

Medway Council
Meeting of Planning Committee
Wednesday, 27 September 2017
6.30pm to 9.30pm

Record of the meeting

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

- Present:** Councillors: Bhutia, Bowler, Carr, Gilry, Griffiths, Hicks (Vice-Chairman, in the Chair), McDonald, Pendergast, Potter, Royle, Tejan, Tranter and Wicks
- Substitutes:** Councillors:
Gulvin (Substitute for Mrs Diane Chambers)
Purdy (Substitute for Etheridge)
- In Attendance:** Kemi Erifevieme, Planning Manager
Dave Harris, Head of Planning
Councillor Roy Freshwater
Vicky Nutley, Planning and Licensing Lawyer
Ellen Wright, Democratic Services Officer

314 Apologies for absence

Apologies for absence were received from the Chairman, Councillor Mrs Diane Chambers and Councillor Etheridge. In the absence of the Chairman, the Vice Chairman, Councillor Hicks chaired the meeting.

315 Record of meeting

The record of the meeting held on 30 August 2017 was agreed and signed by the Chairman as correct.

The Head of Planning drew attention to Minute 259 (Planning application – MC/16/4229 – Land North of Peninsula Way, Main Road, Chattenden, Rochester and advised the Committee that after the meeting on 30 August, it had been established that the materials to be used for the half boarded properties would be made up of a composite material as opposed to wood, therefore it had not been necessary to impose condition 4 approved by the Committee.

316 Urgent matters by reason of special circumstances

There were none.

317 Declarations of disclosable pecuniary interests and other interests

Disclosable pecuniary interests

There were none.

Other interests

Councillor Griffiths advised the Committee that as he lived in close proximity to planning application MC/17/2328 – Garage Block to the rear of 11 Glebe Road, Gillingham he would leave the meeting for the discussion and determination of this planning application.

Councillor Gulvin referred to Item 14 on the agenda relating to Section 106 agreements and advised that although a Governor at Oaklands School, he wished to speak on this item relating to a general issue concerning the allocation of Section 106 funding.

318 Planning application - MC/16/3669 - Land off Town Road, Cliffe Woods

Discussion:

The Head of Planning advised the Committee that at its meeting on 14 April 2017 it had determined to refuse this planning application on two grounds, details of which were set out in the report.

He advised that the applicants had since appealed the decision and the appeal was due to be determined following a Public Inquiry starting in November 2017. In addition, the Secretary of State had declared that he wished to determine the appeal himself, which meant that the Inspector would hold the Inquiry, hear evidence as usual and then produce a report and recommendation for consideration by the Secretary of State.

In preparation for the Public Inquiry, Counsel has been appointed, along with a Planning Consultant and a Landscape Consultant.

In considering the two grounds for refusal, the Landscape Consultant had suggested a revision to the wording of refusal ground 2, details of which were set out in the report.

The Committee considered the report.

Decision:

Refusal ground 2 be amended to read as follows:

2. The development, if permitted, would have an adverse impact on the character and visual amenity of the local area, contrary to Paragraphs 17 of the National Planning Policy Framework and Policy BNE25(i) of the Medway Local Plan 2003.

319 Planning application - MC/17/1820 - Bakersfield, Land at Station Road, Rainham ME8 7QZ

Discussion:

The Head of Planning outlined the planning application in detail and suggested that if the Committee was minded to approve the application, suggested conditions 1 and 5 be amended to refer to revised drawings and condition 21 be deleted as set out on the supplementary agenda advice sheet.

The Head of Planning explained that during discussions between the outline application and the reserved matters application, the applicant had discussed the affordable housing proposed with a possible social landlord on this site, namely Moat Housing. Moat Housing had asked for all the units to be shared ownership rather than the normal 60/40 rented/shared ownership split and also asked to increase the number of shared ownership units from 22 to 32 houses. This equated to 35.5% affordable dwellings all being shared ownership on this site. The applicant had confirmed that if all affordable housing units on the site could be shared ownership, it was willing to make a significant contribution available by way of a Section 106 agreement towards the local GP surgery at Rainham Healthy Living Centre in addition to the contributions already agreed at the outline planning stage.

The Committee discussed the application and noted that although the application had initially been refused when considered by the Planning Committee and, subsequently upheld at appeal, the scheme now placed before the Committee appeared to be a good scheme as the applicants had worked with officers to address some of the concerns of local residents.

