

# Planning Committee – Supplementary agenda no.1

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

**Date:** 30 May 2024

**Time:** 6.30pm

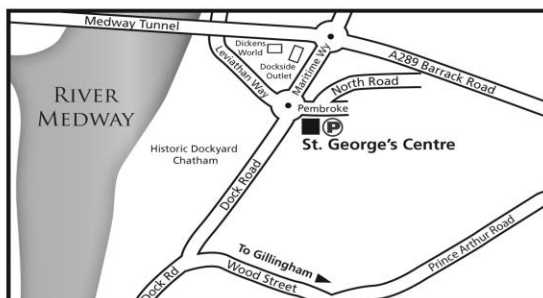
**Venue:** St George's Centre, Pembroke Road, Chatham Maritime, Chatham  
ME4 4UH

## Items

- 8 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 8)

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: 30 May 2024**



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<b>Medway Council</b>
<b>Planning Committee – 30 May 2024</b>
<b>Supplementary Agenda Advice Sheet</b>

**Page 8 MC/24/0154 Land at Chatham Docks Industrial Estate, South Side Three Road, Chatham**

**Ward:** **Amend** to St Mary's Island, please note access is in Gillingham North Ward.

**Recommendation:**

**Amend condition 19** to read:

- 19 Prior to the occupation of any phase or sub-phase of the development hereby permitted, details of historical interpretation boards to be incorporated within the development shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include location, design, dimensions and materials of the interpretation boards and shall reflect the findings of the historical audit **and the archaeological investigations**. The approved items shall be installed prior to the first occupation of the phase or sub-phase of the development. The approved interpretation boards shall thereafter be retained.

Reason: To ensure a satisfactory visual appearance in accordance with policy BNE1 of the Medway Local Plan 2003.

**Add** the following additional conditions:

Archaeology

- 28 Prior to the submission of any reserved matters application a report detailing the results of an Archaeological Field Evaluation shall be submitted to and approved in writing by the local planning authority. The archaeological field evaluation works shall have been carried out in accordance with a written specification and timetable which had previously been submitted to and approved in writing by the local planning authority.

Reason: To ensure appropriate assessment of the archaeological implications of the development proposals and to secure the appropriate safeguarding of any important remains

29 Plans and particulars of the reserved matters submission shall include full details of any Safeguarding Measures for the preservation in situ of archaeological remains. These Safeguarding Measures shall be informed by the results of the Archaeological Field Evaluation required under condition 28 and will be agreed in writing by the local planning authority. Safeguarding Measures may include, but are not limited to, (a) preservation through engineering or foundation design (b) the identification of areas of the site where built development will be excluded, (c) measures for the or conservation and display of significant structural remains associated with Chatham Lines defences.

Reason: To ensure appropriate assessment of the archaeological implications of the development proposals and to secure the appropriate safeguarding of any important remains.

30 Prior to the commencement of development, including any site clearance or remediation works, a written specification and timetable for archaeological and geoarchaeological mitigation (investigation and recording) works shall be submitted to and approved in writing by the local planning authority. The archaeological and geoarchaeological works shall be implemented in accordance with the approved specification and timetable.

Reason: To ensure that features of archaeological interest that will not be preserved in situ are properly examined and recorded.

31 Within 9 months of the completion of the on-site archaeological and geoarchaeological works referred to in Condition 30 a Post-Excavation Assessment Report shall be submitted to and approved in writing by the local planning authority. The Post-Excavation Assessment Report shall be in accordance with Medway Council's requirements and include:

- (i) a description and assessment of the results of all archaeological and geoarchaeological investigations that have been carried out.
- (ii) an Updated Project Design outlining measures to analyse and publish the findings of the archaeological geoarchaeological investigations, together with an implementation strategy and timetable for the same.
- (iii) a scheme detailing the arrangements for providing and maintaining an archaeological site archive and its deposition following completion.

The measures outlined in the Post-Excavation Assessment Report shall be implemented in full and in accordance with the agreed timings.

Reason: To ensure the results of the archaeological investigations are made publicly accessible so as to advance understanding of the significance of any heritage assets to be lost (wholly or in part) in accordance with the objectives of the National Planning Policy Framework.

