

MC/16/0095

Date Received: 12 January, 2016

Location: Units 5 & 6, Medway Distribution Centre Courteney Road  
Rainham, ME8 0RT

Proposal: Change of use from use classes B1 (employment), B2 (general industrial) and B8 (storage and distribution) to B1, B2, B8 and D2 (leisure use as a trampoline park) and extension of hardstanding to provide additional car parking.

Applicant: TBH Real Estate Investments Ltd

Ward Rainham Central

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**This application was considered by the Committee on 6 April 2016 and was resolved to approve in principle subject to being referred back to Committee on 3 May 2016 with conditions as set out below.**

- 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: TRAMP-01B, TRAMP-02B & TRAMP-03B received on 25 January 2016.

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

- 3 The use shall not be commenced until the area shown on the submitted layout drawing (TRAMP-03B) as vehicle parking, including disabled persons parking, has been provided, surfaced, drained and marked out 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 that area of land or in such a position as to preclude its use.

Reason: Development without provision of adequate accommodation for the parking, loading, off-loading and turning of vehicles is likely to lead to hazardous conditions in the public highway and in accordance with Policy T13 of the Medway Local Plan 2003.

- 4 The use of the premises as a trampoline park (Class D2) hereby permitted shall only operate between the hours of 09:00 to 21:00 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

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### **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://publicaccess.medway.gov.uk/online-applications/>