

MC/18/0176

Date Received: 16 January 2018

Location: 142 Napier Road Gillingham ME7 4HG

Proposal: Construction of a residential development of 9 dwellings

Applicant: Mr Gill

Agent: Mr Pustai
The Joiners Shop
The Historic Dockyard
Chatham
ME4 4TZ

Ward: Gillingham South Ward

Case Officer: Amanda Barnes

Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 4th July 2018.

Recommendation – Approval subject to;

A. The completion of a Unilateral Undertaking to secure a contribution of £223.58 (per dwelling) towards bird mitigation in North Kent:

B. And the following 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:

22.01/A_04, 22.01/A_05, 22.01/A_06, TSP-01, TOPO_03DWG received 16 January 2018 and 22.01/A_01 Rev A, 22.01/A_03_Rev B, 22.01/A_07, received 20 February 2018.

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

- 3 No development above slab level shall take place until details and samples of all materials to be used externally have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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.

- 4 No dwelling shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before any dwelling is occupied and shall thereafter be retained.

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.

- 5 No development above slab level shall take place until a plan indicating a collection point for household and garden refuse, close to Napier Road has been submitted to and approved in writing by the Local Planning Authority. None of the new dwellings hereby approved shall be occupied until the approved refuse storage arrangements are in place and all approved storage arrangements shall thereafter be retained. The residents shall thereafter present to the collection point only on the day of refuse collection.

Reason: To ensure that refuse vehicles do not have to enter the site to collect refuse in accordance with Policy T1 of the Medway Local Plan 2003.

- 6 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not take place until conditions 7 to 10 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the Local Planning Authority until condition 10 has been complied with in relation to that contamination.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 7 No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including risks to groundwater, whether or not it originates on the site. The scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report shall be submitted to and approved by the Local Planning Authority prior to the commencement of

development. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes.
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 8 No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared and submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 9 No development shall take place (other than development required to enable the remediation process to be implemented) until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given not less than two weeks written notification prior to the commencement of the remediation scheme works.

Following completion of the measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and submitted to and approved in writing by the Local Planning Authority prior to the bringing into use of the development.

Reason: Required before commencement of development to avoid any irreversible detrimental impact on human health as a result of the potential mobilising of contamination and in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 10 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 8, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme a verification report providing details of the data that will be collected in order to demonstrate that the works set out in condition 8 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 9.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 11 Prior to the first occupation of any dwelling herein approved, full details of both hard and soft landscape works and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 12 No dwelling herein approved shall be occupied until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. 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 the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

- 13 In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written approval of the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 14 Prior to commencement of development details shall be submitted to and approved by the Local Planning Authority of the service installation/recommissioning, construction of hard surfacing and positioning of fence posts within the root protection area of retained trees. The works shall then be carried out in accordance with the approved details.

Reason: Required prior to commencement to protect the remaining trees to enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 15 No development shall take place until a Construction Environmental Management Plan (CEMP) that describes measures to control, amongst other matters, hours of working, parking of operatives vehicles, deliveries to the site, noise, dust and lighting arising from the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be undertaken in accordance with this approved plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents with regard to Policy BNE2 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see planning appraisal section and conclusion at the end of this report.

Proposal

This is full application for the construction of a residential development of 9 dwellings.

The application site includes the house at No.142 Napier Road, which has planning permission for the conversion of the existing residential house into a pair of semi-detached houses together with the construction of a single storey front extension to form 2 separate entrances, together with the demolition of existing single storey front projection of 142 and detached warehouse 142a Napier Road.

The layout shows three pairs of semi-detached houses to the south of the site (to the rear of 154-168 Napier Road) with parking to the front for 12 cars and a detached house and a pair of semi-detached houses in the centre of the site (to the rear of 100-106 Nelson Road) with 8 parking bays.

