

Planning Committee – Supplementary agenda no.1

A meeting of the Planning Committee will be held on:

Date: 20 December 2023

Time: 6.30pm

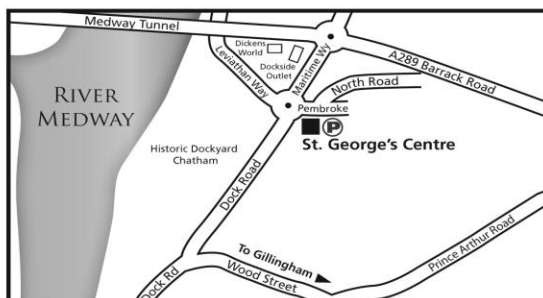
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 16 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 12)

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

Date: 20 December 2023



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Medway Council
PLANNING COMMITTEE – 20 December 2023
Supplementary Agenda Advice

New National Planning Policy Framework (NPPF) December 2023

The Government have released a new NPPF yesterday and, therefore, it is important that all planning applications considered since publication are assessed against the paragraphs in the new NPPF.

All the reports have been assessed against the new NPPF and are considered to conform. Although relevant paragraph numbers have changed the wording relevant to the applications remains essentially the same.

Paragraph 11, 38, unchanged

Paragraph 60 is still 60 but with an additional sentence about housing mix

Paragraph 69 is now 70

Paragraph 71 is now 72

Paragraph 81 is now 85

Paragraph 83 is now 87

Paragraph 84 is now 88

Paragraph 110 is now 114

Paragraph 111 is now 115

Paragraph 112 is now 116

Paragraph 127 is now 132

Paragraph 167 is now 173

Paragraph 183 is now 87

Paragraph 126 is now 131

Paragraph 130 is now 135

Paragraph 131 is now 136

Paragraph 154 is now 159

Paragraph 167 is now 173

Paragraph 169 is now 175

Paragraph 174 is now 180

Paragraph 175 is now 181

Paragraph 176 is now 182

Paragraph 180 is now 186

Paragraph 181 is now 187

Paragraph 183 is now 189

Paragraph 184 is now 190

Paragraph 186 is now 192

Paragraph 189 is now 195

Paragraph 192 is now 198

Paragraph 194 is now 200

Paragraph 195 is now 201
Paragraph 197 is now 203
Paragraphs 199-206 are now 205 - 212

Page 11 Minute 378 MC/23/1726 32 Tennyson Road, Gillingham

The SAMMS payment has been paid and the decision issued.

Page 18 MC/23/0106 Land at Middle Stoke, Grain Road

Representations

Cllr Spalding has submitted photos and videos demonstrating flooding that has occurred adjacent to the site and in Middle Stoke in the last few weeks.

Page 56 MC/23/1834 Former Police Section House, East Road, Historic Dockyard, Chatham

Representations

The applicant has circulated a briefing note (as attached) to Planning Committee Members. The note provides an overview of the proposed development, highlighting the vision, context, design and public benefits of the proposals.

Planning Appraisal

Further clarification on Bio Diversity Net Gain and agreed approach

Paragraph 180 of the NPPF December 2023 states that decisions should contribute to and enhance the natural and local environment, by minimising impacts on and providing net gains for biodiversity. Although under the Environment Act developers and applicants will be required to deliver 10% Biodiversity Net Gain this has not yet been enacted within the Town and Country Planning Act 1990. Therefore, this is not currently a mandatory requirement. Consequently, the application has been assessed in compliance with current NPPF guidelines, which requires a measurable gain. The application has been submitted with a Baseline Habitat Condition Assessment (ref; 1136_R02, dated 10 July 2023), Biodiversity Gain Plan (ref; 1136_R04, dated 6 November 2023), Habitat Condition Assessment (modified grassland, individual trees, woodland) and Biodiversity Metric 4.0 calculations.

The biodiversity gain plan shows that development proposals result in a 15% loss in the biodiversity value of habitat units within the site which is attributed to the loss of 0.58 woodland units. The removal of 34 individual trees to accommodate the development proposal equates for this deficit. In order to compensate for this loss, and in addition to the nine new trees which have been incorporated into the landscape proposals, an environmental mitigation contribution will be secured for habitat creation/enhancement on land owned by Medway Council.

