

# Planning Committee – Supplementary agenda

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

**Date:** 5 November 2014

**Time:** 6.30pm

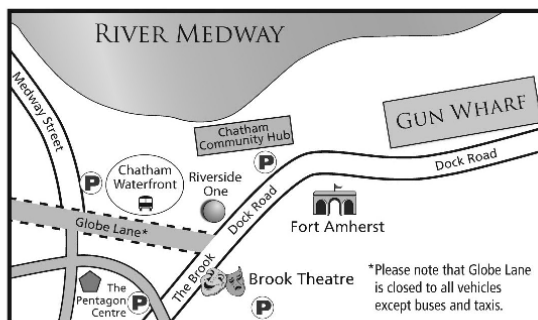
**Venue:** Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

**23 Additional information - Supplementary agenda advice sheet (Pages 3 - 20)**

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: 5 November 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  
中文 331781

ગુજરાતી 331782  
हिंदी 331783

ਪੰਜਾਬੀ 331784  
Polski 332373

کوردی 331841  
এহুৎশফব 331786

اروو 331785  
فارسی 331840

Русский 332374  
Lietuviškai 332372



## Medway Council

PLANNING COMMITTEE – 5 November 2014

## Supplementary Agenda Advice

## Meeting 10 September

**Minute 300 Former Temple School, Strood, MC/14/1760, Application for 68 dwellings**

The application went to the Planning Committee on 10 September 2014 at which Members resolved to approve the development, subject to the applicant entering into an agreement under Section 106 for various contributions and the imposition of 20 conditions.

Officers have since been advised that as the land owner is currently Medway Council these contributions would be secured through the land sale agreement, which would include the requirement for the land purchaser to enter into a Section 106 with the Council to secure the provision of financial contributions.

Furthermore, negotiations have been ongoing in relation to the imposed conditions.

Condition 10 (Highway Layout) sought a number of changes to the submitted highway plan, particularly enlarged visitor spaces, additional visitor spaces, traffic calming features and an additional footpath. A revised layout has been submitted which identifies the requested enlarged visitor spaces, additional visitor spaces and traffic calming features (a raised table) on the spine road. No additional footpath has been provided but acceptable justification has been provided on design grounds.

The slight change to the highway layout will require a redraw of the suite of layout plans which accompanied the application and Officers are requesting delegated authority to update condition 2 (Plans and Drawings) once these revised details are received and to revise condition 10 (Highway Layout).

Conditions 14 (Foundation Design) and condition 18 (Archaeological Watching Brief) required ground works to safeguard archaeological interest in the site. KCC Archaeology have since provided further advice in relation to these conditions and suggested that those two conditions are deleted and replaced with the following;

*No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of*

*archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.*

*Reason: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy BNE21 of the Medway Local Plan 2003*

Condition 20 (Protection of Bats and Birds) required details of a method statement for the protection of bats and nesting birds during demolition work. The applicant, in consultation with KCC Ecology has submitted a Demolition Method Statement that confirms that all demolition will be undertaken outside of the peak roosting and nesting season. A soft strip of the building has already taken place under the supervision of a licensed ecologist. On that basis, condition 20 can be revised to ensure compliance with the terms of the Method Statement.

**Page 16 MC/14/2468, MC/14/2469. MC/14/2470 ASDA**

### **Representation**

The applicants have written to all members of the planning committee and a copy of that letter is appended to this supplementary agenda

**Page 79 MC/14/2148 Garages at Mayweed Avenue, Chatham**

### **Representations**

One further objection has been received from the adjacent dental surgery. In summary this states:

- They have always had the use of three parking spaces on the site although there is no mention of this in the application submissions;
- The overnight parking survey takes no account of the daytime parking demands of the dental surgery;
- The parking displacement will greatly exceed the available surplus of on-street spaces in King George Road especially if spaces are taken to be 6m long, rather than 5m as stated in the study;
- The loss of parking spaces will lead to additional on-street parking, further congestion, inconvenience and danger;
- The loss of parking spaces for patients places the future of the dental surgery, an important local community facility, in jeopardy as it is dependant on not losing patients to remain viable, patients would have to travel further with higher carbon emissions;
- The applicant did not undertake pre-application consultation with the dentist in breach of Government advice.

The objector suggests that the proposals be revised to provide three dedicated off-street parking spaces to serve the dental surgery (on the proposed grassed area accessing onto King George Road near the rear boundary of the dental surgery), saying that this would overcome their objections in policy terms to the development.

