

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 20 May 2014

Time: 6.30pm

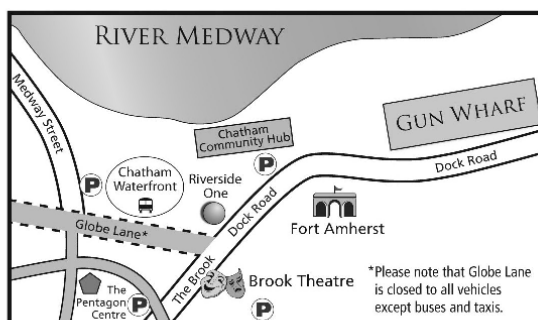
Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

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: 29 May 2014



This agenda and reports are available on our website
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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
中文 331781

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Medway Council

PLANNING COMMITTEE – 20 May 2014

Supplementary Agenda Advice

Page 15 MC/14/0110 Rainham Mark Social Club, 56 London Road, Rainham

Additional information

Further to the deferment of the application on 23 April 2014, Rainham Mark Social Club have constructed a 1.5m wide footpath within the 2.5m wide strip which they have retained to the side of the application site. The footpath will be completed at each end to the same detail and quality once the construction of the houses is at a suitable stage. The footpath can only be extended to Patrixbourne Avenue once planning permission has been granted as currently the Council owns this parcel of land and it will be sold to the applicant subject to planning permission being granted. At the other end the path will be finished properly with a gradient for ease of access.

With regard to the turning area at the end of Patrixbourne Avenue, the applicant advises that the proposed access would be 2m wider than the current access making it easier for vehicles to turn than the existing situation. There will be no cars parking in front of this access as this is the entrance to the new dwellings.

Representations

Two additional letters have been received, objecting to the cutting back of the hedgerow to construct the footpath, as this could affect security to neighbouring properties.

Page 24 MC/13/2210 Sectors 10, 11/15 and 13 Island Way West, St Mary's Island, Chatham Maritime, Kent.

Recommendation

Amend Conditions 4 by deleting the words "for the life of the development" to avoid mis-interpretation and aid enforcement.

Amend Conditions 6, 8, 12, 19, 21 and 23 by deleting the words "for the lifetime of the development of the site."

Amend Condition 7 by deleting "the" at end of the first sentence; delete word "that" in a); and delete "for the life of the development" at the end of the condition.

Delete Condition 14 as set out on the agenda and replace with the follows condition:

Prior to first occupation of any part of the development hereby permitted, details of the design and location of the security measures, including CCTV cameras, and a date/programme for their implementation on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the implementation programme and the approved security measures shall thereafter be retained and maintained in working order.

Amend Condition 20 by deleting the second to last word "been"

Amend Condition 22 by deleting the word "been" in line 3 and deleting the wording "for the lifetime of the development" at the end of the condition.

Amend Condition 24 by deleting the wording "for the duration of the development" at the end of the condition.

Page 67 MC/14/0571 Part of Phase 3 and 4 Victory Pier, Pier Road, Gillingham

Representations

The applicant has written providing a précis of the parking provision at Victory Pier. The applicant's précis is appended to this supplementary report for Members information

Page 93 MC/14/0657 Part of Phase 1 and part of Phase 4 Victory Pier, Pier Road, Gillingham

Representations

The applicant has written providing a précis of the parking provision at Victory Pier. The applicant's précis is appended to this supplementary report for Members information

Page 105 MC/14/0649: Unit 5, Block T, Pier Road, Gillingham

The applicant has submitted further information in support of the application. This information is appended to this supplementary report for Members information.

harris, dave

From: Matthew Biddle [Matthew.Biddle@berkeleygroup.co.uk]
Sent: 08 May 2014 19:01
To: harris, dave
Subject: Victory Pier- blocks A, B and K

Dear Dave,

Ahead of the committee meeting on the 20th May for Blocks A, B & K, I would like to provide you with a quick précis of the parking provision at Victory Pier in case the topic is raised by members on the night.

- Victory Pier currently operates a Managed Car Parking system, whereby:
 - Residents are allocated a right to park permit.
 - Only one permit is issued per space provided at Victory Pier to ensure there is always parking available.
 - The use of resident spaces are continually policed to eliminate indiscriminate parking and maximise efficiency of the parking provision.
 - Residents are excluded from applying for permits in the Controlled Parking Zones to avoid overspill into local streets.

- There is sufficient parking available to accommodate for future phases, allowing for the increase in unit numbers in Blocks A, B & K:
 - There are a further 71 surplus spaces available within the masterplan after allowing for the balance of the site.
 - Therefore there is scope for future staircasing of affordable housing (33 spaces).
 - In addition, this would still leave 38 spaces surplus which can be utilised in future phases.
 - We have commissioned parking surveys to review the current utilisation of the existing car parking spaces. The results show that spaces are significantly underutilised with only 37% to 69% of spaces used at any one time.

As requested following our presentation to members at the end of February, a meeting was held with Victory Pier residents on the 15th April 2014 to discuss current parking management, which proved very constructive.

- The current issues have principally been due to mismanagement of the right to park by the housing associations.
- Steps are being taken to resolve these current issues.
- An action plan was agreed by residents for the scheme moving forward.

