

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 6 April 2016

Time: 6.30pm

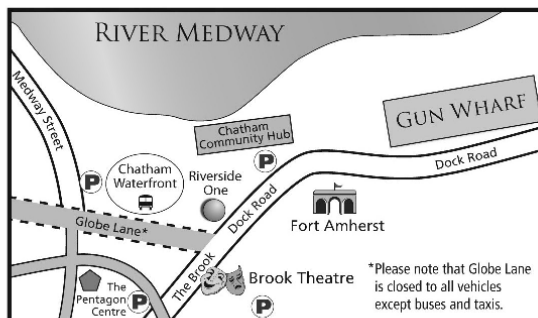
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 13 **Additional Information - Supplementary agenda advice sheet and additional information circulated at the meeting** (Pages 3 - 32)

For further information please contact Ellen Wright, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 6 April 2016



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www.medway.gov.uk

A summary of this information can be made available in other formats from **01634 333333**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

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|-------|--------|---------|--------|--------|--------|-----------|--------|-------|--------|-------------|--------|
| বাংলা | 331780 | ગુજરાતી | 331782 | ਪੰਜਾਬੀ | 331784 | کوردی | 331841 | اروو | 331785 | Русский | 332374 |
| 中文 | 331781 | हिंदी | 331783 | Polski | 332373 | এহ্‌ব্‌শফ | 331786 | فارسی | 331840 | Lietuviškai | 332372 |

Medway Council

PLANNING COMMITTEE - 06 April 2016

Supplementary Agenda Advice

6 Apr 2016

Page 20 MC/16/0095 Units 5 & 6, Medway Distribution Centre,
Courteney Road, Rainham, ME0 0RT

Site Plan

The site plan included on page 20 of the agenda is incorrect. The correct site plan is attached to this supplementary agenda.

Proposal

Last paragraph page 21 - the application relates to the end 2 units of block of 6 – Not 3 as stated in report

First paragraph page 22 – number of proposed employees has increased from 45- 64 (32 full time and 32 part time) based on advice from equipment manufacturers

Representations

The applicants have submitted a detailed letter in support of their application and responding to the officer's appraisal. This letter is attached in full to this supplementary advice

Page 28 MC/15/2440 Flanders Farm, Ratcliffe Highway, Hoo,
Rochester, Kent, ME3 8QE

Amend Recommendation to read

Recommendation - Discharge of Condition 13 (foul and surface water discharge) of planning permission MC/14/3063, with the following informative to be attached to the decision notice:

The applicant is reminded that no foul water should be disposed of until the applicant has received the necessary permit from the Environment Agency.

Proposal

Under the sub-heading of *Foul Water Drainage* delete the second paragraph onwards and replace with the following. As the reason for the imposition of condition 13 was to regulate the development in the interests of avoiding flooding area and the submitted scheme has the capacity to

accommodate the volume of foul water that will arise from the development there are no land use planning reasons why the foul drainage element of this condition cannot be discharged. It is to be noted that the applicant will have to obtain a permit from the Environment Agency to dispose of foul water off site and this requirement is subject to a current application with the Agency.

Page 38 MC/15/1131 Redvers Centre, Glencoe Road, Chatham
ME4 5QD

E-mail from Ward Councillors: Cllr Godwin, Cllr Maple and Cllr Shaw

The following points have been raised:

- Recognise the need for housing across Medway but needs to be seen in the context of sustainable communities
- The proposal would add pressure on services and facilities in the local area and the scheme does not contribute towards the provision of services and facilities to support the additional demand
- The adjacent school is already at capacity
- Consider a third opinion on the issue of viability is sensible, an approach which has been taken with other recent applications.
- If the current position with regard to section 106 contributions were to remain, urge committee to refuse the application
- Parking is already an issue and do not think the provision within the scheme would be adequate, particularly due to lack of visitor spaces



MC/16/0095 Medway Distribution Centre Courteney Road Rainham



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Mr D Harris
Head of Planning
Medway Council
Gun Wharf
Dock Road
Chatham
ME4 4TR

4th April, 2016

Dear Mr Harris,

Planning Application MC/16/0095: Proposed Change of Use to Include Trampoline Park (Use Class D2), Units 5 & 6, Medway Distribution Centre, Courteney Road, Rainham, ME8 0RT.

We refer to our meeting with yourself and the Council's economic development officer on 23rd March, 2016, and, as discussed at that time, submit for your consideration and that of the Planning Committee on 6th April additional information and comments on your report on the above application to that committee:

1) *Corrections and amendments to the Committee Report:*

1.1 Proposal:

- i) the application only relates to two units of a block of six units (that is Units 5 and 6) not three units as stated in the planning officer's report;
- ii) the trampoline park operator (SOAR) has increased the number of proposed employees from 45 to 64 (32 full-time and 32 part-time posts) based on advice from the equipment manufacturers and this is reflected in the table accompanying the letter to the Council's economic development officer a copy of which is attached (Appendix I).

2) *Comments by the applicant on the committee report:*

2.1 Development Plan: for reasons set out below, the applicant considers that the employment policies of the Medway Local Plan 2003 are not in conformity with the National Planning Policy Framework 2012 (NPPF).

2.2 Planning Appraisal:

- i) **Background:** the report correctly states that the application is to expand the uses the application site can be put to by adding Use Class D2 (leisure) to existing permitted Use Classes B1, B2 and B8;
- ii) **Principle:** this section of the report does not provide sufficiently detailed reference to three relevant paragraphs of the NPPF, namely:

- a. Paragraph 19 which states that the planning system should do everything that it can to support sustainable economic growth; the SOAR proposal would provide 64 new jobs for the local community (32 full-time and 32 part-time) at the site, which is significantly more than its historic B Class uses, which only had a maximum of 15 employees in the past 10 years;
- b. Paragraph 22 which states that where there is no reasonable prospect of a site being used for its allocated employment use, applications for alternative uses should be treated on their merits; this provision highlights the need for more flexible policies relating to development and use of allocated employment sites and demonstrates the outdatedness of Medway Local Plan policy ED1; and
- c. Paragraph 161 states that local planning authorities should have a clear understanding of business needs within economic markets operating within their area; this includes assessing the needs for land and buildings, including quantitative and qualitative needs, for all foreseeable types of economic activity, including for retail and leisure

The application seeks to expand the range of uses from employment (Use Classes B1, B2 and B8) to employment and leisure (Use Classes B1, B2, B8 and D2) as provided for in paragraph 22 of the NPPF. This means that employment uses could recommence on the site at any time in the future, without planning permission, and thereby involves no loss of employment land. Furthermore, the NPPF refers to economic development and economic activity rather than to a narrow Use Class B1, B2 and B8 definition of employment land and premises. Paragraph 161 of the NPPF reflects the "broad church" of uses included in economic activity and economic development which includes D2 leisure use.