## Planning Appraisal

### Additional Submissions and Officer Comments

Following the deferral of the application from the last Planning Committee, the agent has responded to the concerns raised. They confirm that they undertook pre-application consultations with local residents and with a planning officer and the scheme was amended following this. The development complies with the Medway Housing Standards, the dwellings will be separated from the parking spaces by a footpath running along the front of the dwellings and a series of landscaping spaces break up the parking area to avoid it becoming dominant. The proposal makes the best use of the site providing much needed housing for Medway and in these circumstances they feel it is unreasonable to be asked to reduce the number of dwellings on the site.

With regard to parking, an additional parking survey work has been undertaken. In view of the concern from the adjacent dental surgery, daytime surveys took place between 0800 – 1200 and 1400 – 1830 on Wednesday 15 and Thursday 16 October. These found that the average daytime on-street parking levels were 43% (an average of 107 parked cars with 144 spaces). The surveyor noted that between 1 and 2 cars were parked on the open spaces on the site which are next to the dental surgery.

Two additional night time surveys have also been undertaken, at 01.30 on Thursday 16 October and 01.00 on Tuesday 21 October. These found that an average of 68% of on-street spaces were in use, this being 171 parked cars with 80 free spaces. This is a similar level of parking to that found in the original surveys.

Further information regarding the internal size of the existing garages and of the growth in size of cars has also been provided.

In summary the displaced parking from the site is envisaged to increase on-street parking by 5%, bringing it to an average of 48% in the daytime and 73% at night. In these circumstances it is considered that there is adequate on-street capacity to accommodate parking displaced from the site.

However, despite the above survey findings and conclusions, in view of the concerns of the adjacent dental surgery, the applicant has offered to provide 3 parking spaces on the site as suggested by the dentist, as well as to negotiate a licence to give them exclusive use of these spaces. If the Committee considers that this would be beneficial then the following planning condition could be imposed to require full details of this:

15. *No development shall take place until full details of the provision of three parking spaces near the southern side of the King George Road frontage of the site have been submitted to and approved in writing by the Local Planning Authority. The spaces shall be provided in accordance with the approved details and shall be made available for*

*use in connection with the adjacent dental surgery at all times that the surgery is open. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.*

*Reason: To ensure that adequate parking is available in close proximity to the dental surgery and in the interests of amenity with regard to Policies BNE2 and T13 of the Medway Local Plan 2003.*

Page 93      MC/14/2146      Garages at Hoopers Place, Rochester

**Recommendation**

**Amend condition 6:**

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The approved boundary treatment shall be completed before first occupation of the development and shall thereafter be retained.

**Add condition 15:**

15. Prior to the first occupation of any of the dwellings hereby approved the area shown on the submitted layout as vehicle parking and turning space shall be provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking and turning space.

Reason: In order to ensure that there is adequate parking and turning on the site with regard to Policies BNE2, T1, T2 and T13 of the Medway Local Plan 2003.

**Add condition 16:**

16. Prior to the first occupation of any of the dwellings hereby approved the cycle storage area shall be provided in accordance with the approved plans and it shall thereafter be kept available for such use.

Reason: In order to ensure that there are adequate cycle parking facilities on the site with regard to Policy T4 of the Medway Local Plan 2003.



## Planning Appraisal

### Assessment of MHDS

Number of bedrooms /occupancy	Number of units	MHS minimum Gross Internal Area	Gross Internal Area proposed
1 bedroom, 2 person	6	50m <sup>2</sup>	50m <sup>2</sup>
2 bedroom, 3 person	2	61m <sup>2</sup>	61m <sup>2</sup>

Page 105 MC/14/2145

Garages rear of Fleet Road, Rochester

### Representations

**Kent Police** confirm that they have no objection in principle with regard to crime prevention and crime prevention through design. They note that the applicant will be seeking to achieve Secure by Design accreditation and look forward to working with them towards this.

**Southern Water** has provided details of their sewer records in the vicinity of the site but advise that the exact position of any sewers must be determined on site by the applicant. They request an informative on the decision notice regarding the need for a formal application for a connection to the public foul sewer to be made to them. They advise that there are no public surface water sewers in the vicinity to serve the development and that alternative means are required. They request a condition to require details of foul and surface water sewerage disposal to be agreed before the development is started, together with an informative to ensure that the detailed design takes into account the possibility of surcharging in order to protect the development from flooding.

### Recommendation

A Additional section 106 requests:

iv) A contribution of £292 towards youth activities to meet Every Child Matters objectives.

#### Amend Condition 14

14 No part of the development shall be occupied until the existing access on to Fleet Road is widened and resurfaced in accordance with the submitted plans and it shall be retained as such to provide access to the development at all times thereafter.

