

Supplementary Agenda Advice

Page 9 Minute 549 Land at Westmoor Farm (north),
Moor Street, Rainham

With delegated authority, the Head of Planning re-worded conditions 19 and 21 and added a new condition 27 to read as follows:

19 Prior to the first use of the school herein approved, details of the provision of sixteen active electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, charging type (power output and charging speed), associated infrastructure and timetable for installation. The development shall be implemented in accordance with the approved details prior to the use of the school and shall thereafter be maintained as such.

21 Prior to the first use of the school herein approved, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The School Travel Plan shall include provision of the arrangements for the appointment of a School Travel Plan Coordinator and working group, SMART targets and initiatives for promoting sustainable transport with particular emphasis on walking, bicycle use, and arrangements and promotion of the school's new bus service provision, together with details of future monitoring and update procedures. The School Travel Plan shall be implemented upon first use of the school and shall be kept in place, and updated, thereafter. The approved school travel plan shall be continually monitored with the results of the monitoring and any recommended actions submitted to and approved in writing to the Local Planning Authority on an annual basis starting from the date of the approval of the first School Travel Plan, with the approved recommendations implemented as agreed as part of the annual review, improvement and reduction of car dependency.

The Travel Plan shall monitor the pupils catchment area annually and if the number of pupils from Sittingbourne area reach a critical mass of more than 10% of the school pupils then the school bus service shall be extended to cover Sittingbourne area.

27 Prior to the first use of the school herein approved, a scheme showing the siting, size and specification of the photovoltaic panels on the roof of the main school building shall be submitted to and approved in

writing by the Local Planning Authority. The development shall thereafter be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure that the development has an acceptable level of sustainability and contributes to tackling climate change to accord with paragraphs 150 – 154 of the NPPF 2019.

**Page 12 Minute 550 Avenue Tennis Club, Glebe Road
Gillingham**

**The following reason for refusal was agreed with the Chairman and
Opposition Spokesperson**

- 1 The proposed development by reason of its design layout, scale and poor relationship to surrounding neighbouring occupiers results in a cramped form of development that would have a negative adverse impact on the character and appearance of the area. The limited distances and short gardens would result in increased levels of overlooking that would have a detrimental impact on the amenity of the neighbouring occupiers, in particular to plots 1-4. The proposal as such would result in overdevelopment of this backland site and would not result in a clear improvement of the local area. The proposal is therefore contrary to Policies H4, H9, BNE1 and BNE2 of the Medway Local Plan, and paragraphs 124 and 127 of the NPPF.

**Page 16 Minute 555 Land adjacent to Kaler House, George
Summers Close, Medway City Estate**

**With delegated authority, the Head of Planning added a new condition
16 to read as follows:**

- 16 No part of the development shall be occupied until a Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Parking Management Plan shall contain details of how the parking spaces within the development are to be managed and preserved for use by employees and visitors. The Parking Management Plan shall be implemented in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained.

Reason: to ensure satisfactory off-street parking in accordance with Policy T13 of the Medway Local Plan 2003.

Page 30 MC/19/2566 25-33 Corporation Street, Rochester

Recommendation

Delete condition 9 and replace with following 2 conditions:

- 9 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

and

- 10 No development shall take place until details of foundations designs and any other proposals involving below ground excavation have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reasons for both conditions as per existing reason for condition 9

Re-number remaining conditions but note the following alterations based on existing numbering

Replace the first reason listed as condition 14 with the following:

- 14 No development shall take place until mechanical and electrical solutions have been developed in detail, submitted to and approved in writing by the Local Planning Authority for the location, size, type and characteristics of plant to be used to environmentally control the building. All service meter cupboards must be internal unless demonstrated otherwise. The development shall be implemented in accordance with the approved details prior to the fits use of the development herein approved and shall be retained thereafter.

Replace condition 20 with the following:

- 20 No development shall take place above slab level until a long-term Landscape Management and Maintenance Plan has been submitted to and approved by the Local Planning Authority. Upon completion of the development the site shall be maintained in accordance with the approved Management and Maintenance Plan herein approved.

Reason: To ensure the site is maintained in a manner that retains a satisfactory external appearance and in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

Representations

One additional letter of **objection** has been received saying that the view from the station is important and that Medway's building height policy says that tall buildings should only be located where they do not adversely affect or block strategic views. We should encourage tourists but not let this become a

soul-less city with fragments of character concealed behind cheap and nasty buildings.

**Page 116 MC/19/3107 Site adjacent to Woodchurch Crescent,
Twydall, Gillingham**

Representations

14 further letters of representation have been received (two of which have already objected) objecting for the following reasons:

- Loss of green space - build on brownfield first
- Insufficient green space
- Traffic impact - congestion
- Parking issues
- Lack of infrastructure
- Overcrowding/overpopulation
- Increase in lighting
- Loss of trees
- Impact on wildlife habitat
- More packed play area

A further letter has been received from **The Medway Green Party** objecting to the loss of trees, impact on air quality and 35 habitats (over both schemes Woodchurch Crescent and Eastcourt Green) and eco systems. Increased cars and the impact on air quality. Existing park could still be upgraded further.

KCC Biodiversity have also written to say their comments remain unchanged but they also welcome the additional tree planting.

**Page 132 MC/19/3106 Site adjacent to Eastcourt Green,
Twydall, Gillingham**

Recommendation

Add the following contribution to A.

x. £2,312.00 towards facilities and equipment at Twydall Library.

Representations

9 further letters of representation have been received objecting for the following reasons:

- Loss of green space - build on brownfield first
- Insufficient green space
- Traffic impact - congestion
- Parking issues
- Lack of infrastructure
- Overcrowding/overpopulation
- Increase in lighting
- Loss of trees
- Impact on wildlife habitat
- More packed play area
- Impact on mental wellbeing
- Impact on drainage
- Noise

A further letter has been received from **The Medway Green Party** objecting to the loss of trees, impact on air quality and 35 habitats (over both schemes Woodchurch Crescent and Eastcourt Green) and eco systems. Increased cars and the impact on air quality. Contrary to Policy L3 of the Medway Local Plan 2003.

Planning Appraisal

S106 Matters

Add the following paragraph to the end of the section:

Libraries

A contribution of £2,312.00 towards facilities and equipment at Twydall Library calculated on a contribution of £165.15 per dwelling. This additional request has been accepted by the applicant.

Page 196 MC/19/2535 120 Maidstone Road, Chatham

Planning Appraisal

Highways and Climate Change

Add the following to the end of the section:

The Planning Agent has submitted an Energy Statement which is summarised as follows:

- All materials are to be sourced responsibly from suppliers who are environmentally accredited (ISO14001, BES6001 or similar);

- All timber used onsite and in construction shall be sourced from accredited suppliers and sources
- Materials with an Environmental Product Declaration (EPD) shall be chosen
- A 98% efficient gas combination boiler the heating system using underfloor heating system will be used
- 100% LED lighting throughout the scheme will be used
- Rainwater will be collected and reused for the Garden areas.
- The new hardstanding areas will be porous paving to allow the surface water to be returned into the ground.
- Glazing will be thermally insulated gas filled and also be tinted to reduce solar glare and overheating of the building.
- The new dwelling will meet the requirements of approved document L1A 2013, for target energy efficiency of the total building including the fabric, heating system, solar gain and natural shading elements.