

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

Date: 6 October 2022

Time: 6.30pm

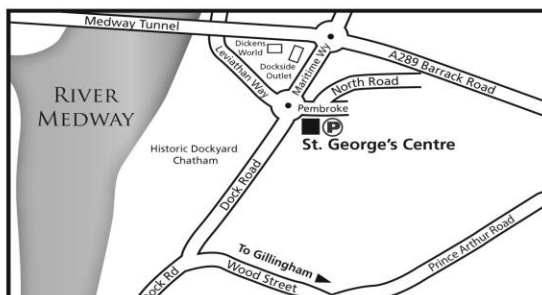
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 17 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 8)

For further information please contact Michael Turner, Principal Democratic Services Officer on Telephone: 01634 332817 or Email: democratic.services@medway.gov.uk

Date: 3 October 2022



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Medway Council

PLANNING COMMITTEE – 6 October 2022

Supplementary Agenda Advice

Minute 186 Planning Application – MC/22/1359 Garages at Berkeley Mount, Old Road, Chatham, Medway

Report reason for refusal as:

By virtue of the limited size of the site and its constraints the development of 3 flats would be considered an overdevelopment of the site contrary to paragraphs 126, 130, 195, 186, 202 of the National Planning Policy Framework 2021 and Policies H4, BNE1, BNE2 and BNE14 of the Medway Local Plan 2003.

Page 74 MC/21/3125 Land North of Moor Street, Rainham, Gillingham

Recommendation

Amend Condition 2 and Condition 6 to remove reference to Drawing Number 010C

Page 130 MC/21/3663 Plot 10, Ordnance Yard, Lower Upnor, Rochester

Recommendation

Amend conditions as follow:

Condition 5 to read:

- 5) No development shall take place above slab level until a sustainable construction method statement has been submitted to and approved in writing to the Local Planning Authority. This shall include information on all of the materials that are proposed in the construction as well as details in relation to the approach. The development shall be constructed in accordance with the approved construction method statement.

Reason: Required prior to commencement to ensure the sustainability of the site in accordance with Policy BNE4 of the Medway Local Plan 2003.

Add condition 6 relating to external materials and finish which reads and renumber the conditions:

- 6) No development above slab level shall take place until details of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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.

Renumber the following conditions:

- 6 – (CEMP) to Condition 7
- 7 – (External) Lighting to Condition 8
- 8 – (Bell Tower) to Condition 9
- 9 – (Boundary wall lights) to Condition 10
- 10 – (Footpath management) to Condition 11
- 11 – (Maintenance of listed wall) to Condition 12
- 12 – (Ecology mitigation) to Condition 13
- 13 – (Roosting bats to) Condition 14
- 14 – (BNG) to Condition 15
- 15 – (Contamination watching brief) to Condition 16

Delete Condition 16 (Climate Change) and **Replace** with the following 2 conditions as 17 and 18, and renumber the conditions:

- 17) The development shall be implemented in accordance with the measures to address energy efficiency and climate change as set out within the design and access statement, SAP Specification (submitted 24 Dec 2021), climate change statement (submitted 18 Jan 2022) and Additional Supporting Planning Statement (submitted 13 June 2022).

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.

- 18) Prior to first occupation of the development a verification report prepared by a suitably qualified professional shall be submitted to the Local Planning Authority confirming that all the agreed measures have been undertaken and will thereafter be maintained on site.

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.