#### Amend Condition 16

16 Prior to the commencement of the development details of cycle storage for the flats shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be

constructed and made available for use prior to the first occupation of the flats, and shall be retained as such thereafter.

#### Add new Conditions 19 and 20

19. No development shall commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and shall be retained as such thereafter.

Reason: In order to ensure that adequate provision is made for sewerage disposal.

20. Prior to the first occupation of any of the dwellings hereby approved the area shown on the submitted layout as vehicle parking and turning space shall be provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking and turning space.

Reason: In order to ensure that there is adequate parking and turning on the site with regard to Policies BNE2, T1, T2 and T13 of the Medway Local Plan 2003.

#### Planning Appraisal

##### Assessment of MHDS

Number of bedrooms /occupancy	Number of units	MHS minimum Gross Internal Area	Gross Internal Area proposed
2 bedroom, 4 person	5	83m <sup>2</sup>	83m <sup>2</sup>
1 bedroom, 2 person	2	50m <sup>2</sup>	51m <sup>2</sup>
1 bedroom, 2 person	2	50m <sup>2</sup>	50m <sup>2</sup>
1 bedroom, 2 person	2	50m <sup>2</sup>	56m <sup>2</sup>

#### Representations

Two further objections have been received in summary raising the following issues:

- o The occupants of 6 St Johns Road were told that their house would be knocked down to provide access to the new development and they



were not aware of this. (Note – no houses are to be demolished as part of the application);

- Loss of privacy;
- More parking/congestion on streets due to loss of garages;
- More traffic since this was last rejected in the 1990's;
- Where does it stop in this former village, adding to dangerous traffic levels;
- How does it fit in with its surroundings when a two storey extension was rejected as it would not.

In addition **three letters of objection** have been received which have been addressed directly to Councillors. These are appended to this update report.

**Page 156    MC/14/1818            23 Symons Ave**

### **Representations**

**2 additional letters** have been received. The author refers to a residents meeting they attended to see the proposed plans where they were shown plans for 1 house to which they did not object. The current proposal is for 2 flats and they consider that whilst the site is suitable for one house, 2 flats are not in character with the area.

**Page 186    MC/14/1555            Land adj to 4 Berengrave Lane**

### **Proposal**

**Delete** "and erection of fencing to western boundary"





ASDA Chatham  
387 Maidstone Road  
Chatham  
Kent, ME5 9SE

[www.ASDA.com](http://www.ASDA.com)

Monday 3<sup>rd</sup> November 2014

To: Members of the Planning Committee  
CC: Medway District Council Planning Department

Dear Councillor,

***Planning Applications MC/14/2468, MC/14/2469 and MC/14/2470***

I am writing to you ahead of Wednesday 5<sup>th</sup> November's meeting of the Planning Committee, where you will be deciding on an application submitted by ASDA Chatham for the lifting of delivery hours restrictions. I am writing to you in order to explain the importance of this application in securing our stores future.

ASDA continually measures the availability of all products at stores. Our Chatham store is currently not meeting demand during the morning trade period. It is ASDA's belief that greater flexibility to service the store would improve the availability of products for customers, particularly for fresh food during the morning trading period. We also understand that some of our neighbours are concerned about potential noise impact.

ASDA recognises the importance of consulting with the local community to address issues and concerns that may arise from the submission of a planning application. We therefore launched a full engagement process with our neighbours that will continue well into the future. The aim of this process is to recognise, understand and where practicable, rectify concerns of the local community and stakeholders, and, to establish a forum, via the 'Meet-the-Manager' format, that will continue to regularly meet in perpetuity

'Meet-the-Manager' sessions are held for local residents and stakeholders and are currently being rolled out in ASDA's larger stores across the country. ASDA recognises the need to be a good neighbour and to work with the local communities in which they operate, in order to tackle problems before they become issues. Letters were issued to 212 households in closest proximity to the ASDA superstore in Chatham.

Following a successful inaugural 'Meet-the-Manager' we will continue the programme and hold another meeting before the end of the year. These meetings will be residents led, with local people setting the frequency and topics for discussion. Participating residents did not want to meet again until the outcome of the planning application was determined.



We were able to address residents' concerns about how we would ensure that they would not be disturbed at night. As part of the application a Service Yard Management Plan has been submitted setting out a series of processes and behaviours that will improve the operation of the service yard to make it safer, run more efficiently and critically reduce noise output. Currently there is no obligation on ASDA to comply with the measures set out in this plan. However as this is good practice, and will help to achieve the objectives of the Meet-the-Manager process, ASDA has already committed to implementing this plan.