In an NPPF context, policy ED1 of the Local Plan 2003 is out of date because its focus is an inflexible protection of the narrower definition of employment land and premises rather than supporting a broader spectrum of economic activity and development.

If officers continue to press the putative objections to the application under Medway Local Plan policy ED1, then we consider that the Planning Committee should have explained to them why, as the report states, that policy is considered to conform to the NPPF given the opposite view and considerations we have set out above.

- iii) SHENA: the references in the committee report to the SHENA are inappropriate. This report focuses exclusively on existing employment land supply and future employment land requirements without considering the other types of economic development and activity referred to in paragraph 161 of the NPPF. The SHENA is consequently incomplete. Furthermore, the

public consultation period on the SHENA only closed on the 24th March and, like any other part of the emerging local plan is subject to change, such that little, if any, weight can be attached to its findings. The SHENA is an evidence base document not planning policy and it is premature to rely on the findings as a basis for refusing planning permission. Similarly, it is inappropriate to use the SHENA's findings to justify a refusal under Medway Local Plan 2003 policies that were adopted nearly 13 years ago relying on a completely different evidence base and without the planning context of the NPPF.

We would request that the Planning Committee is advised of the current status of the SHENA and that it would be premature to base decisions on planning applications on its findings.

- iv) Previous losses of employment land at Courteney Road: reference is made in the report to significant losses of employment land at the northern end of Courteney Road. This needs to be explained to the Planning Committee in its correct planning context. The Dobbies garden centre at Courteney Road was built on an allocated employment site under Medway Local Plan policy ED1, as was the Drive-thru KFC unit, but neither use comes within an employment use class. Both applications were considered as departures from Local Plan policy ED1 but the employment benefits they would bring and the small percentage loss of total allocated employment land in the Medway Towns that was involved (less than 1% in the case of the larger Dobbies site) were considered to weigh in favour of a grant of planning permission. Both applications were determined by officers using delegated powers.

It must now be incumbent on officers to explain to the Planning Committee why, in their view, there has been any change of circumstances that should cause the Council to view the position differently today with the SOAR application. To reiterate, the application is not seeking to take land out of employment use (like Dobbies and KFC) but instead is seeking to expand the lawful uses of the site to employment and leisure.

- v) Evidence of marketing of Units 5 and 6: attached is a copy of the letter from GVA of 23rd March, 2016, (Appendix II) that sets out in detail the marketing of the site over a period of 2 years prior to the making of this planning application. You will note the references to Units 5 and 6 being compromised in terms of access because of the dock levellers which has undoubtedly deterred prospective tenants. SOAR can operate with this constraint.

A copy of the letter at Appendix II was forwarded on 1st April to the Council's economic development officer (EDO) together with information on the 64 jobs to be created by SOAR, salary levels and skills requirements (copy attached as Appendix I).

We note that in his comments to you on the SOAR application, the EDO comments:

- The proposed D2 use would probably result in less employment and more low paid, part time employment that is already over supplied in Medway; and
- The proposed D2 use does not add holistic value to the economy - it supports low skills, low paid employment. The application is opportunist based on a recent addition to the leisure market in terms of trampoline leisure, which is available elsewhere, with interest in another site in Medway as explained above. The application is not in the strategic economic or long term planning interests of Medway.

In summary, the EDO appears to be saying that SOAR will provide the wrong sort of jobs needed in Medway. There is no factual evidence provided by the EDO to justify either comment which should, consequently, be accorded no weight in the determination of the SOAR application. Most importantly, considered against the marketing statement provided by GVA (Appendix II) of lack of interest in employment use of the application site, the EDO's approach to ensuring the strategic economic and long term planning interests of Medway would appear to be to allow sites such as this to remain unoccupied, even when alternative economic development and employment generating uses come along, if it is considered that they will provide an undefined category of "wrong sort" of jobs.

We refer to our two recent meetings with the EDO during which SOAR was discussed but he provided no information on alternative economic enterprises currently seeking accommodation in the Medway Towns which he would consider provide more appropriate types of employment and could be interested in the application site.

We would submit that the EDO's comments lack any evidential basis. The applicant's evidence of lack of firm interest in the application site other than by SOAR after two years of marketing should be afforded significant weight. This is an overriding material consideration weighing in favour of planning permission considered together with NPPF paragraphs 19 and 22 referred to above.

- vi) Medway Local Plan 2003 Policy L2: here too reference to the SHENA is inappropriate for the reasons set out in (iii) above.
- vii) Sequential Assessment: reference is made to the applicant's sequential assessment in paragraphs 6.7 and 6.8 of the Planning Statement supporting the application. The assessment covered town centre and edge of centre as well as out of centre locations. It based the evaluation of suitability of premises on two specific requirements for a trampoline park, a minimum floorspace of 2,000 sq m and minimum headroom of 5.7 m. This assessment

only identified five available premises, all in out of centre locations and not sequentially preferable to the application site. The conclusion in the committee report that a balanced assessment has not been conducted against potential town centre and edge of centre sites is therefore rebutted.

However, in the light of comments in the Committee Report, the sequential assessment has been repeated using the same minimum floorspace and minimum headroom criteria as previously but now adding the accepted requirement for some 65 car parking spaces either on-site or in public car parks close by. The assessment has also included consideration of sites in Medway with existing leisure or visitor attraction uses, as referred to in the Committee report, although none of these are sequentially preferable to the application site not being in town centre or edge of centre locations. The tabulated results of this assessment are set out in Appendix III attached divided between the categories retail (with details in a further Annex), commercial and leisure/visitor attraction premises. The conclusion of this repeat sequential assessment is the same as previously. There are no suitable or available town centre/edge of centre sites in any of the above categories only out of centre sites none of which are sequentially preferable to the application site.

We would request that the Planning Committee is advised of the findings of this expanded sequential assessment in view of the adverse comments in the report about the previous assessment.

- viii) Vitality and viability of town centres: the report is contradictory in considering this matter. It accepts that the proposed development is below the size threshold for an NPPF compliant impact assessment on town centre vitality and viability as stated in paragraph 26 of that document. Later on the report refers to the absence of evidence that the application proposal would not cause an impact on the viability and vitality of Medway's town centres as a basis for refusal, citing paragraph 27 of the NPPF.

