

Planning Committee – Supplementary agenda no.1

A meeting of the Planning Committee will be held on:

Date: 23 October 2024

Time: 6.30pm

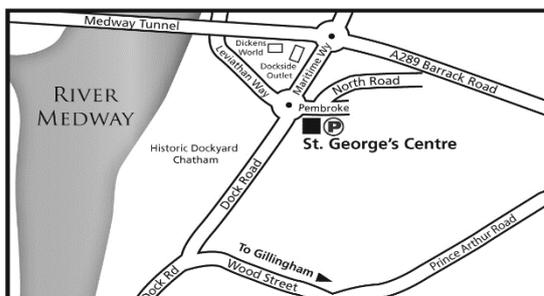
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 13 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 40)

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

Date: 23 October 2024



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Medway Council
Planning Committee – 23 October 2024
Supplementary Agenda Advice

Page 16 MC/24/0291 Land adjacent to Fenn Street and Ratcliffe Highway, St Mary Hoo, Rochester, Medway ME3 8RF

Recommendation:

Deletion of Condition 7 (relating to verification letter for reptile mitigation).

and **renumber the conditions 8 to 28 accordingly.**

Representations:

KCC Biodiversity are content with the information provided and the verification letter required by condition 7 is no longer required.

Officer Appraisal

The applicant has provided a verification letter for the reptile receptor area which has been prepared as per the proposed mitigation strategy. Three common lizards were captured and translocated to the prepared site and since there have been no further lizards for 5 days. This deals with the requirements of KCC Biodiversity and condition 7 can therefore be deleted.

Page 48 MC/24/1289 Land west of Edinburgh Road, Isle of Grain, Rochester, Medway

Representations:

Cllr Spalding has provided a representation that the development should be accessed from Grain Road rather than Edinburgh Road. The representation is attached in full.

Officer Comment

The application under consideration includes the proposed vehicular access arrangements from Edinburgh Road that have been assessed by colleagues in Highways and are acceptable to serve the development.

Page 74 MC/24/1213 Land rear of The Old Vicarage, High Street, Isle Of Grain, Rochester, Medway ME3 0BS

Representations:

Cllr Spalding has provided comments objecting to the application for the following reasons:

- The applicant does not own the access road, nor do they have any easements over this land.
- Concerns with regard to drainage comments provided on a previous application for 5 properties.
- The submission of details relating to Great Crested Newts has not been submitted as of yet.
- Concerns regarding the access as per the requirements not being met as covered under building regulations for Kent Fire and Rescue and emergency vehicles.

The representation is attached in full.

Natural England – following the submission of a Habitation Regulation Assessment that was submitted to them, they have advised that the development would not result in adverse effects on the protected areas subject to the secured mitigation.

Officer Comment

None required.

Page 88 MC/23/0284 Land at Blowers Wood, Maidstone Road, Hempstead, Gillingham, Medway ME7 3RD

Representations:

A representation has been received on behalf of the applicant Redrow Homes. The representation is attached in full.

Officer Comment

None required.

Page 138 MC/23/0531 Land south of Buckland Road, Cliffe Woods, Rochester, Medway

Proposal:

Change description to read “Construction of 44 dwellings...”

Recommendation:

Amend S106 contribution calculations for 44 dwellings (and not 45 dwellings) to read:

- Secure a minimum of 25% affordable housing.
- A contribution of £8,164.20 (£185.55 pd) toward Libraries. Specifically, to improve equipment and facilities at Hoo Library and/or the Community Mobile Library and/or Strood Library.
- A contribution of £12,036.20 (£273.55 pd) toward Leisure. Specifically, the creation of a mindfulness studio with yoga hot pods at Hoo Sports Centre.
- A contribution of £8,554.48 (£194.42 pd) toward waste and recycling services. Specifically the provision, improvement and promotion of waste and recycling services.
- A contribution of £53,661.77 for nursery school provision within 2 miles of the development and/or SEND education in Medway.
- A contribution of £114,084.00 for primary school provision within 2 miles of the development and/or SEND education in Medway.
- A contribution of £66,088.62 for secondary school provision in mainstream or SEND secondary within Medway.
- A contribution of £10,790 (£245 pd) toward Public Realm. Specifically, toward improved civic space and gateways to Strood Town Centre.
- A contribution of £3,871.56 (£87.99 pd) toward youth development. Specifically, to aid youth development within the Cliffe Woods area.
- A contribution of £14,443.88 towards strategic measures in respect of the coastal North Kent Special Protection Area.
- A contribution of £14,393.25 towards improving interpretation at Upnor Castle.
- Meeting the Council's costs.