Between these more formal meetings, local residents have been given the contact details of the General Store Manager so they can approach him with concerns at any time.

We have, as part of this application, submitted a full report of our consultation activities. Should you have any additional questions in the mean time, please do not hesitate to get in touch.

With best wishes,  
Yours faithfully,

**Bob Parkes**  
**ASDA Property Team**



ASDA Chatham  
387 Maidstone Road  
Chatham  
Kent, ME5 9SE

[www.ASDA.com](http://www.ASDA.com)

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With best wishes,  
Yours faithfully,

Bob Parkes  
ASDA Property Team



lancaster, robert

**From:** Jonet Dell  
**Sent:** 04 November 2014 11:38  
**To:** avey, john (external); baker, ted (external); bowler, nick (external); carr, david (external); gilry, dorte (external); godwin, christine; sylvia; griffiths, glyn (external); gulvin, adrian (external); hubbard, stephen; josie; mackness, andrew (external); purdy, wendy (external); royle, david (external); smith, diana (external)  
**Cc:** filmer, phil; representations, planning  
**Subject:** OBJECTIONS TO Planning Application Number: MC/14/2734,  
**Attachments:** Petition 7.jpg; Petition 1.jpg; Petition 2.jpg; Petition 3.jpg; Petition 4.jpg; Petition 5.jpg; Petition 6.jpg; Letter Objecting to Garage planning 1.doc

E-MAIL to Councillors of the Planning Committee;

cc Councillor Phillip Filmer;  
 cc Mary Smith, Planning Officer Medway Council;

**SCANNED**

7 Kingshill Drive,  
 Hoo St Werburgh,  
 Rochester,  
 KENT  
 ME3 9JP  
 November 4th 2014

Dear Councillor,

**RE: OBJECTIONS TO Planning Application Number: MC/14/2734, Location:** Garage site to rear of 4 and 6, St Johns Road, Hoo, Rochester, Kent. ME3 9JT. **OBJECTIONS TO Proposal:** Demolition of garages and construction of 5 two-bedroom houses including amenity space and car parking, Development Type: Dwellings Q 13

I write to raise your awareness to the groundswell of opinion objecting to the above development of 5 two storey, two bedroom houses; I have raised a petition (attached) submitted to the council totalling 129 persons objecting to planning application MC/14/2734. Letters of objection from myself and neighbors have been submitted to the council planning department (please find attached my own), and e-mails sent to our Ward Councillors – Phillip Filmer, Tony Watson and Chris Irvine, as per the letter from Mary Smith – Council Planning Officer. I have had a reply from Councillor Philip Filmer agreeing with my points.

The addresses of the objectors show that these cover the people whose houses are next to and near to these particular garages, the homes which back onto and overlook this proposed development are in four streets Knights road (bus route), St Johns Road (bus route), Kingshill Drive, Walters Road – all affected, the proposed plans fall foul of Policy H9 Backland Development of the MLP and MC Policy to encourage folk not to park on-street. My own house 7 KingsHill Drive backs onto and overlooks the garages.

I understand from speaking with Mary Smith the planning officer yesterday, that it is now only you, our Councillors who can stop this planning application by rejecting it due to public opinion - as it meets council planning criteria. I would be very grateful if you would consider the objections and reject this particular application.

In summary my objections are;

Design - development is approx 250 – 300% taller than existing buildings (the garages they are replacing) as they are two story dwellings instead of bungalows with low roofs, so the street scene and outlook from the 1960's houses in the four streets listed above which surround this area is compromised.

Effect on homes nearby - loss of outlook, loss of privacy, loss of light (due height of the two story houses & position/ orientation with regard to existing houses lower on the hills and number of dwellings in plan) as the proposed houses do not nestle closest and only into the hills of Knights Road and Kingshill Drive to the North West. This most adversely impacts existing houses lower on the hills - thus myself at 7 Kingshill Drive will be the most affected. There will also be increased noise from the homes and disturbance from traffic – cars at any time of the day and service vehicles struggling for access.

Owing to loss of these 37 garages and insufficient replacement car parking spaces provided in this plan [deducting those allocated to the 5 new dwellings (10 I understand)], additional cars will be parked on the side streets which 'ring' this development – bus route Knights road, bus route St Johns Road, Kingshill Drive, Walters Road – which are already overburdened. Therefore more bottlenecks and thus safety issues will be caused on these roads because of extra congestion - disregarding MC Policy to encourage folk not to park on-street. I have rented the garage at the foot of my garden for many years and have enquired of MHS homes to purchase same because of the parking problems near me – others have also enquired regarding purchasing. Historically the council did not offer the garages to residents but sold them as a block for a peppercorn amount to MHS homes. There needs to be more parking spaces, so fewer homes, in any plans.

