

MC/11/0830

Date Received: 1 March, 2011

Location: Police Station, Cazeneuve Street, Rochester, ME1 1XT

Proposal: Application for a new planning permission to replace an extant planning permission (MC/2005/0427 - Outline application for the demolition of existing police station and construction of 65 dwellings comprising maisonettes, flats and townhouses), in order to extend the time limit for implementation

Applicant: Jones Homes

Agent: Mr M Woodhead DHA Planning Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN

Ward Rochester East

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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 1 June, 2011.**

**Recommendation - Section 106 - Approval with Conditions**

A) The applicant entering into a deed of variation from the initial Section 106 agreement to provide the following:

- i) Contribution towards the improvement and maintenance of the equipped play area at Jackson's Recreation Ground, the informal open space at Vine Gardens and formal sports provision at Jackson's Recreation Ground based on the following formula: the number of people in occupation of the development (calculated on the basis of 1.33 persons per 1 bedroom dwelling, 2.44 persons per 2 bedroom dwelling and 3.59 persons per 3 bedroom dwelling) multiplied by £137 person related to outdoor equipped play areas, £99 per person in relation to informal open space provision and £440 per person in relation to sports provision.
- ii) The provision of affordable housing at 25% of the total number of residential units proposed.

- iii) £14,000 towards the provision of:
  - 1 the realignment of the kerb at the following junctions:
    - 1.1 Cazeneuve Street and East Row
    - 1.2 Cazeneuve Street and Gravel Walk.
  - 2 improvements to the bus stop on East Row, including kerb realignments and other highway works as necessary.
- i) £5,000 towards improving links from the site to National Cycle Route 1.
- ii) Contribution of £65,145.60 towards the provision of primary school places generated by the development proposed.
- iii) Contribution of £8121.75 towards the upkeep and maintenance of the Great Lines Heritage Park that will increase proportionately with population.

B) And the following conditions:-

- 1 Approval of the details of the design and external appearance of the buildings and the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To accord with the terms of the submitted application and to ensure that these details are satisfactory

- 2 Plans and particulars of the reserved matters referred to in Condition 1 above shall be submitted in writing to the Local Planning Authority for approval. Such application for approval shall be made to the Authority before the expiration of three years from the date of this permission and the reserved matters shall be carried out in accordance with the approved details.

Reason: To comply with Section 92(2) of the Town and Country Planning Act 1990.

- 3 The development to which this permission relates must be begun no later than the expiration of 2 years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Classes A-H (inclusive) of Part 1 and Classes A and C of

part 2 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity and in the interests of protecting the character and appearance of adjoining Listed Buildings and Conservation Areas in accordance with Policies BNE1, BNE2, BNE12 and BNE18 of the Medway Local Plan 2003.

- 5 None of the buildings hereby approved shall be occupied until underground ducts have been installed by the developer to enable telephone, electricity and communal television services to be connected to any premises within the site without recourse to the erection of distribution poles and overhead lines and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no distribution pole or overhead line shall be erected within the area except with the express written consent of the Local Planning Authority.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality and in the interests of protecting the character and appearance of adjoining Listed Buildings and Conservation Areas in accordance with Policies BNE1, BNE12 and BNE18 of the Medway Local Plan 2003.

, in accordance with Policy BNE1 of the Medway Local Plan 2003.

- 6 None of the buildings shall not be occupied until the area shown on the submitted layout as vehicle parking space and garaging has been 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 1995 (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 and garaging.

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 Policy T13 of the Medway Local Plan 2003

- 7 Prior to the commencement of the development hereby permitted, a scheme for protecting the proposed development from transport related noise that implements the measures described in the noise assessment reference ADC/7140/01/RLG dated 16 August 2005 shall be submitted and approved in writing by the Local Planning Authority. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To safeguard the amenities of the occupants of the proposed development in accordance with Policy BNE3 of the Medway Local Plan

2003.

- 8 Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 10 to 13 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified in writing by the Local Planning Authority until condition 13 has been complied with in relation to that contamination.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety.

- 9 An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including risks to groundwater, whether or not it originates on the site. The scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes.
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety.

- 10 A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared,

and submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety.

- 11 The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of any development (other than development required to enable the remediation process to be implemented) unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given not less than two weeks written notification prior to the commencement of the remediation scheme works.

Following completion of the measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety.

