

# Planning Committee – Supplementary agenda no.1

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

**Date:** 22 November 2023

**Time:** 6.30pm

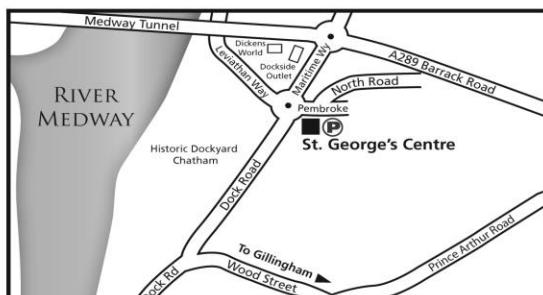
**Venue:** St. George's Centre, Pembroke Road, Chatham Maritime,  
Chatham, Kent, ME4 4UH

## Items

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

**Date: 22 November 2023**



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<b>Medway Council</b>
<b>PLANNING COMMITTEE – 22 November 2023</b>
<b>Supplementary Agenda Advice</b>

**Page 7 Minute 340 MC/21/2993 Land West of Station Road, Rainham**

Additional condition and informatives as agreed by Chief Planning Officer, following consultation with the Chairperson, Vice Chairperson and Planning Opposition Spokespersons:

Additional condition 8:

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that order), no development (as defined by Section 55 of the Town and Country Planning Act 1990) as may otherwise be permitted by virtue of Class A of Part 1, Schedule 2 of the Order shall be carried out on plots 15-27 (as shown on plan number 18-265/100) hereby permitted.

Reason: In the interests of residential amenity.

Add following informatives:

1. Notwithstanding the submitted plans, the landscaping scheme shall include indigenous tree planting. To this end, it is recommended that the Turkish Hazel be replaced by Kentish Cobnut (*Corylus maxima*) throughout the development.
2. The applicant is advised to seek advice from Kent Police in terms of how the development can adhere to the principles of Secure by Design within the parameters of the reserved matters application hereby approved.
3. You are reminded that the conditions attached to the outline planning permission MC/19/2898 still apply and that this reserved matters decision must be read in conjunction with this outline planning approval.
4. In accordance with paragraph 38 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative manner by: Offering a pre-application advice service; Updating applicants/agents of any issues that may arise in the processing of their application; Where possible

suggesting solutions; and Informing applicants/agents of any likely recommendation of refusal prior to a decision. In this instance the applicant/agent was updated of any issues after the initial site visit.

5. This decision also takes into consideration the Application Form and Cover Letter received 14 October 2021.
6. The attention of the developer is drawn to the advice from Southern Water including regarding details of sewers onsite, the need for a formal application to them for connection to the public sewerage system, that the site is located within a source protection zone and information regarding siting of public sewers and advice on development near them. These can be read in full at: <https://publicaccess1.medway.gov.uk/online-applications/> by entering the reference MC/23/0622 documents tab; view document (Statutory - Southern Water).

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### **Representations**

**One further letter** of objection has been received raising concern relating to safety within the cul-de-sac.