Single track access to this development of 5 two bed two storey houses – surely this is a safety concern for service vehicles and emergency services, it is one of the major factors on which a previous plan was rejected (in the 90's I think) – fire engines have not got smaller.

I do hope this application is rejected, should another be raised some time in the (far) future then I hope the plan, orientation, design and number would show the same consideration to our area as that granted to the neighbours of Singleton Close (& Robson Drive I understand) whose outlook etc. was not destroyed as a modest number of bungalows with low roofs only and minimal garden space were built. A new plan would need to be far fewer bungalows with even more parking spaces, and there would still be material considerations for objections. The majority of the recent new builds in Hoo are 2 or 3 bedroom homes, very few are bungalows with ideal access for disabled/ older people - we have an aging voting population.

I understand from Mary Smith that the committee where this will be decided sits on November 5<sup>th</sup> 2014. Hoping the 'little person's voice is heard above that of big business and greed, and that you see fit to reject planning application MC/14/2734 tomorrow.

Yours faithfully,

Jonet Dell

Ps I would be grateful for acknowledgement that you received this e-mail.

Tel:

EMAIL:



82, KNIGHTS ROAD, MS  
Hoo.  
NR. Rochester,  
KENT.  
ME3 9JU.

3<sup>rd</sup> November 2014

MEDWAY

Dear Sirs,

03 NOV 2014

RECEIVED

Re:- Application number: MC/14/2734

Location: Garage site to rear of 4 and 6, St Johns Road  
Hoo, NR Rochester, ME3 9JT.

Proposal:

Demolition of garages and construction of  
5 two-bedroom houses including amenity space and  
car parking

Development Type: Dwellings Q13.

Further to my letter to Mary Smith, Planning Service,  
which I handed in to the Council Offices on 10<sup>th</sup> October  
I have just been informed that we need to write  
letters of objection to our local Ward Councillors  
ie:- yourselves to arrive before Nov. 5<sup>th</sup> 2014.

MR Phil. Filmer, MR Tony Watson and  
MR Chris. Irvine.

I strongly object to any development, due loss  
of privacy, loss of outlook, the noise.

The infrastructure isn't able to cope with any more  
building. The roads are too narrow especially the  
entrance to the garages. Residents have great  
difficulty parking on the roads and can't have drives  
because their front gardens are too small. Knights Road  
and St Johns Road is a bus route with four or more  
busses going pass every hour. Several times the  
bus is held up because of parked cars.

I trust my comments of concern will be noted and  
that I will be informed of any decision.

Thanking you,

Yours Sincerely,

*[Faint signature]*

(MRS Helen McDERMOTT)



MR. K. M. BOTTUE

MRS D. A. BOTTUE

172 KNIGHTS ROAD

HOO, ROCHESTER.

KENT ME3 9JN

COUNCILLOR CHRIS IRVINE

2ND NOVEMBER 2014

CIVIC CENTRE

SUN WHARF DOCK ROAD

CHATHAM ME4 4TR

DEAR SIR,

REF PLANNING APPLICATION MC/14/2734

ST JOHN'S ROAD, HOO

WE ARE WRITING TO YOU, AS OUR WARD COUNCILLOR,  
TO REQUEST THAT YOU OBJECT TO THE ABOVE PLANNING APPLICATION  
DUE TO BE DECIDED ON NOVEMBER 5TH

WE HAVE ALREADY SUBMITTED A WRITTEN OBJECTION TO  
MARY SMITH (A COPY OF THIS WILL BE ON FILE) TO WHICH NO  
RESPONSE, ANSWER OR ACKNOWLEDGEMENT HAS BEEN RECEIVED

WE FEEL HOO HAS ALREADY BECOME ONE BIG BUILDING  
SITE AND DESPITE "MEETING COUNCIL PLANNING CRITERIA" IT  
IS UNNECESSARY - ESPECIALLY IN THE MIDDLE OF AN EXISTING  
RESIDENTIAL AREA. IT IS UNFAIR TO EXPECT RESIDENTS TO LIVE  
THROUGH THE NOISE, DISRUPTION AND MESS THIS WILL CREATE.  
ADDITIONALLY THERE IS THE LOSS OF PRIVACY AND REMOVING THIS MUCH  
OFF STREET PARKING WILL ONLY ADD TO AN IMPOSSIBLE PARKING  
SITUATION ON ALREADY OVERCROWDED ROADS.

THANK YOU IN ANTICIPATION OF YOUR SUPPORT

