

Medway Council
Meeting of Planning Committee
Wednesday, 24 August 2016
6.30pm to 7.15pm

Record of the meeting

Subject to approval as an accurate record at the next meeting of this committee

Present: Councillors: Bhutia, Carr, Mrs Diane Chambers (Chairman), Gilry, Griffiths, Hicks (Vice-Chairman), McDonald, Pendergast, Potter, Royle, Tejan, Tranter and Wicks

Substitutes: Councillors:
Maple (Substitute for Bowler)
Purdy (Substitute for Etheridge)

In Attendance: Councillor Rodney Chambers, OBE
Doug Coleman, Senior Planner
Michael Edwards, Principal Transport Planner
Dave Harris, Head of Planning
Vicky Nutley, Planning and Licensing Lawyer
Ellen Wright, Democratic Services Officer

214 Apologies for absence

Apologies for absence were received from Councillors Bowler and Etheridge.

215 Record of meeting

The record of the meeting held on 27 July 2016 was agreed and signed by the Chairman as correct.

Referring to Minute 187, (planning application MC/16/0713 – Asda 387 Maidstone Road, Chatham ME5 9SE), attention was drawn to the additional condition 12 set out on the supplementary agenda advice sheet which had been approved by the Head of Planning under delegated powers as follows:

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

Planning Committee, 24 August 2016

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.

216 Urgent matters by reason of special circumstances

There were none.

217 Declarations of disclosable pecuniary interests and other interests

Disclosable pecuniary interests

There were none.

Other interests

There were none.

218 Chairman's announcements

The Chairman informed the Committee that planning application MC/16/1847 – 94 – 100 High Street, Chatham had been deferred from consideration at this meeting owing to the need for further work to be undertaken on the proposed Section 106 agreement.

219 Planning application - MC/16/1472 - Southern House, Capstone Road, Chatham ME5 7QA

Discussion:

The Senior Planner outlined background to the application and referred to the materials on display at the meeting.

Decision:

The details submitted in pursuant to condition 4 be approved.

220 Planning application - MC/16/1847 - 94 - 100 High Street Chatham ME4 4DS

Decision:

It was noted that this application had been deferred from consideration at this meeting to enable further work to be undertaken on the proposed Section 106 agreement.

Planning Committee, 24 August 2016

221 Planning application - MC/16/2405 - 208 Canterbury Street, Gillingham ME7 5XG

Discussion:

The Senior Planner outlined the planning application.

During discussion, a Member suggested that whilst it was acknowledged that the proposed development had provision of parking for residents, having regard to the competition for parking in the vicinity of the application site, an additional head of agreement be approved precluding future occupiers from obtaining visitor parking permits and daily permits.

Decision:

Approved subject to:

- A) The applicant completing a Unilateral Undertaking to
 - i) secure a contribution of £1,341.48 (£223.58 per dwelling) towards Designated Habitats Mitigation; and
 - ii) preclude future residents of the development from being granted visitor parking permits and daily parking passes.
- B) Conditions 1 – 8 as set out in the report for the reasons stated in the report.

222 Planning application - MC/16/2593 - 66 Birch Grove, Hempstead, Gillingham ME7 3RB

Discussion:

The Head of Planning reported upon the planning application in detail and, referring to the character of the area outlined the planning issues that needed to be considered by the Committee in determining this planning application.

With the agreement of the Committee, Councillor Rodney Chambers OBE spoke on this application as Ward Councillor and expressed concern that should this application be approved it could set a precedent for similar applications which could change the character of the street scene from being semi-detached properties to an appearance of being terraced. He therefore requested that the Committee undertake a site visit so that they could see the street scene and the layout of the houses in the road. He stated that if the Committee was minded to approve a site visit he would reserve any other comments he had on the application until a later time.

Decision:

Consideration of this application be deferred pending a site visit.

Planning Committee, 24 August 2016

223 Planning application - MC/16/2957 - Crystal House, 14 London Road, Rainham, Gillingham ME8 6YX

Discussion:

The Head of Planning advised the Committee that this was not a planning application but a request for prior approval. He explained that ordinarily, this would have been dealt with under delegated powers had it not been for the number of objections received. However, attention was drawn to the only grounds upon which the Committee could refuse to approve the application as set out on pages 59 – 61 of the agenda.

Attention was also drawn to amendments to the proposal section of the report and the planning appraisal, details of which were set out on the supplementary agenda advice sheet.

The Committee discussed the request for prior approval and expressed concern as to the proposal to change use of the office to four studio flats. Members considered that the studio flats would be very small and they would have preferred the premises to be converted into two one bedroom flats.

The Head of Planning assured the Committee that the applicant would still have to apply for Building Regulations and Officers would undertake inspections so as to ensure that the works were carried out as detailed.

The Committee noted that they had no alternative but to confirm that prior approval was required for the development and that prior approval be granted but they wished it to be noted that the Committee did not like the proposed change of use in its submitted format and, had it been in a position to do so, it would have been refused.

Decision:

Prior approval be required and prior approval be granted subject to:

- A) A contribution of £894.32 for Designated Habitats Mitigation;
- B) Conditions 1 and 2 as set out in the report for the reasons stated in the report.

Chairman

Date:

Ellen Wright, Democratic Services Officer

Telephone: 01634 332012

Email: democratic.services@medway.gov.uk