Further parking for 8 cars is shown on the plans along the access road and 2 to the side of No. 142. In total 30 parking spaces are shown allocated as two spaces per plot, including spaces for 138, 142 and 144 Napier Road as well as 6 visitor bays.

The plan shows rear gardens approx. 11.8m in depth with plot widths typically 6m for the plots to the south. The pair of semi-detached houses in the centre of the site would have longer gardens approx. 22m in length and 4.5m in width, the detached house would have a triangular shaped garden approx. 21m at its longest point and 8m in width.

The semi-detached houses would contain a lounge/diner, kitchen and WC on the ground floor, a double bedroom and single bedroom with family bathroom on the first floor, and a double bedroom with en-suite in the roof space. These are typically 3b 5p houses and would have approx. 99sqm floor area.

The detached house would contain a lounge, kitchen/diner, and WC on the ground floor, a double bedroom and two single bedrooms with family bathroom on the first floor, and a double bedroom with en-suite in the roof space. This would be a 4b 6p house and would have approx. 132sqm floor area.

Site Area/Density

Site area: 0.45 hectares (1.11 acres)

Site density: 24.44 dph (8dpa) (including the existing houses on the site at 142 and 144 Napier Road)

Relevant Planning History

MC/15/0576	Conversion of existing residential house into a pair of semi-detached houses together with the construction of a single storey front extension to form 2 separate entrances (demolition of existing single storey front projection of 142 and detached warehouse 142a Napier Road) Approved 4 June 2015
MC/13/2484	Outline application with all matters reserved for demolition of existing warehouse and construction of a new development of 9 dwellings Approved 3 April, 2014
MC/13/1393	Outline application with some matters reserved (scale, appearance and landscaping) for demolition of existing warehouse and 2 residential houses to be replaced with a new development of 20 houses with associated access and parking Withdrawn 21 August 2013

GL/97/0638/62/0083 Proposed outline application for the erection of a 36 bedroom residential home and 8No assisted living units together with the demolition of existing bungalow and factory
Refused 17 February 1998

GL/97/0474/62/0083 Proposed outline application for the erection of a residential home and assisted living units together with demolition of existing bungalow and factory
Refused 6 October 1997
Appeal dismissed 27 July 1998

Former timber merchants and land behind 13-15 Borough Road

MC/18/0155 Development of 9 residential properties comprising 6 x 3 bed & 2 x 2 bed houses and 1 x 2 bed flat accessed by new shared surface with associated parking and landscaping
Current Application

Representations

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

12 letters have been received from 7 different properties raising the following concerns:

- Houses should not have a dormer in the roof, overdevelopment
- Concern about access and the proximity to the school
- Houses lend themselves to multi-dwellings/bedsits
- The parking spaces are excessive and on a par with a municipal carpark
- Ongoing maintenance of trees and boundary fencing needs to be ensured
- Application is a joke with 11 houses accessing off a track road
- If bin lorries cannot access due to bad weather the houses will leave rubbish in Napier Road
- Mayhem at peak times to access Napier Road
- 9 houses is probably the start of a much larger development
- Napier Road is already a busy road, more traffic will make it even busier and dangerous for school children
- Driveway is not a road and is not wide enough for 2 cars to pass
- Rubbish at the end of the drive is already an issue
- A site visit is essential during school run times
- Pathway is needed so pedestrians don't have to walk in the road
- Already hard to access driveways, this will make it worse
- Concern about saleability of their house
- Not enough parking
- Did not receive a letter of notification
- Backland development
- Change in the character of the area
- Concern about security
- Piecemeal development

- Noise and congestion on the driveway
- Impact on sewerage and drainage
- Loss of trees and greenery and wildlife
- Concern about maintenance
- Query about the use of the land at the rear of 134 Napier Road and if it could be later built on
- Access should be from Borough Road as shown in the Local Plan
- No physical protection from vehicles hitting No.138 Napier Road
- Damp and damage to No.138 Napier Road
- Overlooking
- Access not up to Kent Fire and Rescue Service requirements
- Parking spaces are too small
- Previous refusal from Secretary of State
- Noise and disruption during construction
- Concern about lighting affecting sleep

Development Plan

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 (NPPF) and are considered to conform.

