

MC/18/2328

Date Received: 6 August 2018

Location: Land At Otterham Quay Lane Rainham Kent

Proposal: Application for approval of reserved matters being, appearance, landscaping, layout and scale pursuant to planning permission MC/16/2051 - A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (all matters reserved except for points of access) - resubmission of MC/15/0761

Applicant Ms Kerri-Ann Bland

Agent Mr Simon Hoskin
Chells Manor
Chells Lane
Stevenage
SG2 7AA

Ward: Rainham North Ward

Case Officer: Majid Harouni

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 21st November 2018.

Recommendation – Approval with conditions;

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
8006-P-01, 8006-P-02 Rev D, 8006-P-03 Rev C, 8006-P-04 Rev D, 8006-P-05 Rev D, 8006-P-08 Rev D, 8006-P-09 Rev C, 8006-P-10 Rev D, 8006-P-11 Rev F, 8006-P-12 Rev E, 8006-P-13 Rev D, 8006-P-14 Rev C, 8006-P-15 Rev B, 8006-P-16 Rev B, 8006-P-17 Rev C, 8006-P-18 Rev B, 8006-P-19 Rev C, 8006, P-20 Rev C, 8006-P-21 Rev C, 8006-P-22 Rev C, 8006-P-23 Rev C, 8006-P-24 Rev

B, 8006-P-25 Rev H, 8006-P-26 Rev E, 8006-P-27 Rev G, 8006-P-28 Rev B, 8006-P-29 Rev B, 8006-P-30 Rev B, 444-PL-107, 0024/18/B/8 Rev B landscape over view, received on 6/08/18, 16/08/18, 3/10/18,, 11/10/18 and 1/11/18.

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

- 2 Prior to occupation of the development, a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved by the Local Planning Authority to confirm that the Sustainable Drainage System has been constructed as per the agreed scheme and plans. This should also include details of whom will be undertaking the management and maintenance of all SuDs features.

Reason: This condition is sought in accordance with paragraph 163 of the NPPF to ensure that suitable surface water drainage scheme is designed and fully implemented so as to not increase flood risk onsite or elsewhere.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 as amended no development within Schedule 2, Part 1, Classes A, B, C, D, E and F shall be carried out without the permission of the Local Planning Authority.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

- 4 Prior to the installation of a LEAP children play area, details of play equipment and a scheme of maintenance in perpetuity shall be submitted to and approved in writing by the Local Planning Authority. The details should include the arrangements for its implementation. The children play area shall be laid out, surfaced, fenced, landscaped and completed with items of play equipment installed in accordance with the approved details and satisfaction of the Local Planning Authority prior to the completion and full occupation of the first phase of the development. The respective play area shall be maintained in accordance with the approved details thereafter.

Reason: To ensure that adequate provision is made for children's recreation in the interests of the occupiers of the new houses and to comply with Policy L4 of the Local Plan.

- 5 Prior to the completion of each phase of the development the following shall be fully implemented and maintained there after:-
 - i. Provision of bat boxes within new buildings and/or on retained trees;
 - ii. Provision of bird boxes on new buildings and/or on retained trees;
 - iii. Provision of log piles;

Reason: To protect and enhance the natural environment in accordance with section 15 of the National Planning policy Framework.

- 6 No development above ground floor slab level of any part of the development hereby approved shall commence until details with respect to the followings have been submitted to and approved in writing by the Local Planning Authority.

Parking spaces to be provided with electric vehicle charging points at the following rates:

- A) 1 electric vehicle charging point per dwelling with dedicated parking
- B) 1 electric vehicle charging point per 10 unallocated parking spaces

The electric charging points shall be provided prior to the occupation of the respective dwelling and thereafter maintained, entirely in accordance with the measures set out in the approved details.

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 and paragraph 110 of the NPPF.

- 7 Car parking and garaging shown on drawings 8006-P-25 Rev H and 8006-P-26 Rev E received on 11/10/2018 shall be made available prior to the occupation of the individual dwelling and shall be maintained as such thereafter.

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

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

Proposal

Approval of reserved matters relating to the appearance, layout, landscaping and scale of development comprising:- the erection of 300 dwellings, about 2 hectares of open space, 1 km of circular walkway around the perimeters of the site, play space provision, landscaping and associated works and surface water management infrastructure.

This application is to discharge condition 1 of MC/16/2051 for the approval of details of the access, layout, scale and appearance of the buildings and the landscaping.

