

# Planning Committee – Supplementary agenda

**A meeting of the Planning Committee will be held on:**

**Date:** 5 July 2023

**Time:** 6.30pm

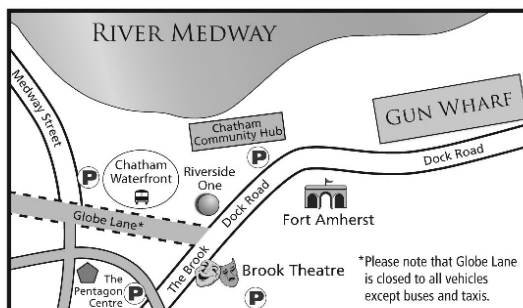
**Venue:** Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham  
ME4 4TR

## 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](mailto:democratic.services@medway.gov.uk)

**Date: 5 July 2023**



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<b>Medway Council</b>
<b>PLANNING COMMITTEE – 5 July 2023</b>
<b>Supplementary Agenda Advice</b>

**Page 6 Minute 29 MC/22/2965 Avenue Tennis Club**

**Reason for refusal** agreed by Chief Planning Officer, following consultation with the Chairperson, Vice Chairperson and Planning Opposition Spokesperson:

1. The plans previously approved at appeal in relation to planning applications ref MC/21/1534 and MC/20/3204 included a proposed landscaped communal area adjacent to plot 4. The current proposal is to remove that soft landscaped communal area and to replace it with a bungalow (proposed plot 5). As a result, the proposal will remove one of the few areas of communal/public soft landscaped areas within the site. The Inspectors in dismissing previous appeals had concerns regarding the limited landscaping on site which they considered then resulted in a cramped form of development with limited landscaping to soften the visual appearance of the development. The proposal to remove the one area of communal/public soft landscaping and replace it with a bungalow would result in a hard cramped appearance and poor quality development without any clear improvement to the local environment and would not achieve the NPPF objective of creating well designed places. The proposal would therefore be contrary to the provisions of Policies BNE1, H4 and H9 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

**Page 30 MC/23/0471 65 Holcombe Road, Rochester**

**Representations**

**The Head of Childrens Services Commissioning** has emailed to advise that the applicant has not been in contact with them and as a result they are unable to either support or object to the application.

**Page 40 MC/23/0479 22 Hurstwood, Horsted**

**Representations**

**The Head of Childrens Services Commissioning** has emailed to advise that they are only just aware of the provider who have a history of running supported accommodation in London. They have some concerns and would welcome dialogue with the applicant to get reassurance on those area of concern.

## **Page 48 MC/22/2813 Fleet House, Upnor Road**

**Members visit to the site, 4 July 2023.** Members attending: Cllr Hubbard (Chairperson), Stamp, Anang, Barrett, Etheridge, Field, Gilbourne, Gulvin, Hamandishe, Howcroft-Scott, Jones, Mandaracas, and Williams (as Ward Councillor). The Chairperson introduced the visit explaining that it was not a site meeting but a visit to the site for members to gain information to assist in their consideration of the application. He explained that while the applicants were present that was because they needed to afford entry to the site and they were not to comment on the merits of the application or engage with members but could (through the Chairperson) respond to questions of fact. The Chairperson also advised that the owner of 32 Moat Lane had invited members to view the site from her garden. He confirmed that members could take up this offer after the site visit had ended, but that they needed to be accompanied by the Chief Planning Officer and should not engage with the resident in conversation regarding the merits of the application.

The Chief Planning Officer, having handed out a block plan of the proposed development, talked members through what was proposed and the differences to the approved scheme. He pointed out that the applicant had marked on the ground the siting of the proposed pair of semi-detached properties which was the key difference to the approved scheme. He pointed out the relationship and location of 32 and 32A Moat Lane. He also explained both by reference to a plan and directly on site which trees were to be removed and which were proposed to be retained.

In answer to members questions the Chief Planning Officer advised that the site boundary was the outer fence rather than the inner. Notwithstanding that members asked the applicant to confirm that they owned the area between the two fences which includes the trees to be removed. The agent responded that they believed they did but would get legal confirmation in time for the Committee meeting.

Cllr Gulvin asked that the presentation at Committee include a plan setting out the distances of 32 and 32A to the site.

Following the closing of the visit on site, the following members took the opportunity to visit 32 Moat Lane and view the site from the rear garden. Cllrs Anang, Barrett, Gilbourne, Hamandishe, Howcroft-Scott, Jones, Mandaracas and Williams. The Chief Planning Officer again explained the siting of the proposed semi's and which trees were proposed to be removed. The resident explained her concerns regarding her amenity, and while members listened (the resident was not adding anything new to her letter of objection) they did not engage in discussion.

**Page 92 MC/23/0707 40 Birling Avenue, Rainham**

**Representations**

**The applicant** has responded to the letters of objection as follows:

- Most of the customers will be local and are likely to walk. Those driving are more likely to go to the larger nearby Tesco or Rainham Centre.
- Children will be safer as there will be a shop on both sides of junction.
- The site will provide 4 parking spaces while there is on street parking available.
- Petition signed mostly by residents living a distance from the site.
- Request a visit to the site if members have concerns.

**Page 114 MC/23/0935 Hoo Library, Church Street, Hoo**

**This application has been withdrawn and will be determined under delegated powers.**

**Representations**

**Hoo Parish Council** have emailed to advise that following further consideration, while they still have concerns about the potential for noise from the heat pumps, they are happy for the application to be determined under delegated powers.

*The application has according been approved under delegated powers.*

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