Amend the following conditions:

2 - Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

A 937 011 Site Location Plan
A1003 01 G Planning Layout
A1003 01 G Planning Layout Colour
A937 003 D Planning Layout - Character Areas Plan

A937 003 D Planning Layout - Materials Plan
A937 004 D Planning Layout - Massing Plan
A937 005 D Planning Layout - Occupancy Plan
A937 006 D Planning Layout - Parking Plan
A937 007 D Planning Layout - Affordable Housing Layout
A937 008 E Planning Layout - Enclosure Plan
A937 009 D Refuse Strategy Plan
A937 013 A Fire Attenuation Plan
A1003 55 E Street Scenes A-D

A1003 13A Letchworth Plans
A1003 65 Letchworth Part Cladding
A1003 66 Leamington Lifestyle Brick
A1003 67 Leamington Lifestyle Render
A1003 68 Overton Render
A1003 17A Cambridge Brick
A1003 18A Cambridge Part Cladding
A1003 50A Harrogate Full Render
A1003 20B Harrogate Part Cladding
A1003 51B Harrogate Full Cladding
A1003 70 Henley Plans
A1003 71 Henley Brick
A1003 38A Leadsham Plans
A1003 40A Leadsham Render
A1003 24B Richmond Plans
A1003 25A Richmond Brick
A1003 26B Richmond Render
A1003 28A Hampstead Plans
A1003 29A Hampstead Brick
A1003 30A Hampstead Render
A1003 31A Tavy Spey 2 Block Plans
A1003 32A Tavy Spey 2 Block Cladding
A1003 33A Tavy Spey 4 Block Plans
A1003 34A Tavy Spey 4 Block Cladding
A1003 54A Buxton 2 Block Brick
A1003 36 Single Garage
A1003 37 Twin Garage

2968-EXT-PP-01 P4 Planting Plan Sheet 1 of 4
2968-EXT-PP-02 P2 Planting Plan Sheet 2 of 4
2968-EXT-PP-03 P2 Planting Plan Sheet 3 of 4
2968-EXT-PP-04 POS P2 Planting Plan Sheet 4 of 4
22-033-111 A Proposed Landscaping Plan
2968-DT-09 P2 Technical Detail Planting on Bund

22-033-107 E Surface Water Drainage Strategy
22-033-108 E Foul Water Drainage Strategy

3 - Materials

All materials used externally shall match those approved under Condition 6 of MC/19/0287 (MC/24/0101) for the adjacent Redrow site at Town Road, Cliffe Woods, unless otherwise agreed in writing with the local planning authority.

13 - Drainage

Prior to final occupation (or within an agreed implementation schedule) a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved in writing by the Local Planning Authority to confirm that the approved surface water system has been constructed as per the approved scheme and plans. The report shall include details and locations of critical drainage infrastructure (such as inlets, outlets and control structures) including as built drawings, and an operation and maintenance manual for the unadopted parts of the scheme as constructed.

Representations:

A representation has been received on behalf of the applicant Redrow Homes. The representation is attached in full.

Officer Comment

None required.

Page 202 MC/23/2834 257 High Street, Rochester, Medway, ME1 1HQ

Appraisal:

The Star Hill to Sun Pier SPD (2024) is also of relevance, with its threshold extending from the junction of High Street and Bardell Terrace to the west, across to where High Streets meets with Medway Street.