This contradiction could be potentially confusing to the Planning Committee. We would request that it be made clear to the Committee that paragraph 26 of the NPPF applies. Any reason for objection or refusal based on adverse impact on town centre/edge of centre vitality and viability is not supported by the NPPF.

- ix) Material considerations: the report to Planning Committee makes no reference to what must be considered the material planning considerations with this application. Based on additional information now provided these are:

- Creation of 64 new SOAR jobs in premises that previously supported no more than 15 jobs
- Injection into the local economy of over £600,000 per annum of income to be earned by SOAR employees

- Initial capital expenditure on local tradesmen and locally purchased materials of some £420,000 by SOAR and its landlord in refurbishing and fitting out the application site to accommodate the proposed trampoline park use
- Socially inclusive health, education and leisure benefits for trampoline park users arising from the activities provided by SOAR
- SOAR are the only user that has been prepared to make a legal and financial commitment to lease the site following two years of marketing
- Bringing a tired and constrained former warehouse building back into active economic use.

These material planning considerations all argue in favour not against the grant of planning permission and relate directly to the economic and social dimensions of sustainable development set out in paragraph 7 of the NPPF.

We would request that these material considerations be drawn to the Planning Committee's attention to be weighed in the planning balance, particularly if officers continue to press the putative objections to the application under Medway Local Plan policies ED1 and L2.

3) Other matters:

- 3.1 In the section of the Planning Committee report under Planning Appraisal, then sub heading Principle, reference is made to a current shortage of industrial units up to 5,000 sq ft and that supply is not meeting demand. Just one property website, The Estates Gazette, currently lists over twenty properties of up to 5,000 sq ft available in the Medway Towns. The relevance of this statement to determination of this planning application is not explained and so the applicant has no basis on which to make any comment. We would ask that the relevance of the statement is either explained to ourselves and the Planning Committee or it should be made clear that no weight should be attached to the comment in determination of the application.
- 3.3 We would seek urgent clarification from you whether the EDO will be withdrawing or amending his comments on this application in the light of the additional information he has now received from us. Similarly, we would seek clarification whether he will be addressing the Planning Committee at its meeting on 6th April and the basis of any continued objection that he raises.

4. Grounds of refusal:

- 4.1 Ground of refusal 1 cannot be substantiated because of the outdatedness of Policy ED1 of the Medway Local Plan 2003 which provides for inflexible protection of allocated employment floorspace even when there is demonstrably no current demand. This policy is consequently contrary to the approach to encouraging economic development, as set in paragraphs 19, 22 and 161 of the NPPF. The application site floorspace can be put to alternative employment generating economic activity. Furthermore, paragraph 14 of the NPPF provides that where the development plan is out of date, and subject to material considerations, planning permission should be granted unless:

i) any adverse impacts outweigh the benefits which, as the Planning Committee report makes clear, is not the case; or

ii) specific policies in the NPPF indicate development should be restricted; the converse applies in this case with paragraphs 19, 22 and 161 of the NPPF all weighing in favour of the grant of planning permission.

As set out above, the material considerations with this application all positively weigh in favour of the grant of planning permission and would define the proposed development as sustainable hence the reference in this ground of refusal to NPPF paragraph 7 is unjustified.

4.2 Ground of refusal 2 cannot be substantiated based on the sequential assessment carried out by the applicant. This assessment has demonstrated that there are no available and/or suitable town centre or edge of centre sites for this proposed leisure use. Exception (iii) in Medway Local Plan policy LD2 therefore applies which allows D2 leisure uses on out of centre sites. The proposed development is below the default area of floorspace for a town centre vitality and viability impact assessment set out in paragraph 26 of the NPPF. In consequence, exception (ii) of policy LD2 also applies and cannot be cited as a ground of refusal.

In conclusion, we would ask that the recommendation of refusal of the SOAR application is reviewed in the light of the above information and comments and request that a recommendation of permission is substituted.

Please let us know if any of the above comments require clarification or further discussion.

Yours sincerely,

C F Thurlow



1st April 2016

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Dear Mr Saunders,

Units 5 & 6, Medway Distribution Centre, Courteney Road, Rainham, ME8 0RT – Ref MC/16/0095

Further to our recent meeting where we discussed the above application, I write as requested to provide you with details of the qualifications and salary bands for the new staff to be employed at the proposed Soar Trampoline centre in the above location.

As a result of further dialogue with the equipment manufacturer, we are informed by Soar that they have had to increase their staff numbers in order to comply with the health and safety / insurance requirements. They will now be employing a total of 64 staff of which 32 will be full time and 32 will be part time.

Please find attached a table setting out the staff roles, type of employment, the number of staff, the qualifications required, the salary bands and the total salary payable. You will note that the total salaries payable will be in excess of £600,000 per annum which will add considerable spending power to the local economy.

These are the type of skilled jobs that the Council should be seeking and supporting in Medway and trust that you are now in a position to add your support to the application. If you have any queries, please do not hesitate to contact me.

Yours Sincerely

Lakis Pavlou

For and on behalf of GVA

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INVESTORS
IN PEOPLE



Part 53 of the
Recycling Paper

PROPOSED SOAR TRAMPOLINE PARK, COURTENY ROAD, GILLINGHAM

| STAFF ROLE | FULL OR PART TIME | HOURS PER WEEK | STAFF NUMBERS FOR EACH ROLE | QUALIFICATION(S) REQUIRED FOR ROLE | SALARY BAND FOR ROLE/GRADE | TOTAL WAGES PAYABLE |
|------------------|-------------------|----------------|-----------------------------|---|----------------------------|----------------------|
| | | | | | | |
| Duty Managers | Full Time | 35 | 2 | Managerial responsibility for whole trampoline park operations | £26,000 pa | £52,000 p.a. |
| Park Supervisors | Full Time | 35 | 2 | Supervisory Training/First Aid QCF certified | £15,000 pa | £30,000 p.a. |
| Cafe Supervisor | Full Time | 35 | 2 | NVQ in food hygiene and safety. Supervisory Training/ First Aid QCF certified | £15,000 pa | £30,000 p.a. |
| Cafe Staff | Full Time | 35 | 4 | First Aid QCF certified | £12,600 pa | £50,400 p.a. |
| Fitness Coach | Full Time | 35 | 2 | Level 2 NVQ Diploma in Instructing Exercise and Fitness (QCF) | £18,000 pa | £36,000 p.a. |
| Park Staff | Full Time | 35 | 20 | First Aid QCF certified | £12,600 pa | £252,000 p.a. |
| | | Total | 32 | | | |
| | | | | | | |
| Park Supervisors | Part Time | 14 | 2 | Supervisory Training/First Aid | £6,000 pa | £12,000 p.a. |
| Cafe Supervisor | Part Time | 14 | 2 | NVQ in food hygiene and safety. Supervisory Training/ First Aid QCF certified | £6,000 pa | £12,000 p.a. |
| Cafe Staff | Part Time | 14 | 6 | First Aid QCF certified | £5,000 pa | £30,000 p.a. |
| Park Staff | Part Time | 14 | 22 | First Aid QCF certified | £5,000 pa | £110,000 p.a. |
| | | Total | 32 | | | £614,400 p.a. |
| | | | | | | |
| | | | | | | |
| | | | | | | |

