Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 3 December 2014
Time: 6.30pm
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

19 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

Date: 4 December 2014

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Medway Council

PLANNING COMMITTEE – 3 December 2014

Supplementary Agenda Advice

Meeting 5 November 2014

Minute 503  MC/14/2590  Land adj to 29 Sheldon Drive

Reason for refusal agreed with Chairman and vice Chairman

1. The proposal represents a contrived and cramped development that will result in a development with an unacceptable level of amenity for prospective occupiers by virtue of the poor outlook from habitable room windows and the overlooking of the majority of the garden area. The proposal is therefore contrary to the provisions of policy BNE2 of the Medway Local Plan 2003.

Page 20  MC/14/2734  Garage Site to R/O St Johns Road

Members site meeting 29/11/14

Members attending: Cllrs Mrs Chambers (chairman); Bowler; Griffin; Griffiths; Hubbard; Mackness and Royle. Cllrs Filmer and Rodberg also attended.

Following the opening of the meeting by the Chairman, the Senior Planner outlined the application, summarised the representations received and advised of the planning issues as they related to principle, design, amenity, parking and highway matters.

The representative of mhs clarified that while there were 37 garages on site, occupation by local people of those garages was actually very limited.

Residents raised the following concerns:
- Loss of outlook/view
- Levels have not been taken into account
- Garages are being repaired and will be available for occupation
- Garages are large enough for large cars
- Dispersal of cars will increase on street parking and will impact on local bus route
- Alleyway is not safe
- Surrounding properties are old style Cornish properties
- It is an H9 backland site
- Houses are too small
- Too many houses and too tall
• Not enough parking for number and size of properties
• A229 cannot cope with further traffic
• Noise and disturbance from car parking
• Doctors surgery cannot cope with more houses
• Hospital cannot cope
• Already lost garages in area that causing a problem
• Loss of more parking will cause gridlock in the area
• Mhs should bring garages back into use
• Asbestos in roof

Cllr Filmer spoke against the application making the following points
• Many garages already lost causing pressure on local roads
• Garages should be brought back into use
• Parking survey is inaccurate
• Petition from immediate residents.

Cllr Griffiths asked for an overshadow plan to be provided for Committee.

Members site meeting 29 November 2014-12-03

Members attending: Cllrs Mrs Chambers (chairman); Bowler; Griffin; Griffiths; Hubbard; Mackness and Royle. Cllr Murray attended as Ward Councillor.

Following the opening of the meeting by the Chairman, the Senior Planner outlined the application, summarised the representations received and advised of the planning issues as they related to principle, design, amenity, parking and highway matters.

The representative of mhs talked through how the plans had changed from the plans first shown to residents.

Residents raised the following concerns
• Position of the refuse area
• Overlooking
• Impact of lighting
• Loss of part of garage and garden
• Movement of traffic and impact of side of property
• Plans changed after consultation
• Now may be objections that did not object before
• Access inadequate for fire service
• Main access opposite zig zags for school
• Impact on bus routes
• Impact on on-street parking
• Impact of parking on safety of kids going to school
• Garages have less parking impact
• Access and egress from 2 parking spaces will be more difficult.
Cllr Murray spoke against the development re-iterating the above concerns although recognising the need for housing generally

Representations

1 further letter has been received re-iterating previous concerns and stressing that the garages provide much needed secure parking opportunities

Heritage and Social Regeneration Manager advises that the contribution request for Woodside Community Centre was on the basis that any resident in Medway can go to classes/activities in any community centre in Medway, but Woodside was the closest to the development site.

Page 52 MC/14/2146 Garages at Hoopers Place, Rochester

Members attending: Cllrs Mrs Chambers (chairman); Bowler; Griffin; Griffiths; Mackness and Royle. Cllr Murray attended as Ward Councillor. Cllr Rodberg advised that he attended.

Following the opening of the meeting by the Chairman, the Senior Planner outlined the application, summarised the representations received and advised of the planning issues as they related to principle, design, amenity, parking and highway matters.

Residents raised the following concerns

- Dangerous exit onto Hoopers Road
- No more flats needed
- Concern regarding security of fencing
- Area overpopulated
- Displaced parking in more dangerous place, further away and not desirable

Cllr Murray spoke against the development advising that there was a need for housing but that it should be family housing and not flats

Mhs representative referred to other garages sites and available parking and also agreed that they could fund traffic calming on Hoopers Road.
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