

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 13 January 2021

Time: 6.30pm

Venue: Virtual Meeting

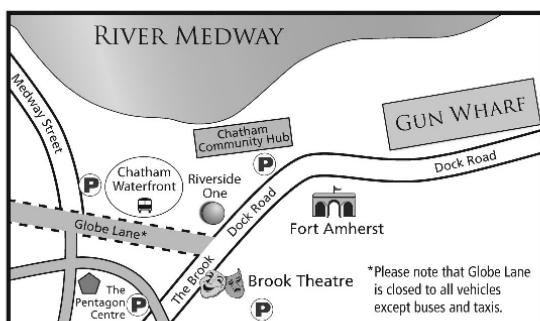
Items

9(B) Additional Information - Presentation

**(Pages 3
- 100)**

**For further information please contact Ellen Wright, Democratic Services Officer
on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk**

Date: 13 January 2021



**This agenda and reports are
available on our website
www.medway.gov.uk**

A summary of this information can be made available in other formats from **01634 333333**

If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

বাংলা
中文

331780

331781

ગુજરાતી
हिंदी

331782
331783

ਪੰਜਾਬੀ

Polski

331784

332373

કુર્ડી

ଓଡ଼ିଆ

331841

331786

أردو

ଫାରସି

331785

331840

Русский

Lietuviškai

332374

332372

Planning Committee

13th January 2021

MC/20/1531

4, 16, 20 And 22 High Street, Rainham



MC/20/1531 - 4, 16, 20 and 22 High Street, Rainham, ME8 7JE

25 0 25 50 75 100 125 150 175 200

Metres

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Scale: 1:2500 27/11/20
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4 High Street, Rainham



16 and 20 High Street, Rainham



∞

22 High Street, Rainham



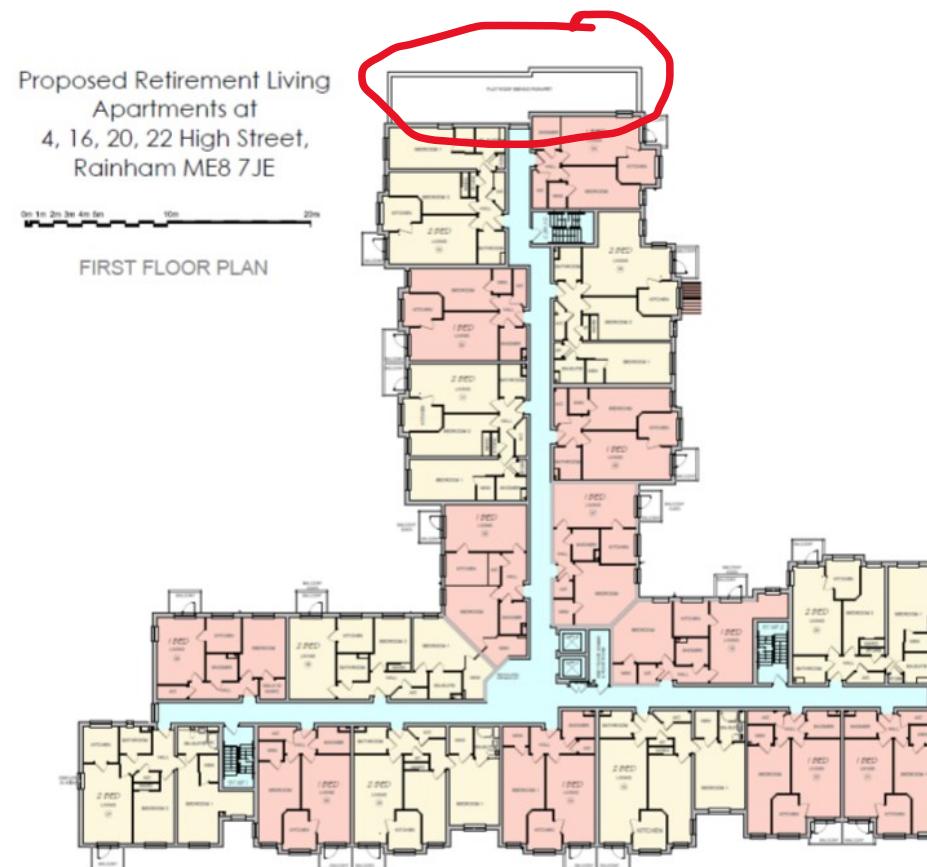
Approved site layout (MC/19/0797)



Proposed site layout plan



Approved first floor plan (MC/19/0797)

