

# Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

**Date:** 29 April 2015

**Time:** 6.30pm

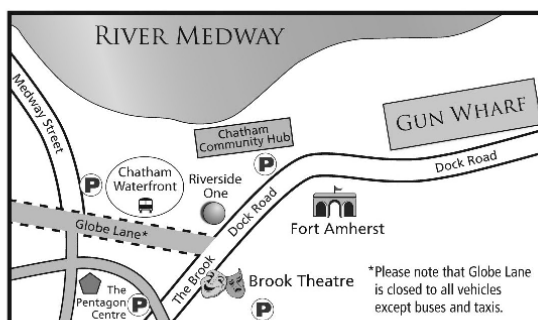
**Venue:** Canteen Area - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

**24 Additional Information - Supplementary agenda advice sheet (Pages 3 - 22)**

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: 29 April 2015**



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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 – 29 April 2015**

**Supplementary Agenda Advice**

**Page 26      MC/14/3784      Land North of Moor Street**

**Change** applicant to Gladman Development Limited not Mr S Barker

**Recommendation**

**Amend to:** If the Council had been in a position to determine the application it would have refused it on the following grounds

**Page 60      MC/15/0079      Former Kitchener Barracks**

**Recommendation**

**Amend A** as follows:

- A. Resolution to approve subject to further survey work being undertaken, if necessary, and then if deemed acceptable, delegated authority being granted to the Head of Planning to approve subject to conditions and S106

**Amend B ii)** to relate to St Mary's Island School

**Amend** Condition 4 to refer to the following plans:

0061\_GA\_13 Rev B received on 12 January 2015; 0061\_GA-42 Rev B received on 28 January 2015; 0061\_GA\_14 Rev D as received 11 March 2015.

**Add** additional Conditions as follows but number as 38 and 39 as relate to ecology as follows:

- 38. Any application for the approval of reserved matters pursuant to condition 2 of the development hereby approved shall include a detailed design of the foundation of all new buildings and a detailed design of any services to be installed within the site. The development shall be carried out in accordance with the approved plans and retained thereafter.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on archaeological interest and in accordance with Policy BNE21 of the Medway Local Plan 2003.

39. Prior to any works taking place to any of the tunnels on site a scheme of such works shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and retained thereafter.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on archaeological interest and in accordance with Policy BNE21 of the Medway Local Plan 2003.

**Re-number** Conditions 38-41 as Conditions 40- 43

### **Representations**

**Historic England** has provided the following further comments on information regarding tunnels that was submitted by the applicant: -

- Information submitted is not definitive and so should be considered illustrative of the issues raised by the development
- Tunnels have been surveyed throughout to confirm their depth (approx 20 – 25 metres) and length (approx 24 metres) and they are at their deepest on the eastern side declining in depth in the direction of the river
- Tunnels are currently an undesignated heritage asset
- Remedial measures to the tunnels which are harmful to their significance may not be acceptable and so should be avoided
- Piling may be needed in some locations but it is accepted that at this stage the number, location, size or depth and hence the potential impact is not known
- Careful foundation design can avoid any harm
- Conditions should be imposed on any approval to ensure a detailed design of foundations and services is agreed together with any works to the tunnels

**Page 96      MC/15/0081      Former Kitchener Barracks**

### **Recommendation**

**Amend A** as follows:

- A. Resolution to approve subject to further survey work being undertaken, if necessary, and then if deemed acceptable, delegated authority being granted to the Head of Planning to approve subject to conditions and S106

**Amend** Condition 2 to refer to the following plans:

0061\_GA\_23 Rev C; 0061\_GA\_24 Rev C; 0061\_GA\_25 Rev C; 0061\_GA\_26 Rev C; 0061\_GA\_27 Rev C; 0061\_GA\_28 Rev C; 0061\_GA\_29 Rev C; 0061\_GA\_30 Rev B; 0061\_GA\_31 Rev B; 0061\_GA\_32 Rev B; 0061\_GA\_36 Rev B; 0061\_GA\_37 Rev B; 0061\_GA\_38 Rev B; 0061\_GA\_39 Rev B; 0061\_GA\_40 Rev B; 0061\_GA\_41 Rev B; as received 22 January 2015

