

MC/18/1520

Date Received: 21 May 2018

Location: Land Adjacent To Basin 1 Maritime Way Chatham Maritime
Chatham

Proposal: Construction of a single storey building for use as Estate Office

Applicant Mr Jonathan Sadler

Agent Mr Matt Whitby Guy
Hollaway Architects
The Tramway Stables
Rampart Road
Hythe
CT21 5BG

Ward: River Ward

Case Officer: Tom Stubbs

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 1st August 2018.

Recommendation - Approval with 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:

Drawing numbers 18.039 003, 18.039 004, 18.039 005, 18.039 006, 18.039 007 and 18.039 008 received on 21 May 2018; and drawing numbers 18.039 009 and 18.039 010 received on 27 June 2018.

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

- 3 No development 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: Required prior to commencement of development 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 The building hereby approved shall not be occupied until a scheme of landscaping which incorporates ecological enhancements (including the use of appropriate native species planting), detailing the species, size at time of planting, position, numbers/density, maintenance and a timescale for implementation, has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented in accordance with the approved timescale and thereafter maintained.

Reason: Pursuant to condition 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance, character, SUDs and ecology of the site and locality, in accordance with Policies BNE1 and BNE37 of the Medway Local Plan 2003.

- 5 The use hereby permitted shall only operate between the hours of 09:00 to 17:00 Mondays to Fridays inclusive only.

Reason: To ensure that the development does not prejudice the amenities of neighbouring property in accordance with Policy BNE2 of the Medway Local Plan 2003.

Recommendation

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

Proposal

This application seeks planning permission for the construction of a single storey building with sedum roof for use as Estate Office (Class B1). The proposed building would be built over an existing private car park area and footpath. The meeting room element would be cantilevered over the pontoon below. The building would measure approx. 25m in width, approx. 8m in maximum depth and a maximum height of approx. 4.2m. The building would have a proposed concrete wall spine facing Maritime Way and black timber cladding on the remaining elevation. The building would provide a reception, office space,

kitchen and meeting room. The building would be served by five car parking spaces and the proposed opening hours as 09:00 to 17:00 Monday to Friday only.

The application also seeks to divert the existing footpath around the proposed building between Maritime Way retaining wall and the relocation of the steps down to the pontoon below.

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. KCC Ecology and The Environment Agency have also been consulted.

KCC Ecology have written to advise that the development is likely to have a limited potential ecological impact. They are supportive of the Sedum roof and request for native species to be used within the planting proposed to the front of the development.

The Environment Agency have written to raise no objection to the proposed development which considered to be a less vulnerable within a flood zone 3 area.

Fourteen letters of objection from twelve addresses have been received raising the following concerns:-

- The proposed building detrimental to the character of the area
- The building is inappropriately sited and should be set off the public footpath.
- Concerns that the offices may fence of the area losing this section of riverside walk and appropriateness of the replacement footpath.
- Questioning the need for a new office when many are empty nearby.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). 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 are considered to conform.

Planning Appraisal

Principle

The application site is located in the urban area of Chatham and is designated under Policies S8 and ED2 of the Local Plan as being within Chatham Maritime and as an employment in action area/mixed uses area. These Policies encourage B1(a) uses within this area and seek a high quality design which is complementary to the Chatham Historic Dockyard. Subsequently there is no objection in principle of the office use in this location subject to the material considerations below.

Design

Paragraph 56 of the NPPF emphasises the importance of good design and Policies S8 and BNE1 of the Local Plan states that development should be satisfactory in terms of scale and mass and high quality design which is complementary to the Chatham Historic Dockyard.

Concerns have been raised through the consultation process regarding the location of the building and the relocation of the footpath. The building is considered to be of an interesting and high quality design that would be of suitable size and scale and would not be dominant within the Basin 1 location. The proposal is considered to be appropriately sited to retain the existing historic bollards, while the proposed size of the building would allow the diverted footpath to be diverted and a wider pedestrian access would be provided than the existing riverside walk around the basins. A soft landscaping area is proposed in front of the concrete spine wall which would soften its appearance, along with the proposed recesses, from the diverted footpath. The proposed use of a black timber cladding would be in keeping with the Chatham Historic Dockyard area and more recent developments and therefore not detrimental to the character of the area. No objection is raised to the use of a sedum green roof, however a condition would require it to be maintained due to its visibility from Maritime Way. Further conditions regarding materials and native landscaping would be required if the application were considered for approval. No objection is made to the re-location of the pontoon steps.

Subsequently, subject to the above conditions, the application is considered to be in accordance with Policies S8 and BNE1 of the Local Plan and paragraph 56 of the NPPF.

Amenity

By the virtue of the proposed opening hours and the distance and relationship to neighbouring residential properties there would be no detrimental impact on neighbours amenities in terms of outlook, privacy overshadowing or daylight. Consequently the application is considered to be in accordance with Policy BNE2 of the Local Plan and paragraph 17 of the NPPF.

Highways

The application site is currently part of a private car park and the number of parking spaces provided would be reduced from 34 and 22. Of these 22 spaces, 5 would be retained for the proposed office use and the rest in its current private parking use. The parking standards would require a maximum of 5 spaces for the B1 use and consequently no objection is raised regarding the proposed parking. The proposed uses would not result in any detrimental impact on the highways safety and the application is considered to be in accordance with Policies T1 and T13 of the Local Plan.

Ecology

No ecological information has been provided with this application, however by virtue of its use and hardstanding the proposed development has limited potential to result in ecological impact. The proposal will provide ecological enhancement in the form of the sedum roof and planting to the front. The landscaping to the front of the concrete wall should be of native species and this will be included within the abovementioned landscaping condition. Subject to this condition no objection is raised regarding Policy BNE37 of the Local Plan and paragraph 118 of the NPPF.

Flooding/SUDS

The application has been supported by flood risk assessment. No objection is raised regarding this application subject to the maintenance and retention of the green roof and landscaping areas to assist with disposal of surface water and in accordance with paragraph 103 of the NPPF.

Contamination

Policy BNE23 of the Local Plan requires that land known to be or likely to be contaminated should be accompanied by detailed site examination and appropriate remedial measures to reduce or eliminate risk to human health and the wider environment be agreed. Chatham Maritime Site Appraisal Studies Project No 6903 Dated June 2001 has been submitted as part of the application. No objection is raised to the proposal under Policy BNE23 of the Medway Local Plan 2003 and paragraphs 109 and 121 of the NPPF.

Conclusions and Reasons for Approval

The proposed office use would be acceptable in principle and no objections are raised regarding design, amenity, highways, contamination, ecology and flooding. Consequently, the scheme is considered to accord with Policies S8, ED2, BNE1, BNE2, BNE23, BNE27, T1 and T13 of the Local Plan and paragraphs 17, 56, 103, 109, 118 and 121 of the NPPF.

The application would normally be determined under delegated powers but is being reported for Committee determination due to the number of representations received contrary to the 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/>