

# Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

**Date:** 9 March 2016

**Time:** 6.30pm

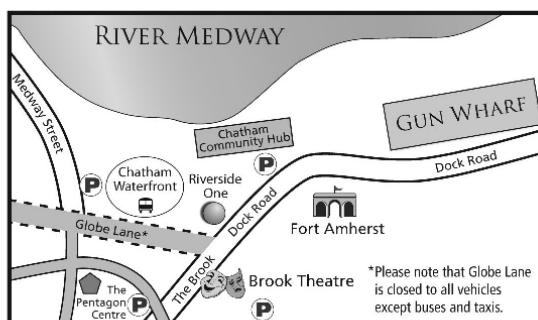
**Venue:** Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

**22 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 March 2016**



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বাংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
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**Medway Council**

**PLANNING COMMITTEE – 9 March 2016**

**Supplementary Agenda Advice**

**Page 18      MC/15/3987      The Former Royal Marine Public House**

The applicants have lodged an appeal against non determination of the application within the statutory period. As a result, the decision on the application is in the hands of the Planning Inspectorate. The Planning Committee still needs to take a view on the application though in order to formulate Medway's response to the Inspectorate:

**Recommendation – That if Medway Council had been in a position to determine the application it would have approved it subject to the unilateral undertaking and 5 conditions as set out in the report.**

**Planning Appraisal**

*Information received since the last Committee as requested by members.*

Existing sites operated by the potential future management company (Pathway to Independence):

- 16-20 Pier Road- Provides housing for 16-25yrs that need some level of support with someone on site 24 hrs a day. No housing complaints from the residents have been received
- 23 Victoria Street provides support for ex prisoners to sustain a tenancy, with someone is on site during the day (their main head office is next door 25 Victoria) No housing complaints have been received from this address.
- Hamond House, Chatham we understand to be a half way house for residents aged 16-20 who may not need the same level of support but there is someone is on site during the day who gives support to the residents and no housing complaints have been from this address
- 17 27 and 28 Tupman Close Rochester – Private Sector Housing have not been directly involved on this site. No housing complaints from the residents have been received
- Please note that 'Helen and Potyn House John street Rochester' and ' 1-2 Mount View Court Chatham' have previously been identified as operated by Pathway to Independence but the full address has not been forthcoming from the agent.

Break down of HMO sites by ward:

Note the Council only has records of those HMO's which require a licence i.e are occupied by in excess of 6 persons. For HMOs occupied by less than 6 persons the only involvement the Housing team would have for those would be if a complaint has been received.

Information on licensed HMOs by ward:

Rochester West- 1  
Chatham Central -33  
Gillingham South- 24  
Gillingham North- 16  
Luton and Wayfield- 8  
River Ward- 8  
Watling Ward- 2  
Rochester West- 3  
Rochester East- 5  
Strood North- 1  
Rochester South and Horsted -3  
Strood South- 1  
Hempstead and Wigmore- 1

**Page 28      MC/15/3891      Galvanising Shop**

### **Recommendation**

Add additional condition 5 as follows:

5. The improved and enhanced performance /rehearsal space shall not be brought into use until:
  - additional secondary glazing has been installed in accordance with details submitted to and approved in writing by the Local Planning Authority
  - The internal lobby shown on the plans hereby approved has been provided.

The approved details shall thereafter be retained.

Reason: In the interests of residential amenity and to comply with Policy BNE2 of the Medway Local Plan 2003

**Page 86      MC/15/3751      132 Cooling Road, Strood**

### **Representations**

**Cllr Williams, the Ward Councillor** has objected to the scheme, for the following reasons:

- Gross over-development of site;
- The loss of the garden will result in a development very cramped in nature and out of character with the area;
- Loss of amenity to surrounding properties;
- It has no proper frontage to a highway which is any more than a rear track and is neither to adoptable standard nor represents a reasonable private road;
- Insufficient parking provision (1 space) no allowance for visitors, deliveries or second or more family cars;
- A deleterious effect on the privacy of surrounding properties during construction period and thereafter;
- On the grounds of safety there should be no further planting or construction as per covenant on the North West corner of the site. See title deeds k242758 and k387183;
- The proposal is therefore contrary to the provisions of policies BNE1, BNE2 and N9 of the Medway Local Plan 2003 and paragraphs 48 and 53 of the NPPF.

**Page 106    MC/15/4374            14 Wharf Lane, Cliffe**

### **Recommendation**

Additional condition to be added:

Condition 14:

No part of the development herein approved shall be occupied until the section of Wharf Lane between the junction with Reed Street and the entrance to the application site has been improved in accordance with details to be agreed in writing with the Local Planning Authority.

Reason: In the interest of the amenity of the occupiers of the proposed dwellings and in accordance with Policy BNE2 of the Medway Local Plan 2003

**Page 134    MC/15/4112            1a Ridley Road, Rochester**

### **Representations**

A letter **removing an objection** has been received from the neighbours at no. 1 Ridley Road. The amended plans involve revisions to ensure that the

proposed roof terrace and raised garden area ensure a neighbourly separation between the application site and no. 1. Withdraws objection with regard to overlooking and loss of light, subject to the imposition of a condition precluding the use of the garage roof for storage or raising its roof to incorporate storage in the garage.

### **Recommendation**

Additional conditions to be added:

Condition 8:

No part of the garage roof, other than the timber deck terrace shown on plan no. 111c received 12 February 2016 shall be used as a terrace area at any time.

Reason: In order to prevent unacceptable overlooking into the neighbouring property, in accordance with Policy BNE2 of the Medway Local Plan.

Condition 9:

Prior to first use of the timber deck terrace, screening shall be erected along the south-east side boundary of the garage, as shown on plan no. 140a received 12 February 2016 and the screening shall be retained and maintained at that height thereafter.

Reason: To prevent unacceptable overlooking into the neighbouring property, in accordance with Policy BNE2 of the Medway Local Plan.