

**Medway Council**  
**Meeting of Planning Committee**  
**Wednesday, 26 September 2018**  
**6.30pm to 7.38pm**

**Record of the meeting**

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

- Present:** Councillors: Bhutia, Bowler, Etheridge, Griffiths, Gulvin, Hicks (Vice-Chairman, in the Chair), McDonald, Pendergast, Potter, Royle, Tejan and Tranter
- Substitutes:** Councillors:  
Griffin (Substitute for Wicks)  
Saroy (Substitute for Mrs Diane Chambers)
- In Attendance:** Laura Caiels, Legal Advisor  
Michael Edwards, Head of Integrated Transport  
Kemi Erifevieme, Planning Manager  
Dave Harris, Head of Planning  
Stephen Platt, Democratic Services Officer  
Councillor Wendy Purdy

**360 Apologies for absence**

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

**361 Record of meeting**

The record of the meeting held on 29 August 2018 was agreed and signed by the Vice Chairman as correct.

**362 Urgent matters by reason of special circumstances**

There were none.

**363 Declarations of Disclosable Pecuniary Interests and Other Significant Interests**

Disclosable pecuniary interests

There were none.

## Planning Committee, 26 September 2018

### Other significant interests (OSIs)

Councillor Gulvin referred to planning application MC/18/0175 – Land East of Formby Road (adjacent and rear of 1 – 12 Formby Terrace), Halling, Rochester and advised that although he had not discussed this planning application with the Member involved in the planning application, as the Member was a Cabinet colleague and he had socialised with the Member and his wife, he would leave the meeting for the consideration and determination of the planning application.

Councillor Potter referred to planning application MC/18/0175 – Land East of Formby Road (adjacent and rear of 1 – 12 Formby Terrace), Halling, Rochester and advised that as he had socialised with the Member who was involved in the planning application he would leave the meeting for the consideration and determination of the planning application.

Councillor Tejan referred to planning application MC/18/0175 – Land East of Formby Road (adjacent and rear of 1 – 12 Formby Terrace), Halling, Rochester and advised that as the Member involved in the planning application was a Ward colleague, he would leave the meeting for the consideration and determination of the planning application.

At the start of consideration of planning application MC/18/1854 – 77 Main Road, Hoo St Werburgh, Rochester, Councillor Griffiths advised that he was Deputy Chair of Medway Community Healthcare and, due to the proximity of the Walter Brice Centre to the application site, he would leave the meeting for the consideration and determination of the planning application.

### Other interests

Councillor Etheridge referred to planning application MC/18/0175 – Land East of Formby Road (adjacent and rear of 1 – 12 Formby Terrace), Halling, Rochester and advised that although a Cabinet Member was involved with this planning application and was a Member of the same political association as himself, he did not consider that he had a disclosable pecuniary interest or other significant interest and therefore would take part in the consideration and determination of this planning application.

Councillor Saroy referred to planning application MC/18/1803 – 45 and 45B Park Avenue, Gillingham, and informed the Committee that as she wished to address the Committee as Ward Councillor, she would not take any part in the determination of this planning application.

### **364 Planning application - MC/18/0705 - Land at Brickfields, Darland Farm, Pear Tree Lane, Hempstead**

The Committee noted that this item had been deferred at the request of the Head of Planning.

**365 Planning application - MC/18/0175 - Land East of Formby Road (Adjacent and rear of 1 - 12 Formby Terrace) Halling, Rochester, Kent**

**Discussion:**

The Head of Planning reminded Members that this application had been considered by the Committee at two previous meetings. On 28 August 2018 the Committee had deferred the application to enable officers to undertake further discussions with the applicant regarding the possible removal of the two properties facing the access road to/from the industrial site from the scheme.

The Head of Planning confirmed that the applicant had agreed to delete these two properties from the application so that the proposal was for a terrace of five houses only. He advised that, as detailed on the supplementary agenda advice sheet, CEMEX had withdrawn their objection in light of this amendment to the application.

The Committee discussed the report and a Member sought clarification on whether the application complied with the Council's adopted housing design standards. The Head of Planning confirmed that every bedroom and living room exceeded the Council's standards.

**Decision:**

Approved subject to:

- a) The submission of a Unilateral Undertaking to secure £1198.05 (£239.61 per dwelling) towards Designated Habitats Mitigation.
- b) Conditions 1 – 17 as set out in the report for the reasons stated in the report.
- c) The Head of Planning being granted delegated authority to make minor amendments to the conditions to reflect the amended application.