The SPD is an extensive document, predominantly detailing the type, form, scale, density and character of development expected within the Frameworks catchment, alongside providing general support in principle for the creation of new homes; securing economic vitality; and promoting biodiversity and sustainability, as outlined in the Aims and Objectives section under paragraph 3.2.1.

These overarching objectives are used as a golden thread through the Framework's identified three Vision Focus Areas: High Street, Wharves and Lanes, and Rivers Edge.

Specifically, concerning this application is the focus area of the High Street.

Given the small scale nature of the application, there is of course a reasonable limit to what development goals can be expected to be fulfilled, particularly insofar as the proposal is purely seeking residential development,

so long as the proposal does not go against any of the design principles or result in harm.

With that said, it is considered the proposal would support the celebrating of local heritage and identity, and creation of new homes, by bringing a former unused property into residential use, alongside providing a range of upgrades and investment into the existing properties principal elevation that would improve aesthetics and overall cohesion of the dwelling within the street scene and wider Conservation Area.

No objections are therefore raised with regard to the proposal when assessed against the overriding objectives of the Star Hill to Sun Pier SPD (2024).

**All Saints Ward Councillor Representation
Councillor Christopher Spalding
Representation regarding Proposed Access**

Planning Application MC/24/1289 Land West of Edinburgh Road Isle of Grain

Proposed Development Access

The proposed access to the development is to be via an existing cul de sac, Edinburgh Road.

To get to the development entrance, traffic has to travel along Grain Road, past the junction with West Lane, past the major busy junction of Grain Road with Chapel Road and the High Street, past the junction of the thoroughfare, Doggetts Row, before eventually turning into Coronation Road and then into Edinburgh Road.

The Developer's Design and Access statement suggests vehicular access to the site is limited to Edinburgh Road.

This is, in my view, a completely incorrect and misleading statement.

At the members presentation, representatives from the developer stated they would construct an access from the main road for lorries and construction traffic while the development is ongoing.

This in itself contradicts what is said in the Design and Access statement.

The developer representatives suggested access via Edinburgh Road was most the acceptable means of access. They did not say it was the only access nor that access was limited only to Edinburgh Road.

I have visited the proposed access roads on numerous occasions at different times and in different weather conditions. Even at non peak times there have been vehicles parked on one side or other of Coronation Road and Edinburgh Road.

This is never a completely clear route for access.

The road surface at and around the Junction of Chapel Road and Coronation Road is in very poor condition. If access to the site is to be via Chapel Road, Coronation Road and Edinburgh Road then at the very least the developer should bear the costs of resurfacing the affected areas of road.

An Alternative - Access to the site via the main road.

The developer intends to construct a site access for use during construction.

Why not build a proper access onto the site from day one?

I suggest the only thing stopping a proper site access from the main road is the additional potential cost to the developer.

There are advantages to having access to the development from the main road. Firstly, it is more convenient for the occupiers of those new homes to have a direct access rather than quite literally go round the houses.

A new junction on the main road brings road safety advantages. It is likely to slow down traffic entering and leaving the village. There is potential to incorporate a pedestrian crossing.

There will be no adverse air quality issues for the residents of Chapel Road, Coronation Road and Edinburgh Road that will occur if traffic is routed that along the proposed ingress access.

In the event emergency vehicles are required such as an ambulance, direct access to the development from the main road will allow these vehicles to reach the incident point faster. Having to go 'round the houses' takes longer and encountering parked vehicles could result in further delay. The potential difference between death and life.

One notes the application is subject to call in as a result of representations from the HSE. In the event of a critical incident occurring time to casualty/incident is vital. The current proposed access does not take this into account.

In view the proposed access to the development should be revised.