Planning Appraisal

Background

Planning permission for an almost identical development as that applied for under this application (9 dwellings), was previously approved under application ref: MC/13/2484. This was an outline application approved on 3 April 2014, with all matters reserved. The submitted planning application makes some important changes to that previously approved. Most notably, the applicant has acquired an additional plot of land, being that of the rear garden to no. 154 Napier Road. The enlargement to the application site means that the houses have been split into smaller blocks. Approval was formerly granted for 9 houses, shown on the indicative plans as a terrace of 3 and a terrace of 6, the current application now applied for is seeking 4 pairs of semi-detached dwellings and a single detached house. One additional bedroom is shown over that previously approved.

In addition, planning permission was granted on 4 June 2015 (MC/15/0576) for the conversion of the existing residential house at 142 Napier Road into a pair of semi-detached houses together with the construction of a single storey front extension to form 2 separate entrances. This application sought the demolition of the existing single storey front projection of 142 and the detached warehouse 142a Napier Road.

Principle of Development

The site along with the area to the south that connects with Borough Road (approximately 0.6 hectare) is designated as housing allocation in the Local Plan. This proposal puts forward development on 3/4 of the allocated site, approx. 0.45 hectares.

The Local Plan gives a nominal capacity for this site in its entirety at 25 dwelling units; however, this is only a nominal figure. This application proposes 9 new dwelling units on the site in addition to the 2 existing properties at 142 and 144 Napier Road, achieving a density on this part of the site of 24.44 dwellings per hectare which is lower than that put forward in the Local Plan for this specific allocation (41.66 dwellings per hectare across the whole site). Policy H1 of the Local Plan stipulates that access should only be taken from Borough Road. This application proposes development on part of the site but not including the part that fronts Borough Road. As a result, it is proposed that access be taken from Napier Road rather than Borough Road. While that is not strictly in accordance with the allocation it does not mean that the proposal would be contrary to the Policy if the proposed access is acceptable in amenity and highway safety terms.

As such the principle of developing the site for housing is considered acceptable subject to design, neighbour amenity, highways and trees. In addition to this the layout shows that at a future date access could be gained through the development onto the parcel of land to the south and so an access at the Borough Road end could be achieved. It should also be noted that outline planning permission has been granted on this site.

Policy H1 also states that relocation/re-siting of the existing commercial business is required. It is unclear to which business that this statement relates, it could relate to the commercial premises on Borough Road (which has been demolished under application reference MC/13/1748) or to the warehouse at 142a Napier Road, which has permission to be demolished under application MC/15/0576.

Street Scene, Design and Character of the Area

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

The current application has altered from the indicative plans approved under the outline application due to the additional width gained by the acquisition of the rear plot at no.154 Napier Road, as such the previous terrace of houses have been able to be split into 3 semi-detached plots. The scale, size, and layout of the houses remain predominantly the same and so the only real difference is this split of the buildings. By changing the terrace into semi-detached dwellings, it offers a better class of development and softens the building line dramatically. Another important feature of gaining footpaths between the dwellings is that there is now the opportunity to have individual bin storage located to the rear of each dwelling from which the bins can be brought forward to the main driveway on the relevant day for collection. This negates the need for detached bin stores within the main communal area that would have been previously required, thereby improving the general aesthetic of the development. It also makes it far easier for residents to deposit waste on a daily basis as the bins will be contained within their own demise. Finally, with direct access for each resident to their rear gardens it also means that they will be able to store cycles. The previously shown terrace of 3 has also been divided with a footpath in a similar manner. It is here that a further slight change has occurred. The singular semi-detached block of 2 houses remains identical to that of the previously approved footprint, but the split of the detached house and additional width of the main site has now allowed this building to be widened slightly at the main entrance (creating an "L" shape footprint). This has allowed a 4 bedroom detached dwelling with an enlarged living space on the ground floor. This house is also on the only plot to have both a side and rear garden, so most suited to a larger family.

