

FRINDSBURY EXTRA PARISH COUNCIL

MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE HELD ON THURSDAY 16 JULY
2020 AT 2.00 PM

PRESENT:	Cllr Peter Martin	Chairman
	Cllr Geoff Moore	
	Cllr Andrew Millsom	
	Cllr John Williams	
	Mrs Roxana Brammer	Clerk
In attendance	Cllr Mrs Elizabeth Turpin	
	Mr Andy Wilford	Esquire Estates
	1 member of the public	

*Action point***1 APOLOGIES FOR ABSENCE**

An apology for absence was received from

Cllr Mrs Sheila Noise With dispensation

2 DECLARATIONS OF INTEREST

None

3 ANY OTHER BUSINESS OF AN URGENT NATURE

None.

4 APPLICATIONS

- a MC/20/1478:** Land at Upnor Road, Upnor: Erection of 75No. residential dwellings including 19x affordable housing with associated car parking and infrastructure; new landscaping and public open spaces including new public rights of way and bus stop; sustainable urban drainage system and associated earthworks and a new vehicular access from Upnor Road.

The Chairman suspended the meeting to allow members of the public to speak.

A representative of the developer said he did not wish to speak, but would be happy to answer any questions.

A representative of residents of Upnor who objected to the application put forward their case for refusal.

Some questions were asked by Cllrs Moore and Williams.

The Chairman reconvened the meeting.

After a lengthy discussion, it was proposed by Cllr Williams, seconded by Cllr Millsom

and agreed unanimously that the Council object to the application and respond as follows:

Frindsbury Extra Parish Council objects to this application.

The site lies within the Hogmarsh Valley and would be significant in the landscape. In refusing a recent application MC/20/0185 for a site also in the Hogmarsh Valley, the Local Planning Authority said:

“The benefits of proposed development would not outweigh the significant harm caused by the proposal due to its size, scale and location appearing intrusive and out of character with the landscape character and function of Hogmarsh Valley, particularly when viewed from the vantage points at the pedestrian bridge over A289 and the elevated section of the Upchat Road public right of way. As such the proposal would be contrary to Policies BNE1, BNE25 and BNE34 of the Local Plan, the advice in the MLCA and paragraphs 124, 127 and 170 of the NPPF.”

All these reasons for refusal apply equally to this application.

About 20 years ago, there were around 200 houses in Upnor, split between the two settlements. Lower Upnor has since doubled in size, with 200 houses currently and more planned. The 75 houses in this application would almost double the other half of the village, now referred to as Upper Upnor

There are also concerns about the impact of an additional 75 homes on the existing village and its infrastructure. The extra traffic generated impacts directly on the roads in the area. To exit the village, drivers would either have to use the Medway Tunnel approach road and the roundabout at the entrance to the Medway City Estate, which already has such a traffic flow at peak times that there are long waits to exit the industrial estate. Alternatively drivers might be tempted to join Upchat Road from Upnor Road and thence onto Four Elms Hill towards another highly congested roundabout. The area is poorly served by public transport and it is inevitable that there would be more than one car per house, possibly 3 or 4 if young adults are in the household.

Local employment is offered by Medway City Estate which is within walking distance, but the lack of footways on Upnor Road and the need to use the very busy A289 road with a roundabout to cross makes this a less than desirable option.

Great pressure would be put on other aspects of infrastructure. There is already pressure on local services, such as medical practices and schools.

It is recognised that in planning terms nobody has the right to a view, but the potential loss of their view is of great concern to residents of Castle Street. These residents would suffer loss of an amenity they have enjoyed in some cases for 30 years or more. They are also worried about the loss of biodiversity in their immediate surroundings that they currently appreciate and this loss again would impact on their amenity.

The response from Natural England is noted, especially their comment on mitigation. Surely the best way to “mitigate” would be to refuse the application entirely.

There are three houses shown on the plan that it is considered may suffer from flooding, due to their being sited at the bottom of the slope and within contours identified as potential flooding risk from the flood risk consultant. There are a

number of the buildings whose approach paths appear to be steeper than the current recommended parameters and this is due to the blocks of those houses set perpendicular to the contours.

Should the Local Planning Authority be minded to grant permission, or should it be granted on appeal, the Parish Council requests that the green spaces that are not part of the properties or roads and parking areas are handed to the Parish Council for future maintenance.

- b MC/20/1576:** 2-22 Utah Rise, Wainscott: Application for a non-material amendment to planning permission MC/19/1922 for change to parapet wall from soffit and fascia to reconstituted stone copings

No objection

- c MC/20/1456** 32 Templar Drive, Frindsbury Extra: Construction of a dormer window to side, installation of roof lights to other side and a window at second floor level to rear to provide additional living accommodation within roof space

After discussion, it was agreed to respond as follows:

Frindsbury Extra Parish Council has no objection in principle to this application, but requests that a condition is imposed whereby the glazing for the dormer windows and roof lights is made from obscure glass.

- d MC/20/1530:** Plot 1, Anthonys Way, Medway City Estate: Details pursuant to condition 4 (Contamination) on planning application MC/19/1748 for Construction of 8no. units for Class B2/B8 use (with ancillary trade counter(s)) and sui generis use(s) within the specified categories: ((i) Storage, distribution of sales of tiles, floor coverings, bathroom and kitchen furniture and fittings and other building materials; (ii) Machinery, tool and plant hire; (iii) Auto Centre for fitting and associated sale of tyres and car parts (including MOT); and (iv) Plumbers and Building Merchants) totalling 12,300 sqm, together with the creation of new access and parking

No comments made.

- e MC/20/1529:** Verge opposite C & C Autos, Frindsbury Hill, Frindsbury: Prior approval under Part 16 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for the installation of a 20m monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, installation of equipment cabinets and ancillary development thereto.

After discussion, it was agreed to respond as follows:

Frindsbury Extra Parish Council has no objection in principle to this application, but considers the siting inappropriate so close to a nursing home for the elderly and asks that another site in the vicinity is found.

- e MC/20/1556 & MC/20/1557:** 22 Frittenden Road, Wainscott: Application for a Lawful Development Certificate (Proposed) for the construction of a dormer to rear and roof lights to front to facilitate living accommodation within the roof space and
Construction of a single storey extension to rear - demolition of existing rear extension

No objection

The Chairman thanked everybody for attending and closed the meeting at 2.00 pm

SignedChairman

On theday of2011