Site Area/Density

Site Area: 10.75 hectares (26.55 acres)
Site Density: 27.9 dph (11.3 dpa)

Relevant Planning History

- MC/16/2051 A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (all matters reserved except for points of access) - resubmission of MC/15/0761
Decision: Approved
Decided 27 Feb, 2017
- MC/18/1945 Details pursuant to condition 20 of planning application MC/16/2051 - A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (all matters reserved except for points of access) - resubmission of MC/15/0761
Decision: Details approved
- MC/18/2321 Details pursuant to condition 21 on planning permission MC/16/2051 - A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (all matters reserved except for points of access).
Decision: Details approved
- MC/18/2456 Details pursuant to conditions 12, 15, 16 and 19 of planning permission MC/16/2051 -A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station) utilities and service infrastructure works (all matters reserved except for points of access) Resubmission of MC/15/0761 foul water pumping station), utilities and service

infrastructure works (all matters reserved except for points of access) - resubmission of MC/15/0761
Decision: Details approved

MC/18/2918

Details pursuant to condition 8 - Landscaping and condition 10 - Landscape management plan of planning permission MC/16/2051 - A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (all matters reserved except for points of access) - resubmission of MC/15/0761
Yet to be determined

MC/18/2917

Details pursuant to condition no 7 (external Materials) of planning permission MC/16/2051 - A sustainable urban extension comprising up to 300 new dwellings (of a range of sizes, types and tenures, including affordable housing), including public open and amenity space, together with associated landscaping, access, highways (including footpaths and cycleways), parking, drainage (including a foul water pumping station), utilities and service infrastructure works (all matters reserved except for point of access).
Yet to be determined.

Representations

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

23 letters of representation have been received expressing concern about the potential impact of the proposed development with respect to the following:

- Insufficient local capacity in services and facilities to accommodate additional demand generated by the development (schools, doctors, dentists, the hospital);
- Local highway network cannot accommodate additional traffic generated by the development, in particular, concerns have been raised regarding:
 - Existing congestion on the A2;
 - Congestion and safety issues on Otterham Quay Lane;
 - Congestion on the Lower Rainham Road;
 - Congestion and safety issues on Wakely Road (in particular conflicts with parked cars and buses)
- The development would result in the loss of an area of countryside, natural and scenic beauty;
- The development would result in greater pollution and poor air quality;

- The development would result in the loss of agricultural land;
- The development could prejudice the operational activities of the industrial units due to complaint from the future residents of the dwellings along the northern boundary about noise and general disturbance.

Environmental Agency advise that the application suggests the use of deep bore soakaways. They will need to be as shallow as possible and not cause direct discharge to groundwater. The drawings submitted do not show deep bore outlets to ponds.

Southern Water has undertaken a desk study of the impact that the additional foul sewerage flows from the proposed development will have on the existing public sewer network.

This initial study indicates that there is an increased risk of flooding unless any required network reinforcement is provided by Southern Water.

Any such network reinforcement will be partly funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme.

Southern Water and the Developer will need to work together in order to review if the delivery of our network reinforcement aligns with the proposed occupation of the development, as it will take time to design and deliver any such reinforcement.

Due to the vibration, noise and potential odour generated by sewage pumping stations, no habitable rooms should be located closer than 15 metres to the boundary of a proposed pumping station site.

KCC Ecology have no comments to make on the reserved matters application as the ecological mitigation strategy has confirmed that sufficient habitat has been retained to support the species recorded on site during the ecological surveys. The submitted site plan demonstrates that it has been designed to retain ecological connectivity through and around the site. The submitted mitigation strategy has confirmed the habitat will be managed to benefit biodiversity

Highway England are satisfied that the proposals will not materially affect the safety, reliability and /or operation of the SRN(the tests set out in DFT C2/13 paragraph 10 and DCLG NPPF paragraph32). We therefore, offer no further comments on the application. This assumes that the traffic expected to be generated by the development does not exceed that permitted at Outline.

Natural England advise that this application will result in a net increase in residential accommodation, impacts to the coastal Special Protection Area(s) and Ramsar Site(s) may result from increased recreational disturbance.

Subject to the appropriate financial contribution being secured, Natural England is satisfied that the proposal will mitigate.

As part of the outline permission, a developer contribution towards Birds Disturbance Mitigation of £67,074 was secured.

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

Background

An outline planning permission for the residential development on this site was granted under ref MC/16/2051 with all matters reserved except for the means of access.

Whilst the “reserved matters” are for approval as part of this application, the principle of the development has therefore already been approved and established.