A Member suggested that hoarding be erected around the site so as to screen it from those residents living adjacent to the site. The Head of Planning stated that this could be added to proposed condition 15 as part of the Construction and Management and Logistics Plan.

A Member referred to heavy goods vehicles (HGV's) using Lower Rainham Road and suggested that the signage prohibiting HGV's from using this route could benefit by being more visible. The Head of Planning agreed to raise this issue with the Assistant Director Front Line Services.

Decision:

Approved subject to:

- a) The applicant entering into a deed of variation to the Section 106 agreement signed as part of the outline approval to secure the following:
 - i) £42,115.00 towards improvements to the closest surgery at Rainham Healthy Living Centre for the practices contained therein

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to manage the additional cohort of patients depending on patient needs of the local GP practice.

- ii) A minimum of 35% (equal to 32) affordable dwelling houses. All the affordable units to be of shared ownership tenure type.
- b) Conditions 2 - 4, 6 – 15 and 17 - 20 as set out in the report for the reasons stated in the report and revised conditions 1, 5 and 16 as set out below:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

666 NO-SL-01, 666-200 Rev A, 666-201 Rev B, 666-202 Rev B, 666-203 Rev B, 666-204 Rev B, 666-205 Rev A, 666-206 Rev A, 666-207 Rev A, 666-207 Rev A, 666-209 Rev A, 666-210 Rev A, 666-211 Rev A, 666-212 Rev A, 666-213 Rev B, 666-214 Rev A, 666-215 Rev A, 666-216 Rev A, 666-217 Rev B, 666-218 Rev A, 666-219 Rev B, 666-220 Rev A, 666-221 Rev A, 666-222 Rev A, 666-223 Rev B, 666-224 Rev B, 666-225 Rev A, 666-226 Rev A, 666-230 Rev A, 666-231 Rev B, 666-232 Rev A, 666-233 Rev B, 666-234 Rev B, 666-235 Rev A, 666-240 (schedule of materials), 666-241 P1 (amenity landscape elevation), 666-242A (boundary treatments), 1671-1660 Rev B, 1671-1661 Rev B, 1671-1663 Rev E, 1671-TA1 Rev A, 666-011 Rev J, 666-012 (refuse plan), ASD11857 BR EX DWG P01(street lighting) and supporting lighting statement, 4082-LLB-SH-L001-S4P01 soft landscape 4082-LLB-ZZ-XX-DR-L-002 Planting Plan (1 to 5) and associate soft landscape specification and maintenance schedule (June 2017), - 1671-SK500, 241 P1, received 22/05/17, 18/08/17 and 31/08/17.

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

5. No individual dwelling house, parking court areas or amenity area shall be occupied or brought in to use until the associated boundary treatment shown on the submitted drawings 666-241 P1 and 666-242A have been provided in full. The implemented boundary treatment shall thereafter be maintained and kept in a sound condition.

Reason: In the interest of residential and visual amenities and in compliance with Policies BNE2 and BNE8 of the Local Plan.

- c) Condition 16 be approved as set out in the report but the Head of Planning ensure that the final wording of this condition include a requirement for the applicant to erect hoarding around the application site during construction so as to protect those residents adjoining the application site.

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- d) The Head of Planning refer the issue of improving the visibility of signage prohibiting HGV's using the Lower Rainham Road to the Assistant Director Front Line Services.

320 Planning application - MC/17/1884 - Land South of Ratcliffe Highway Junction with Bells Lane, Hoo St Werburgh, Rochester ME3 9JD

Discussion:

The Head of Planning outlined the planning application and suggested that if the Committee was minded to approve the application a number of changes to the proposed conditions be approved as set out on the supplementary agenda advice sheet.

He also drew attention to the proposed Section 106 heads of agreement and in particular, the suggestion that £28,988.00 be made available for the Great Lines Heritage Park. He reminded the Committee that previously, it had requested that Section 106 funding be allocated to the local area in which the proposed development was to take place and he therefore suggested that the Committee may wish to stipulate whether this funding would be more appropriately allocated to either greenspace improvements at Deangate or added to the funding being requested for a new community facility for Hoo Parish.