- 12 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 10, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 11, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in the approved remediation scheme a verification report providing details of the data that will be collected in order to demonstrate that the works set out in condition 11 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 12.

Reason: To ensure that the development is undertaken in a manner which acknowledges interests of amenity and safety.

- 13 Prior to commencement of development, full details of the means of foul sewerage disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and the foul sewerage disposal system shall be

installed prior to occupation of any units herein approved and shall be maintained thereafter.

Reason: No such details have been submitted and to ensure the site has appropriate foul sewerage disposal.

- 14 The development hereby permitted shall be carried out in accordance with drawing number(s) D106, D107, D108, D110, D114, D115 and D121, received on 26th January 2005, drawing number(s) D100, D102 Rev A, D112 Rev A, D113 Rev A, 116, D120 Rev A, D130 Rev A and D140 Rev A, received on 1st March 2005, drawing number(s) D105 Rev A, D109 Rev A, D111 Rev A received on 18th November 2005, drawing number(s) D101 Rev E received on 9th June 2006 and additional document(s) being and supporting statement received on 26th January 2005, Transport Assessment received on 1st March 2005, acoustic assessment received on 18th November 2005 and form 1 received on 15th January 2007.

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

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

### **Proposal**

This application seeks to renew the outline planning permission for residential development on the former Police Station site granted under reference MC2005/0427 and extend the time limit for implementation. The permission granted was for the demolition of existing police station and construction of 65 dwellings comprising maisonettes, flats and townhouses.

The ability to apply for extensions to the time limits for implementing existing planning permission which, if successful, results in a new planning permission was introduced by the Town and Country Planning (General Development Procedure) (Amendment No.3) (England) Order 2009 for existing planning permissions which were granted on or before 1 October 2009, that have not been implemented in any way and remain extant at the time of applying.

This application related to planning reference number MC2005/0427 that granted permission for residential development of the site with matters of design, external appearance and landscaping reserved for future consideration. The siting and access arrangements of the development were approved as part of the planning permission. Time limit conditions imposed on the outline permission related to the time to submit reserved matters applications (3 years) and a time to implement (either 2 years from the date of the approval of the last reserved matter or the final approval of the last such matter to be approved). There have been no reserved matters applications submitted for this site. This application relates to the extension of time of both the submission of reserved matters and the time to implement.

The 65 units of the outline permission comprises maisonettes, one and two bed flats and town houses. The approved plans show four access points into the site; two

located along Cazeneuve Street, which would be to provide a one way in, one way out system for the basement car park. Both access points would have a raised table traffic calming measure and would have security gates. Either side of these access points would be pedestrian access points into both the courtyard area and the basement car park.

The third and fourth access points would be from King Street and Union Street which would be for emergency vehicles and those parking in the disabled bays only (refuse vehicles would collect from the highway).

The buildings would be sited in a perimeter block so that there would be a frontage development on all four sides, with the rear elevations facing into the centre.

The existing bus stop on East Row would be retained, as would the parking layby on Cazeneuve Street. The proposed siting also shows the development abutting the footpath on all sides. The footpath widths are shown to vary slightly from a minimum of 2m to the widest point of 5m along East Row.

The indicative mix of accommodation shown is:

7 x 4 bed townhouses  
7 x 3 bed townhouses  
10 x 2 bed maisonettes  
10 x 3 bed flats  
25 x 2 bed flats  
6 x 1 bed flats

The indicative design shown is a modern scheme with the development being a mixture of three and four storeys in height.

### **Site Area/Density**

Site area: 0.58 hectares (1.43 acres)  
Site density: 112 dph (45 dpa)

### **Relevant Planning History**

- MC/11/1333 Construction of 45 dwellings comprising of thirteen 2-bedroomed; eight 3-bedroomed; twelve 4-bedroomed houses and twelve 2-bedroomed flats with associated access; parking and landscaping.  
Under Consideration
- MC/05/0427 Outline application for the demolition of existing police station and construction of 65 dwellings comprising maisonettes, flats and townhouses.  
08 May 2008

### **Representations**

The application has been advertised on site and in the local press. Additionally,

individual neighbour notification letters were sent to the owners and occupiers of neighbouring properties.

KCC Archaeology, Medway Fire and Rescue, EDF Energy, Southern Gas Networks, Southern Water Services Limited, Kent County Constabulary, English Heritage, the Primary Care Trust and the City of Rochester Society have also been consulted.

