

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

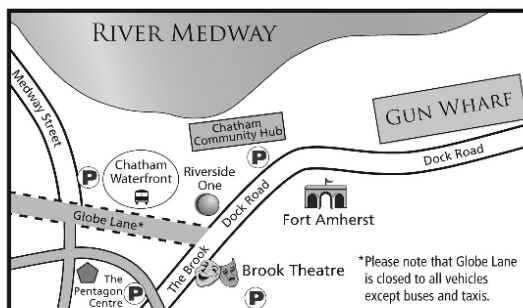
Date: Wednesday, 5 April 2023
Time: 6.30pm
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham
ME4 4TR

Items

- 11 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 16)

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

Date: 3 April 2023



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| Medway Council |
| PLANNING COMMITTEE – 5 April 2023 |
| Supplementary Agenda Advice |

Page 18, MC/21/2063 Former Cuxton Pit No. 2, Roman Way, Strood

Recommendation:

Amend reasons in conditions 4 and 5 to refer to paragraph 90 NOT 92 of the NPPF.

Amend reasons in conditions 29, 30 and 31 to refer to paragraph 169 NOT 165.

Add condition 36 as follows:

36. The development shall be implemented in accordance with the measures to address energy efficiency and climate change set out within the Climate Change Statement, by RPS dated 30th July 2021 (210730/JPW1656/Climate Statement v 1). 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 the NPPF.

Planning Appraisal

Page 35 Sequential test

For clarity the second paragraph beginning “*whilst some limited flexibility.....*” rather than requirements of applicant, this should relate to requirements of the application proposal NOT operator specific requirements.

Page 42 the NPPF reference in the paragraph commencing “*the blanket assessment*” should be 91 NOT 90.

Page 50 In the 4th line of the paragraph mid way down and commencing “It should be highlighted....” Reference to “left” should be “right”.

Page 66, MC/22/2965 Avenue Tennis Club, Glebe Road

Application **deferred** at Applicants request.

Page 98, MC/22/3020 Land at Town Road, Cliffe Woods

Recommendation:

Replace the Reason for condition 2 as follows:

“Reason: In the interests of highway safety and the residential amenity of occupiers of adjacent properties in accordance with Policies T1 and BNE2 of the Medway Local Plan 2003.”

Page 108, MC/23/0328 188 Featherby Road, Gillingham

Representations:

The Head of Children’s Services Commissioning has commented as follows:

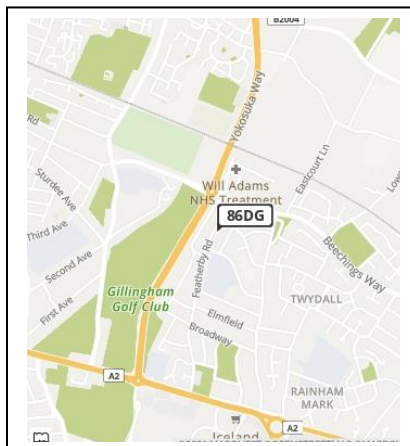
“Medway needs sufficiency of beds in both foster carers and residential children’s home places. Medway also has a high level of young people place from other local authorities and this demand needs to be appropriately managed. This development is not one that has been made aware of or been contacted by the provider prior to submission which would be helpful from a Children’s Services perspective. We are unsure of the home’s proposed size and statement of purpose. We would also expect to see a locality risk assessment in place with the application given the potential vulnerability of the children likely to be placed there.”

The applicant has responded with the attached Local Risk Assessment.

LOCATION RISK ASSESSMENT FOR Semi-Independent Accommodation

| | | | |
|------------------------|--|----------------------------|------------|
| Address | 188 Featherby Road, Twydall, Gillingham ME8 6DG | Date of Assessment: | 10/11/2022 |
| People Involved | Anderson Okporho | Date of Review: | 11/11/2024 |

1. Picture of the Immediate Locality:



2. Pen Picture of the Premises



3. Relationships with the Local Community

PCS Services is a new resource in the local neighbourhood, and we have made contact with the Local Authority and Safer Neighbourhood team to introduce ourselves, our new business activities including our aims and objectives to provide this service in the local area. We have also made contact with the local job centre to ensure we are able to access support for our recruitment drive and provide advocacy support to our residents who will need to access services i.e., doctors, dentist, optician etc.

The aim is to have access to the resources from inception and ensure that we operate an open door policy where any issues or concerns can be dealt with immediately.

4. Positive factors of location

Featherby Road in Gillingham is in the Southeast region of England. The postcode is within the Twydall ward/electoral division, which is in the constituency of Gillingham and Rainham.