The environmental mitigation contribution will be used for:

- Monitoring / surveying of Medway Council land to identify which sites require enhancement or suitability for habitat creation.
- Capital works to create/enhance the recommended habitats.
- Costs of ongoing management.

A contribution of £40,000 has been agreed in consultation with Medway Council Greenspaces Team and KCC Biodiversity. This is based on the cost of supplying the equivalent number of replacement trees (including, guard, stake and the tree pit) to compensate for the trees that will be removed. This also includes the cost of planting the trees on land owned by Medway Council and also includes monitoring and management costs to cover the additional works that will be required in the first 3 years whilst the trees establish. An appropriate buffer has also been added to cover longer term management costs and in events where the trees may die and need to be replaced. The replacement trees will also comprise mixed species, which overtime will be of a better quality and offer wider ecosystem benefits in comparison to the trees that will be removed which comprise mainly self-seeding sycamores. The applicant has agreed to complete a Unilateral Undertaking to secure this contribution.

In addition to this contribution to secure off site mitigation, further enhancements are also proposed on site including green roofs, native planting, bird boxes, log piles and bee bricks. In view of the above the application is therefore able to demonstrate a net gain in biodiversity as required by the NPPF.

Page 88 MC/231833 Former Police Section House, East Road, Historic Dockyard, Chatham

Recommendation

Amend Condition 5 as follows:

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a written scheme of archaeological investigation in accordance details which have first been submitted to and approved in writing by the Local Planning Authority.

Page 96 MC/23/2088 Land rear of 339A and 341 Maidstone Road, Rainham, Gillingham

Recommendation

Add following additional conditions 12 and 13:

12. Prior to the first occupation of any dwelling herein approved details of the refuse storage arrangements for the dwellings, including provision

for the storage of recyclable materials, shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved refuse storage arrangements for that dwelling are in place and all approved storage arrangements shall thereafter be retained.

Reason: In the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling in accordance with Policy BNE2 of the Medway Local Plan 2003.

13. No dwelling shall be occupied until details of secure private cycle parking provision for each dwelling have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be implemented in accordance with the approved details before the relevant dwelling is first occupied and shall thereafter be retained.

Reason: In the interests of sustainability and to encourage cycle use with regard to Policy T4 of the Medway Local Plan 2003.

Page 106 MC/20/0302 Land adjacent Royal Mail Depot, Bridgewood Site, Maidstone Road, Rochester

Recommendation

Amend condition 19 to delete bracketed section in line 2 - referencing 33% active and 66% passive - to allow negotiation on what is appropriate recognising that HGV vehicles are currently not EV.

Amend Condition 21 to delete reference to phasing as follows:

21. No part of the development shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected within the development has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in accordance with the approved details before any building is occupied and shall thereafter be retained.

DOCKING STATION

Institute of Cultural & Creative Industries
University of Kent



December 2023

Medway Planning Committee

Briefing Note

MC/23/1833 & MC/23/1834

University of
Kent | Institute of Cultural
and Creative Industries
iCCI

THE HISTORIC
DOCKYARD
CHATHAM 



Early design view from Dock Road

The Vision

Docking Station is a brand new state-of-the-art digital hub for the cultural and creative industries and it's coming to Medway in 2025. Developed by the University of Kent's Institute of Cultural and Creative Industries (iCCi) in partnership with Medway Council and the Chatham Historic Dockyard Trust, Docking Station will be a centre for new digital immersive technology and will provide training, teaching, and opportunities for the people of Medway to experience the latest in new tech.

Providing the facilities and training opportunities to support digital innovation it will create an exciting and attractive offer for those who want to take their studies further. Most of all, it will bring world class digital opportunities to Chatham! We want to put Medway at the forefront of innovation, education & engagement in digital immersive experiences and to put on exciting digital performances from across the world.