**Page 108    MC/15/0094                    Former Kitchener Barracks**

**Recommendation**

**Amend A** as follows:

- A. Resolution to approve subject to further survey work being undertaken, if necessary, and then if deemed acceptable, delegated authority being granted to the Head of Planning to approve subject to conditions and S106

**Amend** Condition 2 to refer to the following plans:

0061\_GA\_23 Rev C; 0061\_GA\_24 Rev C; 0061\_GA\_25 Rev C; 0061\_GA\_26 Rev C; 0061\_GA\_27 Rev C; 0061\_GA\_28 Rev C; 0061\_GA\_29 Rev C; 0061\_GA\_30 Rev B; 0061\_GA\_31 Rev B; 0061\_GA\_32 Rev B; 0061\_GA\_36 Rev B; 0061\_GA\_37 Rev B; 0061\_GA\_38 Rev B; 0061\_GA\_39 Rev B; 0061\_GA\_40 Rev B; 0061\_GA\_41 Rev B; as received 22 January 2015

**Page 118    MC/15/0082                    Former Kitchener Barracks**

**Recommendation**

**Amend A** as follows:

- A. Resolution to approve subject to further survey work being undertaken, if necessary, and then if deemed acceptable, delegated authority being granted to the Head of Planning to approve subject to conditions and S106

**Amend** Condition 2 to refer to the following plans:

0061\_GA\_17 Rev B; 0061\_GA\_18 Rev B; 0061\_GA\_30 Rev B; 0061\_GA\_31 Rev B; 0061\_GA\_32 Rev B; 0061\_GA\_36 Rev B; 0061\_GA\_37 Rev B; 0061\_GA\_43 Rev B; as received 22 January 2015

**Recommendation**

**Amend** Clause A VI to read as follows:

- VI. The provision of Employment Training and Workforce Development in accordance with a Scheme to be submitted to and approved by the Local Planning Authority prior to the commencement of development or a contribution of £22,800 towards employment training and workforce development

**Amend** Condition 5 to read as follows:

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of houses on Plots 12, 13, 57, 58, 70, 71 and 82 without the prior written approval of the Local Planning Authority

**Amend** Condition 21 to read as follows:

21. No development above slab level shall take place until details of noise attenuation measures for the habitable rooms of all properties has 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 retained thereafter.

**Site Area/Density**

Extant Permission - MC/05/0211

Site Density: 69 dph (28 dpa)

**Recommendation**

**Additional** condition 20

20. No changes shall be made to land levels on site, other than in accordance with the details shown on drawing no 014.1568-002 P6 without the prior written consent of the Local Planning Authority

Reason: In the interests of visual amenity and in accordance with Policy BNE1 of the Medway Local Plan 2003

**Additional condition 21**

21. No development shall commence until a construction environmental management plan that describes measures to control the noise, dust, lighting, traffic generation and the effect on wildlife and habitat impacts arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority and all construction works shall be undertaken in accordance with this approved plan.

Reason: In order to minimise the impact of the construction period on the amenities of local residents and habitat and with regard to Policies BNE2 and BNE39 of the Medway Local Plan 2003. Submission and approval required before commencement of development to avoid any irreversible detrimental impact on surrounding residential amenities and in accordance with Policy BNE2 of the Medway Local Plan 2003.

**Page 178    MC/14/3186                    St Benedicts RC Primary Sch**

**Recommendation**

**Amend** Condition 2 as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Project No K140854 Drawing No. 001 Revision 'F', 002 Revision E and 003, received on the 27 March 2015 and 22 April 2015, respectively.

**Amend** Condition 4 as follows:

4. The play equipment hereby approved shall not be used outside of the hours of 0800 until 1800 on Mondays to Fridays, with the exception of four weekend days, within one calendar year, where certain school events and fundraisers can be undertaken within the approved hours. In the case of the exceptional four events the Local Planning Authority shall be given 10 working days advance notice in writing of each event.

**Delete** existing conditions 5 and 6

**Add** following conditions:

5. In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars. Paragraphs i) and ii) below shall have effect until the expiration of 5 years from the date of completion of the development for its permitted use.

- i) No retained tree shall be damaged, cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the Arboricultural Report (AR0214/03-15) dated

24 March 2015 as amended by the email from Calfordseaden dated 14 April 2015, without the written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations or any revisions thereof.