The changes now applied for create a softer development and will encourage a higher class of housing as is suitable to this area which is characterised by a mix of detached, semi-detached and terraced housing.

As set out above, the application site is part of a wider site allocated in Policy H1 for residential development. The layout shows a parking area with a gap between to show how an access to the southern part of the site could be achieved (although this would require the removal of vegetation), and the plans indicate that this development could be achieved so as to not preclude the development of the southernmost part of the allocated site as envisaged in the Local Plan and as such is not deemed to be piecemeal development.

The development is considered to be in accordance with policies BNE1 and H1 of the Medway Local Plan.

Amenity Considerations

In parts of Medway it is possible to find landlocked, vacant or neglected sites to the rear of existing residential properties. In some cases it may be acceptable to develop such "backland" sites for housing subject to a number of criteria. There will be a need to provide a proper means of access, suitable provision for parking and sufficient space between the existing and proposed buildings to preserve the amenity of the area and avoid overlooking. Sensitive design and landscaping will also be required, including the retention of any valuable existing natural features (such as trees).

Policy H9 relates to Backland development and states:-

Backland development will be permitted only when it does not constitute piecemeal development that would threaten the comprehensive development of a wider area. Tandem development will not be permitted. Backland development will be permitted when:

- (i) there is no loss of privacy from overlooking adjoining houses and/or their back gardens;*
- (ii) there is acceptable vehicular access;*
- (iii) there is no significant increase in noise or disturbance to adjacent residents from traffic using the access;*
- (iv) existing natural features, such as trees, which contribute to the amenity of the area are retained or conserved;*
- (v) there is adequate private amenity space for the existing and proposed dwellings;*
and
- (vi) the character and amenity of the area as a whole is maintained.*

Taking point (i) the layout shows that the houses would be set out to achieve an acceptable outlook, privacy, daylight and sunlight, with houses set in excess of 43m from the rear of the existing houses in both Napier Road and Nelson Road.

Point (ii) will be discussed below under highway section. Turning to point (iii), there is a long history on this site dating back to 1997 where the erection of a residential home and assisted living units was refused by the Council and dismissed on appeal, one of the reasons relates to the intensification in use of the access road onto Napier Road being to the detriment of the residential occupiers of adjacent properties. This application differs from that refused through the nature of the proposed use. 13 properties would use the access (9 new

properties and No 136, 142 (split into two houses), and 144 Napier Road). When this is compared with the previous situation when the warehouse was in use, the comings and goings and noise and disturbance to the adjacent properties from the proposed development is unlikely to be significantly different.

Point (iv) will be considered below in the section headed '*Trees*'.

The plans show the houses are of a size that is in accordance with the minimum standards set out in the technical Housing Standards, nationally prescribed with the 3b5p houses approx. 99sqm and the detached 4b6p houses approx. 132sqm.

As set out in point (v) it is considered that there is adequate amenity space for the proposed dwellings with rear gardens typically in excess of 10m in depth which accords with the Medway Housing Design Standards.

Point (vi) has been discussed above as part of the Street Scene, Design and Character of the Area section.

For the reasons set out above the proposed scheme is considered to be in accordance with Policies H9 and BNE2 of the Local Plan.

Contamination

The former use of the site could have given rise to contamination. Policy BNE23 of the Local Plan requires that proposals for development of land likely to be contaminated be accompanied by the findings of a site examination, which identifies contaminants. In order for this proposal to be judged against Policy BNE23 it will be necessary for the applicant to undertake the necessary site examination. Although this application is for a Brownfield site, the proposed development is for a residential end use. However, in this case a desk top study at the application stage is considered to be less critical and in these circumstances it is considered that contamination issues can be adequately controlled by way of an appropriately worded condition. Subject to a condition to control contamination the application is considered to be acceptable and in accordance with Policy BNE23 of the Local Plan.

