

MC/18/2348

Date Received: 6 August 2018

Location: Corporation Street Rochester Medway

Proposal: Installation of coach parking bays to existing parking area including the relocation of access way and associated landscaping

Applicant Ms Michelle Lees

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London  
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Ward: Rochester West Ward

Case Officer: Tom Stubbs

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 24th October 2018.**

**Recommendation - Approval subject to:**

A. 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:  
  
Drawing number 9T078/120/02 received on 7 August 2018.  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Notwithstanding the submitted plans no development shall take place until full details of both hard and soft landscape works and a timetable for implementation has been 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: Required prior to commencement of development to ensure a satisfactory external appearance and provision for landscaping to mitigate the appearance of the development in accordance with Policies BNE1, BNE14, BNE18 and BNE20 of the Medway Local Plan 2003.

## **Proposal**

This application seeks planning permission for the installation of coach parking bays to existing car parking area including the relocation of access way and associated landscaping.

The existing four bay coach parking bays would be extended into a section of eight car parking spaces within Blue Boar car park in front of the City Wall and a new access from Corporation Street would be introduced. The application would result in an additional three coach parking spaces and five less car parking spaces in Blue Boar Lane with three spaces reconfigured within the layout. The coach spaces would be operated as two drop off bays and five permanent spaces.

## **Representations**

The application has been advertised on site and in the press. KCC Archaeology and Historic England have also been consulted.

Two letters of representation have been received commenting on the application.

**The City of Rochester Society** indicate the current coach park is acceptable and asks why the change?

**The French Hospital** have written raising concerns regarding the increased number of visitors passing through La Providence and impact on neighbour amenities regarding noise, security and quality of life as a result of running engines. Also concerned regarding new steps being steeper than existing. It is requested signage be put up to direct visitors to the High Street via the visitors centre.

## **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 2018 and are considered to conform.

## Planning Appraisal

### *Principle*

The site lies within the urban area within the Core Retail Area of Rochester, within the Historic Rochester Conservation Area and would affect the setting of scheduled ancient monument (Rochester City Wall) and listed buildings (including grade II listed French Hospital). Policies BNE14, BNE18 and BNE20 of the Local Plan states that development should not be detrimental to the settings of conservation areas, listed buildings and Scheduled Ancient Monuments. Given the similarities, there is no objection to the principle to the change of use of an existing area of car parking to additional coach bays as proposed subject to compliance with the detailed matters of these policies which are subject to assessment below.

### *Design*

Paragraphs 124, 127, 189, 192 and 193 of the NPPF emphasise the importance of good design and with regard to heritage assets. Policy BNE1 of the Local Plan seek high quality design, while Policies BNE14, BNE18 and BNE20 seek to prevent detrimental impact to conservation areas, listed buildings and scheduled ancient monuments.

The redesigned coach park extension and entrance is considered acceptable in size and scale and given the nature of the use, would not have a detrimental impact on either the conservation area or the setting of the listed buildings or scheduled ancient monument by converting an existing public car park to coach parking bays. The application would provide an opportunity to add additional landscaping to enhance the area.

Although the application is supported by a landscaping masterplan it is considered a landscaping condition would be required so that the materials and landscaping including tree planting along Corporation Street can tie into the emerging Corporation Street, Rochester Materials and Tree Strategy Guidance. This has been agreed with the applicant.

With the use of the suggested conditions it is considered that the development would be in accordance with the objectives of paragraphs 124, 127, 189, 192 and 193 of the NPPF and Policies BNE1, BNE14, BNE18 and BNE20 of the Local Plan.

### *Amenity*

A concern has been raised through the consultation process regarding additional noise disturbance to the residents of La Providence. It is considered by virtue of the change from car parking spaces to coach parking bays, the level of additional bays to be provided and the likely day time hours of use of the bays that there will not be a detrimental impact on neighbouring residents from the proposed change of use. Whilst the site is within the Central Medway AQMA, it is not considered that the proposed application would have a detrimental impact.

The proposal is therefore considered to be in accordance with Policies BNE2 and BNE24 of the Local Plan and paragraphs 127F, 180 and 181 of the NPPF.

### *Highways*

A transport assessment has been submitted in support of the application which is considered acceptable. The application would not result in either a parking or highway safety issue and is considered to be in accordance with Policies T1, T2, T3 and T12 of the Local Plan and paragraphs 108 and 110 of the NPPF.

### **Conclusions and Reasons for Approval**

It is considered that the proposal would result in a development that is appropriate for its context and is acceptable in terms of design and appearance, residential amenities, highway safety and parking. It is therefore recommended that the proposal be approved subject to the imposition of appropriate conditions as set out above. The proposal accords with the provisions of paragraphs 108, 110, 124, 127, 180, 181, 189, 192 and 193 of the NPPF and Policies BNE1, BNE2, BNE14, BNE18, BNE20, BNE24, T1, T2, T3 and T12 of the Local Plan.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the political sensitivity of the application.

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### **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/>