**Biodiversity Net Gain:**

- 32 In bringing forward the Reserved Matters application relating to landscaping, the submission must demonstrate how the proposals result in an excess of 10% Biodiversity Net Gain, as set out within the Ecology Solutions Biodiversity Net Gain Report (11764.BNG.Report. vf1) dated January 2024 which forms part of the approved documents.

Reason: To ensure that the proposed habitats on site offer the biodiversity benefits in accordance with Biodiversity Net Gain objectives.

**Piling:**

- 33 No piling or any other foundation designs using penetrative methods shall take place other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 180 of the National Planning Policy Framework.

**Representations:**

**Add** the following comments from KCC Archaeology:

Previously KCC Archaeology had recommended that the site should be archaeologically evaluated prior to determination of the planning application due to the potential for significant remains associated with the northern end of the Chatham Lines to extend into and survived buried at the site.

Due to the ongoing commercial operations at the docks, it is not currently feasible to carry out such archaeological evaluation works prior to the determination of the planning application. On understanding this matter an agreed alternative approach has been discussed and would be acceptable to be secured by condition, that the abovementioned field evaluation works be carried out ahead of and to inform any future reserved matters application.

Such an approach is dependent on there being sufficient flexibility in the outline consent to allow the preservation or even conservation and display of significant archaeology should well-preserved remains of the Chatham Lines be demonstrated to survive buried at the site. Such flexibility might include removal of built development from part of the site and this could impact the quantum of development that might be deliverable.

As a result of these comments additional conditions are recommended (as set out above) to ensure the safeguarding of any important archaeology.

**The applicant** has submitted a further representation to all members of the planning Committee and is attached to this supplementary report.

**Page 17** of this agenda, under the representations section of the supplemental report the first bullet point of the 2 letters of support received since the original report should state that “Chatham Waters is NOW well established.”

**harris, dave**

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**From:** Leigh Thomas <LThomas@peel.co.uk>  
**Sent:** 22 May 2024 22:23  
**To:** Councillor Chrissy Stamp; Councillor Mark Jones; Councillor Kwashie Anang; Councillor Roger Barrett; Councillor Linda Bowen; strood48@gmail.com; Councillor David Field; Councillor Phil Filmer; Councillor Jim Gilbourne; Councillor Adrian Gulvin; Councillor Douglas Hamandishe; Councillor Paula Hamilton; Councillor Gareth Myton; Councillor Eddie Peake; Councillor Michael Pearce; harris, dave; gunner, hannah  
**Subject:** Basin3 – Planning application to redevelop part of Chatham Docks Industrial Estate

Dear members,  
As I'm sure you are aware, the above application is on the agenda for determination at the planning committee on 30th May. Having reviewed the officer report and additional documents provided alongside it, we thought it would be useful (as applicant and landowner) to provide clarification on how the berths located next to the planning application boundary are used.

There are three berths (Nos 2, 3 and 4) on the southern side of the basin that are outside, but sit adjacent to, the planning application red line. Only one of the berths is in active use.  
This is Berth 2, which is currently used by Aggregate Industries. However, Aggregate Industries are building a new state-of-the-art facility at the Port of Tilbury and will be relocating from Chatham Docks Industrial Estate once their lease expires. Berth 2 will therefore no longer be required.

Berth 3 is leased to ArcelorMittal, but the HMS President has been moored there (and hasn't moved) for several years. Berth 3 is not therefore in active use.

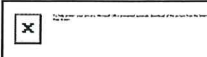
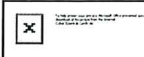
Berth 4 is also leased to ArcelorMittal but they use the quay edge for the storage of steel coil rather than any loading/unloading of vessels. Berth 4 is not therefore in active use either.

ArcelorMittal use Berths 6 and 7 (along the northern edge of the basin) for all shipping activity. Berths 6 and 7 are circa 200 metres from the planning application boundary and their use will not be affected by the proposals.

We trust the above information is helpful.  
Kind regards  
Leigh

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**Leigh Thomas**  
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**Peel Waters**  
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