Trees

Some of the trees and hedgerows that run alongside the access road leading from Napier Road would be lost as a result of modifications to the road and parking arrangements. These trees and hedges serve to screen the development site from properties on Napier Road; however the hedges cannot be protected and the trees are not worthy of protection through the tree preservation order legislation.

The Leyland Cypress hedge, which forms the boundary of the site, will be removed as part of this application. No objection is raised to its removal due to the fact it is not considered to be suited to its location in the context of this development.

The 5 Leyland Cypress trees which run through the centre of the site are identified for removal and there is no objection to the loss of these trees which have limited amenity value and would otherwise hamper development of this site.

In order to protect the remaining trees on the site suitably worded conditions are recommended, subject to these the application is considered to be in accordance with Policy BNE43 of the Local Plan.

Highways

The details submitted indicate that the existing access from Napier Road will serve the proposed development. This access currently serves off-street residential parking and until a few years ago a commercial building that operated as a vehicle repair business. Taking the number of vehicle movements that were associated with this previous use together with the existing residential traffic it is considered that the proposed houses would not generate a substantial amount of traffic above that and as such is considered acceptable.

The access driveway is 6 metres wide, which allows two vehicles to pass each other and is suitable for shared use with pedestrians. A vehicle emerging from the access will have visibility of least 43 metres along Napier Road in each direction, which accords with guidance, and there is acceptable visibility of pedestrians approaching on the footway. The majority of dwellings to the north and south of the access have vehicle crossovers and therefore it is not considered necessary for the proposed development to provide waiting restrictions along this section of Napier Road.

A basic tracking overlay for a 12 metre long vehicle (the Council's refuse vehicles are just over 11 metres in length) shows that the turn-in from Napier Road is tight, but can just be achieved if the over-hanging tree in the garden of number 138 is cut back and does not encroach on to the access. Notwithstanding this, as the access will remain private, a condition is recommended to site a refuse collection point close to Napier Road so that refuse vehicles are not required to enter the site.

The indicative on-site layout appears to provide sufficient turning space for large vehicles at the northern end of the site, and car parking can be provided in accordance with Medway Council's Standards.

The proposed development is unlikely to intensify the use of the site, given the previous commercial activity that took place on the site, and the access driveway can accommodate the traffic generated by the new residential dwellings. In addition, this level of intensity has been previously agreed in principle under the outline permission granted in 2014. Subject to condition, no objection is raised in respect of the Policies T1, T2, T3 and T13 of the Local Plan.

Bird Mitigation

As the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the proposed development is likely to have a significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest.

Natural England has advised that an appropriate tariff of £223.58 per dwelling (excluding legal and monitoring officers costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic

Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014.

The interim tariff stated above should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation), in anticipation of:

- An administrative body being identified to manage the strategic tariff collected by the local authorities;
- A memorandum of understanding or legal agreement between the local authorities and administrative body to underpin the strategic approach;
- Ensure that a delivery mechanism for the agreed SAMM measures is secured and the SAMM strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

The applicants have paid the tariff and have submitted a unilateral undertaking. No objection is therefore raised under Paragraph 118 of the NPPF and Policies S6 and BNE35 of the Local Plan.

Local Finance Considerations

None relevant to this application

Conclusions and Reasons for Approval

The proposal is considered acceptable in terms of design, amenity and highway aspects and with regard to all other material planning considerations. The proposal accords with the provisions of Policies BNE1, BNE2, T1, T2, T3, T13, H1, H4 and H9 of the Medway Local Plan and Paragraphs 56 and 118 of the NPPF, and the application is accordingly recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of the representations received expressing a view contrary to officer's 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://publicaccess1.medway.gov.uk/online-applications/>