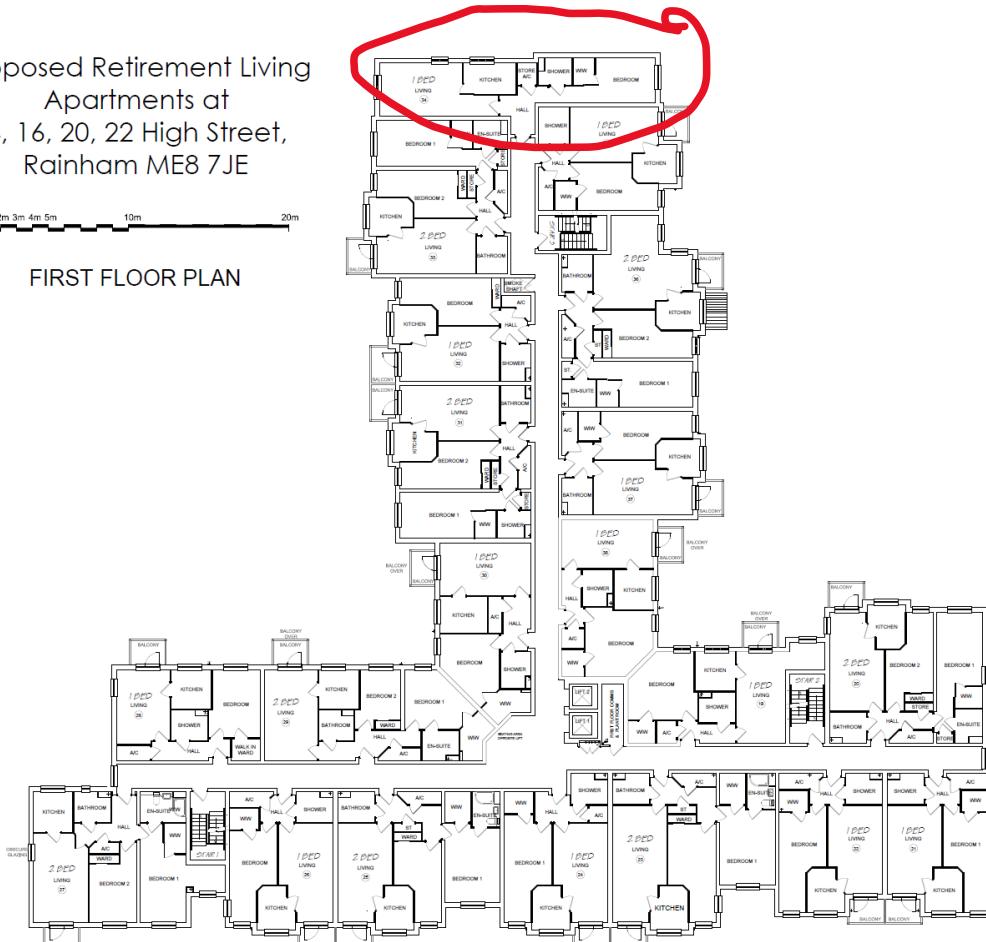


Proposed first floor plan

Proposed Retirement Living
Apartments at
4, 16, 20, 22 High Street,
Rainham ME8 7JE

0m 1m 2m 3m 4m 5m 10m

FIRST FLOOR PLAN



Proposed front elevation – no change

Proposed front elevation – no change – Ref 13 (2014)



Proposed Retirement Living Apartments at 4, 16, 20, 22 High Street, Rainham ME8 7JE

Proposed street scene – no change



Approved elevations: B-B to 24 High St, C-C eastern rear elevation, and D-D eastern side



ELEVATION B-B



ELEVATION C-C



ELEVATION D-D



Proposed Retirement Living Apartments at 4, 16, 20, 22 High Street, Rainham ME8 7JE

Proposed elevation D-D



ELEVATION D-D

Approved elevations: E-E rear, F-F western side, G-G western rear and H-H to hotel



