

MC/19/0888

Date Received: 2 April 2019

Location: Stoke Road Business Centre (Land South Of Stoke Road) Hoo St Werburgh Rochester

Proposal: Approval of reserved matters application (appearance, landscaping, layout and scale) for outline application MC/17/4424 for the erection of 200 dwellings (including 25% affordable), parking, publicly accessible open space, play area and associated works on land south of Stoke Road, Hoo St Werburgh

Applicant Taylor Wimpey South East

Agent Miss Emilie Paine - Quod
Second Floor
Ingeni Building
17 Broadwick Street
London
W1F 0DE

Ward: Peninsula Ward

Case Officer: Hannah Gunner

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 26th June 2019.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

6653-03 Rev A, 6653-01 Rev J, 6653-02 rev B, 6653-04 Rev B, 6653-05 Rev B, 6653-06 Rev B, 6653-07 Rev B, 6653-08 Rev B, 6653-09 Rev B, 6653-10 Rev B, 6653-11 Rev B, 6653-12, 6653-13 Rev A, 6653-20 Rev B, 6653-21 Rev B, 6653-22 Rev B, 6653-23 Rev B, 6653-24 Rev B, 6653-25 Rev B, 6653-26 Rev B, 6653-27 Rev B, 6653-28 Rev B, 6653-29 Rev B, 6653-30 Rev B, 6653-31 Rev B, 6653-32 Rev B, 6653-33 Rev B, 6653-34 Rev B, 6653-35 Rev B, 6653-36 Rev B, 6653-37 Rev B, 6653-38 Rev B, 6653-39 Rev A, 6653-40 Rev B, 6653-41 Rev C,

6653-42 Rev B, 6653-50 Rev A, 6653-51 Rev A, 6653-52 Rev A, 6653-53 Rev A, 6653-54 Rev A, CSA/4140/100, CSA/4140/101, CSA/4140/102, CSA/4140/103, CSA/4140/104, CSA/4140/105, CSA/4140/106, CSA/4140/107, CSA/4140/108, CSA/4140/109, CSA/4140/111, CSA/4140/112, 5429-1610 P1, 5429-1551 P4, 5429-1550-P4, 1222-KC-XX-YTREE-TPP01RevB

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

- 2 Prior to the commencement of any development above slab level, details of the connections between the base of all buildings and ground level need to be provided, with the inclusion of brick plinths, drainage strips and cavity breathers that fully coordinate with planting solutions.

Reason: In order to enhance the aesthetic experience in support of individual character areas, place making and solid relationships between all buildings and site levels, in accordance with Policy BNE1 and BNE2 of the Medway Local Plan 2003.

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

Proposal

Application for approval of reserved matters application (appearance, landscaping, layout and scale) for outline application MC/17/4424 for the erection of 200 dwellings (including 25% affordable), parking, publicly accessible open space, play area and associated works on land south of Stoke Road, Hoo St Werburgh

The proposal is made up of 15 x 1 bed flats, 11 x 2 bed flats, 17 x 2 bed houses, 88 x 3 bed houses and 69 x 4 bed houses. Of these units 50 are to be affordable homes.

The proposal incorporates a mix of house styles and sizes with variations in roof heights as well. In total there are 14 different house styles/types included in the scheme. The breakdown is as follows:

Open Market		
House Type	Bedrooms	No. of units
PA25	2 bed house	13
NA32	3 bed house	43
NT31	3 bed house	15
NB31	3 bed house	12
NA42	4 bed house	10
NT40	4 bed house	12
NT41	4 bed house	21
NA44	4 bed house	24
Total:		150

Affordable Housing		
House Type	Bedrooms	No. of units
IBFA	1 bed flat	15
2BFA	2 bed flat	9
PT22	2 bed FOG	2
NA22	2 bed house	4
NB33	3 bed house	18
NA49	4 bed house	2
Total:		50

The houses are set out within the northern 2/3 of the site with the main entrances forming a dual access scheme. This main street forms a primary spine road with smaller turnings off it which lead to and from smaller enclaves of houses.

Within the housing area there are to be avenues of green routes that run through the site. The main entrances to the site are to be tree lined on one side to provide an avenue feel with further green routes running from this main street down toward the open space. A LAP is provided within the heart of the development which is to be formed of mainly timber play equipment. Trim Trail activities are also proposed within the Country Park aspect of the proposal which forms the bottom/southern 3rd of the site.