- ii) If any retained tree dies, or is removed, uprooted or destroyed, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time as may be specified in writing by the Local Planning Authority.
- iii) The installation of tree protection barriers, the methods of working and the means installing equipment, fencing, acoustic barriers, planters, decking and safety surfacing shall be undertaken in accordance with the Arboricultural Report (AR0214/03-15) dated 24 March 2015 as amended by the email from Calfordseaden dated 14 April 2015.

Reason; Pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

6. No development shall commence until the developer has (at his own expense):
- i) Instructed an arboricultural consultant, approved in writing by the Local Planning Authority, to liaise with the developer and/or his architect or engineer to approve relevant details of construction methods, oversee the works and report to the Council throughout the period of the works in so far as the works may affect retained trees; and
  - ii) Submitted to and obtained the written approval of the Local Planning Authority for an auditable system of arboricultural site monitoring, including a schedule of specific site events requiring arboricultural input or supervision where construction and development activity is to take place within or adjacent to any root protection area of any tree identified for retention.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 7 The acoustic barrier, as shown on Drawing No.003, which is to be installed along the common boundary of No. 19 and No. 21 Lambourn Way, positioned on Drawing No. 001 Revision 'F', shall be constructed and installed, prior to the full use of the play equipment hereby permitted and shall be maintained thereafter.

Reason: In the interests of the amenities of neighbours and with regard to Policy BNE2 of the Medway Local Plan 2003.



### **Representations**

**The applicant** has responded to the objections as follows:

- Have an House in Multiple Occupation (HMO) licence to provide emergency accommodation to the vulnerable people in Medway Council
- Occupiers are clean and respectable and not threatening or intimidating
- As applicants - have considerate attitude and have recently spent £50k on property to comply with Council requirements.
- Some comments from objectors are slanderous
- Previous use was temp accommodation for contractors who caused greater problems than current users
- Property will be managed by experienced and specialised team of providers under jurisdiction of the Council

**Amend** description as follows:

Part retrospective advertisement consent for painted advertisement to each of the four existing columns to front together with a painted mural on wall to rear.

**Amend** Condition 1 to add at end “ as amended by email dated 20 April 2015”

### **Representations**

**The agent** has emailed to change the fabric banners proposed on the columns for painting directly onto the columns of the same design. This is due to concerns over the long term quality and durability of fabric wraps.

**1 further letter** has been received objecting on the basis that the advertisements are inappropriate within this conservation area.

### **Recommendation**

**Amend** Condition 2 as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan received 20 October 2014, Ordnance Survey Plan, Block Plan and Drawing Nos. P(00) 01 and P(00) 02 received 3 February 2015, P(11) 01 rev A received 25 March 2015 and P(11) 02 rev F received 24 April 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

**Page 227 Performance Report**

See attached Annual Affordable Housing Development Report



Annual Affordable Housing Development Report  
(2014-2015)



## Affordable Housing Completions 2014/15

Product	Developing Organisation	Rural / Urban	S106	Project Description	Homes
AR	Heart of Medway	U	Y	Ruxton Square	6
AR	Amicus Horizon	U	Y	174-176 Canterbury Street	14
AR	Golding Homes	U	Y	Empire Reach	19
SO	Golding Homes	U	Y	Empire Reach	21
AR	Heart of Medway	R	Y	St. Andrews Park (Phase 1)	3
SO	Heart of Medway	R	Y	St. Andrews Park (Phase 1)	7
AR	Heart of Medway	U	N	Cozenton Point	11
SO	Heart of Medway	U	N	Cozenton Point	12
SO	Heart of Medway	U	Y	Amherst Heights	9
SO	Heart of Medway	U	Y	Theatre Royal	8
AR	Heart of Medway	U	Y	Theatre Royal	8
SO	Heart of Medway	U	N	Lower Rainham Road	4
SR	HRA	U	N	Begonia Avenue	3
SR	HRA	U	N	Butteremere Close	2
SR	HRA	U	N	Tangmere Close	4
MR	Hyde	U	N	Mortgage Rescue	1
AR	Moat	U	Y	Witham Way	6
MR	Orbit	U	N	Mortgage Rescue	2
AR	Orbit	U	Y	Nelson Road	16
AR	West Kent	U	N	P&R scheme	3
AR	West Kent	U	N	P&R scheme	7
AR	West Kent	R	Y	Blossom Park	14
SO	West Kent	R	Y	Blossom Park	7

