

Medway Council

PLANNING COMMITTEE – 16 November 2022

Supplementary Agenda Advice

Minute 282 Planning application – MC/21/2225 Land to the east of Seymour Road and north of London Road, Rainham, Gillingham, Medway

To report reasons for refusal as follow:

1. The residual cumulative impacts on the operation of the road network are considered to be severe. The cumulative residual impact on the operation of the road network would also result in an unacceptable impact on highway safety, including as a result of vehicles re-routing along roads that are unsuitable to accommodate increased traffic flow. The development is therefore contrary to paragraph 111 of the NPPF, as well as policies T1 and BNE2 of the Medway Local Plan (2003).
2. The development would also cause harm to the setting and significance of designated heritage assets (Moor Street House (Grade II) and The Cowls, the Oasts, The Press (Grade II) and The Moor Street Conservation Area) contrary to of Polices BNE14 and BNE18 of the Medway Local Plan (2003) and paragraph 199 of the NPPF 2021. It is accepted that, considered in isolation, the public benefits of the scheme outweigh the harm to these designated heritage assets.
3. The adverse highway impacts, whether considered in isolation or whether considered together with the harm to designated heritage assets, significantly and demonstrably outweigh the benefits of the scheme and justify refusal of permission.

Minute 283 Planning application – MC/21/3125 Land north of Moor Street, Rainham, Gillingham

To report reasons for refusal as follow:

1. The residual cumulative impacts on the operation of the road network are considered to be severe. The cumulative residual impact on the operation of the road network would also result in an unacceptable impact on highway safety, including as a result of vehicles re-routing along roads that are unsuitable to accommodate increased traffic flow. The development is therefore contrary to paragraph 111 of the NPPF, as well as policies T1 and BNE2 of the Medway Local Plan (2003).

2. The development would also cause harm to the setting and significance of designated heritage assets (Westmoor Cottage, Moor Street (Grade II); West Moor Farmhouse, Moor Street (Grade II) and The Moor Street Conservation Area) contrary to of Policies BNE14 and BNE18 of the Medway Local Plan (2003) and paragraph 199 of the NPPF 2021. It is accepted that, considered in isolation, the public benefits of the scheme outweigh the harm to these designated heritage assets.
3. The adverse highway impacts, whether considered in isolation or whether considered together with the harm to designated heritage assets, significantly and demonstrably outweigh the benefits of the scheme and justify refusal of permission.

Minute 322 Planning application – MC/22/0254 Land to the east and west of Church Street, Cliffe, Rochester

To report the reasons for refusal as follow:

1. The proposed development, by reason of its scale (equating to approximately a 25% increase on the size of Cliffe Village) will result in unacceptable harm to the character of this historic village and will therefore be harmful to the character, appearance and amenity of the locality. Such development would be contrary to Policies S1, S2 and BNE1 of the Medway Local Plan 2003 and the objectives of paragraph 130 of the National Planning Policy Framework 2021.
2. The proposal would result in a significant increase in vehicular movement along the B2000 through the villages of Cliffe Woods and Cliffe where the road is narrow and there are a significant number of residential properties fronting onto the road. Such a significant increase in vehicular movement would result in harm to the amenity that occupiers of those properties closest to the road could reasonable expect to enjoy, by virtue of increased noise, air pollution and general congestion through the villages. The proposal is therefore contrary to Policies BNE2 and T2 of the Medway Local Plan 2003 and the objectives of paragraphs 119 and 130 of the National Planning Policy Framework 2021.
3. The proposed re-locate the APCM Sports Ground to the northern end of the village, to the rear of residential properties, with no direct overlooking from public land or passing traffic and accessed by a narrow single track Buttway Lane, which has no footpath, will be of inferior quality to the existing APCM sports ground. The existing sports ground is more in the centre of the village, served by public footpaths and well overlooked from

public land where users feel safe and secure and as a result the sports ground is well used by the local community for formal and informal recreational purposes and is an asset of community value. This is therefore considered to be contrary to Policy L3 of the Medway Local Plan 2003 and the objectives of paragraph 84, 92 and 99 of the National Planning Policy Framework 2021.

4. Cliffe is a village at the very end of the B2000 and a significant distance from the nearest Town of Strood. The B2000 has no footpaths and due to its narrow width, lack of street lights and the speed of vehicles using it, does not encourage its safe use by pedestrians or cyclists. The existing bus service is irregular, expensive, poorly used and its timings do not encourage use by commuters or those wanting to travel into or back from the Town in the evening. The village is also served by limited facilities and services. As a result, the existing village is not considered to be sustainably located and the proposed expansion would be car dominated and does not represent sustainable development. This is contrary to Policies T3 and T4 of the Medway Local Plan 2003 and the core objective in the National Planning Policy Framework 2021 of presumption in favour of sustainable development.

Page 100 MC/22/1810 Bardell Wharf, Rochester, Medway, ME1 1NG

Recommendation

Approval Subject to:

A. Section 106 agreement to secure the following:

(iii) Restriction to the occupation of phase including the central area until the works to Star Hill Roundabout have been undertaken.

B. Amend Conditions on page 122 Remove Condition 22; and Renumber condition 23-46 to 22-45 respectively.

Page 192 MC/22/1863 Rendina, 421 Walderslade Road, Walderslade, Chatham

Recommendation

Resolution to grant approval subject to:

- B. Subject to the applicant entering into legal agreement under the terms of Section 106 of the Town and Country Planning Act to secure:

Add the following

- vi. A contribution of £1,583.82 based on a contribution of £87.99 per dwelling towards programme delivery for young people (ages 8-19 and up to 25 for people with disabilities) in the Chatham area.

Representation

Further representation received in form of a petition with reference to applications MC/20/1632, MC/21/1863 and MC/22/2834.

Copy of the petition is attached to this report.

**Page 236 MC/22/1538 188 Frindsbury Hill, Wainscott,
Rochester, Medway**

Recommendation

Amend condition 2 to update revised plan showing the rear elevation with 'Conservatory' in place by superseding plans received on 22 June 2022 as follow:

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

Received 8 November 2022:

22.1040 01 PLA Rev A Existing and Proposed Floor Plans and Elevations