Parking is provided for each of the proposed dwellings as well as there being an additional 94 spaces available for visitor use spread throughout the site.

Site Area/Density

OVERALL SITE

Site Area: 14.7 hectares (36.32 acres)

Site Density: 13.6 dph (5.51 dpa)

DEVELOPED AREA

Site Area: 7.00 hectares (19.00 acres)

Site Density: 28.57 dph (10.53 dpa)

NB: This scheme is designed in such a way that the outer edges of the site area are to contain lower density development (up to 25dph) whilst the more central areas are slightly higher at around 37 dph.

Relevant Planning History

MC/17/4424 Outline planning application for up to 200 residential dwellings (including 25% affordable housing), open space, drainage, access and associated works, with all matters reserved except for access

Decision: Approved with Conditions (subject to S106)

Date: 14.08.2018

MC/19/0921

Details pursuant to conditions 8 (Boundary treatments) condition 9 (landscaping management plan) condition 10 (play area facilities) condition 11 (crime prevention) condition 18 (air quality emissions statement) and condition 22 (vehicular and pedestrian access) of outline application MC/17/4424 - Outline planning permission for up to 200 residential dwellings (including 25% affordable housing), open space, drainage, access and associated works, with all matters reserved except for access
Decision: Pending Consideration

Representations

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

The Environment Agency and Natural England have also been consulted.

5 letters have been received raising the following objections:

- Views are being spoilt
- Infrastructure cannot cope
- Local flooding issues/pressure on water systems
- Schools are at breaking point
- Doctors are oversubscribed
- Parking in Hoo is intolerable
- Habitat is being destroyed
- A bus service is needed

The Environment Agency had no comment to make and Natural England have reiterated that the comments made in relation to the outline application applies equally here.

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

The site was originally subject to an outline application also in 2017. This was for: 'Outline planning application for up to 200 residential dwellings (including 25% affordable housing), open space, drainage, access and associated works, with all matters reserved except for access.'

Since this original application discussion has taken place in relation to the details that needed to come through in the reserved matters application. This is now the subject of this application, and includes appearance, landscaping, layout and scale.

Principle

The principle of this application was considered in full at the outline application stage and it was concluded that this application was acceptable.

Overall it was considered that the development of the site is in principle acceptable in sustainability terms given the definition in the NPPF, the lack of a 5 year housing land supply and the balance of the relevant issues taking into account recent appeal decisions in Medway and the location of this site on the edge of the village but in close proximity to the village centre.

It was also considered that the development can be accommodated within the local landscape with limited adverse impact upon the wider landscape character and visual resources.

In relation to a few of the objections raised by neighbouring residents, it should be noted that the issues relating to the impact to the area, loss of open space and pressures on infrastructure were all considered at this outline stage and were felt to be acceptable.

The reserved matters are the main consideration here which will relate to the design, scale, layout and landscaping. These are dealt with accordingly below.

Design

This proposed scheme consists of a mix of 1, 2, 3 and 4 bed flatted, terrace, semi-detached and detached homes. This variety of provision means that the design and layout of the scheme is varied also. The whole scheme consists of 2 and 2.5 storey development which is considered to be in keeping with the wider surrounding area of Hoo St Werburgh.

The scheme is designed so that there are 3 different character areas, each created through consistent use of a selective pallet of materials. Each area is characterised in the following way:

AREA 1 summary – Spine Road and Central Open Space

Mix of detached, semi-detached and flats. Materials include brown brick with red brick detailing, with either brown or orange roof tiles. This will contain a sub-area within it, which will be buff brick, grey boarding and grey roofs. The sub-area is located around the open space and includes both blocks of flats.

Area 1 forms the main entrances into the site and as such has been designed to have a feel of openness from the Stoke Road junction. The road is a spine road that goes round in a loop and at the entrance points are only developed on one side of the road leaving

open space between the entrance and the site boundaries. The road is to be tree lined on one side with the houses on the other. Parking for each of the dwellings is located behind the main building line of the proposal to ensure that parking is not dominant as you enter the site. Visitor/verge parking is available along this main entrance road. Overall it is considered that the general layout is well structured and allows for views through the site from the first moment you enter off Stoke Road (from either entrance).

