

Planning Committee – Supplementary agenda no.1

A meeting of the Planning Committee will be held on:

Date: 17 January 2024

Time: 6.30pm

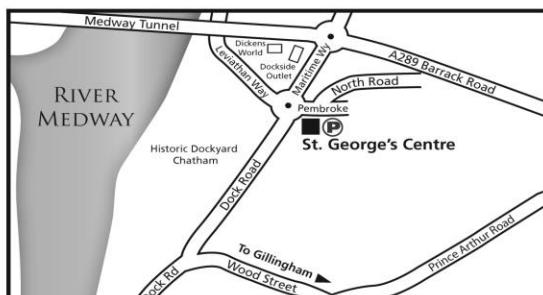
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 10 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

Date: 17 January 2024



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Medway Council
PLANNING COMMITTEE – 17 January 2024
Supplementary Agenda Advice

Updated 5 Year Housing Supply Position.

The Council has recently (11 January 2024) published its most recent housing supply position. Items 5, 6, 7 and 9 on the agenda relate to applications for the provision of new housing.

As at 31 March 2023 the Council was able to demonstrate 3.3 years supply of housing. The previous position (31 March 2022) was 3.4 years. It remains below the required 5 year supply and the paragraphs of the NPPF relating to housing supply (as outlined in the reports) remain relevant considerations.

Page 44 MC/23/2401 34 Thorndale Close, Horsted, Chatham

The reason for refusal related to paragraphs from the previous version of the NPPF rather than the updated version from December 2023. Therefore, the wording of the reason for refusal should read as below. Please note, the wording remains as original with paragraphs 71, 126 and 130 replaced with 72, 131 and 135.

Recommendation - Refusal

1. The proposal, by virtue of its narrow width and lower ridge height than the existing dwelling, would result in a cramped, contrived and alien form of development, that would not relate well to the existing street scene of large width dwellings or the existing spatial pattern of development within the locality and would therefore be harmful to the character and appearance of the area. The proposal is therefore contrary to Policies BNE1 and H4 of the Local Plan and paragraphs 72, 131 and 135 of the NPPF.

Page 52 MC/23/2402 42 Main Road, Hoo St Werburgh, Rochester

Representations

A **letter** of representation has been received from the Independent Group. The letter (as attached) offers support to the proposal subject to conditions/alterations.

Officer Response

Proposed condition 5 seeks the submission of all external materials. This would include the roof tiles and brickwork to ensure it would be appropriate for the area.

Proposed condition 11 removes Permitted Development Rights for extensions, alterations and outbuildings.



Cllrs. Crozer, Pearce and Sands
The Independent Group
on Medway Council
Hoo & High Halstow Ward

C/O 17 Grandsire Gardens,
Hoo,
Hoo Peninsula,
Rochester,
Kent,
ME3 9LH

Friday 5th January 2024

Local Planning Authority (LPA)
Medway Council
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR

CC: Chantelle Farrant-Smith (Case Officer) and Dave Harris (Chief Planning Officer).

Re: Planning Application MC/23/2402 - Construction of 2 bedroom detached bungalow with attached garage accessed off Coombe Road - 42 Main Road Hoo, Rochester, Kent, ME3 9AD.

Dear Local Planning Authority (LPA),

We write to you as the three Independent Councillors for Hoo and High Halstow Ward on Medway Council - representing the communities of Chattenden, High Halstow and Hoo on the Hoo Peninsula. This is our representation to the above referenced Planning Application. We may intend to speak as Ward Member/s if and when the Planning Application is presented to the Planning Committee for determination.

We are prepared to support the application subject to a few, we feel, reasonable changes proposed below.

We believe this new application demonstrates that the Planning Committee at the time was right to object the previous Planning Application for a "two storey chalet", contrary to the Officer's recommendation - appreciating that determining applications is always a balancing exercise with each application judged on its own merits.

We have read and refer to the Design and Access Statement uploaded onto the Planning Application's online portal on Monday 18th December 2023. The applicant has attempted to address the general reasons for the previous refusal by the Planning Committee on Wednesday 8th February 2023.

