

MC/18/2171

Date Received: 23 July 2018

Location: Beechcroft Capstone Road Lordswood Chatham

Proposal: Construction of a 4 bedroom detached bungalow with associated parking, access, engineering and landscaping works

Applicant Mr A Thrussle

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Ward: Hempstead And Wigmore Ward

Case Officer: Katherine Parkin

Contact Number: 01634 331700

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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 19th December 2018.**

**Recommendation - Approval subject to:**

- A. The submission of a Unilateral Undertaking or SAMM Mitigation Contribution Agreement to secure £239.61 towards Designated Habitats Mitigation.
- B. And 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 numbers DHA/12875/01, DHA/12875/02, DHA/12875/03, DHA/12875/11 Rev. D, DHA/12875/12 Rev. A, and DHA/12875/14 Rev. A received 17 October 2018, and DHA/12875/13 Rev. B received 27 November 2018.

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

- 3 The dwelling hereby permitted shall not be occupied until a plan indicating the positions, design, materials and types of boundary treatments to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details before the dwelling is occupied and shall thereafter be retained.

Reason: 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 No development above slab level 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: 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1, Classes A to E of that Order unless planning permission has been granted on an application relating thereto.

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

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) the dwellinghouse herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

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

- 7 In this Condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs a) and b) below shall have effect until the expiration of 5 years from the date of occupation of the building for its permitted use.

- A. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- B. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
- C. The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this Condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written approval of the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 8 Prior to the first occupation of the dwelling hereby permitted, full details of hard landscape works and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 9 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. Details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed grading and mounding with existing vegetation and surrounding landform. The development shall thereafter 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.

- 10 No development shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- I. a timetable for its implementation, and
- II. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The development shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: Required before commencement of the development in order to manage surface water during and post construction and for the lifetime of the development in accordance with Paragraph 163 of the NPPF.

- 11 The dwelling hereby permitted shall not be occupied until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

- 12 No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents, and measures to minimise/avoid noise and dust affecting wildlife and habitats; dust control measures; pollution incident control; and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan.

Reason: Required before commencement of development in order to minimise the impact of the construction period on the amenities of local residents, the countryside, wildlife and habitat and with regard to Policies BNE2, BNE37 and BNE39 of the Medway Local Plan 2003.

- 13 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a method statement, and obtained written approval from the Local Planning Authority. The Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 14 No development shall take place until the vegetation clearance scheme, as described in paragraph 5.4.11 of the Preliminary Ecological Appraisal report, has been carried out to ensure no harm occurs to reptiles during the construction of the proposed development.

Reason: Required prior to commencement of development to ensure there is no irreversible detrimental harm to ecology interest in accordance with Policy BNE37 of the Medway Local Plan 2003.

- 15 No development shall take place until details of measures to enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: Required prior to commencement of development to ensure satisfactory arrangements are made to safeguard habitats in the interests of ecology in accordance with Policies BNE37 and BNE39 of the Medway Local Plan 2003.

## **Proposal**

This is a full application for the construction of a 4 bedroom detached bungalow with associated parking, access, engineering and landscaping works.

Initially, the proposal was for the construction of a 3 bedroom detached chalet style dwelling, but as a result of neighbours' concerns, the scheme has been reduced to a bungalow.

The proposed bungalow would be created in the area to the south of Beechcroft, an existing detached chalet style dwelling, and immediately to the front of an existing single storey outbuilding, which measures approx. 19m by 6.3m. This outbuilding would be demolished.

The proposed bungalow would be detached. The roofline would be hipped. The roof would comprise plain clay tiles, and the walls would be red brick.

The dwelling would be approx. 7.7m deep on the northern side and approx. 12.8m deep on the southern side, approx. 15.6m wide and approx. 4.7m high to the top of the ridge (approx. 2.5m to eaves level). The house would incorporate an entrance porch to the front elevation, and would comprise a hall, open plan kitchen/living/diner, utility, a bathroom and three double bedrooms, plus a master bedroom with an en suite. The bathroom windows would be obscure glazed.

