

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 24 August 2016

Time: 6.30pm

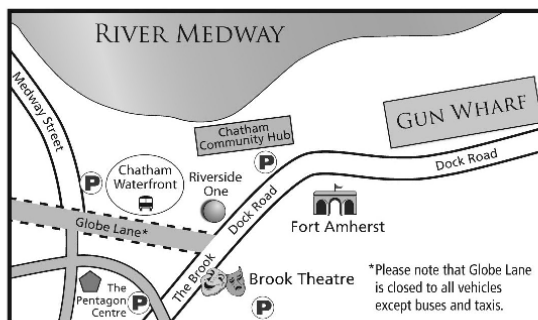
Venue: Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

Items

- 11 Additional Information - Supplementary agenda advice sheet (Pages 1 - 2)

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

Date: 24 August 2016



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Medway Council

PLANNING COMMITTEE – 24 August 2016

Supplementary Agenda Advice

Page 8 Minute 187 – condition 12 delegated to the Head of Planning for MC/16/0713 – Asda, 387 Maidstone Road, Chatham ME5 9SE:

Condition 12

The development shall be implemented in accordance with the design and specification as set out in The Environmental Risk Assessment Rev A 16.06.14, Farsight Security Services Ltd reference RD/jdnl0310, Asda Stores Ltd. Environment Policy, Daily-Weekly Checklist and drawing numbers (400) 01 rev C, (200) 04 rev D and (200) 03 rev E and the e-mail from Deloitte Real Estate received on 15 June 2016. Following implementation and prior to the first use of the Petrol Filling Station, the as-built report (to include drawings and photographs) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be retained in accordance with the approved details.

Reason: To maintain the source protection zone for a public water supply borehole in accordance with Policies BNE23 and CF12 of the Medway Local Plan 2003.

Page 23 MC/16/1847 94-100 High Street, Chatham

Recommendation

Condition 1 to be amended to read as follows:

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers 2012/05/530 04A received on 11 May 2016; and drawings numbers GA1.01B, GA1.04B and GA1.05A received on 8 August 2016”

Additional Condition 11

“The area shown on the submitted layout drawing GA.1.04B as loading bays for flats shall be provided, surfaced and drained and marked out as such on site. Thereafter it 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 the land so shown

or in such a position as to preclude vehicular access to this reserved parking space and garaging.

Reason: In the interests of the amenities of the occupiers of the proposed flats and local residents and in accordance with Policy BNE2 of the Medway Local Plan 2003.

Appraisal

The application has been amended to show two loading bays for the flats instead of parking spaces. These will be accessed directly off Manor Road and not off Manor Mews.

This is considered to be a preferable arrangement as it is likely to reduce the potential conflict between occupiers of the flats that could arise with two spaces serving sixteen flats.

The premises were inspected again, just prior to the Committee Meeting. No further work has been carried out in respect of the proposed flat conversion. However, it was observed that some rooms on the top floor are currently used as restrooms for staff at the restaurant, including staying overnight when working late. These rooms have not been laid out as flats, as shown on the submitted plans and in the event of planning permission being granted will be laid out as flats.

**Page 55
Road**

MC/16/2957

Crystal House, 14 Rainham

Proposal – amend to- Prior Notification of a proposed change of use from office (use class B1) to dwellings comprising 4 no. studio flats.

Proposal

This application seeks prior approval for a change of use from office (use class B1) to dwellings (use class C3) comprising 4 no. studio flats.

Planning Appraisal

Page 60 first main paragraph – second line amend development to developer.

Transport and highway impacts of the development

For clarification, while the plans do not detail parking on site, the red line outlines the building and the curtilage, which includes the existing parking area to the rear, which will be available then for the residential uses.