ELEVATION E-E



ELEVATION F-F



ELEVATION G-G



ELEVATION H-H

Proposed elevation F-F



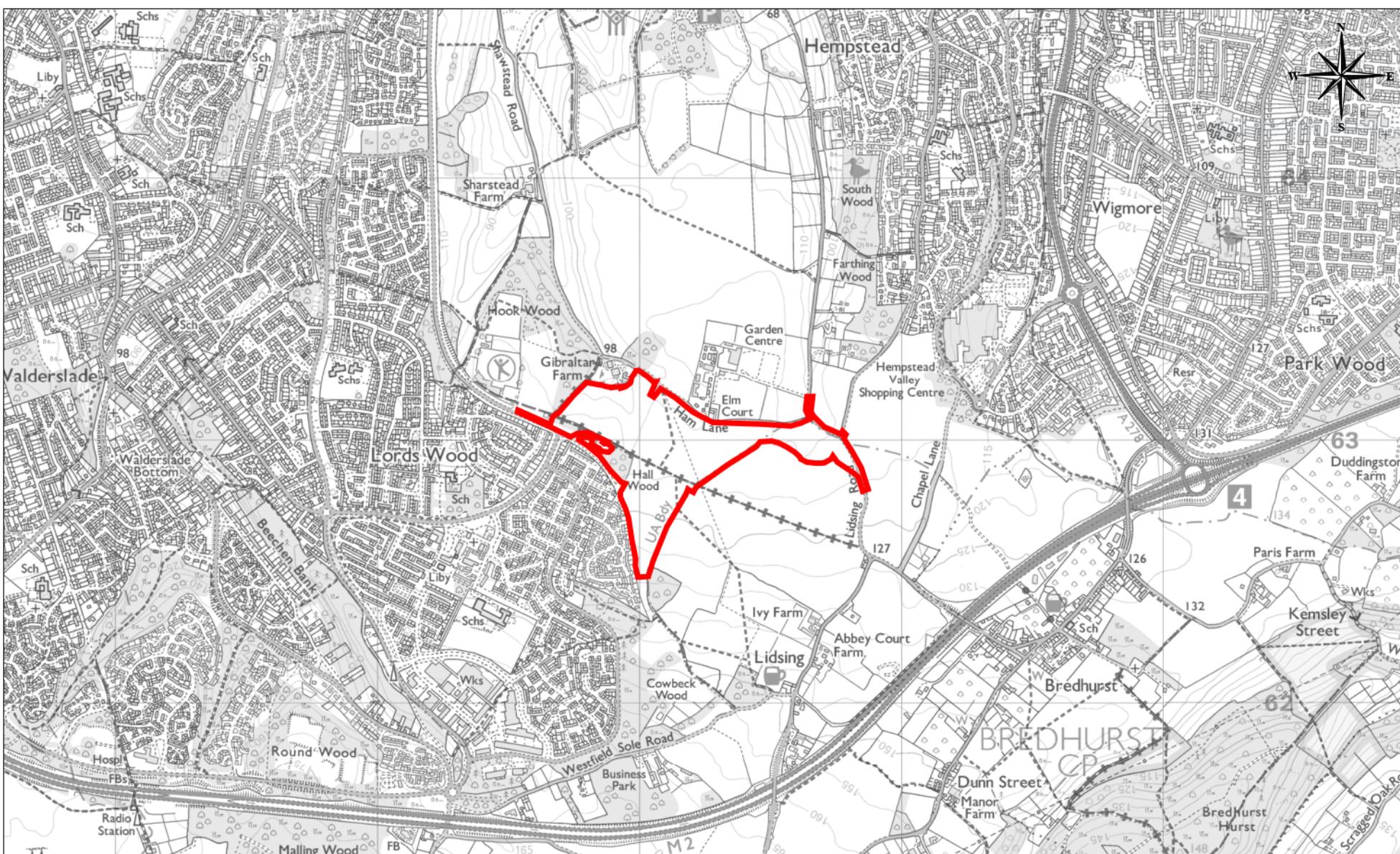
ELEVATION F-F

Landscape Master Plan



MC/19/0336

Gibraltar Farm, Ham Lane, Hempstead



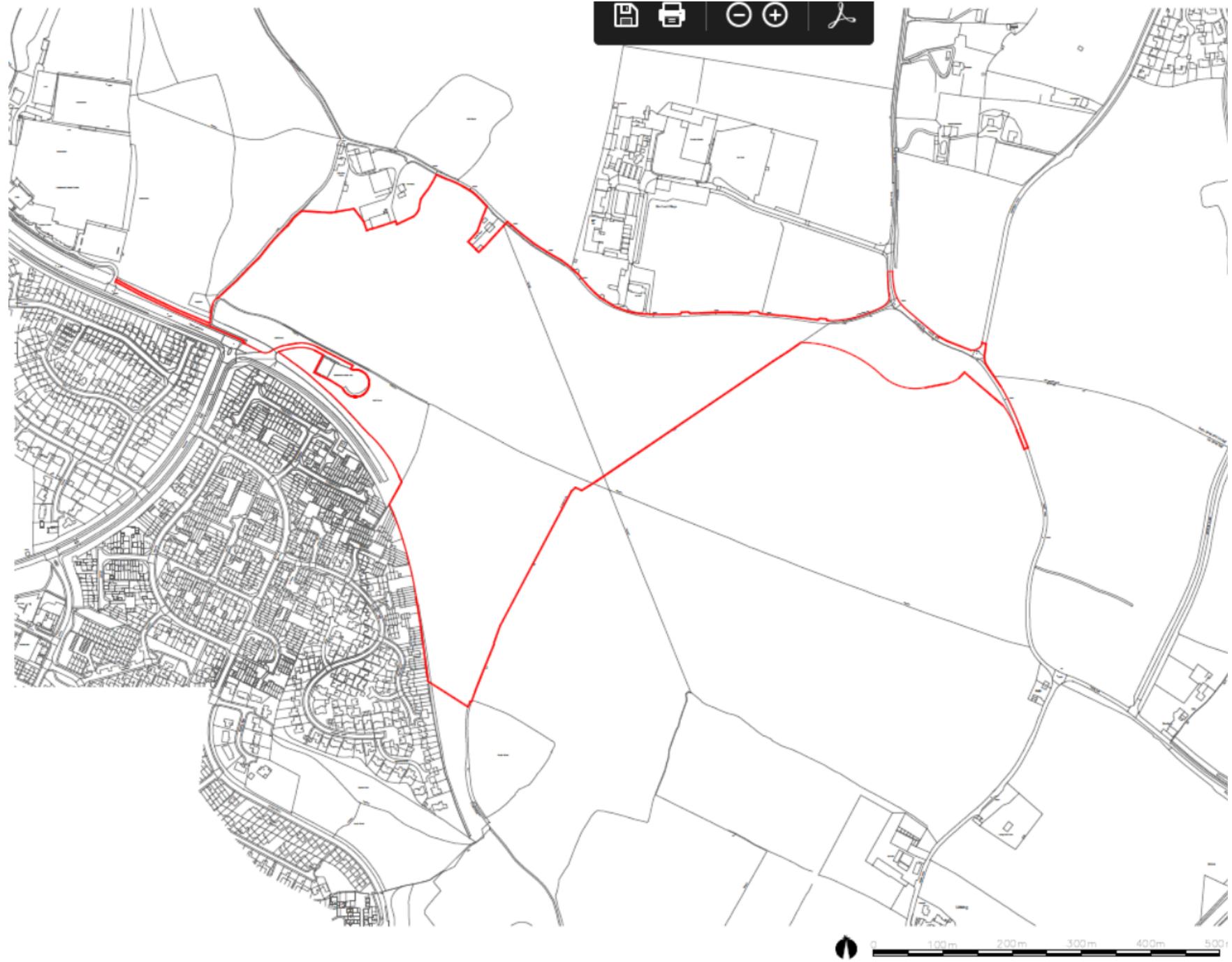
MC/19/0336 - Gibraltar Farm, Ham Lane, Hempstead, ME7 3JJ

MC/19/0556

Extant Permission - Site Boundary



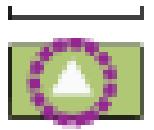
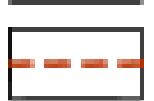
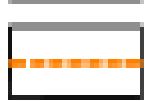
Site Area



