

Medway Council

Planning Committee – 23 October 2024

Supplementary Agenda Advice

Page 16 MC/24/0291 Land adjacent to Fenn Street and Ratcliffe Highway, St Mary Hoo, Rochester, Medway ME3 8RF

Recommendation:

Deletion of Condition 7 (relating to verification letter for reptile mitigation).

and **renumber the conditions 8 to 28 accordingly.**

Representations:

KCC Biodiversity are content with the information provided and the verification letter required by condition 7 is no longer required.

Officer Appraisal

The applicant has provided a verification letter for the reptile receptor area which has been prepared as per the proposed mitigation strategy. Three common lizards were captured and translocated to the prepared site and since there have been no further lizards for 5 days. This deals with the requirements of KCC Biodiversity and condition 7 can therefore be deleted.

Page 48 MC/24/1289 Land west of Edinburgh Road, Isle of Grain, Rochester, Medway

Representations:

Cllr Spalding has provided a representation that the development should be accessed from Grain Road rather than Edinburgh Road. The representation is attached in full.

Officer Comment

The application under consideration includes the proposed vehicular access arrangements from Edinburgh Road that have been assessed by colleagues in Highways and are acceptable to serve the development.

Page 74 MC/24/1213 Land rear of The Old Vicarage, High Street, Isle Of Grain, Rochester, Medway ME3 0BS

Representations:

Cllr Spalding has provided comments objecting to the application for the following reasons:

- The applicant does not own the access road, nor do they have any easements over this land.
- Concerns with regard to drainage comments provided on a previous application for 5 properties.
- The submission of details relating to Great Crested Newts has not been submitted as of yet.
- Concerns regarding the access as per the requirements not being met as covered under building regulations for Kent Fire and Rescue and emergency vehicles.

The representation is attached in full.

Natural England – following the submission of a Habitation Regulation Assessment that was submitted to them, they have advised that the development would not result in adverse effects on the protected areas subject to the secured mitigation.

Officer Comment

None required.

Page 88 MC/23/0284 Land at Blowers Wood, Maidstone Road, Hempstead, Gillingham, Medway ME7 3RD

Representations:

A representation has been received on behalf of the applicant Redrow Homes. The representation is attached in full.

Officer Comment

None required.

Page 138 MC/23/0531 Land south of Buckland Road, Cliffe Woods, Rochester, Medway

Proposal:

Change description to read “Construction of 44 dwellings...”

Recommendation:

Amend S106 contribution calculations for 44 dwellings (and not 45 dwellings) to read:

- Secure a minimum of 25% affordable housing.
- A contribution of £8,164.20 (£185.55 pd) toward Libraries. Specifically, to improve equipment and facilities at Hoo Library and/or the Community Mobile Library and/or Strood Library.
- A contribution of £12,036.20 (£273.55 pd) toward Leisure. Specifically, the creation of a mindfulness studio with yoga hot pods at Hoo Sports Centre.
- A contribution of £8,554.48 (£194.42 pd) toward waste and recycling services. Specifically the provision, improvement and promotion of waste and recycling services.
- A contribution of £53,661.77 for nursery school provision within 2 miles of the development and/or SEND education in Medway.
- A contribution of £114,084.00 for primary school provision within 2 miles of the development and/or SEND education in Medway.
- A contribution of £66,088.62 for secondary school provision in mainstream or SEND secondary within Medway.
- A contribution of £10,790 (£245 pd) toward Public Realm. Specifically, toward improved civic space and gateways to Strood Town Centre.
- A contribution of £3,871.56 (£87.99 pd) toward youth development. Specifically, to aid youth development within the Cliffe Woods area.
- A contribution of £14,443.88 towards strategic measures in respect of the coastal North Kent Special Protection Area.
- A contribution of £14,393.25 towards improving interpretation at Upnor Castle.
- Meeting the Council's costs.

