

Supplementary Agenda Advice

**Page 17 Minute 263 16 Hollywood Lane, Wainscott,
Rochester**

With delegated authority, the Head of Planning agreed the final wording of the refusal reasons with the Chairman, Vice Chairman and Planning Spokesperson to read as follows:

- 1 The proposed development would represent an unacceptable form of backland development that would represent a form of development that, as a result of the use of an existing extended driveway to serve 2 additional units, would appear contrived, while the development of the rear garden area would result in a form of development out of character with area. The use of the driveway, particularly as it narrows and may result in vehicles reversing, while also increasing the number of vehicular movements directly on the boundary with no.18 Hollywood Lane would cause unacceptable noise and disturbance and therefore have an unacceptable impact on the amenities of residents of that property. The increase in the use of the driveway and access from and egress onto Hollywood Lane would increase the likelihood of accidents on this busy road. The proposal does not therefore comply with the backland criteria set out in Policy H9 of the Local Plan, 2003, would cause a loss of amenity contrary to Policy BNE2 of the Local Plan, while the contrived nature of the proposal and loss of a significant part of the garden would not result in a clear improvement to the area and is therefore contrary to Policies BNE1 and H4 of the Local Plan. For these reasons the proposal is also contrary to paragraphs 71, 126 and 130 of the NPPF 2021.
- 2 The application fails to address the impact of the proposal on the Special Protection Areas of the Thames Estuary and Marshes and the Medway Estuary and Marshes through either the submission of details to allow the undertaking of an Appropriate Assessment or via a contribution towards strategic mitigation measures. In the absence of such information or contribution, the proposal fails to comply with the requirement of the Conservation of Habitat and Species

Regulations 2010 and is contrary to Policy BNE35 of the Medway Local Plan 2003 and paragraphs 180,181 and 182 of the NPPF.

Page 19 Minute 265 197 Grange Road, Gillingham

With delegated authority, the Head of Planning agreed the final wording of the refusal reason with the Chairman, Vice Chairman and Planning Spokesperson to read as follows:

- 1 Due to the extent of projection to the front, rear and increase in height of the property, the proposal would result in a prominent form of development that is out-of-character with the line of bungalows within the immediate locality and within the context in which it sits. The proposal results in harm to the appearance of the street scene and the amenity of the adjoining neighbours at numbers 195 and 199 Grange Road in terms of overshadowing contrary to Policies BNE1 and BNE2 of the Medway Local Plan 2003 and paragraphs 126 and 130 of the National Planning Policy Framework 2021.

Page 36 MC/20/1431 Land North of Medway Road, Gillingham

Recommendation

Delete the first of the two conditions and associated reason written under condition number 5.

Appraisal

Flood Risk and Surface Water

Replace the word “remining” with “remaining” within the last paragraph on p.74 under subheading, The Sequential Test.

Change font type to superscript for the number ‘55’ as set out within the quote of paragraph 167 of the NPPF on p.77 under subheading Site Specific Flood Risk Assessment.

Conclusion

Add numbers 159 and 169 the list of NPPF paragraphs within the second to last paragraph on p.78.

Page 80 MC/21/1286 Deangate Ridge Golf Course, Deangate Ridge Sports Complex, Dux Court Road

Representations

3 Additional representations have been received raising matters already listed within the committee report

Page 98 MC/21/1186 Buckland Lake Reserve, Buckland Road Cliffe

Recommendation

Delete condition 1 as part retrospective.

Re-number conditions 2 and 3 to be 1 and 2.

Amend existing condition 3 (new number 2) as follows:

3. No development of the glamping caravans shall take place until details 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.

Add new condition 3:

- 3 All external materials used in the extensions to the café and alterations to the other structures on site shall match the existing buildings/structures to which they relate.

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.

Page 140 MC/21/2223 104A, B and C Poplar Road, Strood

Recommendation

Amend condition 3 to read as follows:

The development shall be implemented in accordance with the external materials approved under reference MC/21/1302.