MC/18/0556

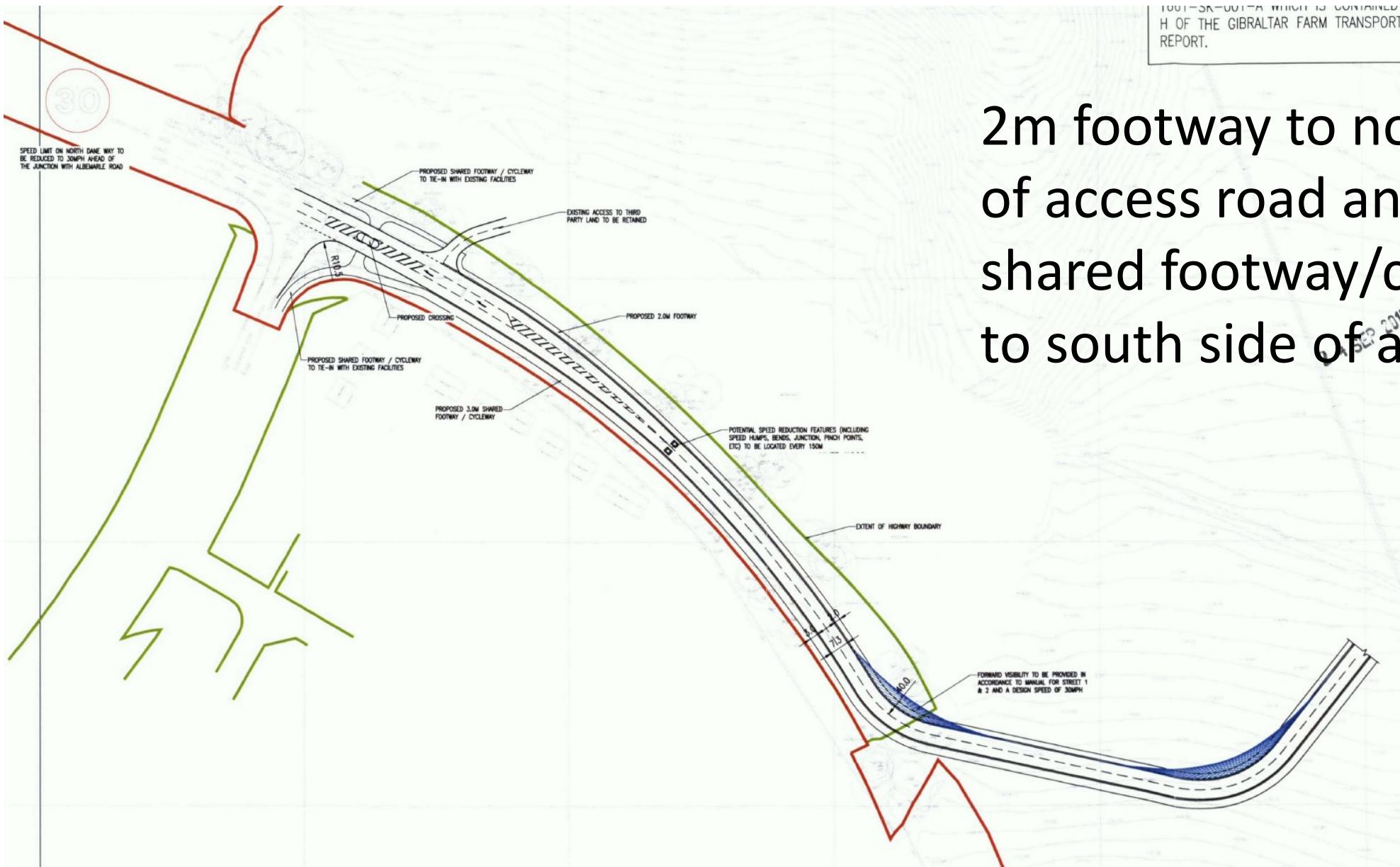
Extant Permission

— illustrative layout

-  Potential public art
-  Key shared spaces
-  Vehicular site access
-  Line of public Byway retained
-  Potential pedestrian/cycle links
-  Existing Public Right of Way



