

Medway Council

Planning Committee – 20 November 2024

Supplementary Agenda Advice Sheet

Minute Number 382 – Planning Application MC/23/0685 20 Broom Hill Road and to the rear, Strood, Rochester, ME2 3LE

The decision taken by Planning Committee on 23 October 2024, as set out in the minutes, was:-

Refused due to its size, scale, flat roof design and quantum of development would represent overdevelopment of the site contrary to the prevailing pattern, grain and character of the area, which would result in significant harm to the character and appearance of the surrounding area contrary to policies BNE1 and H9 of the Medway Local Plan (2003) and paragraphs 131 and 135 of the National Planning Policy Framework (2023).

Final wording to be agreed with the Service Manager – Development Management, Chairperson, Vice Chairperson and Opposition Spokespersons.

The final agreed reason for refusal was:-

The proposed development due to its size, scale, flat roof design and quantum of development would represent overdevelopment of the site contrary to the prevailing pattern, grain and character of the area, which would result in significant harm to the character and appearance of the surrounding area contrary to policies BNE1 and H9 of the Medway Local Plan (2003) and paragraphs 131 and 135 of the National Planning Policy Framework (2023).

Page 24 MC/23/2753 Land to the rear of Fenn House Farm, Fenn Street, St Mary Hoo, Rochester, Medway ME3 8QT

Planning Appraisal

References within the appraisal section to Area of Local Landscape Importance (ALLI) should be Special Landscape Area (SLA) and the relevant policy is therefore Policy BNE33 not BNE34. The policy considerations though are not materially different in the context of this site/application and therefore the assessment, material planning considerations and planning balance do not change.

Recommendation

Amendment to Condition 17

No development shall take place above slab level within a phase or sub-phase until a scheme of acoustic protection against transport noise within that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically attenuated mechanical ventilation. The scheme shall include details of acoustic protection sufficient to ensure that some areas of amenity/garden achieve a noise level of 55dB (LAeq,T). The development shall be implemented in accordance with the relevant approved details prior within each phase or sub-phase to the occupation of any part of that phase or sub-phase to which the approved details relate and shall thereafter be retained.

Reason: To safeguard conditions of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Amendment to Condition 32

Prior to the occupation of the use class E/F unit a scheme to minimise the transmission of noise from the use of the premises, shall be submitted to and approved in writing by the Local Planning Authority. Noise from the premises should be controlled, such that the noise rating level (LAr,Tr) emitted from the development shall be at least 10dB below the background noise level (LA90,T) at the nearest residential facade. All measurements shall be defined and derived in accordance with BS4142: 2014. 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 ensure no long-term detrimental harm to conditions of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Amendment to Condition 37

A scheme of sound insulation shall be presented to the Council to demonstrate that noise intrusion levels to the apartments above do not exceed 17 dB LAeq (5 minutes) at any time.

Reason: To safeguard conditions of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

**Page 96 MC/24/1033 Former St John Fisher RC Comprehensive School,
Ordnance Street, Chatham, Medway ME4 6SG**

Recommendation

To add a new condition 19 as follows and re-number the subsequent conditions 20 – 36.

Condition 19

Prior to its installation a plan showing the details of the proposed pedestrian footway and cycleway to and from the development site from Boundary Road shall be submitted to and approved in writing by the Local Planning Authority. Where applicable details shall include proposed surfacing arrangements, soft landscape works, lighting, bollards and kerb details where it adjoins Boundary Road. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the appearance of the development is satisfactory and the development deliver on sustainability in accordance with Policies BNE1, T3 and T4 of the Medway Local Plan 2003.