I trust you find the above helpful, please do let me now if there is any further information that you require prior to committee

Kindest regards

Matthew

Commercial Services

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Director

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16 May 2014

Application by the University of Kent, Unit 5, Block T, Victory Pier
(App Ref: MC/14/0649)

The University of Kent is seeking planning permission for the change of use of the vacant retail unit at Victory Pier for a Bistro. This application is to be reported to the Planning Committee for a decision on 20 May 2014. In advance of the Committee meeting, this Note has been prepared to highlight some of the key issues regarding the application.

Key Facts

The application will:

- Provide a high quality bistro with circa 250 covers targeted at students – providing healthy food and a social hub
- Create 8 full-time and 50 part-time job opportunities
- Support the regeneration of the local area by bringing a vacant commercial unit into beneficial use
- Improve the University's facilities and meet an identified student need
- Provide a venue for showcasing student talent
- Protect the amenity of the surrounding area for local residents

Approval of the application by the Committee on 20 May will enable time for fit-out of the unit over the Summer in time for the start of the next academic year.

Operation and Management

The University places a high priority on ensuring the safe operation of all its hospitality facilities and has accreditations with the British Institute of Innkeeping Awarding Body (BIAB) and IOSH Institute of Occupational Safety and health. It also has been awarded a gold award for Investors in People. An Operational Overview was submitted as part of the application to explain the safety measures incorporated into the design of the Unit and its operation. This includes the following measures:

- Accepting a planning condition to restrict late opening (01:00hrs) to no more than 50 times in each academic year. The Council will be notified of these dates in advance.
- On late opening days, access post 23:00hrs will be restricted to KentOne or NUS identification cardholders only
- Security Industry Authority (SIA) trained staff will be present on the door at all late night events. Security will be positioned at exits to ensure noise from patrons is minimised
- CCTV will be in operation at all times.
- Sound and insulation works necessary to enable amplified music are incorporated into the design to ensure that the residents of neighbouring properties will not be affected by either noise or vibration from within the Bistro

The bistro will be operated to exactly the same standards as the University's other similar bistro facilities at the Canterbury Campus, which has an exemplary record with no incidents.

University of Kent
Tanglewood
Canterbury
Kent CT2 7LX
United Kingdom

Consultation

In developing these proposals the University has held a public exhibition and arranged a visit to the Canterbury Campus for residents of Prospect Place. The feedback from both of these events was positive, with residents in particular re-assured by the style of the bistros and the University's operational policy and practice. A selection of comments provided by students is provided below:

SUMMARY OF STUDENT COMMENTS

"A very exciting prospect as Medway campus is crying out for a social centre with good food, music and atmosphere. I would certainly spend £5-6 on a good, fresh meal rather than the same on Subway!

My only reservation is the closing times, i.e., whether students will be interested in staying until 1am rather than move on to somewhere that stays open till later. Coopers bar on campus is the direct competition with the bistro and although they have open mic nights, djs and close at 2am. I would place emphasis on great food as that is what the campus needs the most." - Student

"If it does come to fruition in the way it has been conveyed student will really benefit from and enjoy it.

The location of it could be a good and bad thing. As a positive it's on students' doorstep; which is a negative, because students may want to leave the accommodation area." - Student

"This is a much needed facility. There is almost no student space on the campus and nothing close to the Liberty Quays accommodation." - Member of staff

"I think the proposal is the perfect plan. The vacant space has been there for too long and I feel personally that I have missed out over the duration of my academic year, where I have stayed at the student accommodation Liberty Quays. As I am moving into phase two next year I would love a social space to go to, without having to commute to. Also, the opportunity to have a part-time job within walking distance would be perfect. I really hope the plan goes through and gets approval from the council in May." - Student

"I think it's a good idea: It encompasses 2 things missing from campus, coffee and good healthy food. Also it saves students from walking half an hour for a pint or to (sic), so it will be very popular." - Student

"Good idea to have cheap, healthy food and drink and social outlet so close to student accommodation. Provides good use of an empty space in an area with potential to make a lot of money and be a valuable tool to students, many

of whom will not have lived on their own and cooked and looked after themselves before." - Student

"The bar would be a great idea for student as it would save time and produce jobs for us. It would make it easy for people to socialise as 1st years." - Student

"Bar is a great idea, nothing in the area for students." - Student

"How about a Starbucks?" - Student

"I think that this is an excellent idea. This is something that many people have commented on and that its and ideal place for a social space. It would be great if there was a place there that was open in the evenings like coopers." - Member of the public.

"I live at Liberty Quays and am a student at the Medway campus, and was wondering if there are any job positions to work at the upcoming bistro as I am interested in working within the Gillingham area." - Student

"Although I am a mature student and unlikely To use the bistro I think it's a fantastic idea for students at Medway as the immediate local area does appear to be lacking in facilities such as this for students. Hope it goes ahead." - Student

"This is a very good idea, and something that will begin to match the Medway student experience to the Canterbury campus'. There are lots of students around Liberty Quays, along Pier Road, so its important to not restrict the space to Liberty Quays renters only. Perhaps the Bistro can rent out some facilities from Essentials and Coopers to sell in the space, and there could be a few computers in a study hub style corner. This space will reduce noise from student accommodation, if students have a separate area to socialise. This is a great idea, and well done and big thanks to everyone who is working on it." - Student