

MC/22/2354

Date Received: 3 October 2022
Location: Access Road to the East of The Dockside Outlet Centre Maritime Way
Chatham Maritime Chatham
Proposal: Reconfiguration of existing hard and soft landscaping to provide surface parking for circa 43 including 8 electric vehicle charging bays.
(Heavy goods vehicle delivery bay is included in the Landscaping plan but already approved and implemented)
Applicant WD Ltd
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Ward: River Ward
Case Officer: Madeline Mead
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Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 14th December 2022.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Received 3 October 2022:

(PL4) 02 Proposed car park plan
(PL4) 04 Proposed transformer housing

Received 16 November 2022:

(PL4) 05 Proposed sections

(PL4) 02 Revision A Proposed car park plan section

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the bringing into use of the car parking area herein approved, full details of a soft landscape scheme shall be submitted to and approved in writing for all landscaped areas. The submitted details shall include:
- i. Plans and information providing details of soft landscape works, including details of a planting and soil statement that confirms the soil profile / build-up of the landscape proposals and demonstrates its interface with the ground capping layer, planting plans, tree positions, written specifications (including cultivation and other operations associated with grass, tree and planting establishment); schedules of plants, noting species, plant sizes, root treatments and proposed numbers/densities where appropriate.
 - ii. Details for the design and specification of tree planting to enable healthy establishment at maturity. Information should provide details for the planting environment (including within soft and hard landscape as well as, raised planters), calculated soil volume, tree support and tie specification, guards and grilles, aeration and irrigation systems, soil build-up information (avoiding the use of tree sand), tree cell systems (to street tree planting environments).
 - iii. An arboricultural method statement that addresses all hard and soft landscape works proposed within the root protection area of retained trees.
 - iv. A timetable for implementation.

The development shall be implemented in accordance with the approved details and timetable and any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a satisfactory external appearance and provision for landscaping and impact on the retained trees, in accordance with Policies BNE1, BNE6 and BNE43 of the Medway Local Plan 2003.

- 4 Prior to the bringing into use of the car parking area herein approved, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long-term design objectives, management responsibilities and maintenance schedules for all soft landscape areas for a minimum period of five years and arrangements for

implementation. The development shall thereafter be managed in accordance with the approved details.

Reason: To ensure a satisfactory external appearance and provision for landscaping in accordance with Policies BNE1, BNE6 and BNE43 of the Medway Local Plan 2003.

- 5 Prior to the bringing into use of the car parking area herein approved, the eight electric vehicle charging points, shall be installed in the locations as identified on drawing number (PL4) 02, with 150 kw chargers. The electric vehicle charging points shall thereafter be maintained in working order.

Reason: In the interests of sustainability in accordance with paragraph 112(e) of National Planning Policy Framework 2021.

- 6 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a method statement, and obtained written approval from the Local Planning Authority. The Method Statement must detail how this unsuspected contamination shall be dealt with. The development shall thereafter be implemented in accordance with the approved Method Statement.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety in accordance with Policy BNE23 of the Medway Local Plan 2003.

- 7 All materials used externally shall match those of the existing walls, railings and hardstanding.

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.

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

Proposal

The proposal is for the extension of the existing hard standing surface, a new substation and a soft landscaping area. The hard standing area would provide an access road and circa 43 car parking spaces, which includes 8 electric vehicle charging bays. The existing moving barrier is to be removed and repositioned at the entrance to the parking area adjacent to Dock Head Road.

The land level would be excavated by approx. 0.8m to provide a level surface.

The substation enclosure would be approx. 2.8m in width by approx. 2.8m in depth and approx. 2.4m high. The substation would be located to the north of the site, adjacent to Dock Head Road

Relevant Planning History

- MC/18/1778 Reconfiguration of existing hard and soft landscaping to provide an additional 42 car parking spaces and a heavy goods vehicle delivery bay serving adjacent retail unit.
Decision: Approval with Conditions
Decided: 27 July 2018
- MC/18/0283 Reconfiguration of existing hard and soft landscaping to provide surface parking for circa 25 vehicles and a heavy goods vehicle delivery bay serving an adjacent retail unit.
Decision: Approved
Decided: 20 February 2018
- MC/08/1720 Change of use of floorspace within rear section of Dockside Outlet Centre at ground and first floor level to use class A1 (bulky goods retailing) and development of an enclosed garden centre adjoining the south east section of the building to be used for the retail sale of gardening equipment and plants use class A1; alterations to the elevation to provide a roller door and relocation of the existing water tank and loading bay (removal of external staircase)
Decision: Approved
Decided: 17 February 2008
- MC/01/0017 Reserved matters application for repair, renovation and extension of the boiler shop to provide a factory outlet centre (pursuant to permission 97/0224GL).
Decision: Approved
Decided: 16 March 2001
- MC/99/5730 Listed Building Consent for the repair, renovation and extension of the boiler shop to provide a factory outlet centre.
Decision: Approved
Decided: 6 September 2000

Planning History for the Machine Shop 8

- MC/22/2592 Listed building consent for the change of use of the former Machine Shop 8 site to a padel tennis centre and restaurant
Decision: No decision

- MC/21/3023 Change of use of former Machine Shop 8 from Class D2 leisure as approved on planning application MC/17/0930 to flexible use consisting of a mix of Class E Uses and live music/catering and entertainment (sui generis).
Decision: Approval with Conditions
Decided: 29 July 2022
- MC/17/0930 Construction of a structure to provide weathertight enclosure and change of use of machine shop no 8 to Class D2 leisure with associated parking
Decision: Approved
Decided: 30 August 2017
- MC/17/0971 Listed Building application for construction of a structure to Provide weathertight enclosure and change of use of machine shop no 8 to Class D2 leisure with associated parking.
Decision: Approved
Decided: 30 August 2017