In terms of the housing within this first character area, the houses are all in a brown brick (apart from sub-area). The colour pallet is kept simple and differs from the other two areas. In terms of house sizes, this area accommodates the 1 and 2 bed flatted units and then is predominantly made up of 2 and 3 bed houses, although there are 4 bed properties scattered through this section also. This section includes 37 of the 50 affordable units, which include all 26 of the flats, 11 are to be 3 bed houses and 2 are 2 bed houses.

The LAP is located within this character area also. This is set out in more detail within the 'open space and play space provision' section, but also forms part of a condition (10) from the outline consent, which has been submitted under MC/19/0921 and discharged.

It is considered that the general design of the houses and layout here are acceptable and the detailed design is also varied enough to provide a mixed street scene.

AREA 2 summary – Central Areas

Divided in to two separate areas. Predominately semi-detached in northern section and detached in southern section, maintaining the formality and pattern of character area 1 within the northern section, but with more detached properties in southern area, on secondary streets. Materials include red and brown bricks with grey boarding and orange and brown roof tiles.

Area 2 is part of the higher density housing (as with area 1) for the northern part of the site, however the south area is all detached. These areas are considered as 'buffer zones' between the properties and character at the entrance and along the main avenue and the less regular layout of the properties in area 3. This area has no public open space within it, with any green space being provided by way of amenity space within the front garden boundaries of individual properties.

The character of this area is characterised predominantly by the brown roof tiles and the mix of red or brown brick (with red brick dressing) facades. The boarding that is to be featured on some of the houses here is to be black in colour. This varies from the materials within the first character area whilst still being within a related palette to ensure that they contrast whilst appearing different.

The remaining 13 of the 50 affordable homes are within Character Area 2 and consist of 2 x 2 bed houses, 9 x 3 bed houses and 2 x 4 bed houses.

AREA 3 summary - All larger detached units with a less regular layout, overlooking the larger area of open space and wider countryside, including the eastern and western site

boundaries. Roof forms will vary and the use of hips, barn-hips and gable ends will break up the rhythm along with the introduction of chimneys. Cottage style windows and front doors, along with variations on entrance canopies will also help differentiate this area from areas 1 & 2. Materials include red and red-brown brick, along with tile hanging, set below orange or brown roof tiles.

This area of the proposal is predominantly made up of 4 bed houses. There are only 2 x 3 bed houses within this part of the scheme. Every house within this area is a detached property with all of them facing outward toward the proposed country park or existing public right of way. This element of the scheme has been designed to avoid high walls or fences abutting the public spaces so that the public spaces feel safer and the built form flows into the open spaces without conflict.

The materials palette here consists of a mix of red or red and red and brown brick housing with either orange or brown roof tiles. Any façade treatment in this area is shown to be hanging tile as opposed to boarding, which is proposed in the other two areas.

As stated in the summary, the focus on the design of this character area was to achieve a harmonious contrast between the built and open form. It was viewed important that the houses along this edge adopt a rural attitude to soften the way in which they meet with the open space that is to be provided. As a result there is a variety of houses provided here which whilst comprise a limited number of house types, are all different in many other ways including roof types, porch/canopy treatments, inclusions of gablets above first floor windows, bay window features and chimneys. In adopting this approach it ensures that the appearance of the development from the countryside looks in keeping with the countryside edge and has the rural landscape as its major influencer. The lack of rear garden boundary treatments facing the open space helps to create this and really assists in a simple and acceptable transition.

The overall principles of the design of this scheme relate strongly to the adjacent site that is in the process of being constructed which is for 127 new dwellings. This adjacent scheme is now known as 'Church View' and is also being developed by Taylor Wimpey. Throughout discussions for this site it has been made clear that there needs to be similarities between the two sites so that they flow, however it was important that this is not just the same proposal, creating a copy of the neighbouring site. The Council are satisfied that this scheme flows well in design terms and whilst adopting the same principles as Church View, is not just a mirror image.

In conclusion, it is considered that each of the character areas have a distinctive look using a different palette and variation of materials to achieve this. As a result the scheme is considered to comply with Policies S4, BNE1 and H10 of the Local Plan and Paragraphs 17, 50, 52, 56, 57, 63, 69, 70, 73 and 75 of the NPPF.

