

# Planning Committee – Supplementary agenda

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

**Date:** 8 October 2014

**Time:** 6.30pm

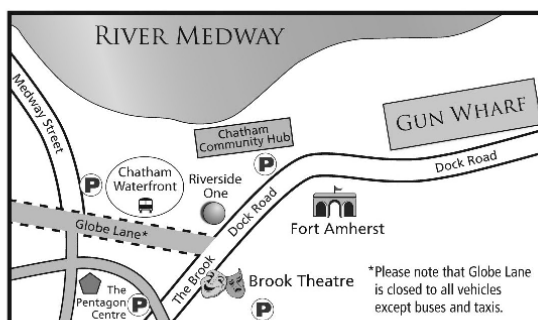
**Venue:** Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 16 Additional Information - Supplementary agenda advice sheet (Pages 3 - 6)**

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

**Date: 9 October 2014**



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



**Medway Council****PLANNING COMMITTEE – 8 October 2014****Supplementary Agenda Advice****Planning Committee 8 October 2014****Minute 306** Condition 9 agreed with Chairman and Vice Chairman

9. Prior to first occupation of the annexe hereby approved details of any internal garden separation between the main house and the annexe shall be submitted to and approved in writing with the Local Planning Authority. The details submitted shall include for the removal of part or all of the existing fencing separating the two and shall ensure that the open aspect between the dwelling and annexe is maintained so that the annexe remains and appears ancillary to and part of the main dwellinghouse. The approved separation shall thereafter be retained and no fencing or other enclosure, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or not (or any Order amending, revoking and re-enacting that Order) shall be erected within the site.

Reason: In the interests of the amenities of the area, the amenities of the occupiers of both the annexe and dwellinghouse and to ensure that the annexe remains visibly ancillary to the dwellinghouse. All in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

**Minute 310** Reason for refusal agreed with Chairman and Vice Chairman

1. The proposed development by virtue of its siting, prominence in the street scene, contrived nature, relationship with adjacent properties and access would be out of character with and harmful to the general character of the street scene and area in general and represents poor design. The proposal is therefore contrary to Policies BNE1, BNE2 and H4 of the Medway Local Plan 2003 and to the NPPF 2012.

**Minute 311** Reason for refusal agreed with Chairman and Vice Chairman

1. The development, by virtue of the contrived nature of the car parking proposed to the rear that is unlikely to be readily and easily used, would result in competition for the off street parking spaces to the front of the shops which would have the knock on impact of either being detrimental to the viability and vitality of the shops within this Local Centre or causing potential customers to the shops or prospective

residents or visitors to the proposed flats to park in an inappropriate location to the detriment of highway safety in this location close to a busy roundabout junction. The proposal is therefore contrary to the provisions of Policies H4, R10, T1 and T13 of the Medway Local Plan 2003 and the NPPF 2012.

**Page 35      MC/14/2102      59-61 High Street Rochester**

**Proposal amended as follows:**

Variation of condition 3 on planning permission MC/13/2864 (Change of use from Florist (Class A1) to a coffee shop (Class A3) with ancillary retail (Class A1)) to extend opening hours to 18.00 to 18.30 on Sundays and Bank Holidays.

**Delete** heading "Recommendation" at top of page 36

**Planning Appraisal**

Page 38 Other matters

Remove extra lines

First line should refer to Condition 3 not Condition 4.

**Add**

Condition 3 of MC/13/2864 relates to opening hours and is the subject of this application. This needs to be re-imposed with any amendments to the hours as agreed by Planning Committee

**Amend**

Condition 4 of MC/13/2864 relates to delivery hours. This is the subject of application MC/14/2011 also on this agenda and will need to be amended to reflect the decision made by this Planning Committee on that application.

**Page 41      MC/14/2011      59-61 High Street Rochester**

**Proposal amended as follows:**

Variation of Condition 4 on planning permission MC/13/2864 (Change of use from florist (Class A1) to a coffee shop (Class A3) with ancillary retail (Class A1)) to allow deliveries on Sundays and National Holidays between 08:00 to 16.00 hours.

**Delete** heading "Recommendation" at top of page 42

**Page 46      MC/14/1635      150-154 High Street, Rochester**

**Recommendation**

**Amend** Condition 3 to add the words “Local Planning” before “Authority” on the last line.

**Page 61      MC/14/1699      150-154 High Street, Rochester**

### **Representations**

**Delete** bullet point referring to no letters of representation

**Page 72      MC/14/1925      201A City Way**

### **Proposal amended as follows:**

Construction of a two storey extension to rear; conservatory to rear; installation of a double pitched roof dormer to rear with hip to barn hip to facilitate use of the loft for living accommodation and detached garage

### **Additional condition**

5. The proposed garage shall only be used for purposes incidental to the enjoyment of the main dwelling at 201A City Way and shall not be used for any trade or business.

Reason: To protect the amenities of occupiers of neighbouring properties in accordance with Policy BNE2 of the Medway Local Plan 2003.

**Page 78      MC/14/2148      Garages to the rear of 1 – 3 Lavender Close and adjacent to 2f Mayweed Avenue, Chatham**

### **Representations**

One letter of representation has been received since the agenda has been produced. Concern is raised with regard to loss of parking

**Page 90      MC/14/2305      134 Barnsole Road, Gillingham, ME7 4JJ**

### **Additional condition**

4. The bedroom and en-suite windows on the first floor northwestern elevation shall be fitted with obscure glass and apart from any top-hung light, that has a cill height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be carried out and completed before the rooms are occupied and shall be retained at all times thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 of the Medway Local Plan 2003.

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