

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 27 July 2022

Time: 6.30pm

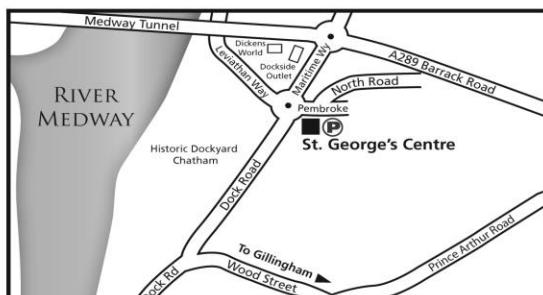
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 14 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 6)

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 22 July 2022



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Medway Council

PLANNING COMMITTEE – 27 July 2022

Supplementary Agenda Advice

Page 8 Minute 95 Planning application – MC/22/1002 153 Fairview Avenue Wigmore Gillingham Medway

Reasons for refusal agreed with Chairman and opposition spokespersons

1. The proposed scheme is considered unacceptable in principle, on the basis that it would result in an over-concentration of hot food take-aways within the parade of shops, which would adversely affect the vitality and viability of this local centre and as well as the health of local residents, and there would be no improvement to local amenity or any provision of community facilities proposed that would outweigh the loss of this retail unit. As such, the proposal is contrary to Policies R10 and R18 of the Medway Local Plan 2003 and Paragraph 92 of the National Planning Policy Framework 2021.
2. The proposed scheme is considered unacceptable as it fails to demonstrate, without sufficient evidence to the contrary, that there is parking capacity within the parking area to the front of the site that could accommodate the likely demand required by the use. As such, overspill parking for customers (and potentially delivery drivers) would take place on the public highway close to a busy junction or within adjacent residential streets and as such would represent a highway danger as well as potentially harming residential amenity. The proposal is therefore contrary to Policies BNE2, R18, T1 and T13 of the Medway Local Plan 2003 and Paragraph 111 of the National Planning Policy Framework 2021.

Page 52 MC/21/1694 Land South of View Road Cliffe Woods Rochester Kent

Recommendation

Approval subject to

B. Section 106 agreement to secure the following:

Amend the contribution as follow

ix) the PRoW contribution from £3,9990 to read **£3,990**

C. And following conditions

Amend conditions as follow

Condition 4

To remove reference to “*or site clearance*” from the first line of the wording to that condition.

Replace

Condition 13 with

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: Required before commencement of development to avoid any irreversible impact on any archaeological interest and in accordance with Policy BNE21 of the Local Plan 2003.

Representation

One additional letter of representation has been received objecting to the application. This is on the basis of the enforceability and management of the No Cat Policy proposed.

One further email received from Suzy Douth expressing the following:

I note that planning is due to be discussed on yet another development on the South side of View Road Cliffe Woods this week.

The developers have only just started building the last mass approval!

Our village is being ruined by these developments. Our doctors surgery cannot cope and not can the only access road the B2000.

Given you are campaigning to protect your own area please share some compassion for Cliffe Woods.

We’ve had enough. We are constantly being hit with further developments and as such the village is nearly double the population since 2008 with further provisions put in.

There is very poor and limited public transport, and even in winter you can’t access the village by foot as we have no pavements on the B2000 and the footpaths are through muddy fields.

Please stop bastardising our quiet rural village for developer greed. There are sites suitable in towns that should be harnessed but due to location are

expensive to buy. These should be the only option to develop on not farmers fields.

I await to see the outcome although I fear the Committee is against us.

One further letter of representation received from Chris Fribbins (Clerk PO), Cliffe and Cliffe Woods Parish Council, stating the following:

The Cliffe and Cliffe Woods Parish Council is concerned with the officer recommendation to the Planning Committee (xx/xx/22) regarding the above application.

1) The issue of removing Cats at individual properties may be agreed by the developer of the site but will be unenforceable after properties are sold - who will monitor, who will enforce. The development is up against the SSSI Chattenden Woods and there is insufficient safeguarding of this site.

There appears to be no response to overcome the concerns of Natural England. "Natural England has reviewed the 'Assessment of the Proposed Development in Relation to Chattenden Woods and Lodge Hill SSSI (2022 Update)' Technical Note prepared by Aspect Ecology (dated March 2022) and we remain concerned that impacts to the Chattenden Woods and Lodge Hill Site of Special Scientific Interest (SSSI) are likely to result from this proposal. Whilst some additional information is provided in relation to the impacts and proposed avoidance and mitigation measures, our advice remains that insufficient detail has been provided as to how these will be effective in avoiding or fully mitigating the impacts from a residential development in such close proximity to the designated site."

While welcoming some consideration of the emerging Cliffe and Cliffe Woods Neighbourhood Plan (which was submitted to Medway Council on the 1st September 2021!!!).

The plans fail to overcome issues of sustainability and especially concerns raised in our submission on this application (8th August 2021): -

Issues with extra traffic congestion and safety on the junction on View Road and Town Road - especially with approved applications to the west of Town Road.

Issues with congestion and safety at the junction with Lower Rochester Road and the slip roads to the A289 Wainscott bypass, for the same reasons.

The Cliffe Woods Community Centre has applied for planning permission to extend, to support the growth of the village, but does not have the finances to carry out all of this work currently.

There appears to be no provision for a permissive path or a Public Right of Way from this site towards Mockbeggar Farm to join the footway/cycleway that

terminates from the Strood direction at that location. In fact, this development may prevent future development of this aim.

Planning Appraisal

S106 Matters

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Amend

v) the PRow contribution from £3,9990 to read **£3,990**.