**366 Planning application - MC/18/1854 - 77 Main Road, Hoo St Werburgh, Rochester**

**Discussion:**

The Head of Planning outlined the planning application in detail and advised that, since the despatch of the agenda, an additional email had been received from the applicant's agent in response to the highways objection from the Parish Council. The email summarised the findings of the transport statement and was attached to the supplementary agenda advice sheet.

He confirmed that the transport assessment was considered by officers to be acceptable as the Council's parking standards required a greater number of spaces to be available for the authorised care home than for the proposed children's day nursery.

## Planning Committee, 26 September 2018

A Member referred to parking issues associated with the nearby Walter Brice Day Centre and doctor's surgery and it was suggested that an on/off drive at the application site would be beneficial. The Head of Integrated Transport advised that this would require permission from the Highway Authority for a new vehicle crossover.

### **Decision:**

Approved subject to conditions 1 – 5 as set out in the report for the reasons stated in the report and a new condition 6 as set out below:

6. The provision of an on/off drive for vehicles.

Reason: In the interests of highway safety and the free flow of traffic.

### **367 Planning application - MC/18/1759 - 227 Cliffe Road, Strood, Rochester**

#### **Discussion:**

The Planning Manager outlined the planning application in detail and suggested that, if the Committee was minded to approve the application, it be subject to the submission of a Unilateral Undertaking to secure £239.61 towards Designated Habitats Mitigation.

The Committee discussed the planning application and some Members expressed concern about the design of the proposed dwelling.

#### **Decision:**

Approved subject to:

- a) The submission of a Unilateral Undertaking to secure £239.61 towards Designated Habitats Mitigation.
- b) Conditions 1 - 8 as set out in the report for the reasons stated in the report.

### **368 Planning application - MC/18/1803 - 45 and 45B Park Avenue, Gillingham ME7 4AQ**

#### **Discussion:**

The Planning Manager outlined the planning application in detail and advised that, since the despatch of the agenda, two additional letters of representation had been received from local residents in response to the agent's letter. These reiterated objections already made to the application. In addition, a letter had been submitted by the applicant in response to the objections received. The letter was appended to the supplementary agenda advice sheet.

Referring to the application site being within the Gillingham Park conservation area, the Planning Manager advised that the application was supported by the Council's Senior Conservation Officer. She also clarified that the current

## Planning Committee, 26 September 2018

proposal did not include an extension to the dropped kerb so there would be no loss of on street parking.

With the agreement of the Committee, Councillor Purdy addressed the Committee as Ward Councillor and, although she welcomed the provision of care homes within the ward, she stressed the need for a high standard of care for vulnerable residents. She expressed concern that this standard was not being achieved at this particular care home. With regard to planning considerations, Councillor Purdy noted that there was no dining area or laundry room and sought clarification on whether the new bedrooms would be single or double occupancy.

With the agreement of the Committee, Councillor Saroy also addressed the Committee as Ward Councillor. She reiterated the comments made by Councillor Purdy and reported that, due to noise, nearby residents had to close their windows during the recent hot weather. Councillor Saroy also expressed concerns about on-street parking and road safety.

The Committee discussed the application and, whilst recognising the need for a high level of care, questioned whether this consideration was a planning matter. The Planning Manager advised that, while level of care was a matter for the relevant governing body and not a planning consideration, the proposals were intended to improve the standard of care by providing single accommodation. In planning terms, officers considered the proposals to be acceptable.

### **Decision:**

Approved subject to conditions 1 – 9 as set out in the report for the reasons stated in the report.

### **369 Planning application - MC/18/2098 - Priestfields Recreation Ground, Priestfields, Rochester ME1 3AD**

### **Discussion:**

The Planning Manager outlined the planning report in detail and advised that, since the agenda had been despatched, one additional letter of representation had been received objecting to the application on grounds of noise due to the opening time being until 1.00am. She drew Members attention to the proposed condition 3 which referred to extended opening hours for a temporary period of 12 months so that the impact on neighbourhood amenity could be monitored.

The Committee discussed the application.

### **Decision:**

Approved subject to conditions 1 – 3 as set out in the report for the reasons stated in the report.

**Planning Committee, 26 September 2018**

**Chairman**

**Date:**

**Stephen Platt, Democratic Services Officer**

Telephone: 01634 332011

Email: [democratic.services@medway.gov.uk](mailto:democratic.services@medway.gov.uk)