

Planning Committee – Supplementary agenda no.1

A meeting of the Planning Committee will be held on:

Date: 5 June 2024

Time: 6.30pm

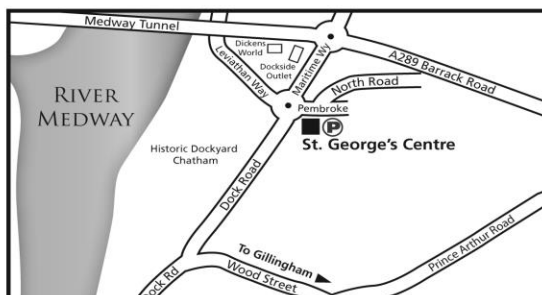
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 10 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 4)

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

Date: 5 June 2024



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Medway Council
Planning Committee – 5 June 2024
Supplementary Agenda Advice Sheet

Page 72 MC/23/1835 Court Lodge, Lower Rochester Road, Wainscott, Rochester

Reference is made on page 82 to Frindsbury Parish Council. This should be Frindsbury Extra Parish Council.

Page 94 MC/23/0763 Land adjoining Terrance Butler Avenue, off Anthony's Way, Medway City Estate, Rochester

Recommendation

Insert **Recommendation**.

- A. Refer the application to the Secretary of State under The Town and Country Planning (Consultation) (England) Direction 2024.
- B. Approval with Conditions
(Conditions as numbered in agenda)

Additional Condition

- 30. Prior to the commencement of any works on site full details of existing land levels, proposed levels within the site including car parking areas, finished floor levels of the buildings and any retaining structures shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that flood risk is minimised in accordance with Planning and Flood Risk section contained within the NPPF.

Appraisal

Planning Officers met with officers of the Environment Agency to seek clarification regarding their concerns. At the meeting it was confirmed that the objections were on the Ecology buffer being less than 16m and that some of the development was in Flood Zone 3b.

This objection was maintained despite the development being categorised as Less Vulnerable Development in Annex 3 of the National Planning Policy

Framework (2023). The site is allocated in the 2003 Local Plan for a Park and Ride under Policy T17, whilst this project has been dropped by the Council, the site (and indeed a much wider area including more of Flood Zone 3b) was allocated for this purpose. A Park and Ride would include areas for car parking, which is also a Less Vulnerable Development as set out in Annex 3 of the National Planning Policy Framework (2023).

Therefore, it is considered that the objections would not warrant a refusal and the recommendation remains to approve.

As a result of the Environment Agency's unresolved objections on flood risk and the fact that the application is a major development it is necessary to refer the resolution to grant planning permission to the Secretary of State prior to issuing a decision.