Housing Types and Tenure – The area containing Featherby Road, Gillingham consists predominantly of mixed terraced and semi-detached housing. The area contains Detached (3), Semi-Detached (68), Terraced (65), Flat (Purpose-Built) (14), Flat (Converted) (0), Residence in Commercial Building (1). This area contains a mixture of housing tenures. Across the UK, an average of 30.6% of household spaces were owned outright, 32.9% were mortgaged, 18.2% were social housing, and 16.3% were privately rented at the last census. Of a total of 145 households: Owned Outright (32), Owned with Mortgage (64),

Shared Ownership (0), Rented: From Council (11), Rented: Other Social inc. charities and housing associations (21), Rented: Private Landlord inc. letting agents (15), Rented: Other (1), Rent Free (1)

Household occupancy within this neighbour consist of One Person (30), Two People (50), Three People (26), Four People (21), Five People (15), Six People (2), Seven People (1) 8+ People (0).

Age range - Across the UK as a whole, the median age is 39. In general, inner-city areas show high concentrations of people aged 18-30, suburbs show larger numbers of small children and adults aged 30-50, and rural and small towns are more popular with older workers and retirees. Of the 383 residents – 0 -4 yrs old (32), 5-7 yrs old (12), 8-14 yrs old (10), 15 yrs old (8), 16 – 17 yrs old (14), 18-19 yrs old (12), 20-24 yrs (32), 25-29 yrs old (13), 30-44 yrs old (74), 45-59 yrs old (78) and 60-64 yrs old (27), 65-74 yrs old (16), 75-84 yrs old (18), 85-89 yrs old (4) and 90+ yrs old (2)

Education & Qualifications – Within the postcode of ME8 6DG

Degree or Similar e.g. professional qualification (accountancy etc) (29); Apprenticeship (14); HNC, HND or 2+ A Levels (42); 5+ GCSEs, an A-Level or 1-2 AS Levels (49); 1-4 GCSEs or Equivalent (55); No GCSEs or Equivalent (83); Other (17); **Total (290)**

The qualification levels are based on current qualification names. The former Ordinary Levels (O-Levels) and CSEs will be included in the GCSE figures. Former Higher School Certificates (HSCs) will be counted as A Levels.

Highest Qualification Level Achieved

Ethnic Group – As whole, the UK population claims itself as approximately 86% white, with residents of this area being 92% white.

White (357); Mixed Ethnicity (10); Indian (4); Pakistani (2); Other Asian (5); Black African (2); Black Caribbean (6); **Total (386)**

Religion – within the ME8 6DG area, the majority of residents are Christians; of the 386 residents – Christian (225), No Religion (131), Buddhist (1), Hindu (4), Jewish (0), Muslim (4), Sikh (0), Other Religion (0), Not Stated (21)

Economic Activity - Figures for economic activity do not include those aged under 16, or those family members aged 16-18 who are in full-time education: Full-Time Employee (104); Part-Time Employee -(defined as 30 hours or less per week) (19); Self Employed- (35); Unemployed- (8); Full-Time Student (with or without job) – (24); Retired- (27); Looking After Home or Family – (21); Long-Term Sick or Disabled – (17); Other- (2); **Total 266**

5. Potential Risks in this Locality to Young People living in the Accommodation

| Outcome Requirement | Protective Factors | Risk High | Risk Med | Risk Low | Risk reduction measures/outcomes/action | By Whom & Review Date |
|---|---|-----------|----------|----------|---|--|
| <p>∞ Does the location of the accommodation influence the potential for an already vulnerable young person to be a victim of crime, such as being targeted for sexual exploitation?</p> | <p>This family orientated neighbourhood has accessible parking. There are direct bus and train routes all within a short distance of the home. The local GP, hospital and other resources are within 1.5 miles.</p> <p>The accommodation has resources for socialising.</p> <p>The home is close to numerous educational facilities and transport links to colleges all offering a wide range of education and courses.</p> <p>The home is close to shops and supermarkets so the young people can develop and become more independent in that they can go shopping and purchase the things they need with minimal support and sometimes alone, depending on their level of independence.</p> | | | X | <p>The home has 1entry/access points with the front of the house leading to the street. All doors/access points are located on the ground floor and are locked every night for safety and security reasons apart from the emergency exit at the front door. The front and back doors are monitored by CCTV cameras which give direct feed into the staff room office thus being able to see both front, side and back of the accommodation, so it is visible to see who is within the boundaries of the accommodation</p> <p>All windows in the home from the ground floor up have safety devices which will only allow the windows to open a few inches in order to stop people being able to climb in or out of them. The back garden is secured by fences/ walls.</p> <p>All visitors to the home must present their identification on request; if this cannot be produced then they will not be granted access to the accommodation</p> | <p>Nov 2024 By Operation Manager</p> |
| <p>Is there a likelihood of children placed in the home becoming drawn into gang crime, anti-social behaviour or</p> | <p>There is no noticeable gang culture in this locality. However, the level of crime for violence and sexual offending, public order and anti-social behaviour is quite high. Sexual exploitation is not amongst the list of crimes prevalent or identified in this</p> | | X | | <p>The proportionate of crimes committed do not suggest there is a concern for young people being at risk of involvement in gang activities. Overall the young people in the home will be supported to identify danger</p> | <p>Nov 2024 By Engagement & Support Coordinator</p> |

