

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

Date: 8 March 2023

Time: 6.30pm

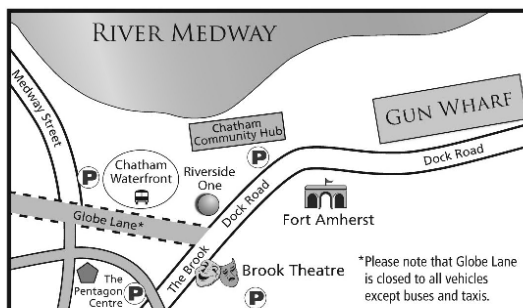
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham
ME4 4TR

Items

- 15 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 4)

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

Date: 3 March 2023



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Medway Council**PLANNING COMMITTEE – 8 March 2023****Supplementary Agenda Advice****Page 26 MC/22/2479 Land South of Abbots Court Road, Hoo St Werburgh****Representations**

Lower Medway Internal Drainage Board advise they have no comments other than wishing to be involved in discussions on the Surface Water Management details when the condition application is submitted.

Environment Agency have provided an alternative response to that previously provided. They advise:

“We have reviewed the Landscape and ecological management plan; The Landscape and design access statements (Part 1-9) The Biodiversity Net Gain plan; The preliminary ecological appraisal and the protected species survey reports.

We note that the application has acknowledged in particular the proximity to the Medway Estuary and Marshes SSSI, SPA and Ramsar designations. As such, the site lies within the impact zone and therefore works should mitigate for disruption, disturbance to bird assemblages and insure INNS (biosecurity) and discharge pathways are minimised. This can be conditioned as part of the Flood Risk Activity Permit.

The EIA states in chapter 1.9 that “*The Proposed Development is funded by the government Housing Infrastructure Fund (HIF) which aims to deliver around 10,600 homes on the Peninsula over the next 20 years. All projects funded through this initiative must be delivered and in use by 2024.*” Could the applicant clarify what proportion of the proposed 10,600 homes is the wetland enhancement mitigation for. In the event that further development takes place within the Hoo peninsula (particularly when adjacent to the tidally influenced areas) we would seek further flood risk assurance and may seek further site based ecological enhancement and mitigation.

Informative the proposal seeks to establish a fresh water wetland and terrestrial ecological habitat. Please note that the Environment Agency will not be responsible for future maintenance of the flood defence and therefore the applicant should be made aware that the ecological status of the site could change if the flood defence were to fail. As a suggestion, an area of lower ecologically enhanced land could be safeguarded for future breach. This could potentially include a small raised path to help delimit the area.”

**Page 98 MC/22/2426 Lordswood Ten Pin Bowling and Snooker Centre,
Newton Close, Lordswood.**

Recommendation

Amend condition 2 as follows:

2. Within one month of this permission a scheme for the extraction and treatment of cooking fumes, including details for the control of noise and vibration from the system, shall be submitted to the Local Planning Authority for its written approval. **Noise from the extraction system shall be assessed in accordance with BS 4142:2014+A1:2019 to demonstrate a 'Low Impact' or less at the nearest residential façade; by the comparison of the rating level (LAr,Tr) to the background sound level (LA90,T) and consideration of the context in which the sound occurs.** The approved scheme shall be implemented within one month of its written approval by the Local Planning Authority and thereafter shall be maintained in accordance with the approved details.

Page 106 MC/22/2959 Canal Road Open Space Canal Road

Add Relevant Planning History

MC/22/1379	Change of use of land at Canal Road to sui generis for mixed use car wash and tyre shop Decision: Approval with conditions Decided: 4 November 2022
MC/17/2044	Outline application with some matters reserved (landscaping) for the demolition of existing buildings and construction of a mixed development comprising nine 1 bedroomed and three 2 bedroomed residential apartments together with private amenity space, offices and associated parking - resubmission of MC/16/3137. Decision: Approval with conditions Decided: 20 June 2019
MC/16/3137	Outline application with some matters reserved (landscaping) for the demolition of existing buildings and construction of a mixed development comprising nine 1 bedroomed and three 2 bedroomed residential apartments together with cafe/convenience store, offices and associated parking. Decision: Application Withdrawn Decided: 18 April 2017