Approaches to improve air tightness by 50% and over regulatory requirements
- Thermal modelling and specific materials to minimise heat loss such as Keystone Lintels which lose 4 time less heat than steel equivalents
- Led lighting within homes

- Water efficiency with a rating of 105 Litres/person/day below buildings regs at 12
- EV charging points to all homes with dedicated parking and communal chargers for parking courts
- Bee Bricks to all detached garages.

In terms of the construction process all offices, plot, show homes and compounds utilise 100% green electricity and Eco-cabins are being rolled out on new sites.

Page 50 MC/21/3394 Rear of 19 Paget Street, Gillingham

Amend condition 4 to replace the last sentence with the following wording:

This work shall be completed before first occupation of relevant flat and shall be retained thereafter.