

# Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

**Date:** 10 February 2016

**Time:** 6.30pm

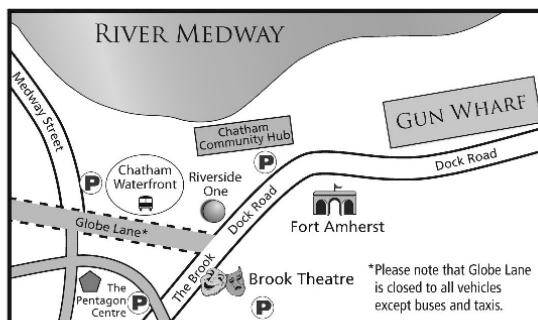
**Venue:** Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

- 14 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](mailto:democratic.services@medway.gov.uk)

Date: 10 February 2016



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বাংলা 331780  
中文 331781

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Lietuviškai 332372



**Medway Council**

**PLANNING COMMITTEE – 10 February 2016**

**Supplementary Agenda Advice**

**Minute 575 - MC/14/2395 - Gibraltar Farm Ham Lane  
Hempstead, Gillingham Kent ME7 3JJ**

Members will recall that at the meeting of 16 December 2015, they resolved to refuse this application for the 1 ground set out in the report but granted delegated powers to Head of Planning to add an additional ground depending on the formal response from Highways England (minute 575 refers). The formal comments from Highways England have now been received and they have not raised objection. The decision has therefore been issued with the 1 reason for refusal as per the Committee decision.

**Page 17 Minute 658 –MC/15/3910 – Future Court, George Summers  
Close, Medway City Estate, Rochester ME2 4EL**

**The application was granted, with the following conditions agreed by the  
Chairman, Vice Chairman and Group Spokespersons:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans: proposed floor plans pages 1-9 inclusive and proposed elevation plan 2015 04 07 received 23 November 2015; and revised Parking plans 1-3 received 16 December 2015.

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

3. The use hereby permitted shall only operate between the hours of 10:00 to 22:00.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

4. The use shall not commence until full details of a parking management scheme for both staff and visitors has been submitted to and approved in writing by the Local Planning Authority. The parking management plan shall include full details of promoting the use of public transport. The parking management plan shall be implemented in accordance with the approved details from the first occupation and use hereby approved and retained thereafter.

Reason: Required to be implemented before the use commences in the interests of sustainability and in accordance with the objectives of Policies T13 and BNE2 of the Medway Local Plan 2003.

5. The building shall not be brought into use until the parking spaces have been constructed using permeable surfacing materials and the layout implemented in accordance with the proposed parking plan 3 of 3 received on 16 December 2015. The parking spaces 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 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on that area of land or in such a position as to preclude its use.

Reason: Required to be implemented before the use commences in the interests of sustainability and in accordance with the objectives of Policies T13 and BNE2 of the Medway Local Plan 2003.

6. The primary use of the site shall be for the purposes of a laser tag arena with associated facilities as described in this application and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To ensure any change of use is adequately assessed regarding amenity and the impact on the highway in accordance with Policies BNE2, T1 and T13 of the Medway Local Plan 2003.

### Representations

The applicant has agreed to reduce the number of potential occupants down to nine. This approach fits with the potential management company's 'people per room' policy. The applicant requests that this be considered as a condition.

A statement from the V&C Partnership, the applicant, is attached to this supplementary agenda.

### Recommendation

Condition 4 to be altered to:

The bedroom window within the first floor north-eastern side elevation, serving bedroom 3 as shown on drawing number 619-200B, 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 property is brought into use 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.

Condition 5 to be altered to:

5 Notwithstanding the submitted plans, a maximum of 9 people shall reside at the site at any time. A register of all tenants shall be maintained and available for inspection by the Local Authority at any time.

Reason: In order to define the intensity and nature of the use hereby permitted in the interests of the amenities of nearby residents and of residents of the site itself in accordance with Policy BNE2 of the Medway Local Plan 2003.

On p66, the contribution towards mitigation against recreational disturbance should be £12,379.74. The figure is calculated based on the net increase of units, so is based on  $£223.58 \times 53 = £12,379.74$ .

The application was previously deferred by Members for further discussions with the applicant on the issues of affordable housing and Section 106 contributions.

**The applicant**, MHS has advised that a minimum of 18 affordable units would be provided as part of the scheme and that it is likely that more than 18 affordable units would be provided with HCA grant funding, if the affordable housing is not controlled under a Section 106 Agreement.

A further Independent Assessment has been undertaken, to examine what level of Section 106 financial contributions could be provided. The applicant is currently preparing a formal response to the assessment. Negotiations will take place to finalise the financial contribution sought from the development, to reflect the conclusions relating to the viability of the scheme.

## Statement from V&C Partnership (updated)

While our neighbours' objections to the proposal have been addressed in the Planning Officer's report, we would like to reassure the Committee that Pathways To Independence, our preferred partner for the HMO scheme, is an established local charity, already managing multi-occupancy housing in Medway. We should like to remind the Committee that PTI will be providing 'move-on' accommodation at the Royal Marine for a total of *nine single adults*, motivated to live independently, able to sustain a tenancy, but who may have difficulty accessing accommodation within their own community.

In addition to their clients' supervision and welfare obligations, PTI will be responsible for property maintenance and upkeep, and for seeing that agreed measures for the retention and disposal of waste and unwanted household items - stored at the back of the building, are strictly followed. We don't expect there to be any car ownership amongst our HMO occupants, and bicycle usage will be encouraged with the provision of bike storage facilities on the paved area to the rear.

For the Committee's consideration, we are attaching a final statement from PTI which summarises the scope of their activities in Medway, and answers concerns about the potential for anti-social behaviour that might be raised. They point out that clients selected for tenancy at the Royal Marine will only be those who are assessed as responsible and ready for independence.

It's important to note that our tenants will be managed by an experienced Housing Officer and they will be bound by the same terms and conditions that apply to all holders of Assured Shorthold Tenancy Agreements, with each individual's renewal subject to review at six monthly intervals.

Pathways To Independence have stated that...**"The Royal Marine development, if approved, will provide much needed secure well managed accommodation for single people, the largest area of need on the Council's housing register."**

Cheri Barter & Vincent Young  
V&C Partnership.