MC/18/0556 – Extant Permission - Access Details

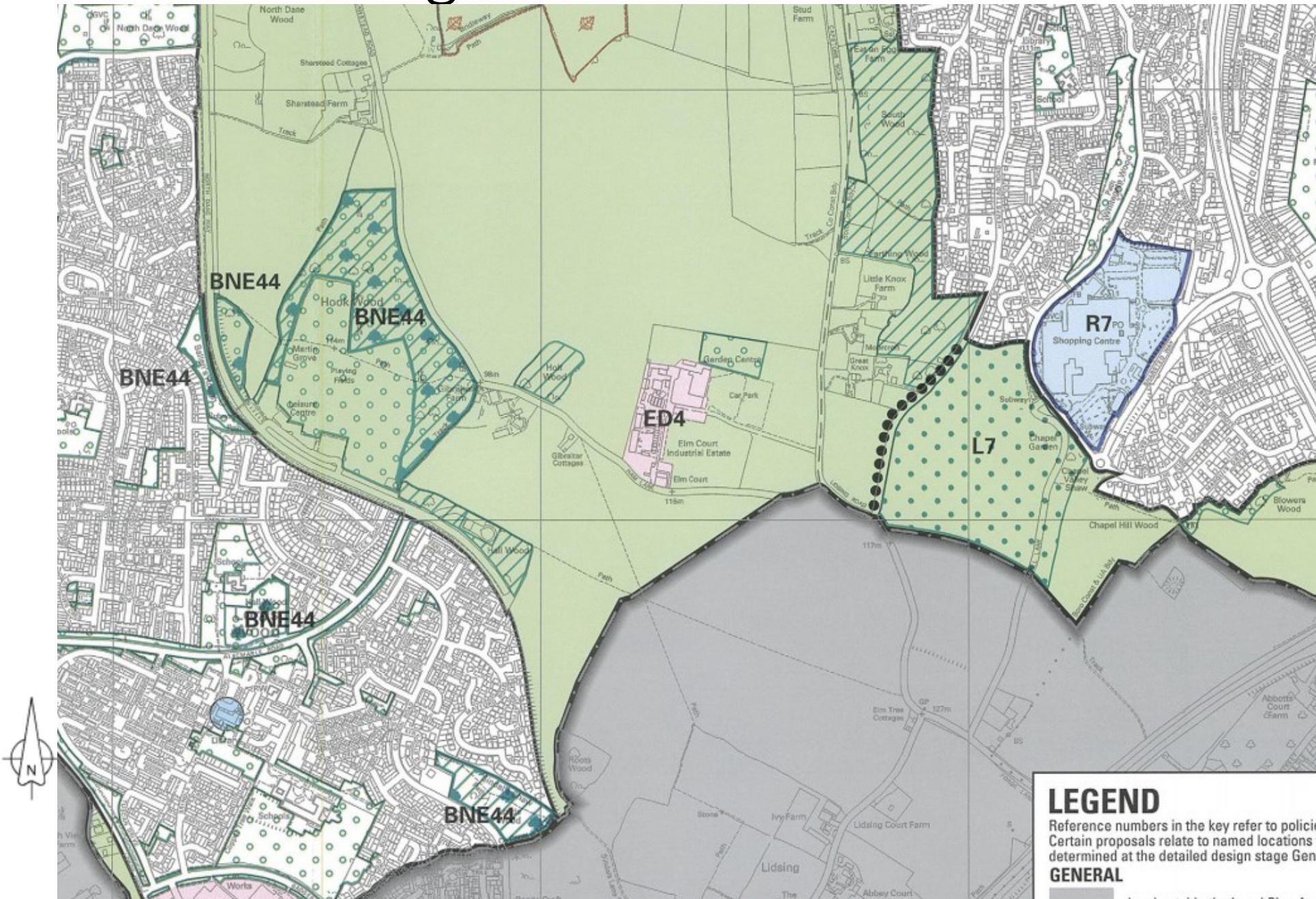


2m footway to north side of access road and 3m shared footway/cycleway to south side of access road

MC/18/0556 – 26 Access –Medway Council Land Ownership