The Context

Docking Station arrives at a time when the government is firmly backing the creative industries and is part of a regional strategy for the Thames Estuary Production Corridor which has a vision to transform 60 miles of the estuary into one of the most exciting cultural hubs in the world. It also fits well with the work that Medway Council are planning as part of their cultural regeneration and placemaking programmes. iCCi places the University and the Docking Station at the heart of these plans. iCCi was set up as a catalyst for culture and creativity, enabling new ways of researching and teaching and playing a key role in the development of these innovative and fast-moving industries in the region.

Two applications are submitted to Medway Council for determination:

- planning application for "Part demolition and conversion of the former police section house for exhibition space, cafe, meeting space, post production studios, office and co-working space (mixed-use). The development of a digital production studio (Sui Generis) and the installation of rooftop PV panels. A single storey link extension, construction of vehicular access, substation, hard and soft landscaping and associated works" (ref:MC/23/1834)
- listed building consent for "Retention and alteration to brick pier and associated works" (ref: MC/23/1833)

An application for Scheduled Monument Consent was submitted to DCMS on 3 November 2023 and is currently pending determination (ref: DS00244973).



Early design image of the Motion Capture technology



Motion Capture technology in use

The University is committed to promoting the cultural and creative industries in Medway and we want Docking Station to inspire young people to take their first steps in a creative career in Medway, in an industry that is set to grow nationally and globally, and that provides well-paid and interesting careers. We also want to help bridge the gap for graduates between university and the world of business, so that we can keep our creative talent local by growing excellent start-ups in Medway.



Design image of the refurbished Section House

The Benefits

Docking Station will restore the Police Section House, a Grade II listed, Scheduled Ancient Monument at the former Royal Dockyard Chatham. It will breathe new life into this historic riverside site, preserve the building with a viable & sustainable new use whilst retaining its historical significance and provide a range of public and heritage benefits:

Public Benefits

- Boost the local economy and increase inward investment
- Address the skills gap in the creative digital sector and improve student employability
- Generate a creative cluster for local businesses and provide tailored support
- Connect industry with academics to drive research and innovation
- Public access including events, artistic programmes, rotating exhibitions, short courses, volunteering programmes, and a publicly accessible café and gardens
- Preserve the Police Section House and create new inviting public realm
- Deliver a biodiversity net gain, including hedgerows and nectar rich planting.
- Sustainable Design - use of PV panels, green roof and high performance new envelope.

Heritage Benefits

- Secure the Police Section Houses future through a long-term, viable use
- Retain surviving original features to showcase the original purpose of the building
- Landscaping and repairs to the envelope of the Police Section House to enhance the site's contribution to the Conservation Area
- Use sympathetic finishes and furnishings which better reflect the likely original interior design of the Police Section House
- Install interpretation boards to enable the significance of heritage assets to be better appreciated
- Improve building recording to better understand the building's history.

