

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 6 April 2022

Time: 6.30pm

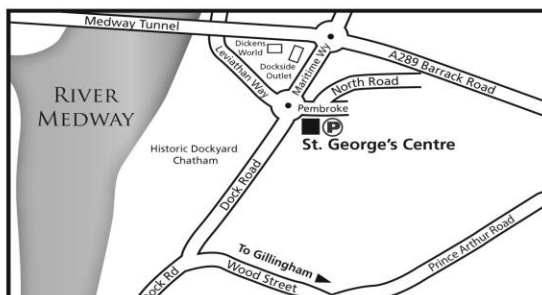
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

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

For further information please contact Stephanie Davis, Democratic Services Officer on Telephone: 01634 332503 or Email: democratic.services@medway.gov.uk

Date: 6 April 2022



This agenda and reports are
available on our website
www.medway.gov.uk

A summary of this information can be made available in other formats from **01634 333333**

This page is intentionally left blank

Medway Council

PLANNING COMMITTEE – 6 April 2022

Supplementary Agenda Advice

Page 8 Minute 724 Planning application – MC/21/2328 – Land South of Bush Road, near Cuxton, Medway, Kent

Reason for refusal agreed with Chairman and opposition spokespersons

The scale and nature of the proposed development would result in a significant increase in additional activity within the Bush Valley, which would constitute a severe adverse impact and a direct loss of the currently undeveloped tranquility and wildness of the AONB. It would also lead to the erosion of the rural character and uniqueness of the community of the Upper Bush Conservation Area and the wider Parish of Cuxton, contrary to Policies BNE12, BNE14, and BNE32 of the Medway Local Plan 2003 and paragraphs 177, 197 and 201 of the National Planning Policy Framework 2021.

Page 60 MC/21/2493 Phase 2 Bakersfield, Rainham, Gillingham, Medway

Representation

One complaint has been received from a resident stating that development for additional dwelling has commenced.

The complaint relates to the development proposed under this consideration.

Page 76 MC/19/3129 Land to the South of Stoke Road adjacent Yew Tree, Hoo St Werburgh, Rochester Medway

Recommendation

Add the following conditions:

27 Prior to first use of the proposed development details of the following highway works shall be submitted to and approved in writing by the Local Planning Authority:

- Access arrangements as outlined in drawing P18094-001D

The approved details shall thereafter be implemented in full prior to first occupation of the development.

Reason: to ensure the development preserves conditions of highway safety, pedestrian safety and the free flow of traffic, in accordance with Policies T1, T2 and T3 of the Medway Local Plan 2003.

Representation

Additional Comments

The Hoo Saint Werburgh Parish Council have also written to the Members of the Planning Committee (letter dated 31 March 2022). This follows the original letter sent in dated 20 December 2019. A copy of both letters is attached.

Page 100 MC/21/2861 Southern Belle, 170 High Street, Gillingham

Recommendation

Amend Condition 4 to delete “room to which it/they serve is” and replace with “relevant flat is first”

Page 190 MC/21/3464 197 Grange Road, Gillingham, Medway, ME7 2TL

Recommendation

Amend Condition 5 to read:

- 5 All windows on the ground floor side east and west elevations 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.

Amend Condition 6 to delete “2018” and replace with “2015”

Planning Appraisal

Page 195

Amend as follow

Amenity

Replace the first sentence with:

Two windows are proposed in the rear gable end, each serving a bedroom.

Amend replace second sentence with:

Whilst this will increase the amount of overlooking, the outlook from these windows will look down the gardens rather than directly into rear private amenity areas and is considered to be acceptable.

Highways

Amend first part of the sentence to read

'The proposed development will increase the number of bedrooms from two to four bedrooms' and the rest of the sentence remain the same.



PARISH COUNCIL

Hoo Saint Werburgh Parish Council

Parish Clerk: Mrs Sherrie Babington

4, Birkhall Close, Walderslade,

Chatham, Kent, ME5 7QD

Telephone: 01634 868855 – Fax 01634 867173

Email: hooparishcouncil@sherriebabington.co.uk

Medway Council,
Planning Department
Gun Wharf,
Dock Road,
CHATHAM.
Kent, ME4 4TR

20th December 2019

Dear Sirs

MC/19/3129

**Land to the South of Stoke Road Adjacent Yew Tree Hoo St Werburgh Rochester Medway ME3 9BH
Outline planning application with all matters reserved for up to 100 dwellings and associated works
and infrastructure.**

Hoo Parish Council object to and reject this development, it will further damage our village and our community and seriously impact on our unique rural character.

Stoke Road is a small road leading from Hoo Village Centre, out towards London Medway Commercial Park, a road that is now blighted by planning applications, and some granted some like this application seeking permission, and other open fields and agriculture land already in planners' sights.