23rd March 2016



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Dear Paul,

Units 5 & 6, Medway Distribution Centre, Courteney Road, Gillingham, Kent, ME8 0RT

I write to provide you details of the marketing campaign in respect of the above units that we have undertaken in conjunction with our joint agents, Watson Day. You will recall that you originally appointed Watson Day to market the units on a sole agency basis in February 2014 and then appointed GVA in April 2015 to act as joint letting agents.

Watson Day are one of the leading agency practices specialising in Kent and the purpose of appointing ourselves was to ensure we picked up the wider reaching national and South East centric requirements. Whilst having two agents is a more expensive approach, it is more comprehensive approach and that all potential sources of enquires are covered during the marketing campaign.

The units have therefore been marketed for just over two years now.

The joint agency team have to date undertaken the following marketing activities: -

Marketing

- A bespoke brochure has been designed and printed incorporating a Computer Generated Images of how the premises could look following a significant refurbishment programme with the intention of re-branding the scheme as a trade park, to build on the existing Jewsons and Benchmarx operations on the site. We have marketed the premises as a whole or as a subdivision with units from 2,500 sq ft upwards.

The brochure has been emailed and mailed on four occasions in the last 12 months with hard copy format to a full trade counter operators list comprising of over 500 occupiers. We have also e-mailed the hard copy brochure to over 2,000 local companies and over 500 agency practices in London and Kent.

- GVA & Watson Day agent web sites have been updated to include details of the properties. The GVA website listing automatically migrates property details onto other well-known property marketing web sites such as Move Hut, Rightmove, EGi, Zoopla and Co-star. This ensures that prospective tenants searching the internet for new properties in Kent will come across this opportunity.
- Marketing Boards have been erected to the front of the premises as well as a large free standing "V" Marketing Board at the front of the Estate facing directly onto Courteney Road and the busy A278.
- Locate in Kent (a Kent focussed enterprise aimed at generating new business to the locality) are aware of the availability of these units and have also registered the availability of the premises on their own internal website.

In addition, both agencies adopt a pro-active approach and will engage in discussion with other agency practices who may have occupier clients looking elsewhere in Kent rather than the Medway Towns.

We are still marketing the property, but have yet to identify an occupier for the whole or part of the premises. During the last two years, we have shown four prospective occupiers around the property and in that time have only received two offers, however, when we attempted to agree formal heads of terms to progress the letting, the parties withdrew their offers.

We believe the reasons why we have not been able to secure a tenant within the last two years are as follows:

1. Our experience is that occupiers looking for space in Gillingham would prefer to acquire a modern unit located on the Gillingham Business Park rather than a tired second-hand unit.
2. The property has significant operational issues which negate the letting potential. In brief the building was originally built in 1976 for single occupancy and was Mark and Spencer's distribution hub for the South East. Subsequently the building has been split to enable multi-occupancy. Whilst this has worked for the lettings to Jewson and Benchmark, unfortunately the remaining vacant units 5 and 6 are left with the negative attributes of splitting a building designed for single occupancy.
3. The existing layout comprises approximately 4,400 sq ft of office accommodation which is almost double the amount an occupier would typically require for a unit of this size.
4. The dock level loading is only available on the main loading elevation. Occupiers for buildings of this size require level loading facility as they are primarily serviced by smaller vehicles as opposed to artic trailers. To provide level entry loading across the property would be prohibitively expensive given the current topography of the site.

Conclusion

The building does not meet typical occupier requirements and this will not change anytime soon. The previous tenant only used the property for remote storage purposes and the operational inefficiencies of the building resulted in them extending and consolidating in to new premises adjacent to their existing unit on the Gillingham Business Park.

We will as always keep you informed of any potential interest.

Yours sincerely

Sam Vyas MRICS
Director
For and on behalf of GVA Grimley Limited

Cc: Kevin Dempster – Watson Day

PLANNING APPLICATION MC/16/0095 – SEQUENTIAL ASSESSMENT SITES

Sequential assessment criteria for SOAR trampoline park:

Floorspace: 2,000 sq m (21,500 sq ft)

Headroom: 5.7 metres minimum

Car parking: 65 car parking spaces on-site or in nearby public car park

Town Centre/Edge of Centre Sites

| Address | Use type | Floor area | Clear headroom | Grade | Agent | Availability | Comment |
|--|----------|------------|----------------|-------|-------|--------------|---------|
| None meeting the sequential assessment criteria above (see attached list). | | | | | | | |

Out of Centre Sites

| Address | Use type | Floor area | Clear headroom | Grade | Agent | Availability | Suitability |
|---|--|---|-----------------------------|----------------------------|---|--|--|
| Shed 7, Chatham Docks, Pembroke Road, Chatham, ME4 4SR | Mixed Industrial -B1, B2, B8 | 2,009 sq m (21,630 sq ft) | 8m | Second- hand Grade B | Watson Day Chartered Surveyors | Available leasehold | Situated within a working port complex with controlled entry so not suitable for a commercial leisure facility requiring unrestricted public access. |
| Former Toolmakers Building, Courteney Road, Gillingham, ME8 ORT | Mixed Industrial - B1, B2, B8 | 1st 261 sq m (2,807 sq ft) Ground 1,536 sq m (16,537 sq ft) Total 1,797 sq m | 3.7m to 5.4m to eaves | Second- hand Grade B | Caxtons | Available on short term leasehold only pending proposed redevelopment for a trade park. | Below minimum floor area required & headroom inadequate for trampoline park use. |