**10 letters** have been received raising the following objections:

- Lack of greenspace and play within area
- Increased pressure on primary school
- Overdevelopment
- Increased traffic
- Increased pressure for parking
- Increased noise
- Increased crime
- Likely to be predominantly social housing
- Overshadowing
- Road safety concerns
- Increase the risk of flooding
- Increased pressure on community facilities such as medical facilities

All other matters raised not listed above are non material.

**Southern Gas Networks** have written advising that there is a Low/Medium/Intermediate Pressure gas main in the proximity of the site and give advise regarding safe development of the site.

**Kent Police** have written stating they have no objections or additional observations regarding the proposal.

**Southern Water** have written stating they have no objections to the proposal.

**The City of Rochester Society** have written advising that the scheme is inappropriate for the area and that the concept is disappointing within a conservation area.

**Kent Fire and Rescue Service** have written confirming the access is considered satisfactory.

**English Heritage** have written advising that they do not wish to offer comments.

### **Development Plan Policies**

The Development plan for the area comprises the South East Plan 2009 and the Medway Local Plan 2003.

## Planning Appraisal

### Background

Councillors will be aware that these provisions to replace an existing permission, which is in danger of lapsing, in order to obtain a longer period in which to begin the development were introduced by the Government on 1 October 2009. They relate to applications which meet a specific criteria, as detailed above, and this application is considered to be a valid submission using this procedure. The Government's objective in introducing this measure was to make it easier for developers and Local Planning Authorities to keep planning permissions alive for longer during the economic downturn so that they can more quickly be implemented when economic conditions improve.

In terms of the procedure for determining such applications, submitted under this procedure, the Government has given clear guidance to Local Planning Authorities in its document "Greater flexibility for planning permissions – Guidance). Paragraph 23 of this guidance states:

*"In current circumstances, Local Planning Authorities should take a positive and constructive approach towards applications which improve the prospect of sustainable development being taken forward quickly. The development proposed in an application for extension will by definition have been judged to be acceptable in principle at an earlier date. While these applications should, of course, be determined in accordance with s.38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities should, in making their decisions, focus their attention on development plan policies and other material considerations (including national policies on matters such as climate change) which may have changed significantly since the original grant of permission".*

### Principles of Development

The application site lies within the urban area of Rochester, as defined in the Medway Local Plan 2003. Policy H4 allows for residential development within such areas including the use of vacant or derelict land or the change of use or redevelopment of existing buildings no longer required for non-residential use. The site became surplus to the requirements of Kent Police when they constructed headquarters at Chatham Maritime. Subsequently, the police station building at Rochester has been demolished and the site sold to Jones Homes. The proposed redevelopment of the site for residential use would therefore comply with the requirements of Policy H4 of the Medway Local Plan 2003 and is considered to be acceptable in principle.

### Street Scene and Design

The previous police station building was of no architectural merit and did little to enhance the overall appearance of this part of Rochester. The police station building has since been demolished and the site is surrounded by hoardings. In terms of the impact on the appearance of the street scene and the overall appearance of the

area, the proposed re-development of the site would result in an improvement. Given that the application relates to outline permission with only siting and access being approved, the detailed design of the proposal has not been considered but will be determined as part of future reserved matters application(s).

Policy CC6 of the South East Plan 2009 and Policy BNE1 of the Medway Local Plan 2003 supports development that respects the character of the locality. In relation to the siting of the building, it is considered that the use of a perimeter block as proposed, would provide a much better layout of development than the previous police station building. The siting allows for each street to be addressed with frontage development and ensure that there would be no rear or side elevation backing onto public spaces which can often detract from the appearance of an area.

The frontage style development will also allow for good natural surveillance onto the footpaths, which will ensure a feeling of security and safety for those using the footpaths. Adequate footpaths are shown around the development, extending to wider more open areas in some locations. Although the units would front directly onto the footpaths, this is a traditional form and layout of development, which can be seen in the immediate area, and it is considered unnecessary to require the building to have a further set back for an area of private space in front of each unit.

The layout submitted shows adequate space within the courtyard created by the perimeter block, to allow for the houses to have small individual gardens, and for small areas of communal space for the flats. Part of this area is to be reinforced grass or grasscrete to enable appropriate access for emergency vehicles.

In order to accommodate 65 units with the siting of the buildings shown, the indicative designs show a development which would be a mixture of three and four storeys in height. The former police station was a large and bulky building that was up to 6 storeys in height. Immediately surrounding the site are developments that are three storeys to four storeys in height. It is considered that a mixed three and four storey development would be appropriate for this site and would blend in with the heights of the surrounding developments.