**View from Far End of Chapel Road.
Traffic coming from Rochester must come round this facing corner to be able
to turn into Coronation Road**



View from Chapel Road approaching Coronation Road



View from Chapel Road looking into Coronation Road



View from Chapel Road looking into Coronation Road



View from Chapel Road looking into Coronation Road



Driver's View looking into Coronation Road entering from Chapel Road



View looking into Coronation Road entering from Chapel Road



View from Coronation Road approaching Edinburgh Road



Driver's view from Coronation Road approaching Edinburgh Road



View from Coronation Road looking into Edinburgh Road



Wider View of Junction Coronation Road/Edinburgh Road



Driver's view on entering Edinburgh Road



View part way along Edinburgh Road



Driver's view halfway along Edinburgh Road



View towards end of Edinburgh Road



View From Junction Edinburgh Road/Coronation Road towards Chapel Road



View Coronation Road towards Chapel Road



Driver's view approaching junction Coronation Road/Chapel Road



Road Surface Junction Chapel Road with Coronation Road



Road Surface Junction Chapel Road with Coronation Road



Road Surface Coronation Road



Drop Kerb Junction Chapel Road/Coronation Road

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**Councillor Christopher Spalding
Ward Councillor for All Saints Ward**

**Planning Application MC/24/1213 Land rear of The Old Vicarage, High Street,
Isle of Grain**

This is an entirely, highly, speculative application and follows on from a previous application for five dwellings on the same site under MC/24/0668.

This previous application was withdrawn by the applicant, who is the same applicant for this present application, using the same agent.

Previous Application MC/24/0668

Before commenting on the current application, it is worth taking time to consider the previous application.

Access

The site plan shows access from the main road past two other dwellings, 'Noreview' and 'The Old Vicarage'.

This is a private road owned by the occupiers of 'Noreview' and 'The Old Vicarage' respectively.

The applicant in this case Mr Latif does not own any of this private road nor does he possess any rights to use it or traverse over it.

In respect of access, a design and access statement provided on behalf of the applicant states:

“Site access is by a private road that passes Noreview and the Old Vicarage, running from a junction with the High Street. This is an existing point of access with established sight lines and visibility of pedestrians and other road users”.

The statement neglected to mention the applicant does not own the site access nor has any rights or easements over it.

Drainage

North Kent Marshes Internal Drainage Board, in response to consultation commented on 16 April 2024.

“As the development will increase the impermeable area, the Board would suggest further detail is sought prior to determination to ensure a drainage scheme is viable and to ensure flood risk is not exacerbated elsewhere.” And **“Since these are**

individual self-build plots, it could be crucial to create a unified drainage plan that includes all of them.”

Apparent Manipulation

Three letters of support were received for this application. These came from a Mr A of Barking, Mr A of Erith and Mr R of Greenhithe.

The implications and inferences are obvious.

As advised this application was withdrawn by the applicant.

Current Application MC/24/1213

The application site is landlocked. The Applicant still does not own any of the surrounding land, in particularly the area shown as access on the plans. From speaking to the owners of ‘Noreview’ and ‘The Old Vicarage’, it is understood the applicant still has no rights or easements over the area marked as access.

Access

This site plan shows identical access to the withdrawn application above, namely access from the main road past two other dwellings, ‘Noreview’ and ‘The Old Vicarage’.

What is interesting here is the plan indicates five existing parking spaces and states these will be retained.

The simple fact is these existing parking spaces apparently relate to ‘The Old Vicarage’ and are nothing to do with the applicant’s land.

A cynical person might suggest this was a blatant attempt at misrepresentation.

This design and access statement is nigh on identical to the previous one save it refers to two dwellings instead of five.

Exactly the same comment about access appears.

“Site access is by a private road that passes Noreview and the Old Vicarage, running from a junction with the High Street. This is an existing point of access with established sight lines and visibility of pedestrians and other road users.”

There is still no mention that the applicant does not own the site access nor has any rights or easements over it.

Kent Fire and Rescue

Kent Fire and Rescue in a letter dated 14 August 2024 have raised concerns over the width of the access driveway.

It should be noted the access driveway, adjacent to ‘Noreview’ does NOT include the block paved area, which is used primarily for parking.

Kent Fire and Rescue advised an access driveway should be a minimum of 3.7 metres wide.

Measurements of the proposed access driveway show it is 3.0 metres at its widest and 2.4 metres at the narrowest point.

Natural England

Natural England wrote on 18 July advising:

“The proposed development has the potential to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.”