Representations

The application has been advertised on site and in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Three letters of representation have been received with the following comments:

- Loss of landscaping
- Air pollution
- Enough parking within the Dockside already
- Highway safety impact

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

Planning permission has previously been approved for the reconfiguration of existing hard and soft landscaping to provide an additional 42 car parking spaces and a heavy goods vehicle delivery bay serving adjacent retail unit (planning reference MC/18/1778). This application has been submitted to reconfigure the layout of the previously approved car

parking layout, add a further car parking space, provide 8 electric car charging spaces and a new substation to serve the electric vehicle charging points. The heavy goods vehicle delivery bay has already been implemented under planning permission MC/18/1778.

Design and Impact on Heritage Assets

Paragraphs 126 and 130 of the NPPF attaches great importance to the design of the built environment and Policy BNE1 of the Local Plan states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment.

The existing service yard access is off Dock Head Road adjacent to the roundabout at Maritime Way. Vehicular access to the service yard is controlled by a moving barrier with intercom system. The existing soft landscaping comprises a mix of deciduous trees with low level evergreen and deciduous shrubs and bushes, and a loose wood bark surface. There is an existing low level railway sleeper retaining wall with an attached barrier railing.

The proposal is for the reconfiguration of the existing service yard access route and adjacent soft landscaping and the extension of the existing hard standing surface to form an overflow car park with spaces for 42 vehicles.

The existing moving barrier is to be removed and repositioned further along the existing service access route away from Dock Head Road, operating continuously to control access to the service yard.

The existing perimeter low level railway sleeper retaining wall and attached barrier railing are to be carefully removed and repositioned at the new edge of the retained hard and soft landscaping along the site boundary.

The application would result in some loss of soft landscaping between the application site and the cycleway on Maritime Way. The previously approved application retained a larger area of landscaping in comparison to the current proposal. However, although the previous application allowed for a slightly larger area of soft landscaping in terms of depth in some places, it also allowed for some areas of the car parking spaces to abut the retaining wall to cycleway on Maritime Way. This results in very small pockets for landscaping which are less meaningful in terms of be able provide screening whereas the current application allows for this given the continuous strip.

This application proposes the retention of soft landscaping between the car parking area and sub-station, to the cycleway of approx. 1m at its smallest. It is also to be noted that the car parking area would sit at a lower level than the cycle path by approx. 0.8m, which helps to reduce the impact of the hardstanding area on the users of the cycle path. It is also considered that adequate soft landscape screening could be planted within the

landscape strip that would be retained. A condition is recommended for details of landscape planting and management to be submitted.

The proposed sub-station building is typical in design for this type of building and is necessary to serve the electric vehicle charging points. Although the substation will mainly be viewed from Dock Head Road and the roof of the sub-station visible from Maritime Way, it is considered that the landscape screening would help to mitigate the impact the building would have on the area.

In terms of the impact heritage assets, the application site is located adjacent to the listed buildings/structures of the Dockside Outlet Shopping Centre and Machine Shop No.8. Policy BNE18 of the Local Plan and paragraphs 197, 199, 200-202 of the NPPF seek to ensure development would not have an adverse impact on heritage assets.

Although the proposal would result in the loss of soft landscaping along Maritime Way, the retained landscaping and the lower level of the application site, would mean it is not a dominant or prominent feature within the street scene and within the setting of the listed buildings. As such, there would not be any adverse impact on the listed structures of the Dockside Outlet Shopping Centre or Machine Shop No.8. The proposal is considered acceptable with regard to Policies BNE1 and BNE18 of the Local Plan and paragraphs 126, 130, 197,199 and 200-202 of the NPPF.

Amenity

Due to the nature and location of the proposed works with regard to the closest residential property, it is considered that there would be no detrimental impact in terms of loss of outlook, daylight, sunlight, privacy or noise and therefore complies with Policy BNE2 of the Local Plan and paragraph 130f of the NPPF.

Highways

The parking will be used as an overflow by the proposed adjacent leisure development at the adjacent Machine Shop site on the opposite side of Dock Head Road. The leisure development is to include its own associated parking for 56 vehicles (including 6 accessible bays) and provision for up to 12 cycles/motorcycles. This additional area is to be used as an overflow car park for staff or visitors when needed.

It is to be noted that the heavy goods vehicle delivery bay has already been implemented under planning permission MC/18/1778.

A new barrier is to be located at the entrance of the new parking area adjacent to Dock Head Road. The existing moving barrier is to be removed and repositioned further along the existing service access route away from Dock Head Road, operating continuously to control access to the service yard for Dockside Outlet Shopping Centre.

On this basis no objection is raised to the proposal with regard to Policies T1 or T13 of the Local Plan and paragraphs 111 and 112 of the NPPF.

Conclusions and Reasons for Approval

The proposal is considered acceptable in terms of the design, amenity and highway aspects and with regard to all other material planning considerations. It is therefore recommended that the proposal be approved subject to the imposition of appropriate conditions. The proposal therefore accords with the provisions of Policies BNE1, BNE2, BNE18, T1, T2 and T13 of the Medway Local Plan 2003 and paragraphs 111, 112, 126, 130f, 197, 199 and 200-202 of the National Planning Policy Framework 2021.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of objections received contrary to Officer recommendation.

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/>