| | | | | | | | |
|--|-------------------------------|--|--------------------------|--|----------------|---|---|
| | | (19,344 sq ft) | | | | | |
| Phase 19 Valentine Close, Gillingham Business Park | Mixed Industrial - B1, B2, B8 | 2,413 sq m (25,984 sq ft) | 6m | Second-hand | Watson Day | Leasehold | Significantly above floor area required. Inadequate car parking on-site or close-by. |
| Goldstar Distribution Centre, Neptune Close, Medway City Estate, Rochester, Kent | B8 | 1,667 sq m (17,945 Square feet). Outside yard area of unspecified size. | 7.5m to eaves | Second hand | Watson Day | Available leasehold. | Below minimum floor area required & uncertain whether 45 on-site parking spaces would be available. |
| 20 Laker Road, Rochester | B8 | 14,585 sq ft / 1,355 sq m | Not known | New -- not built and available until Q3 2016 | Watson Day | Not yet available | Below minimum floor area required, headroom unknown & uncertain whether 45 on-site parking spaces would be available. |
| 21A Bailey Court, Gillingham Business | B8 | 2,801 sq m (30,150 sq ft) | 6m | Second-hand | Watson Day | Available when the application was first submitted but now under offer and no longer available. | Significantly greater floorspace than required & inadequate car parking on-site or close-by. |
| BSK Site, Commissioners Road, Strood | B1, B2 & B8 | 2,122 sq m (22,858 sq ft) | 6.7m | Second-hand | Michael Parkes | Available | Significantly greater floorspace than required & inadequate car parking on-site or close-by. |
| Former Medway Autos, London Road, | Car dealership & auto | 14,834 sq ft / 1,378 sq m. | Headroom variable but in | Second hand | Watson Day | Availability uncertain as two offers | Not suitable as a compromised |

| | | | | | | | |
|---------|---------|--|------------|--|--|------------------------------|---|
| Rainham | repairs | | places 4m. | | | made for car dealership use. | series of buildings some workshop and some showroom space and insufficient headroom in places. Car parking space would be adequate. |
|---------|---------|--|------------|--|--|------------------------------|---|

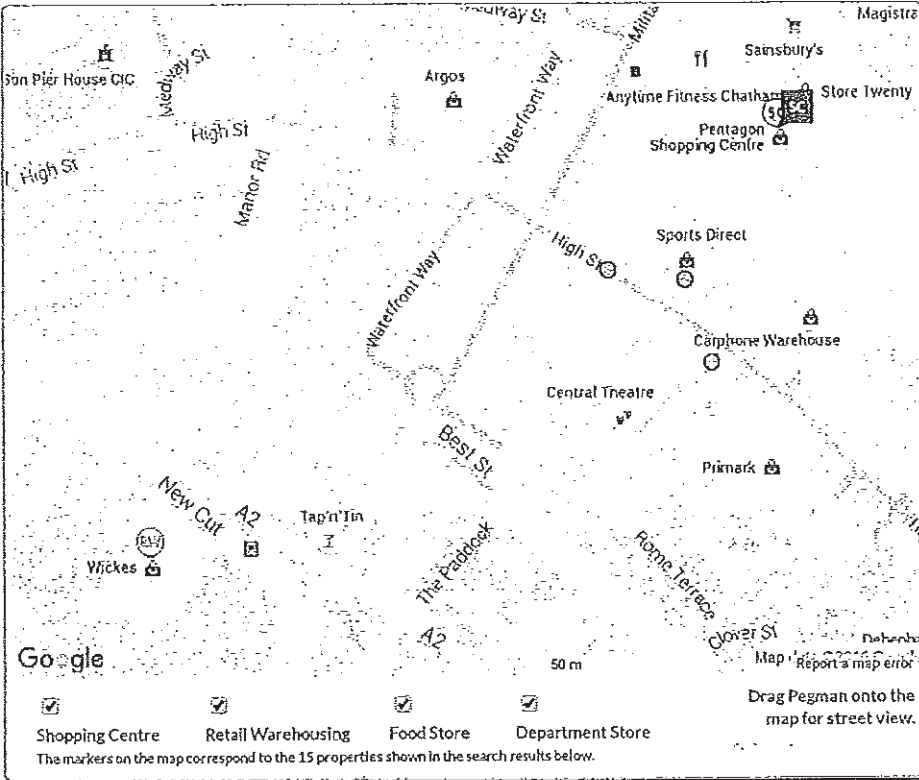
Leisure Centres & Visitor Attractions:

| Address | Use type | Floor area | Clear headroom | Grade | Agent | Availability | Suitability |
|--|----------|-----------------------------------|----------------------------|----------------|----------------|-----------------------------------|--------------|
| Medway Park – Mill Road, Gillingham. | D2 | No space for trampoline park use. | Not applicable as no space | Not applicable | Not applicable | No space for trampoline park use. | Not suitable |
| Strood Sports Centre, Watling Street, Strood. | D2 | No space for trampoline park use. | Not applicable as no space | Not applicable | Not applicable | No space for trampoline park use. | Not suitable |
| Deangate Ridge, Dux Court Road, Hoo Peninsula. | D2 | No space for trampoline park use. | Not applicable as no space | Not applicable | Not applicable | No space for trampoline park use. | Not suitable |
| Splashes Sports Centre, Bloors Lane, Rainham | D2 | No space for trampoline park use. | Not applicable as no space | Not applicable | Not applicable | No space for trampoline park use. | Not suitable |
| Hoo Sports Centre, Main road, Hoo | D2 | No space for trampoline park use. | Not applicable as no space | Not applicable | Not applicable | No space for trampoline park use. | Not suitable |
| The Strand, Pier Approach Road, Gillingham. | D2 | No space for trampoline park use. | Not applicable as no space | Not applicable | Not applicable | No space for trampoline park use. | Not suitable |
| Medway Valley Park, Not | D2 | No space for trampoline | Not applicable as no space | Not applicable | Not applicable | No space for trampoline | Not suitable |

| applicable Strood | | park use | | | | park use. | |
|---|---|-----------|--------------------------------|-------------------|-------------------|--|---|
| Dicken's World, Outlet Centre, leviathan Way, Chatham | Mixed use (including A3 and D2) | Not known | Thought to be over 5.7 m | Not applicable | Not applicable | Appears not being marketed although the Dicken's World visitor attraction currently lacks an operator. So not available. | No information on floor area available therefore cannot be said to be suitable. |

Shops To Let in Chatham, Kent

Refine Search



Name

Scheme

Town

Postcode

Proximity

Region

Type

Tenure

Updated

Agent

Size

Rent £

Chatham's Local Expert

LOCAL EXPERT?