With the agreement of the Committee Councillor Freshwater addressed the Committee as Ward Councillor and summarised residents concerns as follows:

- The proposed development will harm the existing community in Hoo and the proposed Section 106 payments will not bring infrastructure benefits to the community that will address the community's concerns.
- The proposed development will have an adverse impact on the character and visual amenity of the local area.
- Residents consider the proposed new entrance in Bells Lane to be dangerous and will result in drivers using Bells Lane for parking which could close the road at this junction.
- The development will result in major traffic problems to the detriment of those trying to cross Bells Lane and will also result in an increase in pollution from cars and lorries contrary to the action plan for the Four Elms Hill Air Quality Management Area.
- Local GP surgeries in Hoo have already closed their lists to new patients and existing patients have a 3 week wait for GP appointments.
- There are no school places available in Hoo
- The proposed development of 3 storey flats is out of character for the area.
- Future occupiers of the proposed new development will suffer from high levels of traffic noise from cars and lorries using the A228.
- Leisure facilities at Deangate can only be accessed by car as there are no footpaths to these facilities.

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- At a public meeting on 30 August attended by the Leader of the Council and Kelly Tolhurst MP, the local Hoo community indicated that whilst they were not opposed to the provision of new housing, it is not possible to increase the size of the local Hoo community as the roads, schools and local essential services can no longer cope.
- The Committee has already refused a planning application for development in a neighbouring green field which was also dismissed by a Planning Inspector at appeal. This should therefore act as a precedent for the Committee to refuse this current planning application.

Councillor Freshwater requested that if the Committee was minded to approve the planning application, it undertake a site visit.

The Committee discussed the application having regard to the views of the Ward Councillor.

Members appreciated the concerns of the local community in Hoo but also acknowledged that there was a countrywide housing crisis and therefore Medway was not alone in having to identify land suitable for the provision of houses. Reference was made to the recent loss of Lodge Hill in Chattenden as a site which would have provided a substantial level of housing provision, and it was stressed that without securing this site, it was inevitable that other sites would now have to be considered as to their suitability for housing provision.

It was generally considered that the scheme now placed before the Committee was a good scheme which would also secure developer contributions towards the local infrastructure including education, NHS services and other community facilities.

In response to the concerns raised by Councillor Freshwater as to the potential for noise disturbance for the occupiers of those properties to be sited close to the A228, the Head of Planning advised that this would be covered by proposed condition 31.

The Committee confirmed that it did not wish to undertake a site visit and that should the application be approved, the £28,988.00 Section 106 funding currently proposed for the Great Lines Heritage Park should be reallocated to increase the level of funding for the provision of a community centre in Hoo.

Decision:

Approved subject to:

- a) A Section 106 Agreement under the terms of the Town and Country Planning Act 1990 to secure the following developer's contributions:
 - i) 25% Affordable Housing on site: equating to 58 dwellings

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- ii) Installation of a toucan crossing across A228 at the junction with Bells Lane to facilitate a safe crossing to Deangate sports grounds.
- iii) Make a financial contribution of £2,322,388.72 in total to be divided and spent in the following areas:
- Education and Nursery:

Nursery School	Hundred of Hoo Academy	£178,713.60
Primary School	Hundred of Hoo Academy	£379,962.51
primary phase 2		
Secondary School	Hundred of Hoo Academy	£323,671.77
 - NHS

To be spent on surgeries Hoo St Werburgh with their planned development of securing premises fit for purpose to manage the additional cohort of patients depending on patient needs.	£108,564.40
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 - Green space

To offset insufficient on site Green Space provision	£544,583.80
To replace the loss of existing on site open space/sports provision	£530,000.00
 - Waste and recycling

Towards renewal programme of bins at Cuxton HWRC	£36,062.08
- To provide household containers for the collection of recycling – use once bags and 240ltr wheeled brown bins to each property for the collection of food and garden waste	
- To provide information for residents regarding services provided including pest control, recycling information.	
 - Birds Disturbance Mitigation contribution
 - Highway Improvement
 - Towards improvement at the A228 Peninsula Way junction with Main Road, Hoo.

