

MC/21/3235

Date Received: 5 November 2021
Location: Land off Lower Rainham Road Rainham
Gillingham Medway
Proposal: Details pursuant to conditions relating to proposed boundary treatment between existing Macklands Road estate and the development approved pursuant to planning application MC/20/1800 for full planning consent for 79 dwellings, including affordable housing together with access, open space, landscaping and associated infrastructure works
Applicant: Bellway Homes Limited (Kent)
Mr George Hill
Agent: Tetlow King Planning
Mr Iain Warner 32 High Street
West Malling
ME19 6QR
Ward: Rainham North Ward
Case Officer: Oliver Ansell
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 August 2022.

Recommendation - Discharge of Condition

Option B be agreed. Subject to details on drawing numbers: DG_CIVIL_1004-P2 Hard Landscaping and Fencing (sheet 4 of 4) and DG_CIVIL_1301-P1 Private Construction Details (sheet 2 of 2) received 21 July 2022 to form approved boundary treatment plans.

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

Proposal

As part of their conditions discharge application pursuant to full planning consent for 79 dwellings, Bellway have put forward boundary treatment proposals for that part of their site that separates it from the Macklands Road estate.

In approving planning application MC/20/1800, members wanted to see and consider the boundary treatment details for that element of the scheme marking the boundary between Macklands Road estate and the application site. As part of their consideration of that matter the Committee also wanted a public consultation undertaken with residents of Macklands Road to ascertain whether they wished to see

a pedestrian link between the existing and proposed developments or whether the boundary treatment should be such as to restrict pedestrian access between the two.

Relevant Planning History

MC/20/1800 Full planning consent for 79 dwellings, including affordable housing together with access, open space, landscaping and associated infrastructure works
Decision: CAP
Decided: 26 April 2021

MC/18/3160 Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for up to 64 dwellings (including 25% affordable), planting and landscaping, informal open space, vehicular access point from Lower Rainham Road and associated ancillary works.
Decision: CAP
Decided: 29 November 2019

Representations

This is an application made in pursuant of conditions to the Planning Permission ref: MC/20/1800, and notification of the application to relevant statutory and internal stakeholders have been carried out in writing.

Normally this application does not require public notification, however the Planning Committee in determining to approve the application required that a public consultation be carried out specifically in relation to the proposed boundary treatment between Macklands Road estate and the development and that the outcome of the publication be reported to future Planning Committee.

On this basis, a public notification with individual letters sent to 245 residents on Macklands Way, Lambourne Place, Ellison Way, and Cobdown Grove was carried out. The notification letter issued sought the opinion of residents on two options:

Option A: sought opinion on the provision of a pedestrian access to link both estates; and

Option B: sought opinion on no pedestrian access along this boundary and to provide a boundary treatment that specifically restricted this.

Outcome: A total of 81 response have been received. Four letters support Option A and seventy-seven (77) letters support Option B.

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 2021 and are considered to conform.

Planning Appraisal

Background

As stated above, this report seeks to inform Members of the outcome of the public consultation exercise required by the Planning Committee at the time of grant of permission ref MC/20/1800 and an assessment of the proposed scheme in addressing the substantive view of residents.

Boundary Treatment/Landscaping

The applicant has submitted the following:

- DG_CIVIL_1004-P2 Hard Landscaping and Fencing (sheet 4 of 4)
- DG_CIVIL_1301-P1 Private Construction Details (sheet 2 of 2)

In respect of the details, drawing number 1004-P2 provides the layout which annotates a 1 in 3 bank plus the retaining wall within the Bellway land and also the 2 further notations that relate to the timber bird lap fencing (the -x- notation) and a vehicle restraint system (the – {}- notation).

These are shown in more detail on drawing number 1301-P1. The drawing shows at the bottom of the bank from Macklands Way is a swale, then with an 850mm high retaining wall structure, the start of the 1 in 3 bank up to the development land and the additional vehicle restraint system railings.

It is considered that the combination of these features provides a robust approach to effectively restrict pedestrian access walk between the two sites in compliance with the substantive public opinion, but in a way that is the most visually sensitive and appropriate for this location.

Whilst there is a preference from the Ward Councillor for a solid wall, it is considered that any tall fence or wall on this southern edge of the site to Macklands Way and Lambourne Place would be obtrusive especially given that prior to the development, the boundary treatment was a chain link fence which allowed views into the site.

Consequently, it is considered that the proposed boundary treatment would be appropriate in restricting pedestrian movement between the 2 developments but in the most sensitive landscape way to protect the visual amenities of the area and in that way be the most acceptable solution in this location.

Amenity

There would be no detriment to residential amenity as a result of the proposals. As stated a harder solution of a fence or wall, while it would not be unacceptable in outlook or direct amenity terms, would be harmful to the general amenity and visual appreciation of the area.

Highways

The application raises no additional highway consideration.

Local Finance Considerations

No local finance considerations.

Conclusions and Reasons for Approval

Option B to the agreed on the basis that the combination of these features proposed as shown on drawing numbers: DG_CIVIL_1004-P2 Hard Landscaping and Fencing (sheet 4 of 4) and DG_CIVIL_1301-P1 Private Construction Details (sheet 2 of 2), would provide the most acceptable approach to effectively restricting pedestrian access between the two estates while protecting visual amenity.

This application would normally be determined under delegated powers but is being referred due to the request by the Planning Committee as reported above.

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/>