

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 12 March 2014

Time: 7.00pm

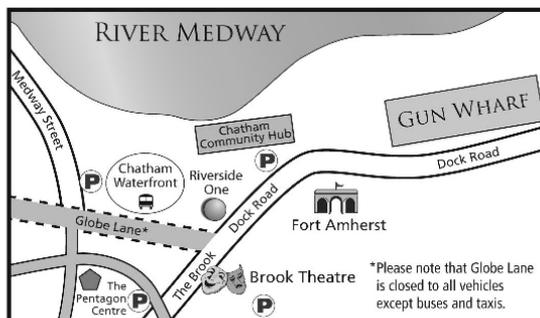
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 18 Additional Information - Supplementary agenda advice sheet (Pages 3 - 10)**

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

Date: 13 March 2014



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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
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Medway Council

PLANNING COMMITTEE - 12 March 2014

Supplementary Agenda Advice

Minute 851 MC/13/2829

2 Trevale Road, Rochester

Wording for reasons for refusal:

1. The proposed dwelling, by virtue of its design and appearance, would fail to respect the character and the appearance of the street scene within which it would be sited and would be contrary to Policy BNE1 of the Medway Local Plan 2003.
2. The proposed development would reduce forward visibility around the bend in Trevale Road from around 36 metres to approximately 21 metres, which would reduce the ability of drivers to see ahead and stop for any hazard in the road. The application would therefore increase the risk of road traffic accidents, contrary to Policy T1 of the Medway Local Plan.
3. The Gross internal floor space for the proposed dwelling and the floor area of the study (effectively a 3rd bedroom) do not comply with the minimum floor space requirements set out Medway Council's Housing Design Standards 2011. The proposal will provide a poor standard of internal amenity for prospective occupiers and is therefore contrary to Policy BNE2 of the Medway Local Plan 2003 and Medway's Housing Design Standards 2011.

Minute 854 MC/13/3172

249 London Road

Wording of refusal as agreed with Chairman and Vice Chairman:

1. The proposed development by virtue of the extent of the new building works, the limited amount of on site car parking and the resultant lack of amenity space left to serve the residents, represents an overdevelopment of the site, out of character with the area and which would be detrimental to the amenities of the prospective occupiers of the property, the outlook for neighbouring residents and, as a result of overspill parking on neighbouring streets, detrimental to the amenities of occupiers of surrounding properties. The proposal is therefore contrary to the provisions of Policies BNE1 and BNE2 of the Medway Local Plan 2003.

Members site visit 8 March 2014

Members attending: Councillors Carr (Chairman), Griffin, Griffiths, Gulvin, Hubbard, Purdy and Royle. Cllrs Hicks and Mason attended as Ward Councillors.

Following the opening of the meeting by the Chairman the Development Manager set out what the application was for, talking through the submitted plans, summarized the representations received and set out the planning issues for members to consider as they related to matters of design and street scene, impact on neighbouring amenities and highways/car parking issues.

Residents raised the following concerns:

- Parking inadequate for the flats.
- Height of flats is higher than existing building and harmful to street scene.
- Loss of privacy to properties to rear and opposite.
- Dormers should be at front not the rear due to privacy.
- Already car park pressure from doctors surgery .
- Impact on local services from additional units and families.
- Family housing is not appropriate.
- Need to lengthen layby.
- Existing sheltered flats should be refurbished.
- Balconies out of character.
- Loss of on street parking due to new access points.
- Amenity garden land is inadequate.
- External lighting may cause amenity issues.

Cllr Mason spoke to advise that the proposal constituted an overdevelopment.

The agent responded to a number of questions covering issues such as height, external materials, why flats at highest location and boundary treatment.

Following the site meeting the **agents** have submitted sections through the site to show the relationship between the existing and proposed in terms of height and proximity to 68 Jarrett Avenue. In addition having viewed the site from the rear garden of 68 Jarrett Ave the applicants comment as follows:

- The difference in height between existing and proposed buildings is minimal.
- The proximity of the proposed building to 68 Jarrett ave will not worsen the exiting situation regarding privacy.

- The large garage will block most views.
- Recognising the concerns of 68 though in terms of their appreciation of their own property mhs would accept a condition for windows marked red on drawings shown to be either fixed shut and obscure or high level. In addition the bedroom windows marked blue could be moved to the position marked green.