Local Plan designation – Area of Local Landscape



LEGEND

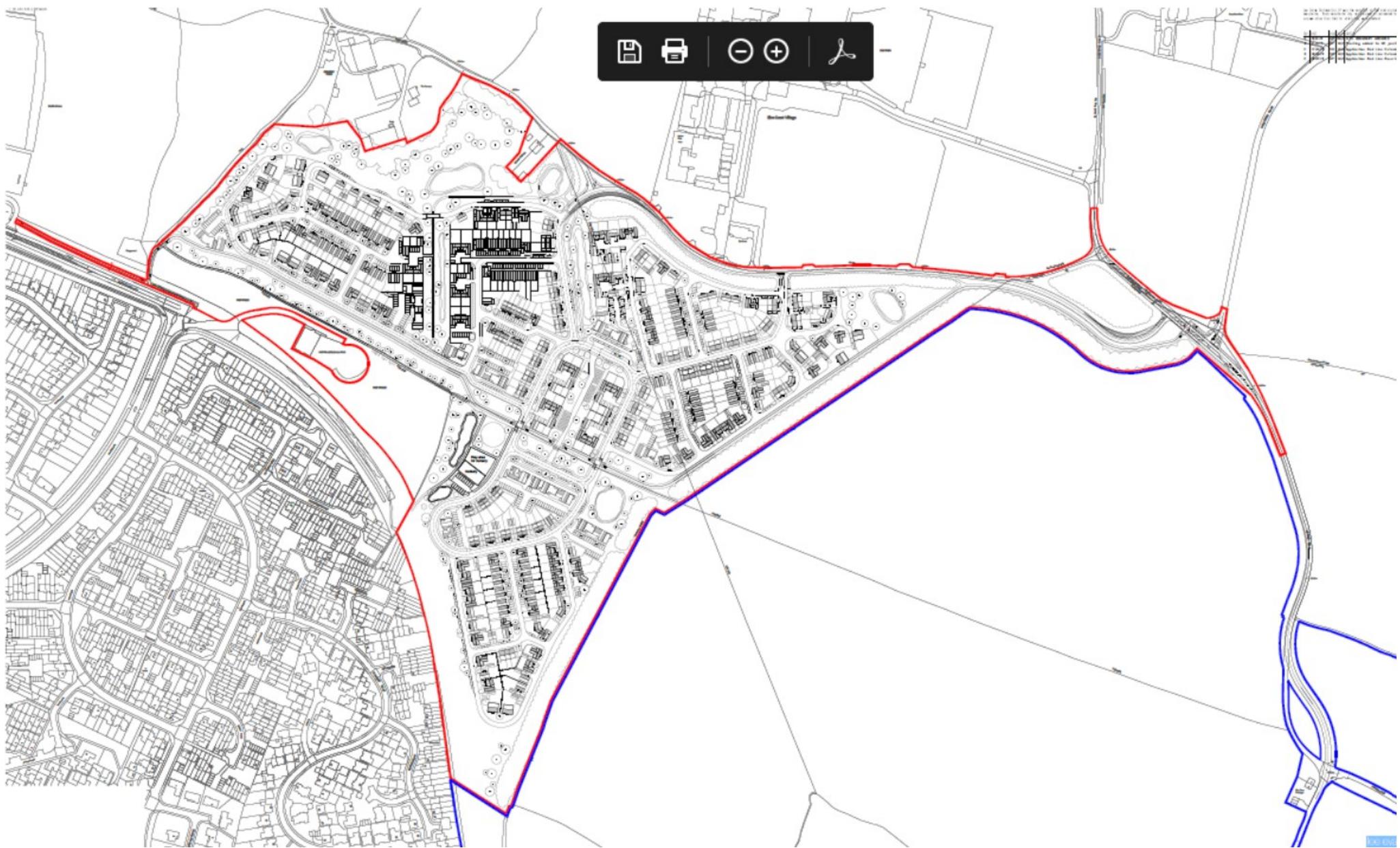
Reference numbers in the key refer to policies and
Certain proposals relate to named locations which
determined at the detailed design stage. General
GENERAL