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- Community facility £108,960.00
- Towards a new community centre for Hoo Parish

b) Conditions 1, 3 – 6, 8 – 11, 13 - 17, as set out in the report for the reasons stated in the report, conditions 2, 7 and 12 amended as set out below, the deletion of proposed condition 18 and the subsequent renumbering of all remaining proposed conditions but with the wording of newly numbered conditions 23, 25, 27 and 29 amended as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

CB_56_069_001, CB_56_069_002 Rev K, CB_56_069_003 Rev G, CB_56_069_004 Rev G, CB_56_069_005 Rev G, CB_56_069_006 Rev G, CB_56_069_007 Rev G, CB_56_069_008 Rev G, CB_56_069_009 Rev G, CB_56_069_0011 Rev G,

Flat Blocks

CB_56_069_C_BLA_P01, CB_56_069_C_BLA_E01, CB_56_069_C_BLB_E01, CB_56_069_C_BLB_E02, CB_56_069_C_BLB_P01, CB_56_069_C_BLC_E01 Rev B, CB_56_069_C_BLC_E02 Rev B, CB_56_069_C_BLC_P01 Rev B, CB_56_069_C_BLC_P02 Rev B, CB_56_069_C_BLD_E01, CB_56_069_C_BLD_P01, CB_56_069_C_BLD_P02, CB_56_069_C_BLE_E01, CB_56_069_C_BLE_P01, CB_56_069_C_BLF_E01, CB_56_069_C_BLF_E02, CB_56_069_C_BLF_P01,

House type Character Area A

CB_56_069_A_GOU_E01, CB_56_069_A_GOU_E02, CB_56_069_A_GOU_P01, CB_56_069_A_GOU_E03, CB_56_069_A_GOU_E04, CB_56_069_A_GOU_P02, CB_56_069_A_GOU_E05, CB_56_069_A_GOU_P03,

CB_56_069_A_2B3P_E01 Rev A, CB_56_069_A_2B3P_P01 Rev A, CB_56_069_A_2B3P_E02 Rev A, CB_56_069_A_2B3P_P02 Rev A, CB_56_069_A_2B3P_E03 Rev A, CB_56_069_A_2B3P_P03 Rev A, CB_56_069_A_2B3P_E04 Rev A, CB_56_069_A_2B3P_E05 Rev A, CB_56_069_A_2B3P_P04 Rev A,

CB_56_069_A_3B4P_E01 Rev A, CB_56_069_A_3B4P_P01 Rev A,

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CB_56_069_A_3B4P_E02 Rev A, CB_56_069_A_3B4P_P02
Rev A, CB_56_069_A_3B4P_E03 Rev A,
CB_56_069_A_3B4P_P03 Rev A , CB_56_069_A_3B4P_E04
Rev A, CB_56_069_A_3B4P_P04 Rev A ,
CB_56_069_A_3B4P_E05 Rev A, CB_56_069_A_3B4P_P05
Rev A,
CB_56_069_A_3B4P_E06 Rev A, CB_56_069_A_3B4P_P06,
Rev A CB_56_069_A_3B4P_E07 Rev A,

CB_56_069_A_3B5PT_P01, CB_56_069_A_3B5PT_E02,
CB_56_069_A_3B5PT_E03, CB_56_069_A_3B5PT_E04,
CB_56_069_A_3B5PT_P02, CB_56_069_A_3B5PT_P03,
CB_56_069_A_3B5PT_E05,

CB_56_069_A_4B5P_E01 Rev A, CB_56_069_A_4B5P_E02
Rev A, CB_56_069_A_3B5PT_E01, CB_56_069_A_4B5P_P01
Rev A,

House Type Character Area B

CB_56_069_B_2B_E01 Rev C, CB_56_069_B_2B_P01 Rev C,
CB_56_069_B_2B_E02, CB_56_069_B_2B_P02,

CB_56_069_B_2B3P_E01 Rev A, CB_56_069_B_2B3P_E02
Rev A
CB_56_069_B_2B3P_P01 Rev A, CB_56_069_B_2B3P_E03
Rev A,
CB_56_069_B_2B3P_P02 Rev A, CB_56_069_B_2B3P_E04
Rev A,
CB_56_069_B_2B3P_P03 Rev A, CB_56_069_B_2B3P_E05
Rev A,
CB_56_069_B_2B3P_P04 Rev A,

