

<b>Medway Council</b>
<b>PLANNING COMMITTEE – 8 May 2024</b>
<b>Supplementary Agenda Advice</b>

**Page 14 MC/24/0154 Land at Chatham Docks Industrial Estate South Side, Three Road, Chatham**

This application has been **deferred**.

**Page 60 MC/23/0187 Land at East Hill, Chatham**

**Change/replace** Applicant from FD Attwood and Partners to Taylor Wimpey.

**Representations**

**Add** the following consultation response:

**KCC Ecology** have stated that the information that has been submitted in relation to the ecological mitigation, BNG, ancient woodland buffer, landscaping and LEMMP are satisfactory and are suitably dealt with for Phase 1 of the development.

There is also reference made to separate conditions within the outline permission that will be discharged, separate to this application which include Condition 13 (Landscape details), Condition 18 (CEMP Biodiversity), Condition 24 (Site-wide Ecological Mitigation Strategy), Condition 25 (Ecological Mitigation Strategy), Condition 26 (Biodiversity Enhancements). KCC Ecology are satisfied that these aspects are therefore dealt with under a different application process.

In relation to Biodiversity Net Gain (BNG) it is noted that in order to demonstrate a minimum of 20% net biodiversity gain, as required by Condition 26, a Biodiversity Net Gain (BNG) assessment for Phase 1 has been submitted, including a metric and report with condition assessments. The proposed habitats match those set out in the Landscape Management Plan and LEMMP.

KCC Ecology have recognised the results of the assessment for Phase 1 stating that this proposal would result in a biodiversity net gain of +34.82% for habitats and +23.75% for hedgerow units.

## **Recommendation**

**Add** the following additional conditions:

- 5 Prior to the commencement of development above slab level, the full details of the finished appearance of the 'Stramp' (steps/ramp feature) which is located at the southern end of the site between the upper and lower streets shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance within the street scene and provision for landscaping, in accordance with Policies BNE1 and BNE6.

- 6 Notwithstanding the details to be submitted pursuant to condition 45 (Landscape and Ecology Mitigation Management Plan) of appeal decision MC/19/0765 (APP/A2280/W/21/3280915), prior to any handover of the maintenance of the public landscape areas to a management company, there must be a site visit involving the Local Planning Authority, the proposed landscape management company and the developer. The site visit will include a review of the site area proposed to be transferred to the management company and will assess whether the approved landscape plans have been implemented as approved, the condition and maintenance of all planting and what measures are necessary prior to a handover to the management company. The results of the site visit/walk over shall be submitted to and approved in writing by the Local Planning Authority and the agreed requirements in terms of re-planting/maintenance shall be undertaken prior to any hand over to the management company.

Reason: In the interests of the visual amenity of the area and to ensure that the important landscaping necessary to make the development acceptable is undertaken and maintained.

**Page 80 MC/23/2814 Ambulance Station, Star Mill Lane, Darland, Chatham**

## **Appraisal**

**Amend** second paragraph to read 3-bedroom instead of 4-bedroom.

## **Recommendation**

Reword **condition 8** to enable demolition to be undertaken prior to submission of details of surface water drainage details. To read as follows:

No development, with the exception of demolition, shall take place until a scheme showing details of the disposal of surface water, based on sustainable drainage principles, including details of the design, implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

Those details shall include (if applicable):

- i. a timetable for its implementation (including phased implementation where applicable).
- ii. appropriate operational, maintenance and access requirements for each sustainable drainage component are adequately considered.
- iii. proposed arrangements for future adoption by any public body, statutory undertaker or management company.

The development shall be undertaken in accordance with the approved details.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 168 of National Planning Policy Framework 2023.

Reword **condition 23** to read as follows:

Prior to the first occupation of all dwellings herein approved, the area shown on the submitted layout as vehicle parking space shall be provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space/garaging. During the build out of the application a pro-rata level per dwelling plus sufficient provision for the existing residents of Maynard Place should be provided at a minimum of  $4 + \text{number of units} \times (26-4)/14$  parking bays.

Reason: Development without provision of adequate accommodation for the parking or garaging of vehicles is likely to lead to hazardous on-street parking and in accordance with Policies T1 and T13 of the Medway Local Plan 2003.

**Add** the following condition:

Prior to the first occupation of the development herein approved, an Air Quality Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared in accordance with the Medway Air Quality Guidance (April 2016) and shall specify the measures that will be implemented as part of the development to mitigate the air quality impacts associated with development related road transport emissions.

The approved details shall be implemented prior to the first occupation of the dwelling which they serve and shall be maintained as approved thereafter.

Reason: In the interests of sustainability and air quality with regard to Policy BNE24 of the Medway Local Plan 2003.