

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 4 December 2013

Time: 7.00pm

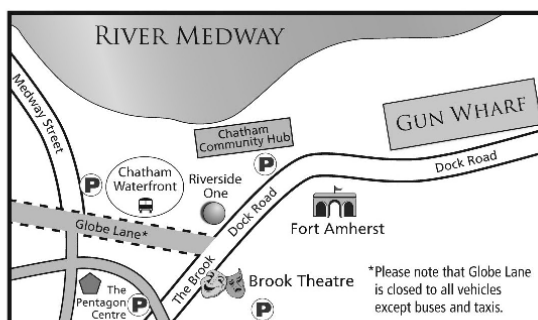
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

16 Additional Information - Supplementary agenda advice sheet (Pages 3 - 8)

For further information please contact Ellen Wright, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 4 December 2013



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A summary of this information can be made available in other formats from **01634 333333**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

বাংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଏହକ୍‌ଶଫର୍	331786	فارسی	331840	Lietuviškai	332372

Medway Council

PLANNING COMMITTEE – 4 December 2013

Supplementary Agenda Advice

Minute 539 of Planning Committee of 13 November MC/13/2031 48 Hoath Lane. Reasons for refusing MC/13/2031 as agreed with Chairman and Vice Chairman:

1. The development by virtue of the size of the footprint, the relationship with surrounding buildings, non compliance with Medway Housing Design Standards and limited garden sizes would constitute an overdevelopment of the site and result in a cramped form of backland development that would cause harm to the character and appearance of the area and be contrary to the National Planning Policy Framework 2012 promotion of good design, Medway Council's Housing Design Standards 2011 and policies BNE1 and H9 of the Medway Local Plan 2003.
2. The proposed development, by virtue of its proximity to take away's and chiller units, would result in a poor level of amenity for prospective occupiers of the development due to noise, smell and general disturbance. The development would therefore be contrary to Policy BNE2 of the Medway Local Plan 2003.
3. The proposed development would intensify the use of an existing access onto Hoath Lane where off street parking bays significantly restrict visibility to the north and south. Compounded by the high volume of traffic undertaking turning movements at the adjacent junction, the intensification in use of this access would have a negative impact on highway safety and increase the risk of road traffic accidents, contrary to policy T2 of the Medway Local Plan 2003.
4. The development by virtue of the limited garden size and the need for an extensive 3m high fence along the rear boundary to provide noise mitigation, would result in a poor level of amenity for prospective occupiers contrary to the provisions of Policy BNE2 of the Medway Local Plan 2003.

Page 20 MC/13/2011 Rear of Sandacres, Lower Upnor

The heads of agreement set out on page 27 should be immediately under the recommendation on page 21.

Page 48 MC/12/2984 Land at Highview Farm, Lordswood

Representations

Maidstone Borough Council has written to raise objections advising that they would want to see an arboricultural method statement and full details of road construction, but then commented that they would like to see a draft condition.

Page 64 MC/13/2712 Chatham Waterfront Pumping Station

Recommendation

Add additional condition 4 as follows:

4. Prior to the first use of the development hereby permitted, a noise assessment shall be carried out to ensure the levels set out in the noise assessment are not exceeded. The report shall be submitted to and approved in writing by the Local Planning Authority. The noise levels shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the development is satisfactory and without prejudice to conditions of amenity in the locality, in accordance with Policy BNE2 of the Medway Local Plan 2003.

Page 72 MC/13/2334 133 High Street, Strood

Representations

The City of Rochester Society has written with the following objections which follows from their original letter of support:

- The existing Strood library provides for a number of functions and there is no clear reasoning to remove the existing community facility from the present location;
- The parking provided for the new community hub is insufficient;
- The development would result in the loss of the Strood Community Project from no. 133 High Street;
- The proposal is not in the best interests of the community.

Three letters of objection have been received with the following comments:

- The existing Strood library is a well-designed purpose built facility which meets the needs of the local community;
- Current library is used by schools and pre schools who would have more difficulty getting to new library;
- The community hall aspect should not be lost as it is too valuable;
- The cost of the conversion of the no. 133 High Street would be expensive and an inappropriate series of alterations to the existing building;
- The existing building is not designed as a library and natural light is limited;

- The resultant community use is inappropriately located in Strood town centre and is detached from the residential area that it serves;
- The vehicular access to the rear of the building is poor;
- The parking provided for new community hub is insufficient, particularly on market days and for disabled users;
- The area surrounding the rear of the building is not pedestrian friendly;
- The proposed community hub will suffer from poor pedestrian access to the front, and noise and fumes which result from the proximity to the highway;
- The development would result in the loss of the Strood Community Project from no. 133 High Street;
- The proposed building cannot provide the library, community facility and Council contact point – it is not big enough.