Landscaping

As shown and indicated on the outline permission for this site, there is a substantial amount of open space that forms part of this proposal (1.37 hectares of amenity green space and 6.33 hectares of parks and gardens). The public realm that is to be provided is to be of high quality, usable space with footpaths, woodland, meadow grasslands and amenity grassland (for recreational use) which will be available to not just residents of this proposal but for the general public to use.

It is proposed that within the large expanse of public open space there is to be a network of footpaths that equates to approximately 1.6km of mown and hard surfaced paths to encourage exercise on varying levels. These footpaths will join with the approved footpaths for the adjacent site, which also equate to approximately 1.6km. Overall, the footpath provision over the both sites will be over 3.5km taking into account linkages and variations on routes. The aim is for the open space of both developments to be read as one.

The planting that is proposed is shown to be varied yet native to the area and will be in keeping with the wider area. It is considered that within the landscaping scheme that has been proposed, the hard landscaping materials have also been carefully considered and selected to define the different areas well. This includes the colour tones that have been used, the knee rails and the post and rail fencing that is shown on the countryside edge.

The discharge of Condition 7 (Landscaping) of MC/17/4424 is included as part of this submission, and the matter is therefore set out separately at the end of this assessment section of the report.

A Landscape Management Plan has been submitted in accordance with condition 9 of MC/17/4424. This has been agreed separately to this application (ref no: MC/19/0921) and the information submitted has been deemed to be sufficient. As a result this condition has been discharged.

Overall, the landscape proposals are generally satisfactory and well considered and there are no objections or concerns in relation to principle of this matter. They are considered to comply with Policy BNE6 of the Local Plan and Paragraphs 91, 92, 96 and 98 of the NPPF 2019.

Open Space and play space provision

Within Character Area 1 is the proposed LAP. This is proposed as a new natural play area which has been placed within the heart of the development and will be available for use by not only the new residents but by the wider community also. The LAP is to have an activity zone of 115m² and is designed to suit younger children (age 6 and under). The area is to sit adjacent to a small green and will have seating options around it. Trim Trail activities are to be located around the country park area also.

A LEAP is provided within the adjacent scheme which is linked by the PROW and other new pedestrian link routes through the two sites. It was thought that an addition LEAP in this scheme would be overkill, and a LAP would be more appropriate.

It should be noted that there was a condition on the outline permission that required details of the outdoor play space provision to be submitted to and approved in writing by the LPA. This detailing was part of the MC/19/0921 Discharge of Conditions application (condition 10).

Play Space provision details have been submitted in accordance with condition 10 of MC/17/4424. This has being agreed separately to this application (ref no: MC/19/0921) and the information submitted has been deemed to be sufficient. As a result this condition has been discharged.

Overall, it is considered that the play space provision and open space that is incorporated within this scheme work alongside the adjacent approved scheme to become one larger space that connects together and links the two developments in a sympathetic way.

Amenity

The main issues for consideration relate to the amenity of the future occupiers as well as the amenity of the existing neighbouring occupants.

In terms of the future occupants, the dwellings that are proposed are considered to comply with National Housing standards in terms of the overall units sizes and the size of the bedrooms that are being provided.

<i>House Type</i>	<i>No of Bedrooms/ People</i>	<i>Overall floor area (m²)</i>	<i>Min floor area required (m²)</i>	<i>Bed 1 (m²)</i>	<i>Bed 2 (m²)</i>	<i>Bed 3 (m²)</i>	<i>Bed 4 (m²)</i>
PA25	2 bed house (3p)	62.8	50	9.3	10.4	-	-
NA32	3 bed house (4p)	89	74	12.4	8.7	8.4	-
NT31	3 bed house (4p)	95.2	74	12.6	9.65	7.7	-
NB31	3 bed house (5p)	99.5	99	18	12.3	7.5	-
NA42	4 bed house (5p)	107.4	97	11.5	9.2	8.5	8.5
NT40	4 bed house (6p)	113.9	106	12.5	11	8.5	7.8
NT41	4 bed house (6p)	113.9	106	12.5	10.7	8.5	7.8

NA44	4 bed house (6p)	127	106	13.3	12.3	10	10
IBFA	1 bed flat (2p)	50	50	All 11.5+	-	-	-
2BFA	2 bed flat (3p) 2 bed flat (4p)	>61 >70	61 70	All 11.5+ All 11.5+	All 7.5+ All 11.5+	-	-
PT22	2 bed flat (3p)	65.7	61	14.9	9.6	-	-
NA22	2 bed house (4p)	79	79	14.3	13.2	-	-
NB33	3 bed house (5p)	99	99	18	12.2	7.8	-
NA49	4 bed house (6p)	106.3	106	12.8	11.5	9.5	7.8

As can be seen in the tables above, all of the proposed units comply with National Housing standards. Bedroom sizes are also considered to comply with minimum requirements for single and double spaces. It is therefore considered that the dwellings that are being provided are all of a good standard in terms of size and provide a good quality of home.

