

MC/14/1484

Date Received: 28 May, 2014

Location: Corporation Street Car Park, Corporation Street, Rochester

Proposal: Details pursuant to conditions 10, 11 and 12 on planning permission MC/13/0971 for construction of a replacement railway station and associated works including a forecourt area, a new pedestrian subway underneath the railway to Rochester Riverside, stairs and lifts up to new station platforms, new platform canopies and shelters and retaining walls.

Applicant: Network Rail - South East Territory

Agent:
Ward Rochester West

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 10 September, 2014.

Recommendation - Approval

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

Proposal

This application has been submitted to seek the discharge of conditions 10, 11 and 12 of planning permission MC/13/0971.

Planning permission MC/13/0971 was granted with conditions attached, for the construction of a replacement railway station and associated works including a forecourt area, a new pedestrian subway underneath the railway to Rochester Riverside, stairs and lifts up to new station platforms, new platform canopies and shelters and retaining walls at Corporation Street Car Park, Corporation Street, Rochester.

Relevant Planning History

MC/13/0971 Construction of a replacement railway station and associated works including a forecourt area, a new pedestrian subway underneath the railway to Rochester Riverside, stairs and lifts up to new station platforms, new platform canopies and shelters and retaining walls.
Approved, 12 September 2013

Representations

The application does not require public consultation.

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 is considered to conform.

Planning Appraisal

Background

The retaining walls to facing onto the Rochester Riverside regeneration site and Corporation Street are an important structural feature integral to the retention of the platforms and tracks to be located on top of the embankment. The retaining walls are significant structures, which will be highly visible from both sides of the embankment. As such conditions were attached to the planning permission to ensure these walls did not remain as blank walls. Conditions and 10 and 11 require details of the finish of the retaining walls as set out below.

Connecting the retaining walls on each side is the subway structure, which is currently in situ. As such, it was considered important that the finish of the subway walls should either match or complement the finish of the retaining walls. Condition 12 requires details of the finish of the walls within the subway as set out below.

Condition 10 of MC/13/0971 states:

Construction of the station building shall not commence until details of the treatment for the cladding or screening of the retaining walls facing onto the Rochester Riverside site along with a timetable for its provision and maintenance details has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved details and shall be retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

Condition 11 of MC/13/0971 states:

Construction of the station building shall not commence until details of the treatment for the cladding or screening of the retaining wall facing onto Corporation Street along with a timetable for its provision and maintenance details has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the approved details and shall be retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

Condition 12 of MC/13/0971 states:

Notwithstanding the submitted documents, construction of the station building shall not commence until details of the cladding or any other surface treatment for the inside of the subway, along with a timetable for its provision has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

Street Scene and Design

The reason given for each condition relates to visual amenity and therefore only Policy BNE1 of the Medway Local Plan 2003 is relevant. A difficult balance is required when it comes to deciding on the finish of the retaining walls. The finish has to be such that it will not interfere with the structural integrity of the retaining walls, that it is easy to maintain, it looks attractive and that it is within the budget of the overall project.

The submitted drawings show a coordinated approach to the finish of the retaining walls and the walls of the subway. A colourwash coating has been selected for both retaining walls and the internal walls of the subway. Keim concreal lasur system is a low pigmentation silicate based colourwash coating for use on cementitious substrates. The colourwash maintains the look and feel of natural concrete whilst disguising blemishes and colour variations. The colourwash provides long-term decoration to the walls and a permanent anti-graffiti treatment will be applied to ensure that appearance of the retaining walls is maintained.

The submitted details shows a 'block work' pattern of pastel colours from a palette of yellow, orange, red, brown, green and blue. Whilst the drawings show the colourwash pattern extending only 15m either side of the subway on the Rochester Riverside side of the development, it will in fact be applied to the entire length of that retaining wall as confirmed by the covering letter sent with the application to discharge the conditions. The height of the Rochester Riverside retaining wall is approx. 4.5m and runs a length of the approx. 112.5m long to the northwestern side of the subway opening and approx. 116m long to the southeastern side of the subway opening.

It is acknowledged, that the submitted details meet the challenges presented above in that the proposed colourwash results in an attractive finish that can be applied to the whole length of the retaining walls, whilst maintaining the structural integrity of the wall, remaining within budget and allowing for a relatively easy maintenance regime. In terms of the timetable for provision, the applicant has confirmed that the colourwash will be applied by 1 September 2015.

The proposal is considered to meet the objectives of the reasons behind the conditions and is therefore considered acceptable and in accordance with Policy BNE1 of the Medway Local Plan 2003.

Local Finance Considerations

None relevant to this application

Conclusions and Reasons for Recommendation

The proposed finish for the retaining walls and the internal walls of the subway are considered to maintain and positively contribute to the visual amenity of the area and therefore meets the requirements of Policy BNE1 of the Medway Plan 2003. The application is recommended for approval on this basis.

This application would normally fall to be considered under delegated officers' delegated powers but has been reported for Members at the request of Cllr A Gulvin.

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>