This existing property has two accesses, one from Capstone Road to the west and one from Capstone Ridge to the south. The intention is for the access to the proposed

dwelling to be taken from Capstone Ridge. The access from Capstone Ridge is narrow and unmade, and with few passing places. It also serves Beechcroft, and the neighbouring house to the south of the site, Oak Lodge, which was a replacement detached bungalow granted in 2001.

There is a marked change in levels across the site. The application site itself is relatively flat and forms a plateau between the higher level of the existing access road and the land as it falls away down to Capstone Road.

The proposed garden would be largely to the rear (west) of the dwelling (approx. 14.5m deep), and would be at a slightly lower level than the garden area to the front. There would be between 7m and 8.5m spaces to the flank boundaries at the side of the proposed dwelling. The area to the front of the dwelling (approx. 10m) would comprise the access and parking area, which would be raised to match the existing access level.

A new boundary would divide the garden of Beechcroft and the application site.

### **Site Area/Density**

Site Area: 0.2 hectares (0.49 acres)

Site Density: 5 dph (2 dpa)

### **Relevant Planning History**

MC/07/2151      Outline application for demolition of outbuildings and construction of two detached dwellings with associated garaging  
Decision Refused  
Decided 31/01/2008

NK3/66/14      Outline application – 4 detached dwellings with garages  
Decision Refused  
Decided 13/07/1965

#### Relevant planning history for Oak Lodge

MC/01/0231      Demolition of building and construction of detached 3-bedroomed bungalow and detached triple garage  
Decision Approval with conditions  
Decided 10/05/2001

#### Relevant planning history for Eat an Egg Farm (Now Capstone Ridge)

MC2004/1724      Outline application for demolition of barns and outbuildings and construction of 4 dwellings and garages  
Decision Approval with conditions  
Decided 11 February 2005

### **Representations**

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

**Seven** letters of representation were received on the initial proposal from neighbouring properties, objecting on the following grounds:

- The private access is an unmade, narrow road with no passing bays and blind spots, and is unsuitable for traffic.
- The owners of the private road will not give permission for the use by another development.
- Emergency services would not be able to gain access.
- Services (i.e. gas, water, sewage and electric) run under the private road and track. Running new services to the proposal would not be possible and the owners of the private road will not allow any digging or moleing on or below it. No access across the private road for any transportation of building materials to the development will be allowed.
- Refuse trucks cannot come down Capstone Ridge; residents take refuse up to Cobblestones.
- Increased traffic during and after the build will have a detrimental effect on neighbours.
- The application would result in the construction of a large bulky house within an area defined as open countryside, without any overriding justification or exception to the restrictive countryside policies.
- The area is not designated for residential development.
- The height and bulk of the building would be detrimental to the views from all round Capstone Valley. If the building was moved further down the hill (towards Capstone Road) then at least it would only be detrimental to the Capstone Road area and Beechcroft.
- The design and layout is similar to previous refusals and there has been no significant change in circumstances.
- The two storey development is not in keeping with the current bungalow style in this area.
- The development will set a precedent for the area.
- Development constitutes urban infill development which conflicts with planning policies.
- Houses on Capstone Ridge had to be set at a lower ground level to improve the impact on properties on Cobblestones.
- The proposed dormers and side windows will directly overlook neighbouring properties.
- The proposed two storey height will lead to loss of light.
- The area is presently inhabited by rare birds, grey and white squirrels plus a small fox family and badgers. Other forms of wildlife also exist and the construction would have a detrimental effect on these creatures.
- The area is designated as an area of natural beauty and contains many trees and wildlife.
- The demolition of rural buildings will remove wildlife habitats.
- The proposal will have a negative impact on protected trees and cause irreparable damage to the root system of these mature trees.

Since the proposal has been revised to a bungalow, a further 6 representations have been received with the following comments and objections:

- The height is more acceptable.

- The elevation is lower but the footprint is larger.
- The proposal is opposed on greenfield/countryside grounds. It is within the Capstone Valley ALLI. It is not designated for residential development, and nor does it replace an existing dwelling.
- If allowed, it would set a precedent to build on green and open spaces, which should be saved.
- There are still issues regarding the unacceptable access for the property, including for fire and ambulance services.