Are you an agent who specialises in retail property in Chatham? Please Contact us to get your name here.

Showing all 15 properties.

| Name | Location | Use | Sq ft | Rent | Status | |
|---|---------------------|-----|-------|---------|--------|-------------------------------------|
| 207 High Street Pentagon Shopping Centre | Chatham, South East | | 850 | | To Let | <input type="button" value="View"/> |
| Unit 1, 183/187 High Street Pentagon Shopping Centre | Chatham, South East | | 962 | | To Let | <input type="button" value="View"/> |
| Unit 29 Pentagon Shopping Centre | Chatham, South East | | 1,103 | | To Let | <input type="button" value="View"/> |
| Unit 31 Pentagon Shopping Centre | Chatham, South East | | 2,651 | | To Let | <input type="button" value="View"/> |
| Unit 31A Pentagon Shopping Centre | Chatham, South East | | 1,983 | | To Let | <input type="button" value="View"/> |
| Unit 33 Pentagon Shopping Centre | Chatham, South East | | 2,689 | | To Let | <input type="button" value="View"/> |
| Unit 39/40 Pentagon Shopping Centre | Chatham, South East | | 7,196 | | To Let | <input type="button" value="View"/> |
| Unit 54/55 Pentagon Shopping Centre | Chatham, South East | | 2,176 | | To Let | <input type="button" value="View"/> |
| Unit 57 Pentagon Shopping Centre | Chatham, South East | | 860 | | To Let | <input type="button" value="View"/> |
| Unit 6/7 Pentagon Shopping Centre | Chatham, South East | | 1,206 | | To Let | <input type="button" value="View"/> |
| Unit F Pentagon Shopping Centre | Chatham, South East | | 2,993 | | To Let | <input type="button" value="View"/> |
| Available Area | Chatham, South East | | 5,845 | | To Let | <input type="button" value="View"/> |
| 152-155 High Street | Chatham, South East | A1 | 6,197 | £50,000 | To Let | <input type="button" value="View"/> |
| 171 High Street | Chatham, South East | | 584 | £37,500 | To Let | <input type="button" value="View"/> |
| 180 High Street | Chatham, South East | A1 | 2,261 | £35,000 | To Let | <input type="button" value="View"/> |

Showing all 15 properties.

Schemes in Chatham

Shopping Centres: 4

- [Pentagon Shopping Centre](#)
- [Chatham Quays](#)
- [Dockside Outlet Centre](#)
- [InShops Chatham](#)

Retail Parks: 4

- [Horsted Retail Park](#)
- [Medway Street - Staples](#)
- [New Cut - Wickes](#)
- [Pier 5, The Quays](#)

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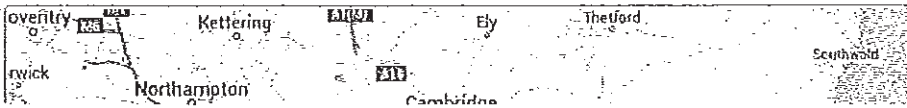
Regional Search

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Shops To Let in Gillingham, Kent

Refine Search

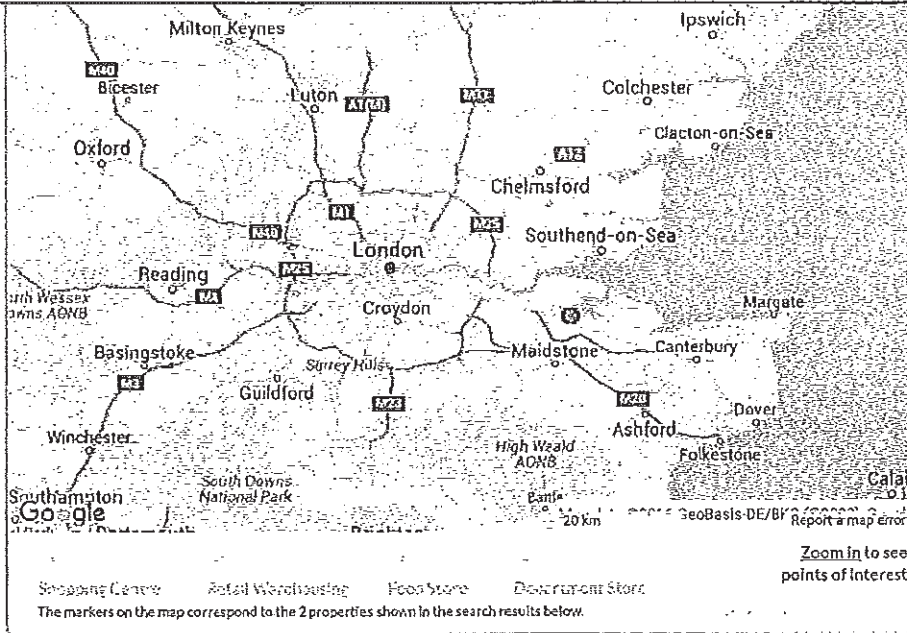


Name

Scheme

[YOUR ACCOUNT](#)

[LISTINGS](#) | [EVENTS](#) | [CONNECT](#) | [MAGAZINE](#) | [ADMIN](#) | [GROUP](#)



Postcode

Proximity -- Select Distance --

Region -- Select Region --

Type -- Select Type --

Tenure -- Select Tenure --

Updated -- Any Time --

Agent

Size from sq ft

Rent £ from to pa

Gillingham's Local Expert

LOCAL EXPERT?

Are you an agent who specialises in retail property in Gillingham? Please Contact us to get your name here.