Overdevelopment of the site.

The applicant has provided an analysis of how proportional the proposed dwelling is to the plot size and compared this to other neighbouring properties. It is accepted that the proposal's proportion of development to plot size ratio will be similar to neighbouring dwellings 1 Coombe Road, 2 Coombe Road and 42 Main Road. However, the applicant hasn't mentioned that most of the bungalows on Coombe Road clearly have a smaller development to plot size ratio (as can be seen from Google Maps/Earth) and are therefore arguably less developed compared to the proposal.

The proposed development was previously not considered a bungalow.

We accept that the proposal is now truly a bungalow and not a "two storey chalet". We accept there is history with this site concerning a previous permission (MC/16/2057) granted by the LPA for a similar proposal for a bungalow. However, we welcome the applicant's acceptance of the fact that this permission has now expired, and this new application is being decided on its own merits. The scale, mass and height of the "two storey chalet" was a primary reason for refusal previously, particularly because of its impact on 42 Main Road - a locally important and attractive historic building.

Impact on the appearance of 42 Main Road - a locally important and attractive historic building.

We welcome the applicant recognising the historical value of the property 42 Main Road and the importance of the proposed development not competing with or harming this property and non-designated heritage asset. Although 42 Main Road is not listed, it is recognised by all parties as having historical value and is important in the local context. We understand the LPA is currently working on a list of non-designated heritage assets, including 42 Main Road, with the intention of giving these properties greater protection in planning terms.

Materials.

We appreciate the applicant is attempting to use traditional and in-keeping materials for the proposed development. However, we disagree with the proposed approach for materials, and we would like changes made for the development to be deemed acceptable. The applicant is rightly attempting to ensure that 42 Main Road remains the “standout” property by carefully considering the materials of the proposed development. We believe the use of red brickwork on its own will make the proposed development stand out adjacent to 42 Main Road and cause the unwanted effect. **The brickwork should instead be painted white, and be maintained as white by condition in perpetuity, to match 42 Main Road. We also believe any roof tiles used must match 42 Main Road and this should also be maintained in place (particularly concerning future repairs or replacements) by condition in perpetuity.**

It should be highlighted that: 46 Main Road (the other side of the road from 42 Main Road) has white weatherboarding. 2 Coombe Road has white painted render/brickwork. There are other bungalows on Coombe Road with white painted render/brickwork. 29 Main Road, 31 Main Road and 33 Main Road (all positioned opposite the proposed development) all have white painted render/brickwork.

We believe these small and reasonable changes will ensure that the proposed development does not “standout” against adjacent 42 Main Road and cause the unwanted effect.

Permitted Development Rights (PDRs).

We believe Permitted Development Rights (PDRs) should be removed to ensure the objectives explained above and by the applicant - particularly with regards to the impact on 42 Main Road - are achieved in perpetuity.

Representations from neighbours.

We note and accept the application being determined has received fewer representations from neighbouring properties and we believe this is down to the proposed development actually now constituting a bungalow and not a “two storey chalet”. Local residents have rightly raised concerns regarding parking which we agree with. However, impacts on highways wasn't a reason for objection when previous applications were refused. This proposed development cannot successfully be refused on highways grounds.

Conclusion.

We hope our proposed changes can be incorporated with a change/amendment of design or/and secured by condition. We believe our approach is reasonable and pragmatic. With these proposed changes in place and secured, we are happy to support the application.

Thank you and yours faithfully,

George Crozer

Cllr. George Crozer (Ind)
Leader
The Independent Group
on Medway Council
Hoo & High Halstow Ward

07711 432598
george.crozer@medway.gov.uk

Michael Pearce

Cllr. Michael Pearce (Ind)
Deputy Leader
The Independent Group
on Medway Council
Hoo & High Halstow Ward

07919 693095
michael.pearce@medway.gov.uk

Ron Sands

Cllr. Ron Sands (Ind)
Group Whip
The Independent Group
on Medway Council
Hoo & High Halstow Ward

07784 103447
ron.sands@medway.gov.uk