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Site Plan

The Digital Studios



Sketch View - Courtyard & New Studio Building



Main Studio- Performance & Events Space



Elevation Design Drawings - Looking North



Taking inspiration from the materials and engineering in the Dockyards



Facade material collage

The Design

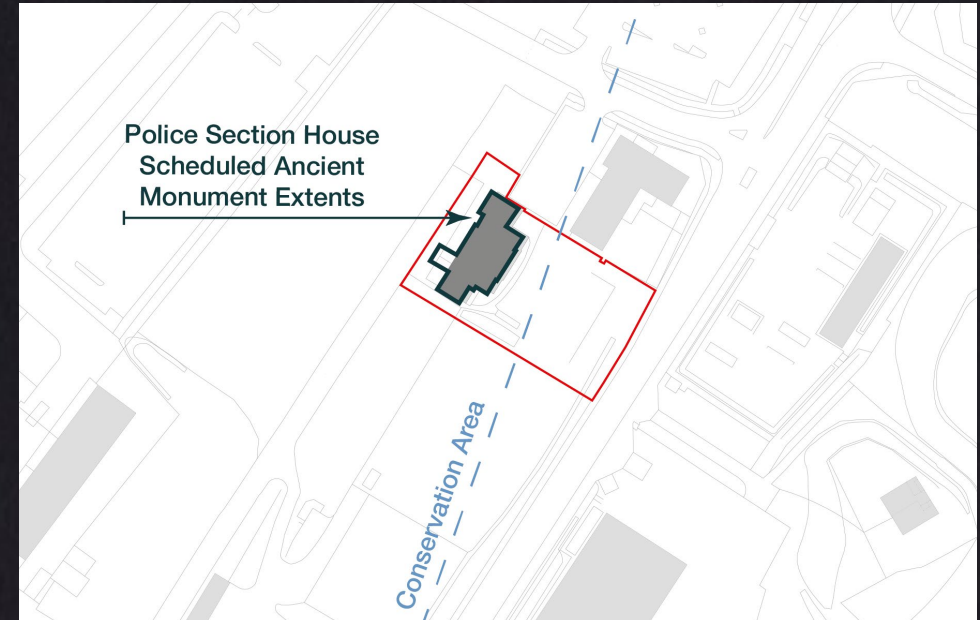
The Docking Station will consist of a deep retrofit to enhance thermal performance and the use of sustainable materials, low energy heating, lighting and ventilation systems and on-site electricity generation (through solar panels). This £14.5M regeneration project will deliver c.966 sqm of new creative space including:

- Flexible performance spaces
- Teaching facilities
- Co-working, office & business incubation spaces
- Exhibition spaces & a café
- State-of-the-art digital production studios – including virtual production, motion capture, photogrammetry and volumetric capture technology

Beyond the creative and cultural sector, these technologies have a wide range of applications in industries as diverse as engineering, sports science, health and wellbeing and creative heritage.

The design of the new Digital Studios has been carefully considered to sit alongside the Section House and been positioned discretely behind the existing building, leaving views of its primary aspect uninterrupted, preserving its historic relationship with the Dockyard. The upper portion of the Main Studio is smaller than the ground floor footprint and the roof level is aligned with the Section House parapet, in order to complement the grandeur of the existing building.

The materials and facade of the new Digital Studio building have been inspired by the materials and technologies which have defined the Dockyard historically. This includes the brickwork ground floor 'plinth' which references the dry docks and engineered walls of Brunel's Sawmills. Also, the Main Studio's cladding of patterned, cross-braced metal, is inspired by the construction of boats, masts and rigging in the Dockyard and will compliment the aged brickwork of the Section House. Green roofs, landscaped courtyards, and new trees will further help the building assimilate within its built and natural surroundings.



Existing Site & Building Details

Listing Description

The Police Section House is Grade II listed (listed on 13 August 1999) and designated as a Scheduled Monument "Chatham Dockyard, the Expense Account Department, Wages Division" (ref: TQ 762 694). The listing description describes the building as a mid-19th Century disused building which is known for its yellow stock brick with stone dressings and slate roof. The building is currently vacant and in disrepair. The site can be accessed from Pembroke Rise from the south of the site.

Planning Designations

The site is subject to the following designations:

- The site is partially located in the Chatham Historic Dockyard Conservation Area
- The Police Section House is Grade II Listed
- Scheduled Ancient Monument
- Chatham Historic Dockyard Strategy Area
- Flood Zone 1

Approximate Timeframe

The proposed timeframe for the project's design and construction are as follows:

- Planning Committee December 2023
- Tender for contractor Jan - Feb 2024
- Construction Start Spring 2024
- Completion Late 2025

Project Funding & Support

The project has received support from a number of public funding bodies including; Department for Levelling Up Housing and Communities, The Department for Culture, Media and Sport (via Arts Council England) and the National Lottery Heritage Fund.

Supported using public funding by



Department for Digital, Culture, Media & Sport

ARTS COUNCIL ENGLAND

ARTS COUNCIL ENGLAND

Department for Levelling Up, Housing & Communities

Made possible with

Heritage Fund

Medway COUNCIL

CREATIVE ESTUARY

More Information

If you'd like to discuss the project with us further, or like more information on these proposals, please feel free to contact us at: **dockingstation@kent.ac.uk**

Watch the video online:

<https://www.youtube.com/watch?v=Vui-aesFAD8>

Leaflet & Images Produced by:

FeildenCleggBradleyStudios

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