AR – Affordable Rented   SR – Social Rented   SO – Shared Ownership   MR – Mortgage Rescue

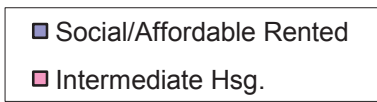
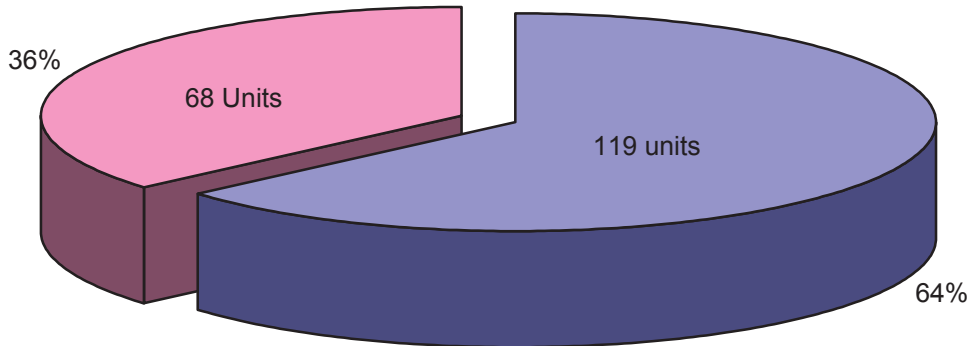
**187** units have been delivered year to date



## Breakdown of Schemes by Type and Size

Quarter	Project Description	No. of Bedrooms/House Type					
		1b - Flat	2b - Flat	3B- Flat	2b - House	3b - House	4b - House
Q1	Ruxton Square		6				
	St. Andrews Park (Phase 1)				10		
	P&R scheme				3		
Q2	P&R scheme				6	1	
	Cozenton Point	5	18				
	Mortgage Rescue					3	
Q3	Nelson Road		6		2	8	
Q4	Amherst Heights				2	4	3
	174-176 Canterbury Street	4	6	1	1	2	
	Witham Way					6	
	Theatre Royal	1	15				
	Begonia Avenue					3	
	Empire Reach	5	35				
	Butteremere Close				2		
	Tangmere Close				4		
	Lower Rainham Road				4		
	Blossom Park	2	10		1	8	
<b>Totals</b>		<b>17</b>	<b>96</b>	<b>1</b>	<b>35</b>	<b>35</b>	<b>3</b>

### Tenure Split of Completions

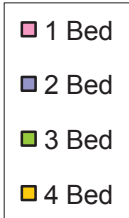
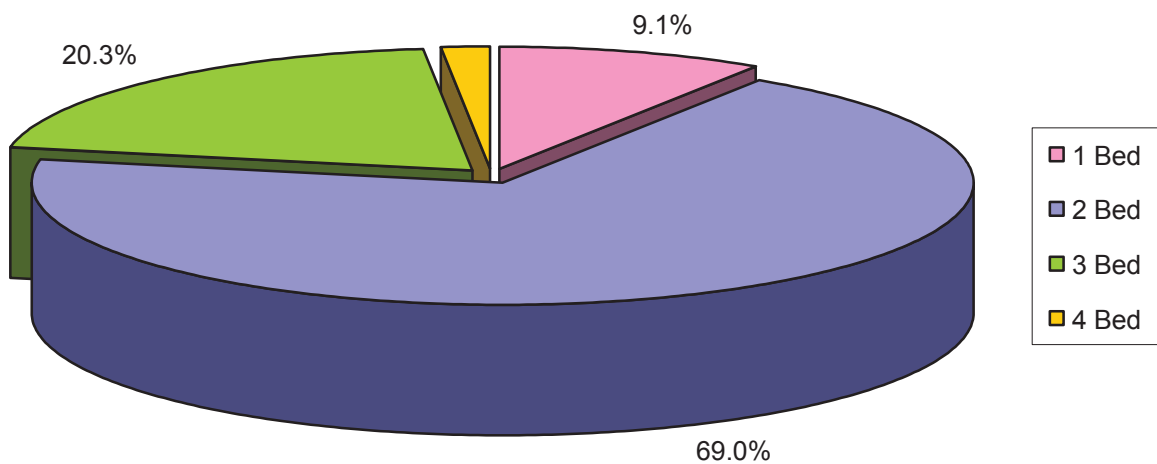


