

MC/18/1557

Date Received: 24 May 2018

Location: Rochester Riverside Kent ME1 1NH

Proposal: Details pursuant to conditions 23 and 24 on planning permission MC/17/2333 - Hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floor space (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floor space (A1/A2/A3/A4/B1/D1 and D2 uses) along with site access/spine road, parking, open space and landscaping

Applicant Countryside Properties (UK) Ltd and The Hyde Group

Agent Miss Kate Hegarty
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London
SE16 3UX

Ward: River Ward

Case Officer: Karen Cronin

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 24th April 2019.

Recommendation - Discharge of Conditions

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

Proposal

This application is to provide details pursuant to conditions 23 (measures to manage pedestrian movements at the Gas House Lane/Corporation Street Junction) and 24 (a bus shelter for the north bound stop) on planning permission MC/17/2333 - Hybrid

planning application seeking outline permission for the erection of up to 1,400 no. dwellings

Relevant Planning History

MC/17/2333

Hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floor space (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floor space (A1/A2/A3/A4/B1/D1 and D2 uses) along with site access/spine road, parking, open space and landscaping
Approved with Conditions 01.02.2018

Representations

The National Planning Practice Guide (NPPG) confirms that as an application to discharge a planning condition is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion on whether and how they choose to inform other interested parties or seek their views. In the current case it is not considered that any external consultations are necessary.

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 2019 and are considered to conform.

Planning Appraisal

Background

Planning permission was granted by Planning Committee for a hybrid planning application seeking outline permission for the erection of up to 1,400 no. dwellings including a primary school and nursery (D1 use), up to 1,200sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2 uses) together with a pedestrian footbridge, parking, open space and landscaping. Full permission for phase 1, 2 and 3 of the development consisting of the erection of 489 no. dwellings (of the 1,400 no. total), the provision of a hotel (use Class C1), 885sqm of commercial floorspace (A1/A2/A3/A4/B1/D1 and D2

uses) along with site access/spine road, parking, open space and landscaping under reference MC/17/2333.

Planning Committee imposed conditions 23 and 24 relating to a pedestrian movements and a bus shelter as set out below:

Condition 23

No development shall take place above ground until details of measures to manage pedestrian movements at the Gas House Lane/Corporation Street Junction have been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to first occupation.

Reason: To provide a suitable means of pedestrian access in the interest of highway safety in accordance with Policy T3 of the Medway Local Plan 2003.

Condition 24

No development shall take place above ground until details of a bus shelter for the north bound stop, opposite the railway station on Corporation Street Junction has been submitted to and approved in writing by the Local Planning Authority. The bus shelter shall be implemented in accordance with the approved details prior to first occupation.

Reason: To provide a suitable shelter for people using public transport and in accordance with Policy T14 of the Medway Local Plan 2003.

Assessment

Details submitted to discharge condition 23 include a transport note demonstrating the likely pedestrian movements to Rochester High Street. It shows various options for pedestrian crossing. There is no opportunity to provide a pedestrian phase within the current method of control without changing the existing layout or providing an additional stage to run a pedestrian crossing independently. A number of design options have been tested using the TRANSYT model to assess the impact of these changes on the operation of the local highway network.

The designs tested included a straight over crossing on Gas House Road, straight over crossing on Gas House Road and staggered crossing on Corporation Street and separate Gas House Road Exit Crossing with split phase arrangement. The analysis showed that all of these options would have a severe impact on the operation of the junction with Corporation Street operating way over capacity in each direction and resulting in significant queue lengths that will block back adjacent junctions. It is also noted that there are alternative routes for pedestrians between Rochester Riverside and Rochester High Street, including an existing pedestrian crossing at the junction of Corporation Street and the Esplanade, close to Gas House Road and that the access to the school is not wholly

reliant on Gas House Road. The technical note concludes that a pedestrian crossing in this location is not feasible and that the existing arrangement should be maintained.

Highways have reviewed the information available via the transport assessment and committee report and compared this with the submitted transport note and concur that the crossing options are not feasible in this location and are happy for the condition to be discharged.

Details submitted to discharge condition 24 show that there is already a bus shelter in situ on Corporation Street, opposite the railway station and as such no further bus shelter is required. This condition should be discharged.

Local Finance Considerations

There are no local finance considerations.

Conclusions and Reasons for Discharge

The applicant has submitted details of measures to manage pedestrian movements at the Gas House Lane/Corporation Street Junction and details of a bus shelter for the north bound stop, opposite the railway station on Corporation Street. They have shown that a crossing on Gas House Road/Corporation Street Junction is not feasible and the existing arrangement should remain, while there is a bus shelter in situ on Corporation Street. As such, the conditions should be discharged.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the conditions being imposed by Planning Committee.

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/>