Schemes in Gillingham

Retail Parks: 2

Gillingham Retail Park [View](#)

Will Adams Way - B&Q Warehouse [View](#)

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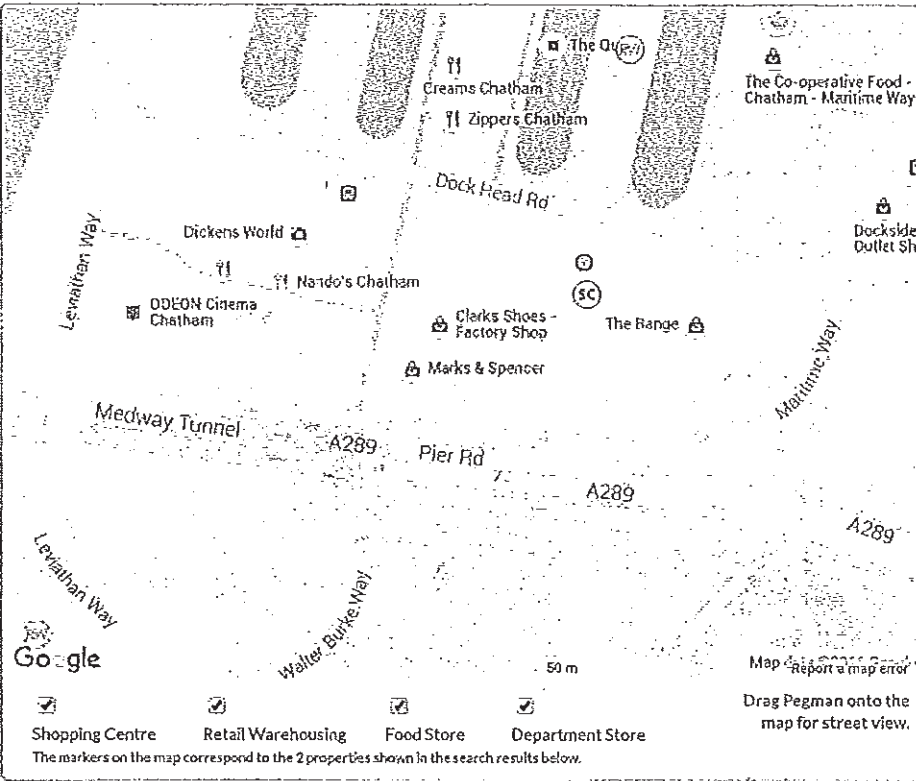
Showing all 2 properties.

| Name | Location | Use | Sq ft | Rent | Status | |
|---------------------------|------------------------|-----|-------|------|--------|----------------------|
| 8, Gillingham Retail Park | Gillingham, South East | | 8,546 | | To Let | View |
| 9, Gillingham Retail Park | Gillingham, South East | | 5,035 | | To Let | View |

Showing all 2 properties.

Shops To Let in Chatham Maritime, Kent

Refine Search



Name

Scheme

Town

Postcode

Proximity

Region

Type

Tenure

Updated

Agent

Size from sq ft

Rent £ from to pa

Chatham Maritime's Local IT

LOCAL EXPERT?

Are you an agent who specialises in retail property in Chatham Maritime? Please Contact us to get your name here.

Showing all 2 properties.

| Name | Location | Use | Sq ft | Rent | Status |
|----------------------------------|------------------------------|-----|-------|------|--|
| Unit 15, Docksider Outlet Centre | Chatham Maritime, South East | | 2,099 | | To Let <input type="button" value="View"/> |
| Unit 34, Docksider Outlet Centre | Chatham Maritime, South East | | 2,442 | | To Let <input type="button" value="View"/> |

Showing all 2 properties.

Schemes in Chatham Maritime

- Retail Park 1
- Dickens World

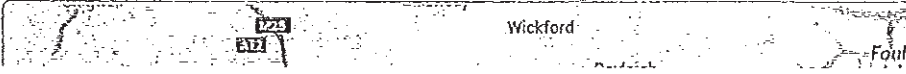
Saved Searches

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Regional Search

Shops To Let in Strood, Kent

Refine Search



YOUR ACCOUNT

LISTINGS

EVENTS

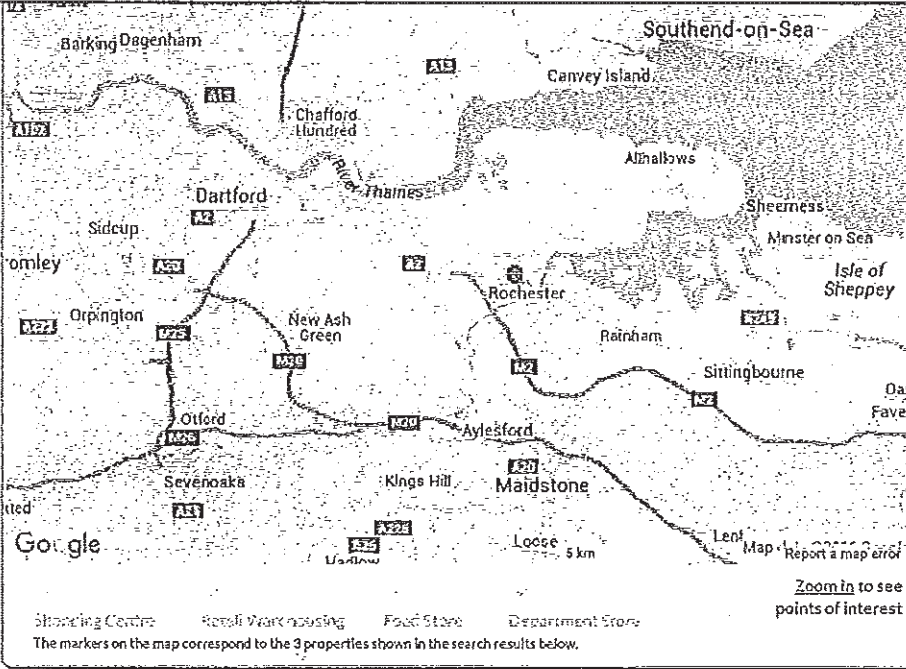
CONNECT

MAGAZINE

ADMIN



GROUP



Showing all 3 properties.

| Name | Location | Use | Sqft | Rent | Status |
|-----------------------------|--------------------|-----|-------|------|-----------------------------|
| Unit C1, Strood Retail Park | Strood, South East | | 7,000 | | To Let View |
| Unit C2, Strood Retail Park | Strood, South East | | 7,000 | | To Let View |
| Unit C5, Strood Retail Park | Strood, South East | | 1,450 | | To Let View |

Showing all 3 properties.

Name

Town

Postcode

Proximity

Region

Type

Tenure

Updated

Agent

Size

Rent £

Strood's Local Expert

LOCAL EXPERT?
 Are you an agent who specialises in retail property in Strood? Please Contact us to get your name here.