This is a road that is already suffering from unsustainable housing development and should this application be granted will lead to over 500 houses within a 1000 yards of this small country lane, a lane with an ever narrowing footpath to one side, barely wide enough for a pushchair or wheelchair. This is on a site of an ancient orchard, the very orchards that gave the Hoo Peninsula, and in fact Kent, it's Garden of England name.

This development will engulf a residential nursing home for the aged and infirm, taking away the views of horses and fields that many residents take comfort in.

This proposal will destroy an important part of this country's military history "The Hoo Stop Line" part of GHQ defensive last line of defence in case of invasion in WW2, and a part of the rapidly growing Hoo Heritage walks.

The development of 100 houses equals 200 cars and 300 people looking for medical and dental services, 100 more children looking for school places and 300 people looking for leisure activities, all this in a "village " that Medway Council have allowed developers to swamp with unsustainable housing developments, at the same time as decimating top class agricultural fields, orchards and community

sports and leisure facilities like the BAE Club, Deangate Golf Course, and the purposely running down Deangate Sports Area.

This race to concrete over our Hoo Peninsula, to endanger the health of its residents with increasing levels of pollution, to overload our already overstretched GP services, that will see even more of our young primary school children to have to travel out of our village for their education.

Our roads increasingly used for parking for HGVs visiting London Medway Commercial Park, because of another failure by Medway Council to insist on proper lorry parking on site. This has resulted in human waste in our fields and verges and increasing litter on the public highway.

The residents of the Hoo Peninsula should to be the focus in the minds of the Planning Committee, our homes, our health and children's future are dependent on the right decision being made and rejection of this planning application.

We ask that this application is determined by the Planning Committee and that all members come down to Stoke Road and to Hoo, to see what the of the out of control housing developments have done to an ancient village, one mentioned in the Domesday Book and one that Medway Council seem determined to destroy.

This is not about being nimby, it's about fairness, it's about saturation of an area with housing not for people working in the rural community, but about building a commuter "rural town" without thought to those people who already call it home, a rural town that is the pipe dream of people who don't live here.

The Parish Council feels that before this and any further planning applications are considered, that Medway Council should have a dialogue with those residents whose lives are blighted by years and years of building of unsustainable developments, traffic chaos and the loss of good quality farming land, and poor air quality.

In summary Hoo Parish Council has strong objections to this application and wish to see this refused by Medway Council.

Yours sincerely

Mrs S Babington

Parish Clerk
Hoo St Werburgh Parish Council.



Hoo Saint Werburgh Parish Council

Parish Clerk: Mrs Sherrie Babington

4, Birkhall Close, Walderslade,

Chatham, Kent, ME5 7QD

Telephone: 01634 868855 – Fax 01634 867173

Email: hooparishcouncil@sherriebabington.co.uk

Medway Council,
Planning Department
Gun Wharf,
Dock Road,
CHATHAM.
Kent, ME4 4TR

31st March 2022

Dear Members of the Planning Committee

MC/19/3129

**Land to the South of Stoke Road Adjacent Yew Tree Hoo St Werburgh Rochester Medway ME3 9BH
Outline planning application with all matters reserved for up to 100 dwellings and associated works
and infrastructure.**

I am writing with regards to the above planning application that is due to be heard at the forthcoming planning committee meeting with a recommendation to approve.

The Parish Council did submit its objections to this application in December 2019, and in that letter, we raise concerns regarding the implications this development would have on Stoke Road. Our letter clearly asked members to attend a site visit of Stoke Road to have a clear understanding of these implications ahead of considering the planning application. To our knowledge this has not been undertaken, and we feel that this will disadvantage members of the Planning Committee as they will not have a full understanding of our concerns regarding Stoke Road.

We are therefore writing to request that an urgent site meeting is arranged, ahead of the meeting next week, to give members of the planning committee a clear understanding of the implications of this development on Stoke Road.

The report to committee states "The applicants have agreed a S106 contribution of just under £500,000 towards improving Road infrastructure that would access and capacity to Hoo and the application site." However, the exact wording of the Section 106 agreement states "£474,423.93 towards Highways Improvements related to the development including improvements to junctions on the Strategic Highway Network." The Strategic Highways Network is not the same as the local highway/local roads. We therefore feel that the Section 106 wording needs to be more specific for the benefit of Hoo and the application site as stated in the report. Our concern is that the Council could use the current wording in the Section 106 agreement to spend this money anywhere within the Medway Towns and it should be earmarked for Hoo.

Finally, the Parish Council is concerned that as a Statutory Consultee to this application, we have not been listed along with the other Statutory Consultees in the representation section of the report. This

gives the indication that we have not responded to this application when in fact a letter was submitted in December 2019.

We therefore seek your reassurances that members will be made aware that as a Statutory Consultee, the Parish Council has responded and more importantly objected to this application.

Yours sincerely

Mrs S Babington

Parish Clerk
Hoo St Werburgh Parish Council.