(target = 60% Rented / 40% Shared Ownership)

### Bedroom Size Breakdown

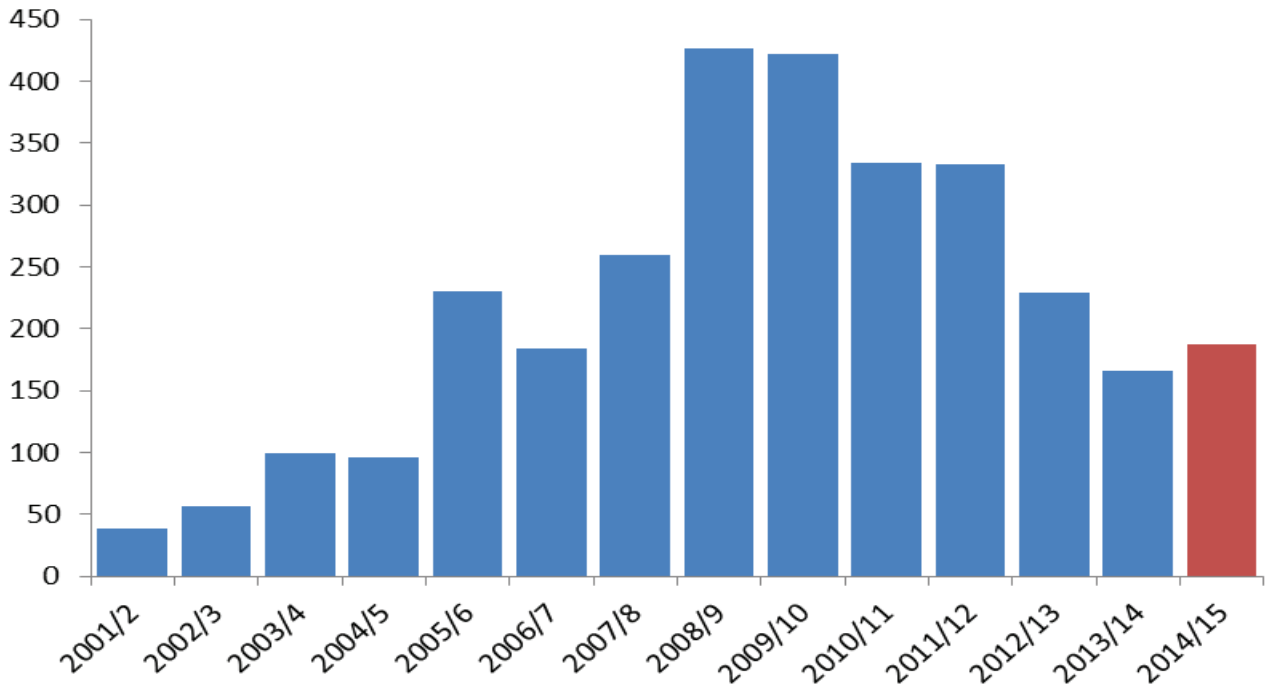
1 Bed	2 Bed	3 Bed	4 Bed	Total
17	129	38	3	<b>187</b>
<b>Fully wheelchair Units Completed</b>				
6	3	0	0	<b>9</b>