Policies SP2, H5 and BE1 of the South East Plan 2009 and Policy H5 of the Medway Local Plan 2003 supports the provision of higher density development. The density of development on this site would be 112 dwellings per hectare. The Council's currently adopted Local Plan positively supports higher density development in Town Centre locations and in areas that are sustainable in terms of their location relevant to public transport, etc. This site is located within the heart of Rochester, within walking distance of a wide variety of shops and facilities on the High Street, employment opportunities and good public transport links, including a bus stop immediately outside the site. It is therefore considered that the proposed density of development makes a good use of this urban site and is acceptable in terms of principles and siting when considered against Medway Local Plan Policies, H4 and H5 of the Medway Local Plan 2003. The proposed development would make the best use of an urban brownfield site in accordance with Policies SP2 and KTG1 of the South East Plan 2009.

The indicative housing mix shown is a mixture of 2, 3 and 4 bed units, comprising

flats, maisonettes and houses. It is considered that this provides a broad range of house types and sizes which meets the requirements of Policy H4 of the South East Plan 2009 and Policy H10 of the Medway Local Plan 2003.

It is therefore considered that the proposed development is acceptable in terms of the siting, layout, density, housing mix, relationship to the adjoining conservation areas, the setting of adjoining listed buildings, the surrounding streetscene and security and would therefore comply with Policies SP2, KTG1, H5, BE1 and BE6 of the South East Plan 2009 and Policies BNE1, BNE12, BNE18, H4, H5, H10 and BNE8 of the Medway Local Plan 2003.

#### *Affordable Housing*

The development proposes 65 units, which exceeds the threshold for which affordable housing is sought in a development, in accordance with Policy H3 of the Medway Local Plan 2003. South East Plan Policy H3 also supports the need for affordable housing. As such any approval of this scheme will need to be subject to the Section 106 agreement securing 25% of the development as affordable housing to comply with Policy H3 of the Medway Local Plan 2003.

#### *Amenity Considerations*

Until the detailed design of the development is submitted as a reserved matter it is not possible to comment in detail about the impact the development will have on surrounding residential properties in terms of loss of privacy or outlook. However, in general terms it is considered that the provision of a residential use in an existing residential area is appropriate and would not generally cause concerns for existing residents. The proposed development would not back onto any other existing property, given the perimeter block layout, and the front elevations are all separated from development surrounding the site by the surrounding four roads and adjoining pavements. It is therefore considered that the scheme could be developed to ensure that there would not be any detrimental impact for neighbour amenities, and would in general terms accord with Policy BNE2 of the Medway Local Plan 2003.

#### *Highways*

Access is also for determination at this stage, and the description of the proposal above explains that two access points are to be provided along Cazeneuve Street (one in and one out) for access to the underground car park. These access point also included raised speed tables at both the entry and exit points to provide a traffic calming facility here. The other two access points on King Street and Union Street would be for emergency vehicles and disabled drivers only. The access arrangements shown are considered to be acceptable and would accord with Policy T1 of the Medway Local Plan 2003.

Pedestrian access into the site is also provided at these four vehicular points in secure areas which would not conflict with traffic movements.

The development would provide parking in the basement of the scheme, and the indicative layout shows capacity to provide 56 parking spaces, and 14 garages

(allocated for the houses), giving a total of 70 spaces underground. In addition the basement would provide cycle storage for 40 bikes. At surface level in the courtyard 4 disabled spaces are shown. This would give a total parking provision of 74 spaces, which equates to 1.13 spaces per unit. Given the town centre location of the site, and the proximity of it to public transport facilities it is considered that this parking provision would be acceptable and in accordance with Policy T4 of the South East Plan 2009 and Policy T13 of the Medway Local Plan 2003.

The change of use of the site to a residential use, gives rise to the need for improvements to the surrounding highway network in relation to improving facilities for pedestrians, cyclists and those using public transport. As such it has been agreed with the developer that they will pay for improvements to the bus stop on East Row to provide a raised kerb for ease of access; a contribution towards improving links from the site to National Cycle Route 1; and a contribution towards the kerb realignment on the corners of Cazeneuve Street and East Row and Cazeneuve Street and Gravel Walk, to allow safer pedestrian crossing of this busy junction. These matters will be secured through a Section 106 agreement.