The **Hempstead Residents' Association** have also objected on the grounds that:

1. this is an area of local landscape importance;
2. the property is not being built on the existing footprint of the derelict barn;
3. the addition of one house will do anything to assist the housing supply in Medway;
4. the height and size of the property is not in keeping with the area;
5. if the access is private as stated by residents how will the applicant get access?

## **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 (NPPF) and are generally considered to conform. Where the Local Plan policies are not considered to conform, the report refers to the relevant paragraphs in the NPPF where appropriate as being more significant in terms of the assessment.

## **Planning Appraisal**

### *Principle*

The starting point for the consideration of this proposal for one dwelling is whether the principle of development in this location is acceptable.

The first issue to consider is the fact that the application site lies outside the urban boundary, as defined on the proposals map of the Local Plan, and is therefore within the open countryside (Policy BNE25). The site also lies within an area of landscape importance (Policy BNE34).

Under normal circumstances the proposal would in principle be unacceptable, as was the case with the previous applications on this site. It would be deemed contrary to the strategic direction of the Local Plan highlighted in Policies S1 and S2, which direct development to brownfield sites and are supported by Policy BNE25, which restricts development in the countryside. As noted above, the site lies outside of the urban boundary and therefore Local Plan Policy BNE25 applies.

However, the application of these policies is compromised by an assessment of the conformity of the Local Plan policies to the NPPF, Policy BNE25 was found to have significant issues, except as a definition of the separation between the urban and rural areas.



The sustainability of the site is very important. Sustainability is defined in paragraph 8 of the NPPF. It has three dimensions: environment, social and economic. Achieving sustainable development should encompass all of these objectives, as they are interdependent and need to be pursued in mutually supportive ways, as per paragraph 8 of the NPPF. Therefore further assessment is required in order to ascertain the principle of development.

Socially, there are benefits from the scheme through the provision of housing to help meet the 5 year supply, and the proximity of the site to local services and facilities within a suitable 800m walking distance. Economically, the site would boost the local economy during construction and provide jobs in this regard in the short-term. The site is near to transport links that allow for access to sources of long-term employment, and therefore, as it is sustainably located, it will help provide the increased workforce that enables continued economic growth in the longer term.

Therefore, the main concern here in sustainability terms is the impact of the landscape.

The landscape importance of this location is reviewed in the Medway Landscape Character Assessment (2011). The site is within Area 29, Hempstead Fringe. This indicates that the site is of moderate condition and high sensitivity. In the guidelines it states that the rural character should be restored and any new structures and design need to be carefully considered.

As the proposal is for the demolition of an outbuilding and its redevelopment, as a previously developed site, provided the design is sensitive, the principle of development has essentially already been established. The NPPF promotes an effective use of land in meeting the need for homes, in a way that makes as much use as possible of previously-developed or 'brownfield' land (paragraph 117), which this application seeks to do. The proposal also includes the retention of existing hedgerow and trees (which can be conditioned). In addition, as the site is bordered on all sides by development, much of it relatively recent, its redevelopment for one dwelling would be in keeping with its surroundings.

Therefore, in terms of sustainability, the environmental impact of the development is considered to be acceptable.

Overall, it is considered that in principle development here would not cause sufficient harm to the wider character and functioning of the countryside.

### *Design*

Development Plan policy places considerable emphasis on the importance of achieving high quality buildings and places. Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 adds that developments should add to the overall quality of the area, be visually attractive, and sympathetic to local character, including the surrounding built environment and landscape setting. More specifically in relation to this proposal, NPPF paragraph 122 states that planning decisions should support development that makes efficient use of land, including taking into account the desirability of maintaining an area's prevailing character and setting, including residential gardens.

Local Plan Policy BNE1 seeks to ensure that the design of development is appropriate in relation to the character, appearance and functioning of the surrounding area.

In this case, the surrounding area is largely made up of detached houses on generous plots with considerable space maintained between and around the buildings. The siting of the proposed detached house within its plot would respect the established character of the area. In order to reduce its impact within the plot, and in an attempt to overcome neighbours' objections about outlook, the originally submitted design of a chalet-style house has been altered to a bungalow. The property has been designed to sit as unobtrusively as possible in the plot given the change in land levels, and would be in a similar position, albeit forward of, the existing outbuilding. The land level would be reduced by approx. 1.5m under the proposed house in order to lower its height within the plot.