The outline permission defined the upper limits of the number of dwellings on this site to 300 dwellings which include 25% affordable dwellings. A parameter plan was also approved at the outline stage. The parameter plan showed the followings:-

- Residential development laid out within a northern and southern area;
- Vehicular means of access to be from Otterham Quay Lane with the main route leading to the two development areas;
- Secondary pedestrian only access off Otterham Quay Lane;
- Existing trees on the site perimeter to be retained and incorporated into site Green Infrastructure;
- Frontage planting along Otterham Quay Lane;
- Planting to site boundaries with substantial planting to southern boundary;
- Substantial areas of open space with two large areas to the north and to the centre and a smaller area to the south;
- Provision of children’s play area and detention basin located within the central area of open space with internal planting to development frontage;
- On-site sewerage pumping station.

Following extensive pre-application discussion between the applicant and the Council officers, the original parameter plan has been marginally modified in order to maximize the potential of the site and achieve an improved design development with minimum impact on the adjoining countryside.

The application site is a semi-rectangular area of land measuring 10.75 hectares. It is enclosed by railway line and a belt of trees from the south, industrial units from the north, Otterham Quay Lane from the west and countryside land from the east.

A cluster of 14 houses in a crescent form dissect the application site frontage with the Otterham Quay Lane.

The land was farmed until recently and has a farm vehicular access along its north- west corner with Otterham Quay Lane.

Appearance, Layout and Scale

The NPPF in paragraphs 124, 128 and 130 sets out the importance of design in the consideration of planning applications and in particular, paragraph 124 states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and make the development acceptable to communities...”.

The local plan, Policies S4 and BNE1 of the Medway Local Plan 2003 emphasise the importance of achieving a high quality design that results in safe and attractive environments.

The application site is semi-rectangular in shape and has a frontage of over 400m with Otterham Quay Lane and a depth of in excess of 250m along its northern section and 176m along the southern section.

The Layout of the scheme broadly follows that of the parameter plan shown on the outline application drawings with the access from Otterham Quay Lane. This would provide for vehicular and pedestrian access. The access road at a ‘T’ junction connects to a central north south spine road and secondary roads. The spine road runs through the central open space and with tree planting on either side give a boulevard feel.

The dwellings would generally follow a perimeter block approach with the dwellings fronting onto the internal street network and those houses adjacent the central green overlooking the green amenity area and the playground.

The layout divides the whole site into three distinct character areas and provides separate, residential character areas achieved through the use of different approaches to landscaping, hard surfacing, building form, materials and elevational treatment.

The area to the south represents a low-density area with 86 houses, representing 28.6% of the proposed 300 dwellings. The house types proposed in the southern part of the site would be a mix of terrace, semi and detached two storey houses comprising both market and affordable dwellings.

The area to the north is the largest part of the three distinct areas and would accommodate over 70% (214 dwellings) of the dwellings proposed. This part of the site

would also contain 5 no three storey flat blocks containing 33 dwellings and a mix of 2 and 2.5 storey buildings. Three of the 3 storey flat blocks are sited along the north and northwest part of the site against the backdrop of tall industrial buildings beyond the northern boundary and the remaining 3 storey flat blocks are centrally located.

The buildings in this development would predominately be two storey dwellings, this is considered be in keeping with the housing estate to the west of Otterham Quay Lane.

The flat blocks proposed would contain 11% of the numbers of dwellings on this site. The largest flat block would contain 9 no of flats and the other 4 flat blocks, 6 no flats each.

Although blocks of flats are not characteristic of Otterham Quay Lane, these are considered to be of an acceptable size and scale which would not result in any significant visual detriment to the wider character of the area or street scene due their location and extensive buffer landscape areas around the site and in particular along the frontage with Otterham Quay Lane.

The proposed buildings facing onto the proposed road network, the green amenity area and play area would encourage natural surveillance. Properties would have private gardens of a good size that would serve the future occupants. Areas of communal space are proposed to serve the flatted units.

The dwellings would include a mixture of 1, 2, 3 and 4 bedroom units and incorporate a range of dwelling designs throughout the scheme. This would help in providing variety to the street scenes.

The affordable units would be spread out over the northern and southern areas and both market and affordable units would incorporate a range of dwelling designs and types.

Housing mix proposed is as follows:

Market housing (75%)		Affordable housing (25%)		no dwellings
1 bed	0	23		23
2 bed	74	23		97
3 bed	112	23		135
4 bed	39	6		45
Total	225	75		300

The street pattern would include for residential cul-de-sacs with character areas defined by house types/design, external finished materials, landscaping and pocket park areas.

A mixture of single and double garages would be provided on site to serve some of the proposed dwellings. It is considered that the proposed garage buildings would appear proportionate in scale to the dwellings they serve.