### Size Breakdown

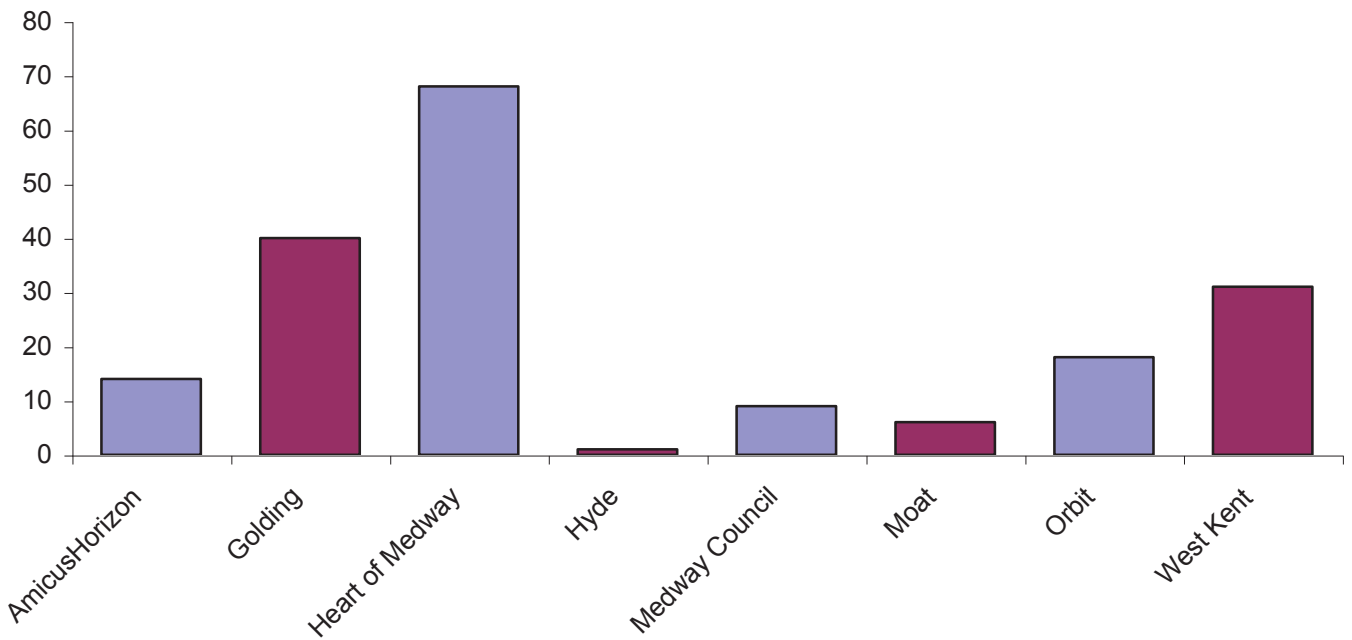




### Affordable Housing Delivery 2001-2015



### Unit delivery by Provider (YTD)



## Completions In Focus

### Empire Reach Chatham

Registered Provider	Golding Homes
Developer / Contractor	Chartways
HCA funding	£926,500
Development start date	October 2013
Completion date	March 2015
Unit & size mix	2 x 1 bed apartment (Affordable Rent) 2 x 1 bed wheelchair units (Affordable Rent) 15 x 2 bed apartment (Affordable Rent) 3 x 1 bed apartment (Shared Ownership) 18 x 2 bed apartment (Shared Ownership)



This scheme was built on the site of the former Empire Theatre in Chatham. This scheme built by Chartways for Golding homes delivered 40 units in total. It consisted of 1 & 2 bed flats including 2 x 1 bed wheelchair compliant flats. All units are built to Lifetime Homes standard and achieve Level 3 of The Code For Sustainable Homes. 19 units are for Affordable Rent, which were advertised via HomeChoice and 21 for Shared Ownership. The Shared Ownership units start at £40,500 for a 30% share of a 1 bed apartment, and rise to £48,750 for a 30% share of a 2 bed apartments. The new homes for Shared Ownership and Affordable Rent, offer outstanding views of the riverfront from Rochester along to Chatham Dockyard, and make a dramatic and considerable impact on the surrounding area.





## Former Theatre Royal, Chatham

Registered Provider	Heart Of Medway
Developer / Contractor	Jenner's
Development start date	April 2011
Completion date	March 2015
Unit & size mix	1 x 1 bed apartment (Affordable Rent) 2 x 2 bed wheelchair units (Affordable Rent) 5 x 2 bed apartment (Affordable Rent) 8 x 2 bed apartment (Shared Ownership)



This scheme saw the demolition of the former Theatre Royal auditorium, which had stood empty and derelict for a number of years. The scheme consists of a block of apartments with associated parking. This scheme delivered 16 units of affordable housing and 4 additional Shared Ownership units over and above those that were negotiated in the S106. This is following additional funding from the HCA under the 2013-15 Affordable Homes Guarantee scheme. There are 8 x 2 bed apartments for Shared Ownership, 5 x 2 bed and 1 x 1 bed apartments for Affordable Rent and 2 x 2 bed wheelchair units for Affordable Rent.