Renumber the following conditions:

- 17 – (EVCPs) to Condition 19
- 18 – (Vehicle parking) to Condition 20
- 19 – (Published documentation relating to build) to Condition 21

Recommendation

Amend condition 2 to account for amended plans:

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

Received 27 May 2022:

6018-LLB-ZZ-ZZ-DR-L-0001 Rev P05 Landscape Masterplan
6018-LLB-ZZ-ZZ-DR-L-0002 Rev P02 Planting Plan
6018-LLB-ZZ-ZZ-DR-L-0003 Rev P02 Hard surface Plan

Received 19 August 2022:

SNS-BPC-01-00-D-A-99 04 Rev P05 Proposed - Ground Floor

Received 30 September 2022:

SNS-BPC-01-01-D-A-99 05 Rev P06 Proposed New Building Roof Plan
SNS-BPC-01-XX-D-A-99 06 Rev P07 Proposed Site Sections
SNS-BPC-01-XX-D-A-99 08 Rev P07 Elevations North & East
SNS-BPC-01-XX-D-A-99 09 Rev P07 Elevations South & West
SNS-BPC-01-XX-D-A-99 10 Rev P06 Proposed Canopy Arrangement
SNS-BPC-01-XX-D-A-99 13 Rev P06 Proposed Site Sections 03
SNS-BPC-ZZ-XX-D-A-99 03 Rev P09 Proposed Site Plan

Add the following condition:

- 19) No development shall take place above ground floor slab level until, a scheme to minimise the transmission of noise from the use of the premises, shall be submitted and approved in writing by the Local Planning Authority. Noise from the premises should be controlled, such that the noise rating level (L_{Ar,Tr}) emitted from the development shall be at least 10dB below the background noise level (L_{A90,T}) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014. All works which, form part of the approved scheme shall be completed before any part of the development is occupied and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard conditions amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Proposal

Amend second paragraph as follow (page 183)

The proposed L shaped single storey green flat roof building would be attached via a canopy link to the main school building. The new building would be located to the east of the existing building on a hard play area. The building would measure approx. 14.4m in length and 8.3m in width with a height of approx. 4.5m, incorporating a flat (green) roof with parapet and protective rails. Two trees will be removed to provide the building.

Planning Appraisal

Amend the sections as follow:

Design and impact on trees

Amend third paragraph as follow (page 185)

The proposed building is considered to be of a suitable size and scale. With regards to design the applicant has amended the originally proposed pitched roof to a flat green roof to minimise the impact on visual amenity and therefore, on balance, considered to be acceptable.

Amenity

Amend replace second and third paragraphs as follow (page 186)

The proposed flat roof of the building, by changing the design from pitch to flat, has resulted in some reduction in the height, albeit marginal when considered against the backdrop of the previous pitch to the roof. The flat roof incorporates a green roof which overtime would help soften the appearance of the building. It is acknowledged that the height of the building would still present some impact on the outlook from the living spaces of the town houses adjacent to the site on the north-east. However, taking account that the layout of the houses present open plan living at the first floor level which also benefits from dual outlooks, the distance from the windows to the flank of the building, and the green element of the proposed roof, it is considered that the outlook from the kitchen area whilst impact to outlook is noted, would not be substantial as to cause severe harm to the living conditions of the occupiers of those houses in the longer term.

It is noted and acknowledged that the ground floor town houses currently have windows/doors with views onto existing wall and fence, which currently impair that outlook. It is not considered that the proposed extension would exacerbate this current situation. The rear amenity space would also not be significantly compromised by the proposed building given current situation.

In addition to the above, the applicant has demonstrated through the amended design that daylight and outlook would generally comply with the BRE guidance in particular to the first-floor windows.

With regards to privacy concerns raised to overlooking from the rooflights, due to the flat roof design coupled with the green provision within the roof, it is not considered that there would be any additional overlooking or privacy concerns to neighbouring occupiers.

Noise impact

Amend add new paragraph after the first paragraph with (page 187)

Neighbours have raised concerns regarding the noise impact from the classrooms and their associated mechanical plant, such as the proposed air source heat pumps. It is agreed that the mechanical plant could potentially have an impact on neighbours if the noise level is not controlled, however as the full details of the plant requirement are unknown at this stage, it is considered that this can be adequately secured by a suitably worded condition. The Council's Environmental Protection (Noise/Air quality) Officer has raised no objection subject to condition which is recommended above.

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