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| <p>sexual exploitation in the local area?</p> | <p>neighbourhood. We therefore have a duty of care to ascertain if this combination of criminal activities is related to gang crime.</p> | | | <p>and react accordingly to keep themselves safe if out in the local community. If it is felt that the young person was not able to do so, appropriate risk assessments will be put into place and the home will continue to educate and support the young person in question to be able to be safe when out of the home. Staff will also liaise and develop a relationship with the Safer Neighbourhood Team, which is comprised of Police Officers and Police Community Support Officers (PCSOs) who are dedicated to making the neighbourhood a safer place to live in, work in and visit. They are willing to work with us an agency providing services to young people, alongside other agencies to find a lasting solution to any problem that may arise.</p> <p>Monthly ward panels also address local community issues to which police are capable of providing a response without the need for long-term activity or requiring little if any partnership working. Examples include: dealing</p> | |
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| | | | | | with minor disorder caused by youths congregating | |
| Are there any environmental factors that would represent a hazard to children, such as locations near level crossings or busy roads? | The accommodation is easily accessible to the Town Centre which is a busy area and could cause congregating concerns, alongside using the roads wisely. | | | X | The home is located in a lovely residential area. We will investigate local environmental groups and encourage our young resident to volunteer and develop further skills. | Nov 2024 By Engagement & Support Coordinator |
| Please provide details of current risk management strategies | <p>Young people's risk-taking behaviour, such as going missing or using aggressive and threatening behaviour has policies and procedures to deal with identified issues; Young people's challenging and violent behaviour will be risk assessed and managed from the outset.</p> <p>Our balance of male and female staff who are firm when implementing the rules and clear about what is acceptable behaviour, will support our risk management strategy.</p> <p>The staff have training in managing challenging behaviour, and de-escalation. Behaviour management is consistent and in line with the behaviour management policy, which is to deescalate and contain situations.</p> | | | X | <p>Participating in multi-agency risk management meetings, involving local services, placing authorities and individual children to develop strategies for managing and minimising the risks faced by the young people;</p> <p>Educating the young people in the home about risks, and supporting them in developing skills and strategies for managing those risks;</p> <p>Providing young people with access to relevant support services to make them more aware of risks and to build their resilience;</p> <p>Ensuring that young people have access to sources of confidential advice and advocacy so that they feel safe to disclose any risks they face;</p> <p>Recording evidence of young people's vulnerability to sexual exploitation that could be used by the police as the basis for taking enforcement action against predatory adults or by probation service providers in connection with the management of offenders.</p> | Nov 2024 By Operations Manager |

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|-------------------------------------|---|--|---|---|---|
| Risks Identified by service manager | E-safety is a concern for management. Most of our young people have intelligent mobile phones, therefore, access to adult sites is out of management's control. | | X | The home overseas the usage of the computer internet/Wi-Fi access and monitors this via parental settings. All young people in the home will have comprehensive and up to date care plans which identify and explain their care and health needs as well as how best to support the individual child. All staff in the home must have a vast knowledge of all the young people and have positive relationships, this allows the young people to be able to talk openly with the staff team and share things that are on their minds or any worries/anxieties they have. | Nov 2024 By Engagement & Support Coordinator |
| Risks Identified by Police | Neighbourhood Team Address is Twydall The team includes: Joel Mitchell - Inspector Martin Sharp - Sergeant Jeanette Reed - PCSO | | X | Police Officers and Community Support Officers (PCSOs) and wardens are dedicated to making the neighbourhood a safer place to live in, work in and visit. They listen and talk to the community, and find out what affects resident's daily life and feelings of security. Their priorities are then set by the local community and they work with residents and other agencies to find a lasting solution. They can be contacted via online, email or phone. As part of the Policing | Nov 2024 By Engagement & Support Coordinator |

