

MC/18/2032

Date Received: 9 July 2018

Location: Sure Start Centre Burnt Oak Primary School Richmond Road Gillingham

Proposal: Installation of drop kerb and vehicle crossover to facilitate new proposed access from Cornwall Road together with ramp and metal gates

Applicant Mr David Morris

Agent Mr Ian Tullett MCIAT
39 Parkfield Road
Rainham
Gillingham
ME8 7SZ

Ward: Gillingham North Ward

Case Officer: Robert Neave

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 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:

18032-PL02, 18032-PL06. 18032-PL07 and 18032-PL08 as received on 9th July 2018.

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

- 3 Prior to their installation on site, the proposed gates shall be powder coated green to match the existing adjacent fence and shall thereafter be maintained as such.

Reason: In the interests of visual amenity and to comply with Policy BNE1 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 is for the Installation of drop kerb and vehicle crossover to facilitate a new vehicular access from Cornwall Road together with ramp and metal gates.

Representations

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

Three letters of representation have been received all objecting on the grounds of increased parking competition

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 and are considered to conform.

Planning Appraisal

Design

There is an existing cross over to the east serving 32/31 Cornwall Road and in street scene terms the new crossover will not be harmful. At present there is a 1.8m high metal fence along the boundary and it is proposed that where the access will be, a 1.8m high metal gate will replace the fence – the appearance will be very similar though provided that it is powder coated to match the existing fence and an appropriate condition is recommended. Subject to the condition, the proposal is acceptable in design terms and therefore complies with paragraph 127 of the NPPF 2018 and Policy BNE1 of the Medway Local Plan 2003.

Amenity

In terms of privacy, loss of sunlight, daylight and outlook, taking into consideration nature of the development and low level frequency of vehicle movement and the size of the plot, no objection is raised on these considered grounds and the application complies with Policy BNE2 of the Medway Local Plan 2003.

Highways

Residents have raised concerns that the provision of the drop kerb and access will result in the loss of on street parking in Cornwall Road which will be detrimental to them as there would be more competition for the on street parking and result in them having to park a distance from their properties.

As a result the applicant has undertaken a car parking survey assessing the current parking availability. A summary can be found below:

	Total Length m	Total no. of parking spaces @ 5m per space	Parking Stress % Lowest	Parking Stress % Average	Parking Stress % Highest	No. of free spaces Average
Cornwall Road North	133	26	30	60	88	10
Cornwall Road South	120	24	37	64	87	8
Richmond Road	60	12	42	68	83	3

It is considered that even at maximum stress, there would still be parking availability and therefore no objection terms of highways would be raised and the application complies with T1, T2 and T13 of Medway Local Plan 2003.

Local Finance Considerations

There are no local finance considerations

Conclusions and Reasons for Approval

The proposed development would not detract from the character of the area. There would be no significant impact on the neighbouring properties or the highways and so the application would not conflict with Policies BNE1, BNE2, T1, T2 and T13 of the Medway Local Plan 2003.

The application would normally be determined by delegated officers, however is being referred to Committee due to the number of representation received stating a view contrary of officers recommendation.

This planning application was considered by the Committee on 24 October 2018 following which consideration had been deferred pending clarification concerning the potential loss of on-street parking. The Committee will receive an update on the supplementary agenda advice sheet.

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/>