## Former Theatre Royal, Chatham

Registered Provider	Heart Of Medway
Developer / Contractor	Persimmon homes
Development start date	April 2013
Completion date	February 2015
Unit & size mix	2 x 2 bed houses (Shared Ownership) 4 x 3 bed houses (Shared Ownership) 3 x 4 bed houses (Shared Ownership)



The scheme at Amherst Heights has seen the delivery of 9 much-needed family homes. Each unit has allocated parking and the scheme is located within easy reach of Chatham and Gillingham High streets & and Rail Station. All the homes were for Shared Ownership 2 bed units started from £77,000, 3 Bed units £86,625 and 4 bed units for £99,750. All 9 units are now either sold or reserved.

## Buttermere Close, Gillingham

Provider	Medway Council
Developer / Contractor	Persimmon homes
Development start date	August 2013
Completion date	February 2015
Unit & size mix	2 x 2 bed houses (Social Rented)



The Scheme at Buttermere Close has seen the delivery of two 2 bed family homes. The scheme is located within easy reach Gillingham High Street and Railway Station. Medway Council's HRA Development Team has developed these new homes as part of their development programme.

## Schemes Currently on Site

Site	RP	Developer / Contractor	Tenure	Flats		Houses				Bungalow	Total
				1 bed	2 bed	2 bed	3 bed	4 bed	5 bed	1 bed	
King Street, Rochester	Moat	McCulloch's	A/R	3	15						18
			S/O	3	3						6
174 - 176 Canterbury St, Gillingham	Amicus Horizon	BAL	S/R	1	1						2
			A/R					1			1
St. Andrews Park (Phase 2)	Heart of Medway	Redrow	S/O				8	3			11
			A/R					2			2
Admirals Place, Chatham (Carpeaux)	Orbit	Jenners	S/O	1	3	4					8
			A/R	7	17		6				30
Romany Road, Gillingham	HRA	Chartway	S/R						4		4
Upbury Way, Chatham	Heart of Medway	BAL	S/O			3					3
			A/R	3	2						5
Blossom Park, Hoo (Bells Lane)	West Kent	Bellway	A/R		6						6
			S/O				3				3
Wayne Court, Wainscott	Heart of Medway	Chartway	A/R	3	8						11
			S/O				8				8
Land Adjacent 15 Westerham	HRA	Chartway	S/R						1		1
Mercury Close, Borstal	Heart of Medway	BAL	A/R	2	6						8
Beechings Way, Twydall	HRA	Chartway	A/R				3				3
Land fronting 1 & 2 Westerham	HRA	Chartway	S/R						2		2
St. Andrews Park (Phase 3)	Heart of Medway	Redrow	S/O	11	7		2				20
			A/R	7	2						9
Richmond Road	Heart of Medway	Chartway	A/R	16		4					20
Temple School, Wainscott		Taylor Wimpey	A/R	2	6			2			10
			S/O			4	3				7
1-41 Eldon St. Chatham	Heart of Medway		A/R	3	8	8					19
Hazelmere Avenue	HRA	Chartway	S/R						1		1
Rear of 149 & 151 Eastcourt Lane	HRA	Chartway	S/R					1			1
Charing Road, Twydall	HRA	Chartway	S/R			2					2
				62	84	25	33	9	1	7	221

S/R = Social Rented    A/R = Affordable Rented    S/O = Shared Ownership

### The Following units will be delivered as fully wheelchair adapted units

- St Andrews Park (Phase 3) 2 x 1 bed apartments
- Blossom Park Hoo (Bells Lane) 2 x 1 bed apartments
- Wayne Court Wainscott 2 x 1 bed apartments
- Land Adjacent to Westerham 1 x 1 bed bungalow

