

MC/13/2967

Date Received: 18 November, 2013

Location: Port Werburgh Park, Vicarage Lane, Hoo, ME3 9TW

Proposal: Construction of a detached office building

Applicant: Residential Marine Ltd

Agent: Mr G Simpkin Graham Simpkin Planning 2 The Parade Ash Road Hartley Longfield, Kent DA3 8BG

Ward Peninsula

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 January, 2014.

Recommendation - Approval with Conditions

- 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: 2130/6, 2130/7, 2130/8, 2130/9 and 2130/10 received 18 November 2013.

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

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application seeks full planning permission for the construction of a detached office building.

The proposed building would have the appearance of a portakabin structure and would measure approx. 12m wide, approx. 7.32m in depth and approx. 3.3m high to the top of the flat roof. The internal floor level would be approx. 600mm above ground level.

Internally, the office would comprise the following rooms: Reception, main office, board room, another office ('Andrews' office), a kitchen, w.c. and store.

Relevant Planning History

- 97/0050 Change of use of chandlery to office and restaurant and part of workshop to chandlery with new shopfront and repositioning of existing temporary office building.
Approved, 13 August 1997
- 89/1186 Erection of a yacht sales office
Approved, 5 January 1990
- 89/1185 Outline application for erection of replacement yacht clubhouse with dinghy park and deepwater slipway
Approved, 5 January 1990

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Hoo St. Werburgh Parish Council have also been consulted.

1 letter has been received from three people raising the following objections:

- Currently no sewerage drainage
- Close proximity to existing mobile homes

Other issues have been raised that relate to the current marina use such as the movement of boats.

Development Plan Policies

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

Planning Appraisal

Principles of Development

Paragraph 19 of the NPPF seeks to support sustainable economic growth. The application site falls within an area designated within the Medway Local Plan 2003 as an existing employment area, as such Policy ED1 applies. Policy ED1(A)(iii) identifies the application site as being suitable for business falling within Use Class B1 (offices, research and development and light industry). The office building proposed which would fall within Use Class B1a (office) is to facilitate the existing marina use. The current marina office is located a good distance away from the main entrance into the marina, which is not considered to be the best location for visitors and users of the marina. Constructing an office adjacent to the main entrance for the marina would mean that visitors would not need to travel through the

working site or through the adjacent mobile home park to access the marina's administrative facility.

Taking account of the proposed use of the building and the policy support provided through Paragraph 19 of the NPPF and Policy ED1 of the Medway Local Plan 2003, there is no objection to the principle of the development.

Street Scene and Design

Paragraph 56 of the NPPF attaches great importance to the design of the built environment and Policy BNE1 of the Medway Local Plan 2003 states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment.

The proposed building would be located within the wider marina site. The proposed building is functional in terms of its design and appearance which whilst not considered to be of outstanding architectural merit, is considered appropriate for the context.

The development is considered to be in accordance with paragraph 56 of the NPPF and Policy BNE1 of the Medway Local Plan 2003.

Amenity Considerations

Policy BNE2 of the Medway Local Plan 2003 seeks to protect the amenities of nearby and adjacent properties. The proposed building would be located to the south of the existing Hoo Marina Mobile Home Park, south of mobile home 15a but with intervening land comprising the public footpath. There are currently two containers located within the application site as well as a large vessel on a trailer. It is considered that the impact of the proposed building on the amenities of the occupiers of the mobile homes would be no more detrimental than the impact of the current structures. It should also be acknowledged that the fallback position of the application site being part of a wider marina is that the storage of large vessels or the open storage of materials associated with the marina use could be located within the area which may have a far greater impact.

Taking the above into account, the proposal is considered to be in accordance with Policy BNE2 of the Medway Local Plan 2003.

Highways

Access to the application site is via the existing main entrance to the wider marina and the proposal is to provide replacement office facilities to the existing marina. As such, there will be no significant impact on the highway in terms of traffic volume and parking is provided within the site. The proposal is therefore considered to be in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

Local Finance Considerations

None relevant to this application.

Conclusions and Reasons for Approval

The proposal is considered to be acceptable in land use terms with the proposal being located within a designated employment area and with regard to design, amenity concerns and highways considerations. The proposal is considered to be in accordance with paragraphs 19 and 56 of the NPPF and Policies ED1(A)(iii), BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and is accordingly recommended for approval.

The application would normally be determined under delegated powers but is being referred to Committee due to the extent of the representations received expressing a view contrary to the recommendation.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://planning.medway.gov.uk/dconline/AcolNetCGI.gov>