
Full Council 21st April 2026

Supplementary Reports

Item 9: TM/25/00855/FL - 49 Hallsfield Road, Chatham

- 1.1 The proposed conditions (as referred to in the main report) are set out below.

Recommendation:

Approve, subject to the following:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

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

TQRQM25140192800945 received 14/04/26 – Proposed Block Plan

HR-A1-SB-08 Rev 14 received 14/04/26 – Proposed Basement and Ground Floor Layout

HR-A1-SB-09 Rev 12 received 23/01/26 – Proposed First Floor Plan and Roof Plan

HR-A1-SB-10 Rev 14 received 23/01/26 – Proposed Elevations

TQRQM25096190638405 received 23/09/25 – Location Plan

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and reenacting that Order), the use hereby approved shall be for a residential institution for adults with learning disabilities and for no other purpose falling within use class C2, and shall not include the provision of day or respite care.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

4. The residential institution shall be limited to no more than 5 residents at any one time.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

5. Within one month of the date of this decision, an Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the day-to-day operation of the use, including (but not limited to) staffing levels, hours of operation, shift patterns and arrangement, how

visitors to the site will be managed, parking and servicing management, waste collection, and measures to minimise noise and disturbance to neighbouring occupiers.

The development shall thereafter be operated in full accordance with the approved Operational Management Plan.

Reason: To ensure that the use operates in a manner that safeguards the amenities of neighbouring occupiers and the character of the area.

6. The northern and southern elevations of the ground floor extension hereby approved, as shown on drawing no. HR-A1-SB-10 Rev 14, shall be fitted with obscure glazing prior to first use of the extension hereby approved and shall thereafter be retained and maintained as such for the lifetime of the development.

Reason: In the interests of safeguarding neighbouring amenity.

7. Within one month of the date of this decision, full details of the proposed privacy screening on the ground floor, as shown on drawing no. HR-A1-SB-10 Rev 14, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height, materials, and finish of the privacy panels. The approved privacy screening shall be installed in full, prior to the first use of the extension hereby approved, and shall thereafter be retained and maintained in situ for the lifetime of the development. Should the privacy screen become damaged beyond repair, it shall be replaced on a like-for-like basis in accordance with the details hereby approved.

Reason: To protect the amenities of adjoining residential properties and visual amenity.

8. Within one month of the date of this decision, details of how waste is to be stored on site, and how materials for recycling will be stored separately, have been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with those details, and the approved scheme shall be retained at all times thereafter.

Reason: In the interests of residential and visual amenity.

9. Within one month of the date of this permission, details of all existing and proposed external lighting, including the first-floor floodlights, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the position, height, design, luminance levels, angle of illumination, and measures to prevent light spill (such as cowls or shields).

The approved scheme shall be implemented in full within one month of written approval and shall thereafter be retained and maintained as such for the lifetime of the development. No additional external lighting shall be installed.

Reason: To prevent light pollution and to safeguard the amenities of adjoining occupiers.

Informatives

1. During the construction phase, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public Holidays.
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