

# Planning Committee – Supplementary agenda no.1

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

**Date:** 11 July 2024

**Time:** 6.30pm

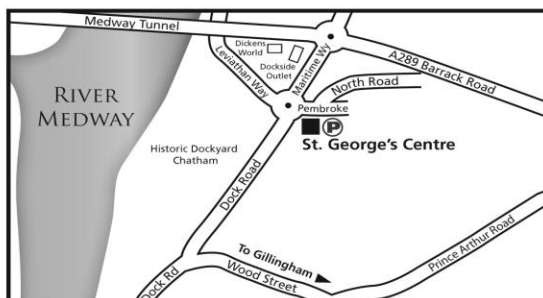
**Venue:** St George's Centre, Pembroke Road, Chatham Maritime, Chatham  
ME4 4UH

## Items

- 8 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 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:** 11 July 2024



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<b>Medway Council</b>
<b>Planning Committee – 11 July 2024</b>
<b>Supplementary Agenda Advice Sheet</b>

**Minute number 36 - Planning application - MC/24/0279 Land south of View Road, Cliffe Woods, Rochester Kent – Committee Date 5 June 2024.**

Members will recall that a resolution to approve the above application was agreed at the committee meeting held on 5 June 2024. This included condition 28 as set out below:

*No dwellings hereby approved shall be occupied at any time other than by a person aged 55 or older together with their spouse, partner or companion as appropriate, or dependent providing they are aged 16 or older, except that where a person aged at least 55 years is predeceased having resided within the development as a spouse, partner or companion, that person may continue to reside within the development.*

*Reason: In view of the need for older persons accommodation in the area as highlighted in Policy H7 of the Cliffe and Cliffe Woods Neighbourhood Plan and in accordance with paragraph 63 of the National Planning Policy Framework 2023.*

Following Planning Committee’s resolution to grant and further discussions with the applicant an amendment to the wording of condition 28 is being sought. The revised condition wording is set out below.

In summary the wording removes reference to the under 16 restriction and refers to ‘dependent’. The wording also includes the word ‘carer’.

The amendment to the condition is considered to be justified on the basis that the previous condition is too restrictive and would not allow any flexibility in respect to potential scenarios and social dynamics. For example, it would not allow for circumstances where grandchildren (under the age of 16) may need to permanently move in with grandparents due to the death or illness (of parents) or for other reasons where in the best interests of the children living with grandparents would be the preferred scenario.

Similarly, if a purchaser was 55 or over and was a foster carer they could not reside at the property unless the child was 16 years of age or older.

Furthermore, and if a purchaser met the qualifying criteria but required a live in carer similarly, they wouldn’t be able to purchase a property because the condition is so restrictive that the carer wouldn’t be allowed to occupy the

dwelling unless they met any of the other qualifying criteria i.e. 55 or older, or a spouse, partner etc.

In recognising the need for older persons accommodation, the revised wording still seeks to ensure that the dwellings are occupied by those 55 or older subject to the criteria set out within the condition. However, the revised wording now seeks to be less restrictive in respect to dependants and would allow provision for live in carers if required. Given the type of accommodation proposed (age restricted housing), it is highly likely that there would be a spread of different age groups, ranging from but not limited to just those who are 55. This could include those in their 60's, 70's, 80's and 90+. Therefore, and although not restricted, it is unlikely that children of nursery, primary or secondary education age are going to be residing at the development or at least would be very limited in number. As such this will not have a material impact on any S106 contributions (for education or play space) previously secured as part of the application. The site is also linked to Esquire's main site to the south with all the associated open spaces and play areas. Therefore, any children that may be residing at the development, taking into account possible scenarios mentioned above, would still have access to nearby open space provision.

### **Revised Condition Wording**

*No dwellings hereby approved shall be occupied at any time other than by a person over aged 55 or older together with their spouse, partner, companion, carer or dependent, except that where a person aged over 55 is predeceased having resided with the development as a spouse, partner, companion or dependent, that person may continue to reside within the development.*

*Reason: In view of the need for older persons accommodation in the area as highlighted in Policy H7 of the Cliffe and Cliffe Woods Neighbourhood Plan and in accordance with paragraph 63 of the National Planning Policy Framework 2023.*

### **Page 26 MC/24/0221 Land to east of Woodlands Cemetery, Cornwallis Avenue, Gillingham**

#### **Appraisal**

The School Travel Plan highlights that all pupil trips are based on taxi/private hire vehicles and no minibus use, which is considered acceptable. This was supported by an acceptable Car Park Management Plan and the internal stacking arrangement based on large cars.

The Transport Assessment does, however, assert that up to 20 minibuses may be in use in the future but forecasts much less trips. Given that minibuses have a larger capacity than taxis and private cars, minibus use will help to reduce single/dual occupancy drop-off demand at the school (so less taxi/private hire vehicles).