In terms of amenity space, each of the houses has a private garden space attached to it. The size of the gardens does vary, however the minimum garden depth is approximately 10.5m deep. The minimum back to back distance of the closest houses measures at approximately 24m. Due to the location of this site and the fact that there is an adjacent approval on the other side of the Public Right of Way the distance to any adjacent buildings is more than satisfactory with the closest off site property being some 55m+ from the nearest new dwelling. These distances are considered to be acceptable and as a result the amenity spaces provided for the proposed houses are all considered to be sufficiently private and of an acceptable size.

The flats that are proposed are located centrally within the site and whilst having very limited shared amenity space within the parameters of the flatted units themselves, they are adjacent to the play area and are also considered to be close to the 'country park' open space (only 80m or so away). Considering these flats are only 1 and 2 bed and therefore not necessarily 'family' units, this amenity provision/access is considered to be suitable.

Overall, the amenity of the future occupiers is considered to be acceptable and it is considered that the unit sizes and amenity spaces allow for the occupants to have a good quality of privacy and are not in cramped accommodation. These elements therefore comply with Policies BNE1 and BNE2 of the Medway Local Plan 2003 as well as Paragraphs 91, 98 and 127 of the National Planning Policy Framework 2019.

In terms of neighbouring amenity, the principle of these houses have already been debated and agreed during the outline planning application however the impact of the specific houses on the existing residents of Hoo can now be looked at in more detail given the layout is now set out. Overall, the distance of any of these proposed houses on the existing neighbouring houses is quite considerable with the scheme only abutting the adjacent scheme which is in the process of being built. There are existing dwellings to the north of Stoke Road but in terms of distance and impact on amenity it is considered that this proposal would not trigger any significant effects.

Given that this site does not directly abut any existing housing it is not considered that neighbouring occupants are to suffer detrimental harm on amenity as a result of this proposal. Again, this therefore complies with Policies BNE1 and BNE2 of the Medway Local Plan 2003 as well as Paragraphs 91, 98 and 127 of the National Planning Policy Framework 2019

Highways, Parking and Cycle Storage

Access, traffic impact, trip generation and sustainable travel to this site were all reviewed and agreed at the outline application stage. All of these aspects have been deemed suitable. The reserved matters for consideration therefore details the proposed road layout and parking as the main issues.

A total of 367 allocated parking spaces are proposed to be provided within this scheme, with each of the houses having 2 allocated spaces within the curtilage of the house and the flats are provided with parking courts. In addition to this, there are an additional 94 spaces spread throughout the whole site that are to be allocated for visitor use.

Not included within the 2 cars per house allocation are a further 137 garages, which although do not meet the Medway Council Residential Parking Standards (which are required to be a minimum of 7m x 3m) are still considered to be usable parking spaces if required. The garages that are proposed are all to be 6m x 3m so could be considered both valuable as additional parking or as storage/utility space.

It is considered that this scheme exceeds the Councils minimum parking standards and will make sufficient provision for visitors and overflow parking also. It should be noted that the scheme also provides a minimum of 2 cycle spaces per dwelling (higher provision for the larger dwellings) throughout the development which are to serve the residential properties. This is also in excess of the minimum requirements and will help to promote sustainable modes of transport for users/occupants.

The applicant has provided swept path tracking around the proposed site for both fire tender and refuse truck, it is noted that the size of the refuse truck is larger than the minimum requirements contained with Waste Management Requirements New Developments Guidance (2018). The tracking demonstrates the both types of vehicles can travel around the site with no significant issues.

It is therefore considered that the overall provision for car parking is satisfactory, and no objection is raised in respect of Policy T13 of the Local Plan.