Strood Town Centre Forum has written to every member of the Planning Committee and that letter is attached to this supplementary report.

STROOD TOWN CENTRE FORUM
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30th November 2013

TO: All members of the Planning Committee
TO: All Ward Councillors for Strood North & South

Dear Councillor

**MC/13/2334 – PLANNING APPLICATION FOR STROOD LIBRARY & COMMUNITY HUB AT
133 HIGH STREET, STROOD – Planning Committee Meeting - 4th December 2013**

We have just received a copy of your Officer's recommendation and appraisal reporting to the Planning Committee to be held on the 4th December 2013. We see that he has given twelve lines in his report to our comments which encompassed four pages but appears to have missed out of his report a considerable amount (over 50%) of our observations. We are of the view that the report is seriously flawed in this respect and therefore his appraisal contains significant and important omissions. In our respectful view the matter should not be determined on the 4th December but deferred to enable full consideration to be given to the consultation process and the comments that are derived from that.

- 1) The first substantial point made by the Forum, adopting the Planning Statement attached to the Application was to consider Policy CF1 (which deals with existing community facilities) which was the first Policy referred to in that Statement. It is not addressed at all by the Officer's report which goes straight to Policy CF2. Since your determination should be entirely plan-led (NPPF introduction – para 2) you have to consider policy CF1, probably first, and more so because it is part of the Applicant's Statement.
- 2) The Officer's appraisal refers to "the objectives of the Council's Draft Cultural Strategy 2010/2014 in increasing community access to Council services and activities". We are not aware of any consultation about these issues that has been undertaken in relation to this Draft Strategy and would point out that it is neither part of the Local Plan nor the NPPF. It should not form the basis of any plan-led consideration and has limited import as a material consideration, bearing in mind its lack of consultation. We have read the Strategy and can find no part of it which requires Strood Library to be relocated.
- 3) Your Officer's appraisal says that we observed that "the proposed use achieves little for the people of Strood or the vitality or viability of the Town Centre". In fact, we said "it achieves

nothing” and coupled that with comments about the amount of money this would cost which we consider to be a waste of public funds. The Planning Statement suggests that this application will “encourage and regenerate businesses in the local area”. From the point of view of those already trading in the High Street, we do not agree with that Statement clearly but also regret that the Officer has not addressed any of our concerns in a substantial manner.

- 4) We made observations at the end of our comments (3) that we were not clear what a Community Hub meant and set out what we felt it should contain, which would then be something we would like to see in the High Street to assist its viability and vitality and create an added potential footfall. What has been proposed goes no way to achieve this and is, in any event, proposed in the wrong place as it should be in a different part of the High Street. Any such facility has no need to have the Library there which is the main purpose, it appears from the proposal plans, for this application.
- 5) In summary: Policy CF1 states that there is a restriction resulting in the loss of existing community facilities. Although the Library is not lost but moved, there is no appropriate reason for moving it, and it does not improve anything, nor are there any exceptional circumstances which apply. This proposal is in conflict with that Policy as it clearly implies (and incidentally refers to the Policy in the Planning Statement which gives it considerable bearing) that the facility would be lost from its present position, which is within 100 yards of the Town Centre of Strood and relatively close to the High Street/Commercial Road bus stops. There is no justification for doing this from any other material source that can override the clear Policy. Therefore this Application should be deferred for further consideration and consultation.
- 6) There is a clear danger that, in the Council applying to itself for permission, the Council will be perceived as avoiding the proper processes of democracy, which include substantive consultation, particularly where this proposal appears to have little community support. It would be relevant to note that in the 29th November edition of The Medway Messenger there were two letters published under the heading of “Give us chance to air our views” which expressed this same concern. There appears to be a developing groundswell of people and residents who are very concerned about this application being bull-dozed through.

Yours faithfully

MICHAEL DAKERS L.M.R.T.P.I

Chairman of Strood Town Centre Forum

Attachment: Strood Forum’s comments of 13th November 2013