

Planning Committee – Supplementary agenda No. 1

A meeting of the Planning Committee will be held on:

Date: 8 February 2023

Time: 6.30pm

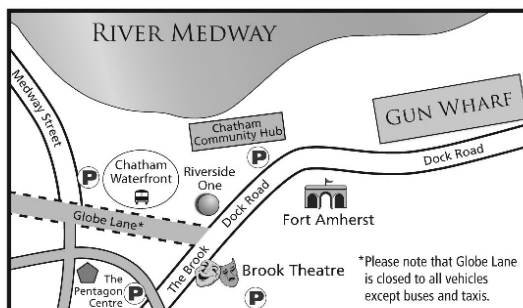
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham
ME4 4TR

Items

- 11 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: 3 February 2023



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Medway Council

PLANNING COMMITTEE – 8 February 2023

Supplementary Agenda Advice

**Page 8 Minute 504 Land East of Rainham Pumping Station
And North of Lower Rainham Road,
Rainham**

With delegated authority, the Head of Planning agreed the final wording of the reason for refusal with the Chairman, Vice Chairman and Opposition Spokesperson to read as follows:

- 1 The use of the vehicular access onto the B2004 Lower Rainham Road from the proposed houses would impact on the free flow of traffic along this strategic route, particularly with vehicles having to wait to proceed east. This would increase congestion particularly at busier times of the day.

Furthermore, the increased vehicular movements, its proximity to the traffic-controlled feature (chicane) would lead to conflicts and would affect the flow of traffic and reduce highway safety to an unacceptable degree, particularly from the prospective drivers turning right from the access and heading west, and traffic heading east past the chicane.

As such the proposed development would therefore conflict with Policies T1 and T2 of the Medway Local Plan 2003 and paragraph 110 (b) of the National Planning Policy Framework 2021.

Page 68 MC/22/2337 42 Main Road, Hoo St Werburgh

Representations

Letter from Hoo Parish Council received objecting to the proposal for the following reasons:

- Overdevelopment of the site
- Backland Development
- Impact on appearance of 42 Main Road
- Parking and Site Lines

Hoo Parish Cllr Pearce has submitted an objection raising the following:

- Proposal does not overcome previous reasons for refusal
- Proposal is not a bungalow
- Impact on historic dwelling at 42 Main Road (non-designated heritage asset) in terms of amenity and street scene

Page 78 MC/22/2302 254 Maidstone Road, Rainham

Recommendation

Replace condition 2 as follows:

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

Received 26 September 2022:

1180A Proposed Section and Streetview Rev C
1180A Proposed Front Section Rev C
1180A Side Section Rev C

Received 19 December 2022:

1180A Proposed Plans Rev C
1180A Proposed Elevations Rev D

Received 6 January 2023:

1180A Proposed Block Plan Rev E

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

Replace condition 13 as follows:

Notwithstanding the submitted details, the dwelling shall not be occupied until details of a replacement tree (to be located to the front of the plot) has been submitted to and approved in writing by the Local Planning Authority. Details shall include species, size, and siting of the replacement tree as well as a maintenance plan. The replacement tree shall be planted by a competent person in accordance with the approved details and the best arboricultural practice and recommendations contained in British Standard 8545:2014 Trees from nursery to independence in the landscape. The replacement tree shall be planted in the first planting season (between the months of November and March) following first occupation of the dwelling herein approved.

If the replacement tree is removed, uprooted, destroyed, or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To minimise the impact of the proposal on the amenity of the area in accordance with Policy BNE1 of the Medway Local Plan 2003.

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