The buildings have been designed to incorporate a variety of finishes, detailing and articulated elements that will help provide visual relief and ensure that attractive

elevation treatments are achieved. A mix of roof heights and gables will also add variety to the roofscapes.

The buildings within the development would feature either a buff brick or red brick finish. Grey weatherboarding will be applied to parts of some of the elevations as detailed on the house type elevation drawings. Roofs will be finished with slate and red tiles. It is acknowledged that the use of appropriate materials would be of great importance. As such, condition 7 of the outline permission required submission of the external finish materials for approval by the Local Planning Authority.

It is considered that in terms of the layout, scale and appearance the development offers architectural character, adding quality and aesthetic enhancement to the immediate vicinity, whilst not adversely impacting on the wider environment.

Consequently the development would conform well into its local context and re-enforce the local characteristics of the area in accordance with Policy BNE1 and the NPPF.

Landscaping

The application site falls within an Area of Local Landscape Importance (ALLI) as defined by the proposals map. The site displays some of the typical characteristics of the Mierscourt/Meresborough ALLI and the Lower Rainham Farmland to the extent that it is small to medium scale farmland, with shelterbelt planting along the boundaries.

The proposal has been landscape-led and seeks to satisfy the requirements of conditions no 8 and 17 of the outline permission relating to landscape issues and protection of existing trees/hedges on site and seek to mitigate the visual impact of the development through various landscape features.

Tree planting is proposed in various locations across the site including within the central open space amenity, pocket parks and wide buffer area has been proposed along the application site's perimeters. This landscape buffer would screen the development and soften its impact on the countryside to the east and provide a very leafy aspect along its frontage with Otterham Quay Lane particularly as the buildings would be set between 18m to 35m back from Otterham Quay Land.

The proposed landscaping would include an appropriate irrigation system for trees of standard (10-12cm diameter girth) size or above. Substantial number of new trees (about 378 trees) will be planted as part of the proposed landscaping; of which 57 semi mature trees are proposed along frontage with Otterham Quay Lane. The trees proposed will include a large number of feathered trees. Although this will give a slightly less impressive first impression when planted up, the smaller trees tend to grow much faster and the larger trees will have a much higher chance of successful establishing when they are properly irrigated.

Also, over 1kilometre of circular walkway is proposed within the landscaped area.

A children play area is also proposed within the central green open space. In addition the proposed landscape scheme seeks to incorporate swales/surface water attenuation basins associated with the management of surface water drainage for the development, which are to be designed as wet ponds into the landscaping scheme in order to create natural features within the landscape parts of the development. These ponds would not be enclosed by fencing but will instead be surrounded by planting suited to wetland areas to enhance the landscape and create opportunities for new habitat and biodiversity.

The landscape areas and play facilities will be managed and maintained by the applicant or their successor and funded by the future residents of the development.

Overall, it is considered that the landscaping proposal would meet the objectives of the local plan policy BNE34 by softening and minimising the impact of the development on the wider surrounding and enclosing the site by providing extensive landscape buffer area resulting in the creation of an attractive high quality amenity value that would enhance the visual appearance of the site to the benefit of the development and amenities of the future residents as well as wider land and townscape in accordance with Policies BNE1, BNE2 and BNE6 of the Medway Local Plan and NPPF 2018.

Impact on Amenity

Policy BNE2 states that all development should secure the amenities of the future occupiers and protect those amenities enjoyed by nearby and adjoining properties. The design of development should have regard to privacy, daylight and sunlight.

The proposed dwellings are all of a good size that comply with the Nationally Described Space Standards and provide for a good standard of natural light, outlook, privacy and private amenity spaces proportionate to that prevalent in the immediate area.

A noise assessment has been submitted which demonstrates that the dwellings would not be unduly impacted by noise or vibration from the nearby railway line or Otterham Quay Lane.

It is also considered with the industrial units beyond the northern boundary of the site that all these units face northward and back on to the application site and as a consequence any noise from the industrial units would travel north. Furthermore, condition 7 of the 2001 permission for the industrial units prohibits use of power tools or plant in the open and restricts the opening and delivery hours to between 7.30 to 2.000 hours Monday to Saturday and condition 10 restricts noise level to 3db above the background noise. As a result for the above reasons it is considered that the industrial units to the north will have very limited impact on the amenities of the future residents of this part of the development.

With respect to the Southern Water advice that a minimum distance of 15m should be retained between the sewerage pump house and the nearest residential dwelling to mitigate harm from possible unpleasant odour, the proposed layout shows that the nearest dwelling will be at least 20m away.