In terms of the design of the proposed bungalow itself, it has taken reference from surrounding properties in its detailing and materials, and it is considered to be in keeping.

Overall, the proposed bungalow would respond positively to the scale, layout, pattern and character of the surroundings and would relate well visually within the street scene. On this basis, the design of the proposed dwelling is considered acceptable with regards to the above requirements of the NPPF and Policy BNE1 of the Local Plan.

### *Amenity*

Paragraph 127(f) of the NPPF asserts that achieving well-designed places should include creating a high standard of amenity for existing and future users. According to Local Plan Policy BNE2, all development should secure the amenities of its future occupants and protect those amenities enjoyed by neighbouring properties. The design of the development should have regard to privacy, daylight and sunlight, noise, vibration, light, heat, smell and airborne emissions and activity levels and traffic generation.

The main properties that would potentially be affected by the proposed development would be Beechcroft, Oak Lodge to the south and the properties on Capstone Ridge to the east.

Each of these properties is over 20m away from the proposed dwelling in each direction, and well separated and screened by a road or existing boundary treatment. The properties on Capstone Ridge are also at a higher level than the application site. It will be important to install boundary screening between Beechcroft and the application property, which can be conditioned. Due to these separation distances, there are unlikely to be any significant issues relating to loss of privacy or light from the proposed dwelling.

Furthermore, in terms of noise and general disturbance to neighbouring properties, the use of the site for one house is unlikely to create an unacceptable level of activity,

noise or disturbance, particularly as the area is residential in character and the proposed use will be in keeping with this.

There were neighbour objections to the impact of the proposed dwelling on grounds of outlook, but these have been overcome by the revised bungalow design. The agent has submitted a section through the site to show the height of the proposed bungalow compared to the road level of Capstone Ridge. The dwelling would be approx. 0.9m higher than the existing outbuilding, but will be no higher than the Capstone Ridge road level.

Thus, it is not considered that the proposed dwelling would result in any significant harm to the amenities of neighbours by reason of loss of light, privacy, overbearing impact, or noise and disturbance.

It is also necessary to consider whether adequate habitable space would be provided for the future occupiers of the proposed house in compliance with the Technical Housing Standards - Nationally Described Space Standards (March 2015).

The table below shows the minimum gross internal floor area expected against the proposed dwelling floor area:

|          | Number of bedrooms | Number of bed spaces (person) | 1 storey dwellings (m2) |
|----------|--------------------|-------------------------------|-------------------------|
| Standard | 4b                 | 8p                            | 117                     |
| Proposed | 4b                 | 8p                            | 117                     |

Overall, this proposal is considered to be acceptable in terms of the proposed floor areas and room sizes of the proposed dwelling.

The garden is also satisfactory for this type and size of development. With regards to refuse storage, there would be space for bins within the proposed outside space. It is also considered that whilst the new house will be located at a lower level than the neighbouring properties to the east, which could give rise to overlooking of the application property, the distance and relationship between the new house and neighbouring properties is such that the future occupiers will experience acceptable levels of privacy and light.

In summary, it is considered that the proposed house will not harm the amenities of neighbouring properties to any significant degree and will offer an acceptable level of accommodation and amenity for future occupiers. Therefore, the proposal is in accordance with Policy BNE2 of the Local Plan and paragraph 127(f) of the NPPF.

### *Highways*

The proposal would meet the minimum parking standards (2 car parking spaces for a 3 bedroom plus house), with two spaces proposed. There would also be sufficient space for cycle storage.

Any additional parking demand and traffic generated by a single dwelling in this location is unlikely to have a significant impact on the amenity of existing residents.

The proposal for one additional dwelling with its parking, in a quiet residential location such as this, would not significantly increase the risk to highway safety. The private access off Capstone Ridge is already used for West Bank, Oak Lodge and Beechcroft, and whilst it is narrow, it is of sufficient width and visibility. The likelihood of vehicles meeting is low, but there are passing places along it.

Residents have mentioned that the access is private and that permission for its use for the bungalow will not be given. This is a private matter that would have to be dealt with outside of the planning process.