Natural England’s advice was further information is required regarding the recreational disturbance impacts to coastal Special Protection Area(s) (SPAs) and Ramsar Site(s). One notes the applicant has not provided this suggested further information.

Greater Crested Newts

The applicant’s own Preliminary Ecological Appraisal of 7 March 2024 references Greater Crested newts could be present.

Residents have also identified the presence of Greater Crested Newts.

Kent Wildlife Trust on 31 July 2024 advised a Greater Crested Newt survey was required. The applicant, apparently, has failed to obtain this.

Ward Councillor’s Position

Taking all the above into account, but especially the fact the minimum access width required by Kent Fire and Rescue cannot be achieved, I am unable to support this application and oppose it.

Access Drive Measurements

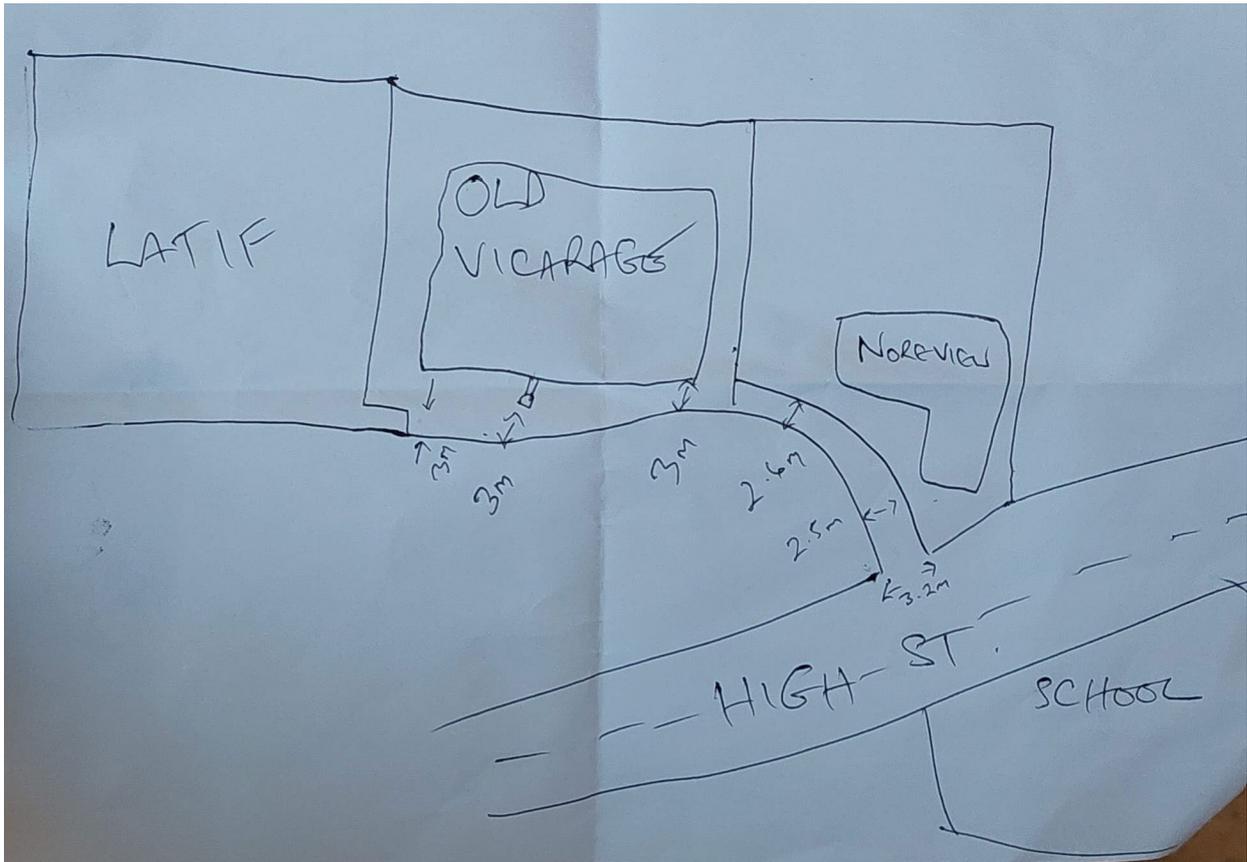










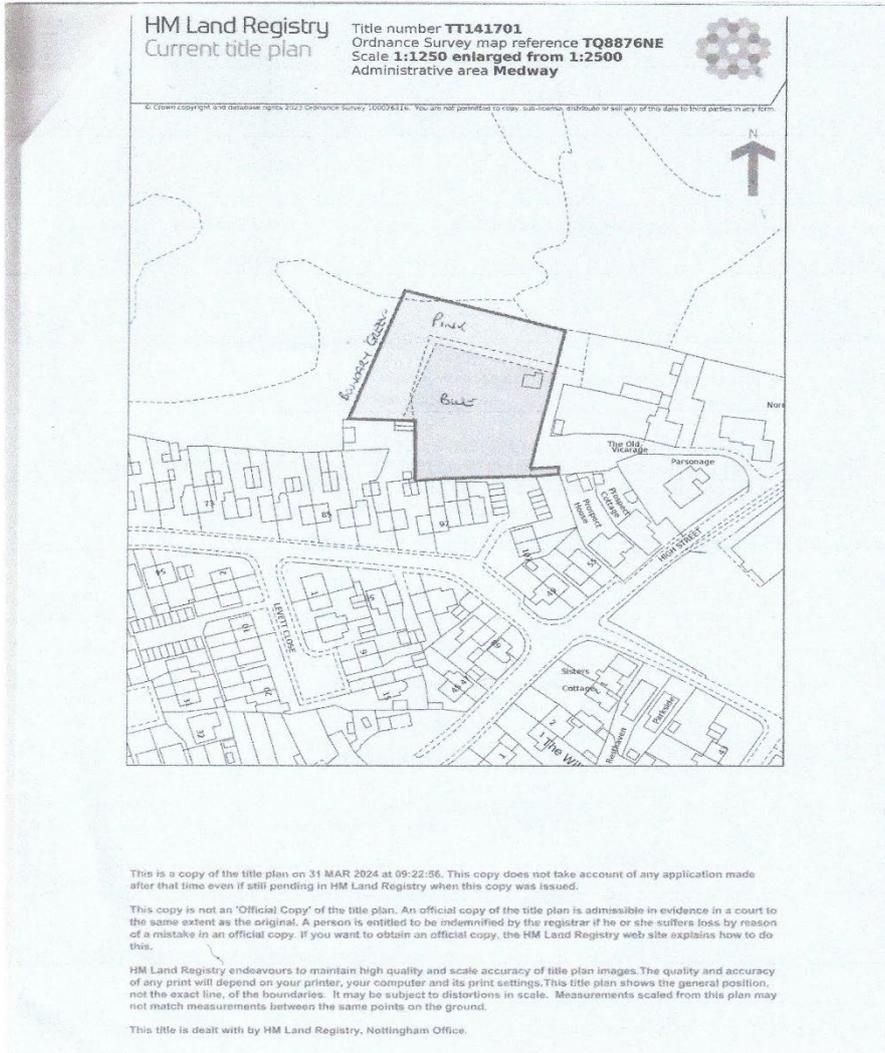






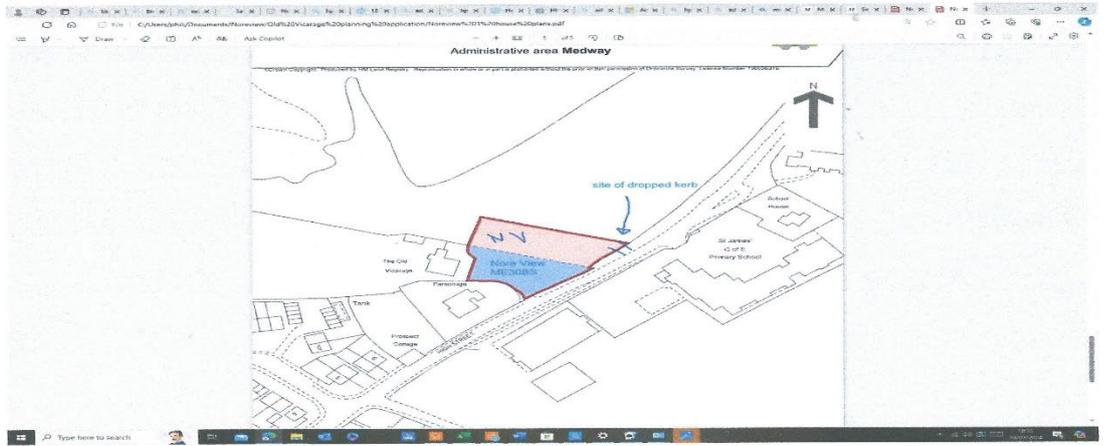


IMAGE ONE



Actual extent of Mr Latif's land. Completely land locked, no access at all,

IMAGE TWO



Land At **Blowers Wood**, Maidstone Road, Hempstead, Gillingham, Medway



Application number: MC/23/0284



Redrow are pleased to propose an application for 88 new homes of which 25% will be affordable homes, in a pleasant new neighbourhood with associated parking, access, open space, landscaping and sustainable drainage. Access to the M2 and A278 is nearby via Maidstone Road. Public rights of way nearby offer opportunities for cycling and walking, and paths will be improved sensitively to give better and more attractive access to nearby amenities.