It is therefore considered that the proposed development would accord with Policy SP2 of the South East Plan 2009 and Policies T1, T2, T3 and T13 of the Medway Local Plan 2003.

#### *Noise and Contamination*

An acoustic survey showed that the majority of the site falls within noise category (NEC) B during the day and night, with the exception of part of the site closest to East Row which fell within noise category (NEC) C during both the day and night. The acoustic assessment included a proposed scheme of mitigation that is considered acceptable. The mitigation measures should be secured by condition should planning permission be forthcoming, so that the detailed design submitted at the reserved matters stage is required to be designed to take into account this scheme of mitigation.

Given the previous use of the site as a police station with facilities for police vehicles, it is considered that there is potential for the site to have suffered some contamination. Conditions requiring an assessment of the site to be undertaken to establish if there is any contamination, and a scheme for mitigation against any that is found there is therefore proposed.

Subject to these conditions the proposed development is considered to accord with Policy NRM10 of the South East Plan 2009 and Policies BNE3 and BNE23 of the Medway Local Plan 2003.

#### *S106 Matters*

The Community Infrastructure Levy Regulations 2010 provide that in relation to any decision on whether or not to grant planning permission to be made after 6 April 2010, a planning obligation (a s106 agreement) may only be taken in to account if the obligation is (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in

scale and kind to the development.

In addition to the S106 requirements referred to in the affordable housing and the highways sections, a need has been identified for contributions towards open space facilities given that provision is not being made on site. Although an area of grassed space is shown on the indicative layout plan, a large percentage of this would actually be reinforced in order to allow for access to emergency vehicles. As such it is considered that this is not an acceptable provision of on site informal open space, and a contribution towards the Vine Gardens area is considered to be justified. Given that an equipped play area would also not be provided on site contributions are sought towards the improvement of the existing facility at Jackson's Recreation Ground, which is within close proximity to the site and in constant need of refurbishment and maintenance due to over-use, as well as contributions towards the formal sports provision provided at Jackson's Recreation Ground. Due to the mixed nature of the development shown on the plans this will need to be done on a formula basis so the contribution can be calculated based on the mix and number of prospective occupiers which could potentially change at the reserved matters stage.

It has also been demonstrated that the development would result in increased pressure for primary school places and for metropolitan greenspace. As such further requests have been made and agreed by the applicant for a contribution towards primary school places and towards the maintenance of the Great Lines Heritage Park.

Although a request was made by the Medway PCT for contributions towards healthcare facilities, the request for a contribution was made in relation to improving facilities in Chatham. It has not been possible to demonstrate how a development in this location in Rochester would result in a need for funding a healthy living centre in Chatham. It has therefore not been possible to justify the request against the requirements set out in the Community Infrastructure Levy Regulations 2010. As such it is not possible to secure any funding in relation to this.

Subject to the above justified requests being secured under a deed of variation from the original Section 106 agreement, made under the Town and Country Planning Act 1990 (as amended) the scheme is therefore considered to be in accordance with Policies S6 and L4 of the Medway Local Plan 2003.

## **Conclusions and Reasons for Recommendation**

This application to extend the time limit of the outline permission is considered to be acceptable. There has been no change in policy that alters the circumstances or the issues previously considered when permission was granted for outline permission. The proposal is considered to be acceptable in terms of principle, the impact of the siting and means of access on the streetscene, the adjoining conservation areas and the setting of the adjoining listed buildings. Additionally, the development is considered to be acceptable in terms of access and parking arrangements and in terms of securing improvements to the highway, affordable housing provision and open space. The application is considered to be in accordance with the provisions of Policies SP2, SP3, CC6, H3, H4, H5, T4, NRM10, BE1, BE6 and KTG1 of the South East Plan 2009 and Policies S6, BNE1, BNE2, BNE3, BNE8, BNE12, BNE18,

BNE23, H3, H4, H5, H10, L4, T1, T2, T3 and T13 of the Medway Local Plan 2003 and accordingly is recommended for approval.

The application would normally be determined under delegated powers but is being reported to Committee due to the extent of representation received expressing views contrary to the recommendation.

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### **Background Papers**

The relevant background papers relating to this planning application comprises: the application and all supporting documentation submitted therewith; and items identified in any Relevant History and Information section and Representatives section within the report.

Any information referred to is available for inspection in the Planning Offices of the Council at Gun Wharf, Dock Road, Chatham.