Accordingly, there is no objection in transport terms with regard to paragraphs 102 and 105 of the NPPF, and Policies T1 and T13 of the Local Plan, as the proposal is unlikely to have a significant impact on parking or highway safety in the immediate area.

### *Environmental Protection*

Due to the close proximity of residential properties and the potential for impacts on existing residents in the area, a Construction Environmental Management Plan condition is recommended on any forthcoming planning permission, and due to the demolition of the outbuilding and the possibility of undocumented pollution events, a contamination method statement condition is also recommended, in line with paragraphs 127(f), 178 and 179 of the NPPF and Local Plan Policies BNE2 and BNE23.

In addition, as it is understood that the outbuilding contains asbestos, an informative should be added to remind the applicant to follow the appropriate legislation and guidelines.

### *Trees*

The existing trees on the site are not protected by a Tree Preservation Order. The submitted plans show the retention of trees and hedgerow and this can be conditioned for completeness. The proposal is therefore acceptable in terms of the impact on trees, in line with paragraph 170 of the NPPF and Policies BNE41 and BNE43 of the Local Plan 2003.

### *Ecology*

Paragraph 175 of the NPPF expects local authorities to conserve and enhance biodiversity. Policy BNE37 of the Local Plan relates to the protection of wildlife habitats, and Policy BNE39 concerns protected species.

A Preliminary Ecological Appraisal dated May 2018 has been submitted with the application. The conclusions of the report are acceptable in relation to any impacts the development may have on protected species or sites. No additional ecological information was required prior to the determination of the application but there are various requirements that must be submitted/implemented as a condition of planning permission if granted. Conditions are recommended relating to reptiles and ecological enhancements, together with an informative regarding breeding birds.

In addition, to avoid any negative impact of the construction of the proposed development on nearby South Wood Local Wildlife Site, Ancient Woodland and Local Nature Reserve through an increase in dust and noise, it is advised that the Construction Environmental Management Plan incorporates measures to minimise/avoid impacts to these sites during construction.

On the basis of the above, the application is considered acceptable in terms of its nature conservation impact, under the provisions of Paragraph 175 of the NPPF and Policies BNE37 and BNE39 of the Local Plan.

### *Bird Mitigation*

As the application site is within 6km of the North Kent Marshes SPA/Ramsar sites, the proposed development is likely to have a significant effect, either alone or in combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England has advised that an appropriate tariff of £239.61 per dwelling (excluding legal and monitoring officer's costs, which separately total £550) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries. The strategic measures are in the process of being developed, but are likely to be in accordance with the Category A measures identified in the Thames, Medway & Swale Estuaries Strategic Access Management and Monitoring Strategy (SAMM) produced by Footprint Ecology in July 2014. The interim tariff stated above should be collected for new dwellings, either as new builds or conversions (which includes HMOs and student accommodation), in anticipation of:

- An administrative body being identified to manage the strategic tariff collected by the local authorities;
- A memorandum of understanding or legal agreement between the local authorities and administrative body to underpin the strategic approach;
- Ensure that a delivery mechanism for the agreed SAMM measures is secured and the SAMM strategy is being implemented from the first occupation of the dwellings, proportionate to the level of the housing development.

The applicants have agreed to pay this tariff in principle. No objection is therefore raised under Paragraphs 170 and 175 of the NPPF and Policies S6 and BNE35 of the Local Plan.

### *Local Finance Considerations*

There are no local finance considerations.

## **Conclusions and Reasons for Approval**

It is considered that the proposed development is acceptable in principle on the basis that it is an appropriate sustainable development in this location, and is satisfactory in terms of the design and impact on the street scene, and that there are likely to be no adverse effects on amenities, parking or highway safety, ecology and environmental

protection. As such, the proposal is considered to be in accordance with the provisions set out in paragraphs 8, 11, 102, 105, 117, 122, 124, 127, 170, 175, 178 and 179 of the National Planning Policy Framework, and the Medway Local Plan 2003, including Policies S1, S2, S6, BNE1, BNE2, BNE23, BNE35, BNE37, BNE39, T1 and T13. Therefore the application is recommended for approval.

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 the officer's recommendation.

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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/>