CB_56_069_B_2BC_E01, CB_56_069_B_2BC_P01,

CB_56_069_B_2BCH_E01 Rev A, CB_56_069_B_2BCH_P01
Rev A,
CB_56_069_B_2BCH_E02 Rev A, CB_56_069_B_2BCH_P02
Rev A,
CB_56_069_B_2BCH_E03 Rev A, CB_56_069_B_2BCH_P03
Rev A,

CB_56_069_B_3B_E01, CB_56_069_B_3B_E01,
CB_56_069_B_3B_P01, CB_56_069_B_3B_E03,
CB_56_069_B_3B_P02, CB_56_069_B_3B-E04,
CB_56_069_B_3B_P03,

CB_56_069_B_3B4P_E01 Rev A, CB_56_069_B_3B4P_P01
Rev A,
CB_56_069_B_3B4P_E02, CB_56_069_B_3B4P_P02 Rev A,

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CB_56_069_B_3B4P_E03 Rev A, CB_56_069_B_3B4P_E04
Rev A,
CB_56_069_B_3B4P_P03 Rev A, CB_56_069_B_3B4P_E05
Rev A,
CB_56_069_B_3B4P_P04 Rev A, CB_56_069_B_3B4P_E06,
CB_56_069_B_3B4P_E07, CB_56_069_B_3B4P_P05,

CB_56_069_B_3B4PW_E01 Rev A, CB_56_069_B_3B4PW_P01
Rev A,
CB_56_069_B_3B4PW_E02 Rev A, CB_56_069_B_3B4PW_P02
Rev A,

CB_56_069_B_4B_E01 Rev A, CB_56_069_B_4B_P01 Rev A,
CB_56_069_B_4B_E02, CB_56_069_B_4B_E03,
CB_56_069_B_4B_P02,

CB_56_069_B_4B5P_E01 Rev A, CB_56_069_B_4B5P_P01
Rev A,

CB_56_069_B_GOU_E01, CB_56_069_B_GOU_P01,

CB_56_069_B_BLA_E01, CB_56_069_B_BLA_P01,

CB_56_069_B_BLC_E01 Rev B, CB_56_069_B_BLC_E02 Rev
B,
CB_56_069_B_BLC_P01 Rev B, CB_56_069_B_BLC_P02 Rev
B,
CB_56_069_B_BLD_E01, CB_56_069_B_BLD_E02,
CB_56_069_B_BLD_P01,

House Type Character Area C

CB_56_069_C_GOU_E01, CB_56_069_C_GOU_P01,

CB_56_069_C_2B_E01 Rev A, CB_56_069_C_2B_P01 Rev A,
CB_56_069_C_2B_E02 Rev A, CB_56_069_C_2B_P02 Rev A,

CB_56_069_C_2B3P_E01 Rev B, CB_56_069_C_2B3P_P01
Rev B, CB_56_069_C_2B3P_E02 Rev B,
CB_56_069_C_2B3P_P02 Rev B, CB_56_069_C_2B3P_E03
Rev B, CB_56_069_C_2B3P_P03 Rev B,

CB_56_069_C_2BC_E01, CB_56_069_C_2BC_P01,

CB_56_069_C_2BCH_E01, CB_56_069_C_2BCH_P01,

CB_56_069_C_3B_E01 Rev A, CB_56_069_C_3B_P01 Rev A,

CB_56_069_C_3B4P_E01 Rev A, CB_56_069_C_3B4P_E02
Rev A, CB_56_069_C_3B4P_P01 Rev A,
CB_56_069_C_3B4P_E03 Rev A,

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CB_56_069_C_3B4P_E04 Rev A, CB_56_069_C_3B4P_P02 Rev A,
CB_56_069_C_3B4P_E05 Rev A, CB_56_069_C_3B4P_P03 Rev A,
CB_56_069_C_3B4P_E06 Rev A, CB_56_069_C_3B4P_P04 Rev A,

CB_56_069_C_3B4PW_E01 Rev A,
CB_56_069_C_3B4PW_P01 Rev A,
CB_56_069_C_BLB_E01 Rev A, CB_56_069_C_BLB_E02 Rev A,
CB_56_069_C_BLB_P01 Rev A,

CB_56_069_C_BLE_E01, CB_56_069_C_BLF_P01,
CB_56_069_C_BLF_E02, CB_56_069_C_BLF_P01,

CB_56_069_C_2B3P_E01,
MBSK170807-1 Rev A
Garage and Car Port Building types
CB_56_069_GAR_E01 to E08,
Cycle Storage building
CB_56_069_BIN_E02,
Refuse Bin Storage Building
CB_56_069_BIN_E01, E03 and E04,
Sub-station building
CB_56_069_BIN_E05,
Drainage Strategy Plans
E16-0680SK1001 Rev F, E16-0680SK1001
Received 26/05/17, 14.09/17, 15/09/17, 18/09/17 and 20/09/17.