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| Views of Children & Young People | <p>Young people will enjoy positive relationships with the staff team. They will form at least one close relationship and have trust in the whole staff team. They will feel settled in the relatively short time and have attributed this to how the staff treat them.</p> <p>Young people will say they feel safe and are not bullied but know they can talk to a member of staff if they felt they were being bullied.</p> <p>Safer recruitment processes are evident in staff files to ensure staff are thoroughly checked before they start work in the home.</p> <p>Young people will say that they feel welcome; and like a member of a family</p> | X | | <p>The manager and staff anticipate risk well and there are robust risk assessments and plans, which will be reviewed and updated in a timely way after particular incidents. The manager and staff will identify risks well and notify the local authority and, where appropriate the police, for example, when a young person is missing. Young people are offered a debrief by the staff and when relevant the police. The staff understand the difference between young people being missing or absent without authorisation and respond appropriately. Records of absence and missing records are kept and clearly differentiated. Young people will be offered an independent return interview as per statutory guidance and regulations.</p> | <p>Nov 2024 By Engagement & Support Coordinator</p> |
| Can all Young People safely access education and activities within the locality | <p>We envision having a group of young people who will need support to access further education or employment.</p> <p>Staff will make assessment based on resident's pathway plan and education/employment goals to direct them to relevant services locally.</p> | | X | <p>One to one support offered to each young person to support the access to and continuity on education and positive activities.</p> | <p>Nov 2024 By Engagement & Support Coordinator</p> |
| Are children and young people able to access local secondary health services. | <p>These services are accessed through local GP surgery in the area. The local NHS trust providing secondary health services Our Young people being NHS patients, they are entitled to the following:</p> <ul style="list-style-type: none"> To be registered with a GP | | X | <p>BECOME 0800 023 2033 www.becomecharity.org.uk Brook Young People's Information Service: www.brook.org.uk The Care Leavers Association:</p> | <p>Nov 2024 By Engagement & Support Coordinator</p> |

- To have a clear explanation of any treatment proposed to them.
 - To be supported by the staff team.
 - Respect for religious and cultural beliefs.
 - Courtesy from the staff.
 - To be seen within 30 minutes of appointment.
 - If for any reason they cannot be seen within this time, an explanation will be provided.
 - Doctors available to see them in the morning and evening with an appointment.
 - To expect their medication to be reviewed regularly if they are receiving repeat prescriptions.
- They may be asked to see the doctor for a review health checks on registering with the practice. keep updated 24 hours a day on
- To be referred to a consultant when your GP thinks it is necessary and to be referred for a second opinion if both YP and the GP agree that this is desirable.
 - To have access to their medical records written after 1/11/91 and

0161 236 5665
www.careleavers.com
ChildLine:
0800 1111
www.childline.org.uk
The Child Law Advice Service
Forced Marriages
020 7008 0151
www.fco.gov.uk
Muslim Youth Helpline:
0808 808 2008 (Area served London)
www.myh.org.uk
National Youth Advocacy Service:
0808 808 1001
help@nyas.net
www.nyas.net
NCS YES
www.ncsyas.co.uk
Runaway Helpline:
116 000
 Email - 116000@runawayhelpline.org.uk
www.runawayhelpline.org.uk
Samaritans:
Helpline: 116 123
 Email jo@samaritans.org
www.samaritans.org
 24hr service offering emotional support.
The Mix
0808 808 4994
www.themix.org.uk
www.themix.org.uk/get-support/speak-to-our-team/crisis-messenger

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| | <p>to know that those working in the NHS will, by law, keep their contents confidential.</p> <ul style="list-style-type: none"> • To be given detailed information on local health services including maximum waiting times where available. • To have information given to the care team or relatives about the progress of their treatment, with their consent. | | | | <p>If you're in crisis and need to talk, text THEMIX to 85258 Coram Voice: 0808 800 5792 www.coramvoice.org.uk Young Epilepsy 01342 831342 https://www.youngpilepsy.org.uk/ The Channel https://thechannel.org.uk/</p> | |
|--|---|--|--|--|---|--|

6. Current local information from Public Protection.

There is currently no major redevelopment in the area that we are aware of, but will regularly investigate

7. Current local stats on offending, accidents, significant issues (to include Safeguard Offending.

Featherby Road, Gillingham, ME8 6DG is within the Twydall policing neighbourhood, under the Kent Police force area.

There were 65 crimes in September 2022 within half a mile of the centre of ME8 6DG.