Waste and Refuse Storage

Every dwelling/plot has a designated space for waste in the form of a dedicated hardstanding within the rear garden. As with most residential properties, the occupants will be expected to present the waste to the kerbside of collection day.

Apartments are provided with a dedicated refuse store, located suitably for waste operators to minimise dragging distances to waste carts. This arrangement is considered to be suitable.

Affordable Housing provision

The outline permission for this site (MC/17/4424) set out the Affordable Housing mix in the S106 as being:

45% shall be 1 bedroomed units
30% shall be 2 bedroomed units
20% shall be 3 bedroomed units
5% shall be 4 bedroomed units

Due to the location of this development within Hoo it has been considered that it would be better overall to reduce the amount of 1 bedroomed units and increase the family units (ideally 3 bedroomed). Hoo is currently considered to be a more rural village and 1 bed units are considered to be more suited to town centre locations. As a result there is a Deed of Variation agreed for the site which agrees the following breakdown in housing mix:

30% shall be 1 bedroomed units
30% shall be 2 bedroomed units
36% shall be 3 bedroomed units
4% shall be 4 bedroomed units

This works out as 15 x 1 bed units, 15 x 2 bed units, 18 x 3 bed units and 2 x 4 bed units. The tenure split in relation to affordable rent and shared ownership provision is set out in Dwg no: 6653-12 has been agreed with the Councils Affordable Homes officer.

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 £223.58 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 applicants have agreed to pay this tariff and this was incorporated within the S106 agreement that is agreed for this proposal. No objection is therefore raised under Paragraphs 109 and 118 of the NPPF and Policies S6 and BNE35 of the Local Plan.

Other Matters

It should be noted that the neighbour objections that have been raised in relation to this application all relate to issues that were dealt with at the outline application stage. This includes loss of open space, impact to residents, traffic, school provision, doctor's surgery provision etc. Mitigation payments for many of these issues are included within the original S106 contributions that has been agreed as part of the MC/17/4424 application.

S106 Matters

The S106 in relation to this scheme was agreed at Outline Application stage. There is no further contribution required in relation to this scheme.

Condition 7 (Landscaping) of MC/17/4424

Plan no's: CSA/4140/100, CSA/4140/101, CSA/4140/102, CSA/4140/103, CSA/4140/104, CSA/4140/105, CSA/4140/106, CSA/4140/107, CSA/4140/108, CSA/4140/109, CSA/4140/111 and CSA/4140/112 have been submitted in relation to the details for this condition.

The reason for the implementation of this condition was to ensure that the appearance of the development is satisfactory.

In general, the landscaping scheme that is to be provided here in relation to the Country Park will be a continuation of the agreed landscaping for the adjacent site. Whilst a couple of improvements to planting variations would be desirable, overall it is considered that the landscaping is acceptable.

On this basis it is considered that condition 7 of MC/17/4424 can be discharged as part of the application.

Condition 17 (EV Charging points) of MC/17/4424

Plan no: 6653-13 rev A has been submitted in relation to the details for this condition.

The reason for the implementation of this condition was to ensure that the development made provisions for changes in car technology and makes the most of environmental benefits.

The dual purpose as an outdoor socket for other uses is considered to be a great solution and on that basis the details provided have been considered acceptable. For this reason it is considered that condition 17 of MC/17/4424 can be discharged as part of this application.

Local Finance Considerations

There are none considered relevant to this application.

Conclusions and Reasons for Approval

The proposed development is considered to be acceptable in terms of design, scale, layout and landscaping. The relationship with the village of Hoo St Werburgh and the adjacent approved development of 127 dwellings is acceptable, and results in a natural expansion of the village without having a material impact on the wider area. The open space provision with expansive public footpaths along with the retention of existing public rights of way enhances the leisure opportunities within the area and further details in relation to the way in which this is to be landscaped will further make improvements to the local landscape character.

Subject to the outstanding conditions on the original outline permission being adequately dealt with and additional conditions on this decision also being dealt with satisfactorily, the proposal is considered to comply with the provisions set out under Local Plan Policies S4, BNE1, BNE2, BNE6, H10 and T13, and the provisions set out within the National Planning Policy Framework 2019.

It should also be noted that conditions 7 and 17 of MC/17/4424 have been dealt with as part of this application and are now discharged.

The application would normally be determined under delegated powers but is being referred to Committee for determination due to the number of neighbour objections received.

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/>