Schemes in Strood

- Retail Park 1
- Strood Retail Park [View](#)

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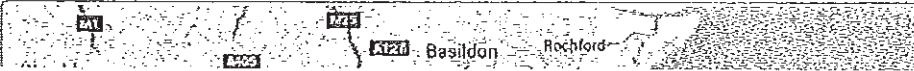
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Shops To Let in Rochester, Kent

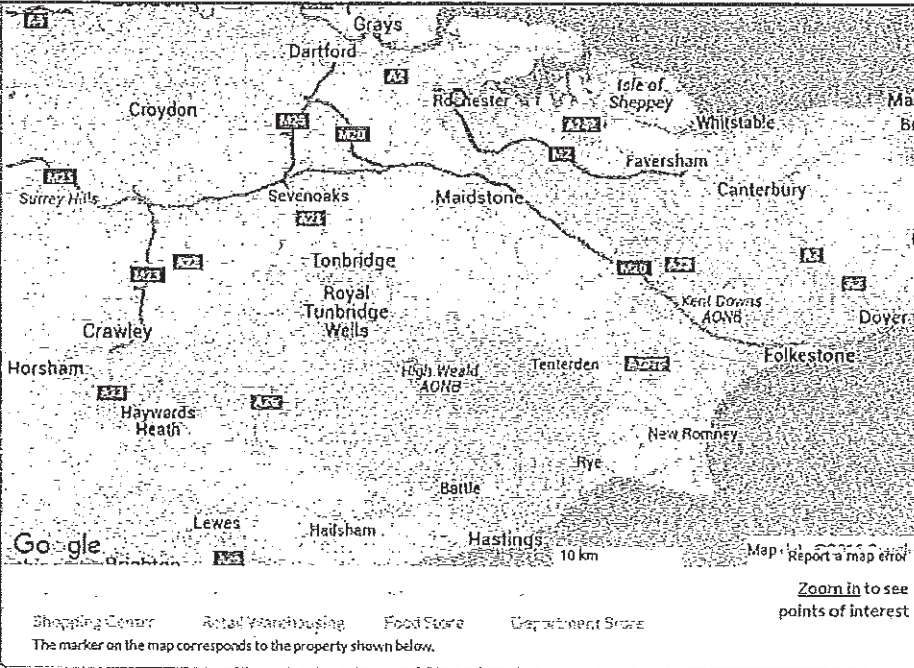
Refine Search



Name

& YOUR ACCOUNT

[LISTINGS](#) | [EVENTS](#) | [CONNECT](#) | [MAGAZINE](#) | [ADMIN](#) | [GROUP](#)



Town

Postcode

Proximity

Region

Type

Tenure

Updated

Agent

Size

Rent £

Rochester's Local Expert

LOCAL EXPERT?

Are you an agent who specialises in retail property in Rochester? Please Contact us to get your name here.

Showing the only property.

| Name | Location | Use | Sq ft | Rent | Status | |
|-------------------|-----------------------|-----|-------|---------|--------|-------------------------------------|
| Block1, Doust Way | Rochester, South East | A1 | 4,435 | £55,000 | To Let | <input type="button" value="View"/> |

Showing the only property.

Schemes in Rochester

- Retail Park: 1
- Medway Valley Leisure Park

Saved Searches

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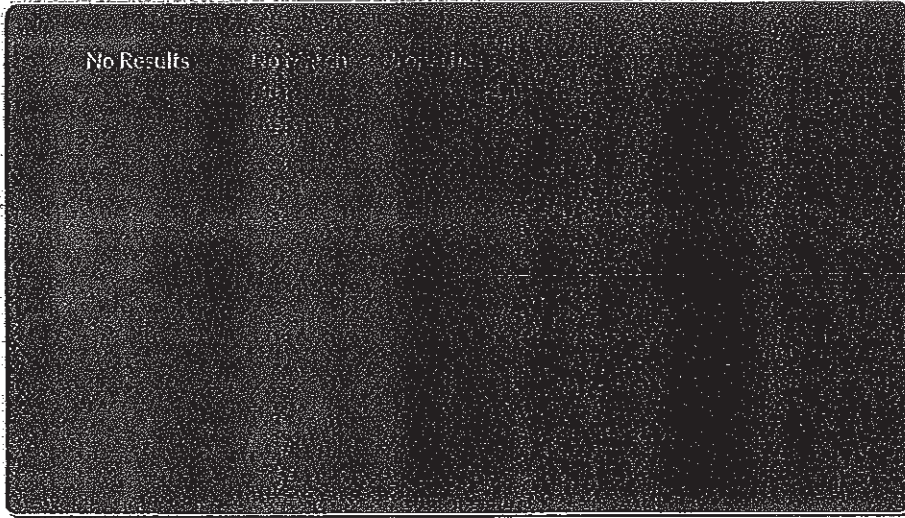
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Shops To Let in Rainham, Kent



No Results

Refine Search

Name

Scheme

Town

Postcode

Proximity

Region

Type

Tenure

Updated

Agent

Size

Rent £

Rainham's Local Expert

LOCAL EXPERT?

Are you an agent who specialises in retail property in Rainham? Please Contact us to get your name here.

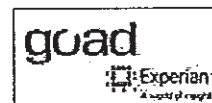
Schemes in Rainham

Shopping Centre: 1

Rainham Shopping Centre [View](#)

Saved Searches

Please login to save property searches.
It's free to register and only takes a minute.



Not forming part of the supplementary
Sheet but circulated at the meeting

harris, dave

From: harris, dave
Sent: 05 April 2016 15:03
To: stoddart, carly
Subject: for supp

on 6 April 2016

Importance: High

Page 86 MC/15/4112 1a Ridley Road

Members site visit 4 April 2016. Members attending: Cllrs Mrs Chambers (Chairman), Hicks, Bowler, Carr, Etheridge, Gilry, Potter, Royle, Tranter and Wildy.

Following the opening of the meeting by the Chairman, the case officer explained the application, summarised the representations received and set out the issues for consideration as they related to matters of design, amenity, and parking. He also provided clarification on site on matters of detail such as the extent of the proposed extensions and the height of the garages.

The Agent provided further clarification on the height of the garden, boundary treatment and the retention of trees.

Neighbours raised the following issues:

- Development in a conservation area should promote and not harm
- Note the building lines on Ridley Road and Main Road
- Significant increase in roof height
- Only leaving small garden for property
- Parking pressure in the area
- Garage may not be used for parking
- Create dead street space
- Reduction in garden height would impact on existing vegetation
- Need for landscape condition
- Want high quality building for site

The Agent responded with following points:

- Additional garden to the front
- Proposals bringing new life to the building
- There will be no more dead space than there is currently
- House roof will only be raised 400mm
- Can lower garden without impacting on trees.

Following the closing of the formal part of the meeting, members viewed the site from the neighbours garden.

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