

Medway Council
Meeting of Planning Committee
Wednesday, 1 April 2020
6.30pm to 6.55pm

Record of the meeting

Subject to approval as an accurate record at the next meeting of this committee

Present: Councillors: Mrs Diane Chambers (Chairman), Hubbard, Potter and Tranter (Vice-Chairman)

In Attendance: Vicky Nutley, Assistant Head of Legal Services
Dave Harris, Head of Planning
Ellen Wright, Democratic Services Officer

771 Apologies for absence

There were none.

772 Record of meeting

The record of the meeting held on 4 March 2020 was agreed and signed by the Chairman as correct.

The Committee noted the following updates on planning applications considered on 4 March 2020 which had been progressed by the Head of Planning in consultation with the Chairman, Vice Chairman and Opposition Spokesperson:

Minute 726 Planning application - MC/19/3107 – Site adjacent to Woodchurch Crescent, Twydall, Gillingham

There was no need to amend conditions. The officer will contact the applicant and advise that in relation to landscape condition the Council would be looking for 2 trees for every one lost and for the size and species to be of a size that will maximise their success on site and avoiding vandalism/removal.

Minute 733 Planning application - MC/19/1736 - Land at White House Farm, Stoke Road, Hoo St Werburgh, Rochester

Following further discussions involving applicants, KCC ecology and the case officer ecological matters were resolved allowing clearance of ecology condition on outline approval without need for further conditions.

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Minute 735 Planning application MC/19/2202 – Allhallows Holiday Park, Allhallows Caravan Park, Allhallows, Rochester

Condition 17 approved as follows:

17. Prior to the first occupation of any of the caravans hereby approved, details of a path within the open space (including surfacing and width) to run alongside and parallel to the main highway through the site (and the existing PROW) from the site entrance and then alongside the road until it crosses the road and heads towards the river, shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be installed in accordance with the approved detail prior to occupation of the 40 caravan hereby approved and shall be retained thereafter.

Reason: In the interest of safety to prevent pedestrian and vehicle conflicts, in compliance with Policies BNE6 and BNE7 of the Medway Local Plan 2003.

Minute 736 Planning application MC/19/2762 - Theatre Royal 102 and 106 High Street, Chatham

Condition 9 approved as follows:

9. Prior to the bringing into use of the restaurant (Class A3) herein approved a scheme for the extraction and treatment of cooking fumes, including details for the control of noise and vibration from the system shall be submitted to and approved in writing by the Local Planning Authority. Noise from the extraction system (LAeq,T) shall be at least 10dB(A) below the background noise level (LA90,T) at the nearest residential facade, when assessed in accordance with BS4142:2014. The scheme for extraction and treatment of cooking fumes shall be implemented in accordance with the approved details prior to the first use of the restaurant and shall thereafter be retained.

Reason: To ensure that the development does not prejudice the amenities of neighbouring property in accordance with Policy BNE2 of the Medway Local Plan 2003.

It was reported that a fire escape was not necessary.

773 Urgent matters by reason of special circumstances

There were none.

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774 Declarations of Disclosable Pecuniary Interests and Other Significant Interests

Disclosable pecuniary interests

There were none.

Other significant interests (OSIs)

The Chairman, Councillor Mrs Diane Chambers declared an interest in planning application MC/20/0230 – Land adjacent to 27 Berengrave Lane, Rainham on the basis that the applicant was known to her and advised that should this application be considered at this meeting, she would leave for the consideration and determination of the application.

Other interests

Councillor Potter referred to planning application MC/20/0230 – Land adjacent to 27 Berengrave Lane, Rainham and advised that as he had been in discussions with shopkeepers concerning this application, should this application be considered at this meeting, he would wish to withdraw from the Committee and address the Committee as Ward Councillor.

The Head of Planning referred to planning application MC/19/2361 – Patmans Wharf, Upnor Road, Upnor, Rochester and advised that as friends had objected to the application, he had had no involvement in the processing of the application.

775 Chairman's Announcements

The Chairman proposed that the order of business be varied to enable consideration of Item 17 – Planning Committee - Constitutional Issues to be considered as the first item.

Decision:

It was agreed that Item 17 - Planning Committee - Constitutional Issues be considered as the first item at this meeting.

776 Planning application - MC/19/2709 - St Bartholomews Hospital, New Road, Rochester, Medway

Decision:

Consideration of this application was deferred in line with minute 788.