## Future Affordable Delivery

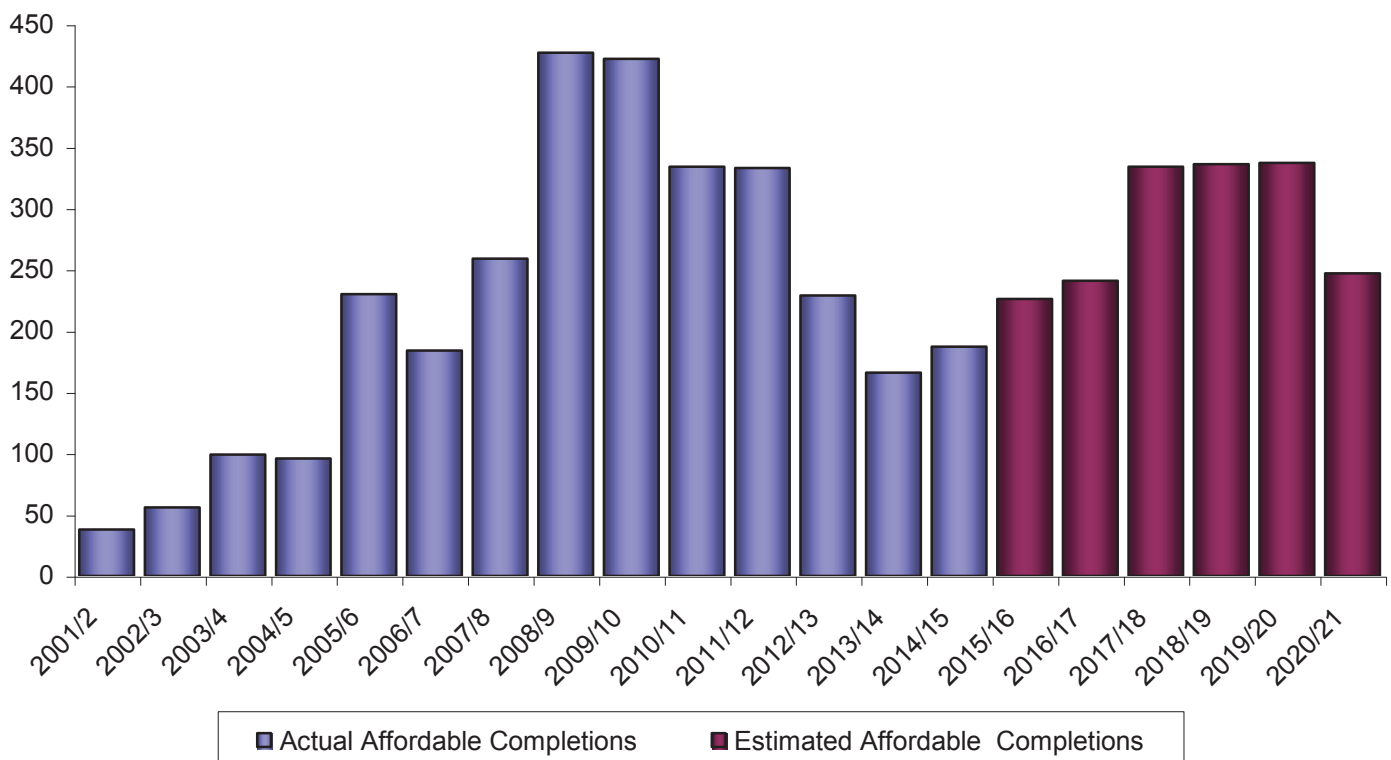
In 2014/15 187 units of affordable housing have been completed, just below the annual target of 204 units. Although below target it is an increase from the 166 affordable homes completed in 2013/14. The target of 2014 was only just missed as 16 units by Orbit on Admiral's place developments in Chatham and 3 units on Canterbury Street in Gillingham by Amicus Horizon slipped into 2015/16 program.

Throughout the year there have also been a number of other sites that have slipped from the 2014/15 program to the 2015/16 program. This was due to several factors of which the most important was developers being unable to employ enough skilled labourers due to the competition on developments in London. There were also issues with developers being unable to source enough bricks and building supplies from the UK and having to source building materials from as far as Belgium.

The HCA Affordable Homes Program 2011-15 has helped deliver 915 units of affordable housing in Medway since 2011 averaging 228 units per year against a target of 204 units per year. Delivering an investment in affordable housing in Medway of £104 million.

It is forecast that we will see somewhere in the region of 200-220 affordable completions in 2015/16 most of which are already under construction and that this level will be maintained in the medium term.

Actual & Estimated Affordable Housing delivery 2001 - 2021



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