Recommendation

Should the Committee wish to incorporate the suggested alterations set out above by mhs the following condition is recommended:

24. Prior to first occupation the 1st and 2nd floor kitchen/dining room windows marked red on drawing number J10.002/D105 received by email on 10 March 2014 shall be fitted with obscure glazed windows and fixed shut and the 1st and 2nd floor bedroom windows marked blue on the same plan be sited in the position marked in green on that plan. The windows shall thereafter be retained as such.

Reason: In the interests of residential amenity and to comply with Policy BNE2 of the Medway Local Plan 2003.

Representations

The agents have submitted a parking survey dated March 2014 which has the following conclusions:

- On street parking in the immediate area is comfortably within capacity.
- Taking into consideration the Council's parking standards, ward census data, and parking provision and impact the parking provision is considered acceptable and would not result in conditions prejudicial to highway safety or residential amenity.
- The existing sheltered accommodation on site had an under provision compared to the Council's parking standards.

Page 38 MC/13/3219 Queens Court, Rainham

This application was deferred from the last Planning Committee to enable further survey work on the availability of parking spaces to be undertaken. Council Officers have undertaken various evening and weekend surveys and the applicants have undertaken early morning surveys as summarised in the following table:

See attached table

The results are fairly consistent which is probably to be expected as the site is a cul-de-sac carrying no through-traffic. At the time of the spot-checks by Council Officers there was an average of 13 on-street 'spaces' available across Russells Avenue and Chichester Close and the lay-by in front of Queens Court was empty on every occasion except the 27th February.

Overall, it is anticipated that the 37 on-site spaces proposed will accommodate the demand generated by the development, based on the average car ownership per dwelling identified by the surveys. A worst-case scenario, applying an average car ownership of 1.03 per dwelling (derived from the 2011 Census), could result in an overspill demand for 2 on-street spaces. The spot-checks demonstrate that this could be accommodated entirely within the lay-by, which would leave kerbside spaces available for existing residents.

Representations

Further concern has been raised as the layby in front of Queens Court has been marked out using white lining to show the provision of 9 parking spaces, and also that this may impact on the additional parking survey work which is being undertaken. *This area is part of the public highway and the Councils consent as Highway Authority has not been given. It is understood that the lines were painted in error, the applicants having requested information on the number of spaces which could be accommodated in the layby area, rather than that the work be actually undertaken. The applicants are aware of the need to rectify this unauthorised situation and Highways have also been asked to investigate.*

A further representation sent on behalf of 16 people has also been received. In summary this says:

- Using the Medway Council's own dimensions the proposed car park can only accommodate 19 spaces not the 28 shown on the plan, with the car parking spaces at the front of the site only accommodating 7 spaces not the 9 shown. As it is intended to allocate 8 of the car spaces in the car park for the use of the new two-storey building this would only leave 11 spaces plus the 7 at the front of the site, a total of only 18 spaces, for the currently permitted development; 26 across the whole of the site, not including extra space for vans and disabled parking. The original plans for Queens Court showed 10 parking bays at the front of the building and 28 in the car park to comply with the minimum number of 38 which the Medway Council required and it is now clear that this number was not achievable. If the new two storey building were to go ahead there would be more residents on the site than the original plans due to the increase of 20 two-bedroomed flats instead of 16, requiring extra parking spaces.
- The bay at the front of Queens Court has never had permanent parking bays and was designed for ease of access for delivery vans, ambulances and fire engines so that they could pull in off the road thereby not obstructing the highway, if it was used for permanent parking bays these vehicles would have to park in the road and negotiate around parked cars making access to the buildings extremely difficult and could cause delays in an emergency.
- The current application should be refused, the front of Queens Court could be opened up to allow vehicles onto the site, providing the extra

parking spaces needed and being the ideal situation for disabled parking.

- On Saturday 8 March residents carried out their own parking survey in Chichester Close and Russell Avenue. A total of 51 vehicles including 3 vans were counted and photos provided, showing the lack of spaces for any future residents of Queens Court.

Officer comments - The Principal Transport Planner has re-visited the site layout plan and measured the parking bays, which comply with the space sizes in our Parking Standards. The photos submitted by local residents show a very high level of on-street parking which wasn't evident when Officers visited the area the previous Saturday or on any other date that Officers have surveyed.