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777 Planning application - MC/19/2710 - St Bartholomews Hospital, New Road, Rochester, Medway

Decision:

Consideration of this application was deferred in line with minute 788.

778 Planning application - MC/19/1875 - Land North of Medway Road, Gillingham, Medway ME7 1NY

Decision:

Consideration of this application was deferred in line with minute 788.

779 Planning application - MC/19/2361 - Patmans Wharf, Upnor Road, Upnor Rochester

Decision:

Consideration of this application was deferred in line with minute 788.

780 Planning application - MC/19/2742 - Land West of Maidstone Road and South of Stoney Lane, Rochester ME1 3QZ

Decision:

Consideration of this application was deferred in line with minute 788.

781 Planning application - MC/20/0234 - Land to West of Maidstone Road and to the North and East of Stoney Lane, Rochester, Medway

Decision:

Consideration of this application was deferred in line with minute 788.

782 Planning application - MC/19/0270 - 33 Goddington Road, Strood, Rochester, Medway

Decision:

Consideration of this application was deferred in line with minute 788.

783 Planning application - MC/19/0994 - Land adjacent to Balancing Pond, St Andrews Park, Halling, Kent

Decision:

Consideration of this application was deferred in line with minute 788.

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784 Planning application - MC/19/3125 - Land between 5 - 11 Tennyson Avenue, Cliffe Woods, Rochester

Decision:

Consideration of this application was deferred in line with minute 788.

785 Planning application - MC/20/0230 - Land adjacent to 27 Berengrave Lane, Rainham, Gillingham, Medway

Decision:

Consideration of this application was deferred in line with minute 788.

786 Planning application - MC/19/3342 - 359 Walderslade Road, Walderslade, Chatham, Kent

Decision:

Consideration of this application was deferred in line with minute 788.

787 Planning application - MC/20/0176 - 16 Rainham Shopping Centre, Rainham, Gillingham, Medway

Decision:

Consideration of this application was deferred in line with minute 788.

788 Planning Committee - Constitutional Issues

Discussion:

The Committee considered a report asking the Committee to consider a change to the provisions in the employee scheme of delegation relating to the triggers for escalation of planning applications from officer to Committee level for a temporary period with effect from 2 April 2020 until such time as the Government's guidance on social distancing in response to the Covid-19 pandemic was lifted.

The Committee considered the report and the Head of Planning outlined the process that would be followed in exercising this extended delegation as set out in paragraph 2 of the report.

The Committee discussed the proposal and it was noted that under the proposed process, should either the Chairman, Vice Chairman or Opposition Spokesperson request that an application be referred to the Planning Committee for determination, the planning application would not be dealt with under delegated powers.

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It was noted that should any Member other than the Chairman, Vice Chairman or Opposition Spokesperson submit comments upon an application or ask for the application to be referred to the Committee for determination, this would be included within the report which would be referred to the Chairman, Vice Chairman and Opposition Spokesperson for consideration as part of the process.

Any Ward Councillor wishing to express a view on an application would need to do so in writing.

It was noted that the Head of Planning proposed to send a briefing note to all Members explaining the temporary process and it was suggested that as well as alerting all Members to keep abreast of up and coming planning applications in their Wards from the weekly planning applications list, a draft list of planning applications scheduled for consideration also be circulated so that all Members had advance notice of planning applications due to be considered by the Chairman, Vice Chairman and Opposition Spokesperson.

Decision:

The Committee:

- a) approved a change, for a temporary period with effect from 2 April 2020 until such time as the Government's guidance on social distancing is lifted, to the scheme of employee delegations relating to the determination of planning applications, as set out paragraph 2.5 of the report and shown as tracked changes in Appendix A to this report and agreed that the consequential changes to the Constitution should be approved by the Monitoring Officer as minor changes under his delegations.
- b) approved the process for consultation with the Chairman, Vice-Chairman and Opposition Spokesperson to enable them to escalate any planning applications to Committee that will otherwise be determined by the Director of Place and Deputy Chief Executive under these temporary arrangements as set out in paragraph 2.6 of the report.
- c) acknowledged that it may not be possible to deal with all planning applications before they go out of time but in recognition of the severity of the current national situation across the country, expressed a desire for applicants to be patient and work with the Head of Planning and his Team and not to submit appeals against non-determination.

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Chairman

Date:

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