The proposal is considered to be acceptable and in compliance with Policy BNE2 of the Local Plan.

Highways and Parking

The acceptability of the access arrangement for the site has been established by the outline permission, being from Otterham Quay Lane.

A total of 528 car parking spaces including 76 visitors are proposed to serve the dwellings. This would represent 1.0 parking space for 1 bedroom dwelling, 1.5 parking space for 2 bedroom dwelling and 2.0 car parking spaces for 3 and 4 bedrooms houses. This comprises both garage spaces, driveway parking, and bay/court parking.

In addition provision for cycle shelters/storage have been proposed to the rear of flat blocks for the residents of the flats and within the rear garden of the individual houses.

To facilitate safe crossing and access to the railway station, schools and other services in Rainham a controlled toucan cross will be installed in front of the application site.

Members are reminded that, the condition 22 of the outline permission approved a shared footway/cycleway along the northern side of the access road, which would connect with a new Toucan crossing on Otterham Quay Lane. An additional pedestrian/cycle access is also proposed to the north, with a new pedestrian crossing island linking the eastern with the western side of Otterham Quay Lane.

Moreover, further highway improvement works were also approved to the junction of the A2 on Mierscourt Road which is to be delivered under the terms of the s106 attached to the outline permission.

Since the grant of the outline permission, the NPPF 2018 has come into effect and paragraph 110 (e) of the Frameworks requires that new development be designed to enable electric charging points to be provided in safe, accessible and convenient locations. The terms of the outline permission did not deal with this issue. Although at the pre-application stage this issue was discussed with the applicant, it is considered appropriate to impose a condition requiring the submission of the relevant details for approval by the Local Planning Authority and installation prior to the occupation of the respective dwelling.

There is no detrimental impact on highway safety and the development would be in accordance with Policies T3, T4 and T13 of the Medway Local Plan 2003 and paragraphs 102, 104, 110 and 111 of the NPPF.

Other matters

Pursuant to condition no 6 of the outline permission a programme of phasing development of the application site has been provided drawing 8006-P-35 Rev A which shows that area in

the centre of the application site including the open space amenity are together with the play facility and associated landscaping will be delivered as part of the first phase of the development followed by subsequent phases covering the northwest corner, southwest corner, northeast corner and southeast part of the site.

Drainage

Details of the existing and proposed site drainage have been submitted which the Council's Sud's officer has no objection to the surface water management and drainage scheme proposed for the development and Environmental agency have raised concern about the depth of the boreholes in relation to the water table. A revised scheme has been submitted by the applicant for consideration by the Environmental agency. This issue will be dealt with as part of condition 15 of the outline permission. Also Southern Water has stated that the existing sewerage network system does not have the capacity to cope with the development and would need to be enhanced. Any such network reinforcement will be partly funded through the New Infrastructure Charge with the remainder funded through Southern Water's Capital Works programme.

Southern Water and the Developer will need to work together in order to deliver the required sewerage infrastructure.

Southern Water's advice to the developer is recommended to be added as an informative to any decision.

Ecology

As required by condition 19 of the outline permission, details of ecological enhancements to the site have been provided. These include bird and bat boxes, and appropriate planting to encourage wildlife. Appropriate measures to mitigate against any harm to bat and reptile habitats have also been submitted as secured under terms of condition 19 of the outline permission, all to the satisfaction of the KCC ecology officer.

Refuse Storage

The proposal comprise refuse storage buildings along the side of flat blocks to serve the individual flats. These will be constructed of materials matching the respective block. With regard to the houses, the layout has been design to facilitate access to the rear of the property to allow refuse bins to be stored in the rear garden area and brought forward for collection.

The proposal refuse storage arrangement is considered to be acceptable.

Local Finance Considerations

None

Conclusions and Reasons for Approval

The details submitted in respect of this Reserved Matters submission largely follow the principles and the parameter plan set out on the outline planning permission. The scheme layout, scale, appearance and landscaping is considered acceptable having regard to the context of the site, and would make an efficient, effective and sustainable use of the site.

The design of the dwellings reflects the design and character of the locality, whilst the landscaping proposed satisfactorily retains the trees and hedges along the site boundaries with large open space amenity area with a good play area and circular walkway within the development.

The controlled toucan crossing will provide a satisfactory and safe means of connecting the application site to the rest of Rainham and its town centre as well as the railway station and other facilities and services.

The application is therefore compliant with the matters secured under the outline planning permission and relevant policies of the Medway Local Plan and the NPPF as set out above and is recommended for approval subject to the conditions.

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