Amend the following conditions:

2 - Approved Plans

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

A 937 011 Site Location Plan
A1003 01 G Planning Layout
A1003 01 G Planning Layout Colour
A937 003 D Planning Layout - Character Areas Plan

A937 003 D Planning Layout - Materials Plan
A937 004 D Planning Layout - Massing Plan
A937 005 D Planning Layout - Occupancy Plan
A937 006 D Planning Layout - Parking Plan
A937 007 D Planning Layout - Affordable Housing Layout
A937 008 E Planning Layout - Enclosure Plan
A937 009 D Refuse Strategy Plan
A937 013 A Fire Attenuation Plan
A1003 55 E Street Scenes A-D

A1003 13A Letchworth Plans
A1003 65 Letchworth Part Cladding
A1003 66 Leamington Lifestyle Brick
A1003 67 Leamington Lifestyle Render
A1003 68 Overton Render
A1003 17A Cambridge Brick
A1003 18A Cambridge Part Cladding
A1003 50A Harrogate Full Render
A1003 20B Harrogate Part Cladding
A1003 51B Harrogate Full Cladding
A1003 70 Henley Plans
A1003 71 Henley Brick
A1003 38A Leadsham Plans
A1003 40A Leadsham Render
A1003 24B Richmond Plans
A1003 25A Richmond Brick
A1003 26B Richmond Render
A1003 28A Hampstead Plans
A1003 29A Hampstead Brick
A1003 30A Hampstead Render
A1003 31A Tavy Spey 2 Block Plans
A1003 32A Tavy Spey 2 Block Cladding
A1003 33A Tavy Spey 4 Block Plans
A1003 34A Tavy Spey 4 Block Cladding
A1003 54A Buxton 2 Block Brick
A1003 36 Single Garage
A1003 37 Twin Garage

2968-EXT-PP-01 P4 Planting Plan Sheet 1 of 4
2968-EXT-PP-02 P2 Planting Plan Sheet 2 of 4
2968-EXT-PP-03 P2 Planting Plan Sheet 3 of 4
2968-EXT-PP-04 POS P2 Planting Plan Sheet 4 of 4
22-033-111 A Proposed Landscaping Plan
2968-DT-09 P2 Technical Detail Planting on Bund

22-033-107 E Surface Water Drainage Strategy
22-033-108 E Foul Water Drainage Strategy

3 - Materials

All materials used externally shall match those approved under Condition 6 of MC/19/0287 (MC/24/0101) for the adjacent Redrow site at Town Road, Cliffe Woods, unless otherwise agreed in writing with the local planning authority.

13 - Drainage

Prior to final occupation (or within an agreed implementation schedule) a signed verification report carried out by a qualified drainage engineer (or equivalent) must be submitted to and approved in writing by the Local Planning Authority to confirm that the approved surface water system has been constructed as per the approved scheme and plans. The report shall include details and locations of critical drainage infrastructure (such as inlets, outlets and control structures) including as built drawings, and an operation and maintenance manual for the unadopted parts of the scheme as constructed.

Representations:

A representation has been received on behalf of the applicant Redrow Homes. The representation is attached in full.

Officer Comment

None required.

Page 202 MC/23/2834 257 High Street, Rochester, Medway, ME1 1HQ

Appraisal:

The Star Hill to Sun Pier SPD (2024) is also of relevance, with its threshold extending from the junction of High Street and Bardell Terrace to the west, across to where High Streets meets with Medway Street.

The SPD is an extensive document, predominantly detailing the type, form, scale, density and character of development expected within the Frameworks catchment, alongside providing general support in principle for the creation of new homes; securing economic vitality; and promoting biodiversity and sustainability, as outlined in the Aims and Objectives section under paragraph 3.2.1.

These overarching objectives are used as a golden thread through the Framework's identified three Vision Focus Areas: High Street, Wharves and Lanes, and Rivers Edge.

Specifically, concerning this application is the focus area of the High Street.

Given the small scale nature of the application, there is of course a reasonable limit to what development goals can be expected to be fulfilled, particularly insofar as the proposal is purely seeking residential development,

so long as the proposal does not go against any of the design principles or result in harm.

With that said, it is considered the proposal would support the celebrating of local heritage and identity, and creation of new homes, by bringing a former unused property into residential use, alongside providing a range of upgrades and investment into the existing properties principal elevation that would improve aesthetics and overall cohesion of the dwelling within the street scene and wider Conservation Area.

No objections are therefore raised with regard to the proposal when assessed against the overriding objectives of the Star Hill to Sun Pier SPD (2024).