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

7. No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety and amenity of the area and in compliance with Policies BNE2 and T1 of the Local Plan.

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12. None of the dwellings hereby permitted shall be occupied until the car parking, garaging and visitor spaces associated with that particular unit as shown on the drawing CB-56-069-006 Rev G of accommodation have been constructed in accordance with the approved plans. The respective spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of residential amenities and highway safety and in compliance with Policies BNE2 and T13 of the Local Plan.

23. Prior to the first occupation of the dwellings, details of charging points for electric cars (1 electric vehicle charging point per dwelling with dedicated parking and 1 electric vehicle charging point per 10 unallocated parking spaces); shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of the respective dwellings and subsequently retained for that purposes thereafter.

Reason: To ensure that provision is made for the parking and charging of battery powered cars in compliance with Policy BNE24 of the Local Plan.

25. Prior to the first occupation of each individual dwelling of the development hereby permitted details of the refuse storage arrangements for that building, including provision for the storage of recyclable materials, as shown in drawing CB_56_069_007 Rev G shall be submitted to and approved in writing by the Local Planning Authority. No building within the development shall be occupied until the approved refuse storage arrangements for each dwelling house are in place and all approved storage arrangements shall thereafter be retained.

Reason: In the interests of visual amenity and to ensure a satisfactory provision for refuse and recycling in accordance with Policy BNE2 of the Local Plan.

27. The car parking spaces shown on drawing CB_56_-69_006 Rev G along Bells Lane shall be used in association with the Bells Lane Bowling Green.

Reason: In the interests of highway safety and residential amenities of the surrounding properties and in compliance with Policy and T13 of the Local Plan.

29. No development above ground floor slab level of any part of the development hereby approved shall commence until an air quality assessment has been submitted to and approved in writing by the

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Local Planning Authority. The assessment shall include modelling of the impacts of traffic generated by the development at on site and off site receptors. Where the air quality objectives are not met at relevant on site receptors, full details of a clean air ventilation system (which provides both passive and rapid ventilation) necessary to ensure an appropriate level of air quality within the development shall be submitted and approved in writing by the Local Planning Authority. The approved clean air ventilation system shall be completed prior to the occupation of the dwellings affected and shall be maintained at all times thereafter.

Reason: To ensure the development does not prejudice conditions of amenity of future occupiers by reason of unacceptable levels of air quality, in accordance with Policy BNE24 of the Medway Local Plan 2003.

321 Planning application - MC/17/1918 - Land at Chatham Waters, Pier Road, Gillingham Kent

Discussion:

The Head of Planning outlined the planning application in detail.

He advised the Committee that whilst this application would ordinarily have resulted in a Section 106 payment towards bird mitigation, as this had not been requested at the outline application stage, this could not now be added to the Section 106 agreement already approved.

The Committee discussed the application and, in particular, the provision of parking having regard to the variety of uses which would be provided at this site and would likely result in significant demand for parking throughout the day. It was noted that a multi-storey car park was proposed to be provided in the later phases of the development with temporary car parking put in place during the earlier phases.

Members expressed concern that the provision of the affordable housing element of the development would not be provided until a later phase and were cautious as to whether the developer could argue at a later stage that 25% affordable housing could not be provided owing to the viability of the scheme.

In response, the Legal Adviser reassured the Committee that whilst the Committee's experience with a previous developer had understandably made the Committee nervous about affordable housing being provided in latter stages of phased developments, the loophole that had permitted developers to claim unviability reasons for not providing affordable housing had now been closed.

The Committee also discussed the potential for increasing travel opportunities to and from the application site.

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Decision:

Approved with conditions 1 – 4 as set out in the report for the reasons stated in the report.

322 Planning application - MC/17/2015 - The Evening Star, 128 Church Street, Cliffe, Rochester ME3 7PY

Discussion:

The Planning Manager outlined the planning application in detail.

