

# Planning Committee – Supplementary agenda

**A meeting of the Planning Committee will be held on:**

**Date:** 21 September 2016

**Time:** 6.30pm

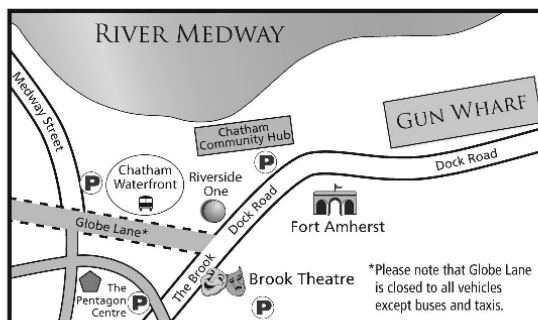
**Venue:** Meeting Room 2 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

## Items

**22 Additional Information - Supplementary agenda advice sheet (Pages 3 - 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: 21 September 2016**



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**Medway Council**

**PLANNING COMMITTEE – 21 September 2016**

**Supplementary Agenda Advice**

**Page 13      MC/16/1847      94-100 High Street, Chatham**

**Recommendation - Amend section A as follows:**

- A) The applicant entering into a Section 106 agreement to secure the following:
1. The development as 'Car Free', by precluding future occupiers from obtaining parking permits, including if required an undertaking to pay the Council's costs in regard to amending the relevant Traffic Regulation Order to preclude future occupiers of the development from obtaining such parking permits;
  2. An open space contribution of £18,305.60 based on an occupancy ratio of 1.33 for the one bedroom units, 2.44 for the two bedroom units and 3.59 for the three & four bedroom units and a contribution of £544 per person to be spent on improvements to the Town Hall Gardens and/or Chatham Riverside, to encourage healthy communities.
  3. A heritage contribution of £7,840.45 based on an occupancy ratio of 1.33 for the one bedroom units, 2.44 for the two bedroom units and 3.59 for the three & four bedroom units and a contribution of £233 per person to be spent at the Old Brook Pumping Station, to help safeguard the provision of a cultural, heritage facility.
  4. A contribution of £3,577.282 (£223.58 per unit) towards appropriate mitigation measures within Special Protection Areas.
  5. A contribution of £1,747.20 based on an occupancy ratio of 0.03 for the 7 x two, three and four bedroom flats towards the provision of nursery school facilities.
  6. A contribution of £5,241.60 based on an occupancy ratio of 0.09 for the 7 x two, three and four bedroom flats towards the provision of primary school facilities.

7. A contribution of £5,023.20 based on an occupancy ratio of 0.06 for the 7 x two, three and four bedroom flats towards the provision of secondary school facilities.
8. A contribution of £1,674.40 based on an occupancy ratio of 0.02 for the 7 x two, three and four bedroom flats towards the provision of sixth form school facilities.
9. A contribution of £6,419.51 based on an occupancy ratio of 1.33 for the 9 x one bedroom flats; 2.44 for the 3 x two bedroom flats, 3.59 for the 3 x three flats and 3.59 for the 1 x four bedroom flat towards the provision of local health facilities.

## **Appraisal**

The application was reported to the Planning Committee on 24 August 2016 and was deferred regarding Section 106 contributions.

**Children's Services** responded with a request for contributions of £1,747.20 towards the provision of nursery school facilities; £5,241.60 towards the provision of primary school facilities; £5,023.20 towards the provision of secondary school facilities; and £1,674.40 towards the provision of sixth form school facilities. The nursery and primary school contributions would be spent at St. Mary's Island, whilst the secondary and sixth form contributions would be spent at Sir Joseph Williamson's Mathematical School and/or Thomas Aveling Secondary School.

**NHS Property Services** replied that they are no longer able to support the local NHS Commissioners in applying for Section 106 contributions and said that the matter should be dealt with by Clinical Commissioning Groups. Following further correspondence and discussion, **NHS Medway Clinical Commissioning Group** has written requesting a contribution on £6,427.15. The contribution would be spent on improvements at any of the following surgeries within 0.5 miles of the development:

- College Health, Boots, the Pentagon;
- Bryant Street Surgery;
- Kings Family Practice, Magpie Hall Road;
- Halfway Surgery, New Road.

With regard to the heritage contribution, this would be spent at the Old Brook Pumping Station which is a Scheduled Ancient Monument owned by Medway Council and maintained by the generous voluntary support of the Medway Industrial Archaeology Group whose members provide volunteers to operate the site as a visitor attraction.

The Pumping Station was built as part of a major project to sort out Chatham's drainage problems. It was opened in 1929 to lift foul water from the lowest

part of the town up to the level of the main sewer at New Road and was operational right up until 1980. The machinery designed to carry out the task of keeping Chatham dry is still in working order and on view to the public.

Extensive restoration work to the building's facade was undertaken between 2009-2011. However, the internal interpretation which allows visitors to appreciate the workings of the Station requires upgrading to bring it up to the standard of the Council's other heritage sites. The Section 106 contribution would go towards the internal upgrading.

**Page 26      MC/16/2593      66 Birch Grove, Hempstead**

### **Members Site visit 19 September 2016**

Members attending: Cllrs Mrs Chambers (Chairman); Bhutia, Bowler, Carr, Potter, Royle and Johnson. Cllr Mr Chambers attended as Ward councillor.

Following the opening of the meeting by the Chairman, the planning case officer explained the application, summarised the representations received and then set out the planning issues for consideration as they related to street scene, character of the area and residential amenity.

**Neighbouring residents** raised the following concerns:

- Impact on street scene with front extension covering whole elevation
- Birch Grove is neither leafy nor characterized by detached properties
- Loss of outlook and light to front window of neighbouring property
- Increase in shadow to the rear of the property
- Loss of outlook from rear bedroom
- Enlarged property out of character with the street.
- Inadequate parking to serve the property
- Planning history misleading
- Clarification over measurements of front extension.

### **Recommendation**

**Add** additional condition 5 as follows:

5. Prior to the commencement of the development, details of how two off street parking spaces can be provided on site, along with a timetable for delivery shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided on site in accordance with the agreed timetable.

Reason: To provide off street parking to meet the Council's standards and to accord with Policy T13 of the Medway Local Plan 2003

## **Proposal**

For clarification the measurements of the extensions are as follows

### *Front extension:*

Project 1.3m to the front to new external wall. 1.5m projection when including eaves and gutter overhang. Extends the full width of the property including across proposed new side extension

### *Side Extension*

Width 1.5m and will extend for the full extent of the property including the proposed front and rear extensions.

### *Rear Extension*

The 2 storey element would project 2m to the rear with the single storey element extending 4m (a further 2m). These extensions would be the full width of the rear of the house including the side extension proposed.

## **Relevant Planning History**

No planning history for the application property.

Applications GL/78/247A and GL/78/247 relate to 68 Birch Grove  
Application GL/76/87 relates to 64 Birch Grove.

## **Planning Appraisal**

### *Design and Streetscene*

#### **First paragraph replace as follows:**

Birch Grove lies within the urban area as defined in the Medway Local Plan (the Local Plan). The street is residential in character, with the section that comprises the application property, being characterized by semi detached properties

**Page 80      MC/16/2767      The Barge, 63 Layfield Road, Gillingham**

## **Recommendation**

An amended site plan has been received which correctly outlines in red the application site. Condition 2 will need to be amended to refer to the date that this plan was received.

**Representations**

**One additional representation** has been received from a neighbour to the north at 53 Ladywood road raising no objection to the development in particular as other properties have been extended in the past in different ways

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