ENVIRONMENTALLY SUSTAINABLE AND ATTRACTIVE

- The site is proposed with Redrow's award winning Heritage range which is entirely appropriate for the location
- Attractive open space and woodland setting.
- All homes built to Redrow's G Series which include energy efficiency measures such as:
 - Air Source Heat Pumps,
 - underfloor heating,
 - increased cavity wall insulation, and
 - EV chargers.



Land South Of Buckland Road, **Cliffe Woods**, Rochester, Medway



Application number: MC/23/0531

Redrow are pleased to propose 44 new homes of which 25% are affordable, including First Homes, rounding off the development already approved at Oakleigh Fields. The houses will be built to high environmental and aesthetic standards to be among the best homes in **Cliffe Woods**.



HOW THIS APPLICATION HAS BEEN IMPROVED THROUGH PLANNING

- The site access is via Oakleigh Fields with access from Town Road.
- The rural character of Buckland Road will remain, with no vehicular access from homes and gardens.
- A landscape bund has been added to screen the development and enhance the existing tree line.
- Trees along the western boundary will be kept with additional tree planting where possible.

ENVIRONMENTAL AND BIODIVERSITY BENEFITS



All homes will include energy efficiency measures such as Air Source Heat Pumps, underfloor heating, increased cavity wall insulation and EV chargers.



Biodiversity Net Gain is more than 10% on site, with bat and bird boxes installed.

Land South Of Buckland Road, **Cliffe Woods**, Rochester, Medway



Application number: MC/23/0531



LEGEND

-  Large/ Feature tree
-  Small- Medium tree
-  Fruit Trees



CONTRIBUTION TO THE WIDER NEIGHBOURHOOD AND DISTRICT

As well as the new green space, allotments and protected wild areas, a financial contribution of over £286,000 has been agreed to provide appropriate infrastructure.

This includes contributions for the following:

Public spaces	£10,780.00
Library	£8,164.29
Leisure	£12,036.20
Waste and recycling	£8,554.48
Nursery education	£52,469.28
Primary education	£111,548.80
Secondary education	£64,619.98
Youth facilities	£3,871.56
Protecting birdlife	£14,122.90

QUALITY OF HOMES MATCHES EXPECTATIONS IN RECENT DEVELOPMENTS IN THE AREA

- The homes will be built in the Redrow Heritage style, continuing the attractive style used at Oakleigh Fields.
- The rural setting is protected by new planting, but also the work mentioned above to screen Buckland Road, with a bund designed to provide additional screening and an interesting habitat.



If you have any questions then please contact:
 Duncan Enright | The Community Communications Partnership | duncan@theccp.net | 020 4538 7200