Page 48 MC/13/1877 94-100 High Street Chatham

Recommendation

Amend Condition 3 as follows:

3. Prior to the commencement of the development a schedule of work to the external fabric of the building shall be submitted to and approved in writing by the Local Planning Authority. This schedule shall include the repair and repainting of all windows and frames, the repair and replacement of all render and pointing and details of the construction and surfacing of the parking and external amenity areas, as well as details of all external alterations to the building. The approved schedule of works shall be undertaken prior to the first occupation of the Hotel hereby approved and shall thereafter be maintained.

Condition 4 add the words "of the hotel" on the last line after occupation.

Page 62 MC/13/2484 142-144 Napier Road, Gillingham

Planning History

Application GL97/0638/62/0083 was the subject of a dismissed appeal on 27 July 1998.

Representations

A letter has been received from one of the existing objectors commenting on the Committee report as follows:

- Request Committee site visit.
- 144 and 136 Napier Road do not require parking within application site as they have parking to the front of their properties.
- Likely to be contamination issues.
- Demolition of warehouse is not feasible.
- Previous dismissed appeal on access grounds.

- Impact of use of access on 138 Napier Road due to narrow width of access.
- Large green area to r/o 134 is not fenced off as garden area for 142.
- Access implications for pedestrians particularly school children.
- Unacceptable backland development.
- External lighting will impact on neighbouring amenity.
- Contrary to Policy.
- Piecemeal development.
- Gardens too small and limited landscape opportunities.
- Contrary to Policy H9 due to impact on neighbouring amenity.
- Warehouse little used now.
- Loss of trees and hedgerows.
- Proposal will significantly increase traffic to the site.
- Access difficulties for refuse and emergency vehicles due to narrow width of access.
- Placing refuse close to access to address point above, will only impact unacceptably on amenity.

Page 90 MC/13/3271 14 Birling Ave, Rainham.

Representations

Following consideration of the amended plans, **2 letters** have been received maintaining their objections on the following grounds:

- Rear extension still far too large and projects too far to the rear.
- Side access not wide enough for wheelchair usage.
- Due to rear projection there will still be a loss of light and privacy.
- Overdevelopment.

Chichester Close, Rainham - Parking Spot-Checks

Date	Time	Road/zone	Driveway Parking		Number of cars parked on Public Highway		Available spaces	
			in use	empty	Kerbside	Highway layby	Kerbside	Layby
March 6 2014 (Thursday)	1800	Russells Avenue	2	2	6	-	5	-
		Chichester Close, west	0	0	4	0	4	9
		Chichester Close, east	16	11	3	-	6	-
March 5 2014 (Wednesday)	1815	Russells Avenue	2	2	8	-	3	-
		Chichester Close, west	0	0	5	0	4	9
		Chichester Close, east	19	8	2	-	7	-
March 4 2014 * (Tuesday)	0650	Russells Avenue	2	2	9	-	-	-
		Chichester Close, west	0	0	4	-	-	-
		Chichester Close, east	20	16	5	-	-	-
March 1 2014 (Saturday)	0930	Russells Avenue	3	1	5	-	4	-
		Chichester Close, west	0	0	4	0	5	9
		Chichester Close, east	19	9	2	-	7	-
Feb 27 2014 (Thursday)	1850	Russells Avenue	3	1	8	-	4	-
		Chichester Close, west	0	0	4	1	4	8
		Chichester Close, east	15	13	6	-	3	-
Feb 27 2014 * (Thursday)	0650	Russells Avenue	3	1	8	-	-	-
		Chichester Close, west	0	0	5	-	-	-
		Chichester Close, east	19	17	6	-	-	-
Feb 26 2014 (Wednesday)	1930	Russells Avenue	2	2	5	-	3	-
		Chichester Close, west	0	0	4	0	4	9
		Chichester Close, east	18	10	6	-	3	-
Feb 26 2014 * (Wednesday)	0645	Russells Avenue	4	0	8	-	-	-
		Chichester Close, west	0	0	5	-	-	-
		Chichester Close, east	18	18	5	-	-	-
							25	
							24	
							25	

Notes:
 A kerbside parking space comprises a 6 metre length of carriageway with no parking restrictions
 * survey undertaken by the applicant

Total number of existing dwellings in survey area	40
Average total number of vehicles parked at time of survey	36
Average number of cars per dwelling	0.9
Average number of cars per dwelling (2011 Census)	1.03
Number of dwellings proposed	38
Projected parking demand (worst-case)	39
Projected parking demand (anticipated)	34
On-site parking provision	37
Overspill parking (worst-case)	2