These included:

Anti-social Behaviour (11)

Bicycle theft (2)

Burglary (2)

Criminal damage and arson (12)

Other theft (2)

Public order (3)

Vehicle crime (2)

Violence and sexual offences (28)

Other crime (3)

8. Current local information on Health and Safety including specific Local Health Concerns (include Community Police; Community Safety)

Health - Health in the UK is strongly tied to age as you would expect, but the affluence of a neighbourhood also has strong influence, with deprived areas often showing poorer standards of health. This area is healthy, Health was classified as Very Good (173), Good (139), Fair (56), Bad (15), Very Bad (3); Total (386)

Emergencies and urgent incidents - In an emergency or at the time an incident is taking place you should always report anti-social behaviour to the police by calling 999. Anti-social behaviour is a serious problem that can cause much distress and nuisance. Maidstone Borough Council works with partners, such as the Metropolitan Police, to deal with the minority of residents who behave anti-socially.

Non-urgent incidents

If it's an incident that has already happened and doesn't need an immediate response, call the national Police non-emergency number, 101.

You can report non-urgent incidents to the Anti-Social Behaviour Team

If it's an ongoing situation, keep a record of the events in a diary noting the dates, times, what you see or hear and how the behaviour affects you.

You can also report anti-social behaviour by contacting your local police Safer Neighbourhoods Team or Community Warden Service Head Office 03000 41 34 55.

9. Local Schools, Health Centres or accessibility to local services

Hospitals

1. Medway N H S Foundation Trust, Hospital & Clinic, Windmill Road, Gillingham, ME7 5NY · (01634) 830000) - 1.4 miles
2. Maternity department, Medway Maritime Hospital, Hospital & Clinic · Windmill Road, Gillingham, ME7 5NY
3. Balmoral Gardens, Healthy Living Centre Dr Karim Y & Partners, Hospital & Clinic, Balmoral Gardens, Gillingham, ME7 4PN · (01634) 334937
4. Early Intervention, Hospital & Clinic, Barnsole Road, Gillingham, ME7 4JL · (01634) 854547
5. Kent & Medway N H S & Social Care Partnership Trust, Hospital & Clinic, Barnsole Road, Gillingham, ME7 4JL · (01634) 583000

Optician

1. Tesco Optician (Gillingham), Courtney Road, Gillingham, ME8 0GX, Telephone: 0345 601 3479- 0.8 miles
2. T. J. Woolley, 60 Watling Street, Gillingham, Kent, ME7 2YN, Telephone: 01634 281291- 0.9 miles
3. Specsavers (Gillingham), 137 High Street, Gillingham, Kent, ME7 1AQ, Telephone: 01634 583350 - 1.3 miles

Dentist

1. M J S Patel & Associates, Hillton Dentistry Gillingham, 139 Twydall Lane, Gillingham, Kent, ME8 6JU Tel: 01634 231776 - 730 yards
2. Watling Street Dental Care, Watling Street Dental Care, 56 Watling Street, Kent, Gillingham, ME7 2YN, Telephone:01634 576688 - 0.9 miles
3. Nelson Road Dental Practice, 193 Nelson Road, Gillingham, Kent, Gillingham, ME7 4NB, Telephone: 01634 851317 - 1 mile

GP

1. Woodlands Family Practice, Woodlands Road, Gillingham, ME7 2BU, Telephone 01634854431 - 650 yards
2. Twydall Clinic, Twydall Clinic, Twydall Green, Gillingham, ME8 6JY - 680 yards
3. Waltham Road Medical Centre, 4A Waltham Road, Gillingham, ME8 6XQ, Telephone 01634231074 - 850 yards

Sexual Health Clinic

1. Medway Integrated Sexual Health Service, 4 Clover Street, Chatham, Kent, ME4 4DT, 0300 123 1678

Secondary School / College

1. MidKent College, Medway Road, Gillingham, ME7 1FN · (01634) 383000
2. Innovative Training School, Adult Education, 105 Hopewell Drive, Chatham, ME5 7DX · (07449) 315196
3. Will Adams Academy, Woodlands Road, Gillingham, ME7 2BX, Telephone 01634337111
4. The Robert Napier School, Third Avenue, Gillingham, ME7 2LX, Telephone 01634851157

Nearest Railway Stations

Listed here are the closest railway stations to Featherby Road, Gillingham, ME8 6DG. The nearest railway station is Gillingham (Kent), approximately 1.2 miles away.

| Name | Approximate Distance* |
|-------------------|------------------------------|
| Gillingham (Kent) | 1.2 miles |
| Rainham | 1.8 miles |
| Chatham | 2.3 miles |

Plan reviewed bi-annually or earlier if there is a change to the current risks.