The Committee discussed the application and concern was expressed as to:

- The lack of provision for parking for customers of the proposed micro pub which could result in parking in Church Street which is a narrow country road.
- The application site is in close proximity to St Helen's C of E Primary School which could result in conflict for car users when parents are dropping off and collecting their children from school.
- The proposed design of the development resulted in a narrow gap between the buildings which, by virtue of its narrowness could result in maintenance difficulties of the flank walls. It was suggested that it would be better to join the properties or make the gap between the properties wider.
- There is a lack of amenity space for the future occupiers of the proposed properties.
- The proposed development constitutes overdevelopment of the site.
- Should all car parking spaces be filled, any driver entering the site and being unable to park would be unable to turn their vehicle round to exit the site in forward gear.

In the light of the above concerns, the Committee felt that consideration of the application should be deferred to enable Officers to undertake further negotiations with the applicant.

Decision:

Consideration of this application be deferred to enable Officers to undertake further negotiations with the applicant having regard to the Committee's concerns .

323 Planning application - MC/17/2328 - Garage Block to the rear of 11 Glebe Road, Gillingham Kent ME7 2HU

Discussion:

The Planning Manager outlined the planning application in detail.

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Attention was drawn to the additional information on the supplementary agenda advice sheet setting out additional comments from the applicant addressing objections concerning the width of the access road and the ability of a fire engine to access properties on the site.

The Planning Manager drew attention to a previous planning application for this site which had been refused by the Committee but subsequently allowed at appeal under reference MC/12/0650. She advised that this planning permission had since expired and the same scheme had been resubmitted under reference MC/17/1708. Following objections that the site was not sufficiently large enough to accommodate the proposed houses, an amended scheme had been submitted which was now the subject of the current application before Committee. The scheme had been amended from two pairs of semi detached houses to a terrace of 4 houses.

Member's discussed the application and expressed concern that the access to the site would be extremely tight to accommodate a fire engine or refuse vehicle and that there was insufficient space within the development for such a large vehicle to turn around to exit the site. In response, the Planning Manager confirmed that the width of the access road to and from the site had been taken into account by the Planning Inspector when allowing the original application under MC/12/0650 and the width of the access road had been considered acceptable by the Planning Inspector.

Decision:

Approved subject to:

- a) The applicant entering into a Section 106 agreement to secure £1444.32 for bird mitigation measures to Natural England.
- b) Conditions 1 – 12 as set out in the report for the reasons stated in the report.

324 Planning application - MC/17/2594 - 107 Wilson Avenue, Rochester ME1 2SJ

Discussion:

The Planning Manager outlined the planning application in detail.

Decision:

Approved with conditions 1 – 4 as set out in the report for the reasons stated in the report.

325 Planning application - MC/17/1778 - 2 Connaught Road, Luton, Chatham ME4 5DJ

Discussion:

The Planning Manger outlined the planning application in detail.

During discussion, a Member requested that the Head of Planning arrange for the Derelict Buildings Officer to investigate the condition of the adjoining building.

Decision:

Approved subject to:

- a) The applicant entering into a Section 106 agreement for a payment of £773.58 for bird mitigation measures for Natural England.
- b) Conditions 1 – 9 as set out in the report for the reasons stated in the report.

326 Report on Appeal Decisions 1 April - 30 June 2017

Discussion:

The Committee received a report setting out a summary of appeal decisions for the period 1 April – 30 June 2017.

Referring to the appeal decision relating to MC/16/1574 – Turkey Hall Farm, Malmaynes Hall Road, Stoke, it was suggested that the Head of Planning inform the Planning Inspectorate of the Council's disappointment as to the reasons why this appeal had been allowed.

Decision:

The report was noted.

327 Report on Section 106 Agreements April - June 2017

Discussion:

The Committee received a report setting out the amount of Section 106 funding received between April – June 2017 and detailing what the contributions must be spent on according to the Section 106 agreements.

A Member drew attention to Appendix 2 and expressed concern that Section 106 funding for nursery/primary education resulting from a development in Walderslade Road had been used to provide educational facilities at St Mary's Island. He expressed the view that where possible such contributions should be used in the locality of the application site.

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Decision:

The report was noted.

Chairman

Date:

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