Aerial – Application Site

28



Illustrative Site Layout

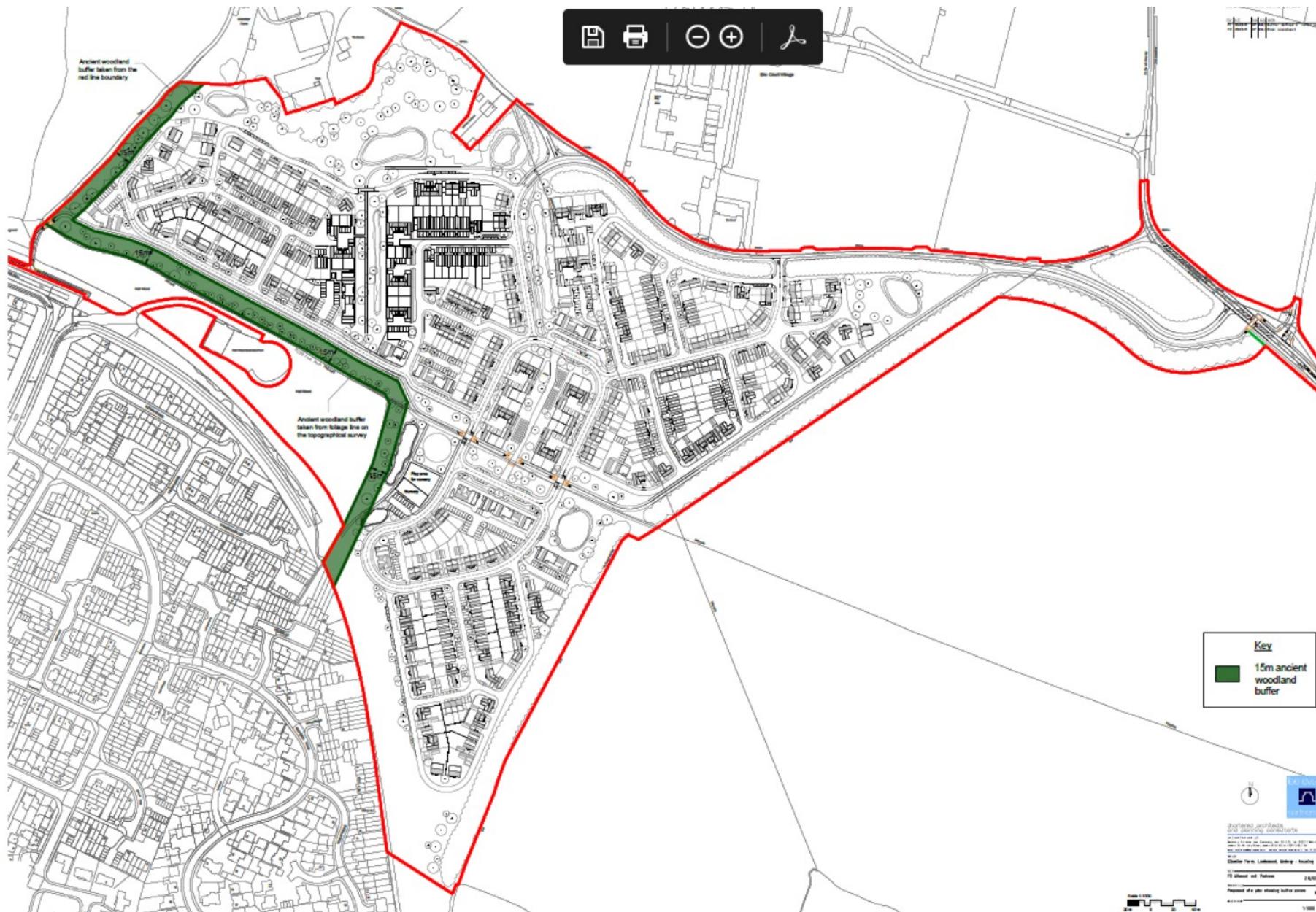


Existing Topography

30



Illustrative Layout with 15m buffer to Ancient Woodland



Site from Northwestern side (From end of access footpath)

32



Hall Woods



Site From Ham Lane

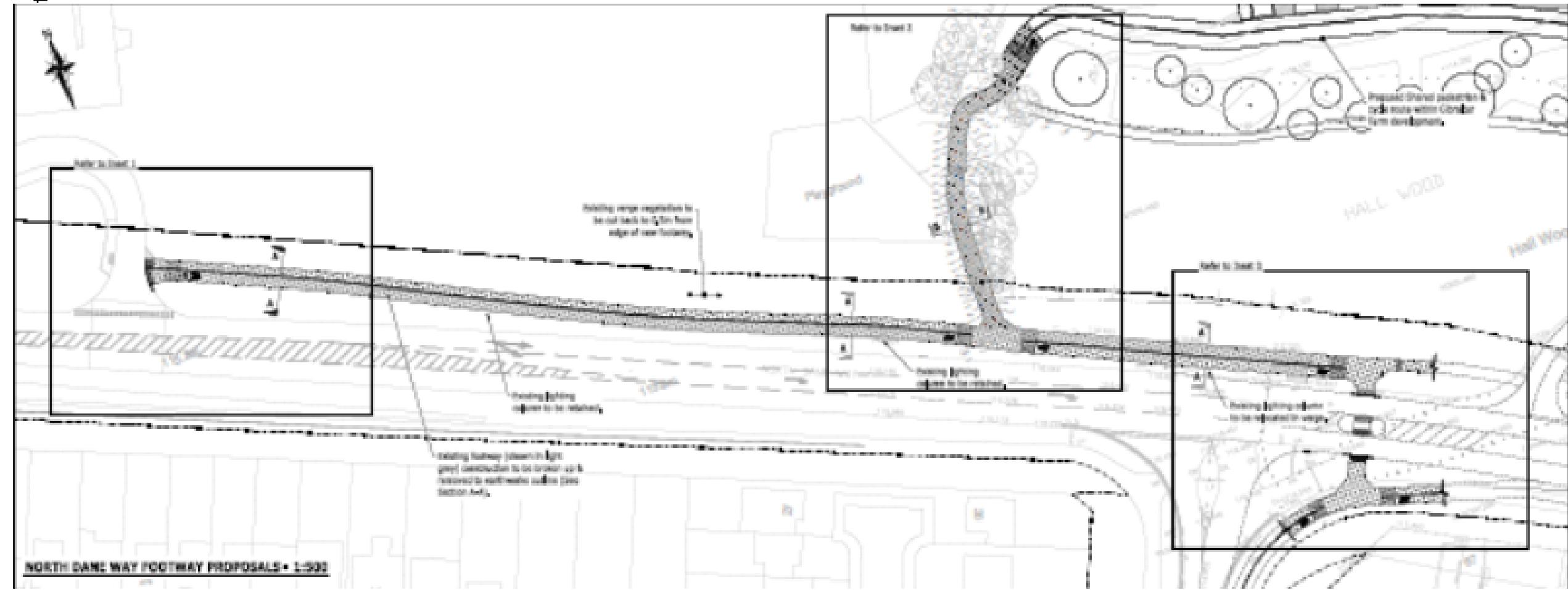


Gibraltar Cottages

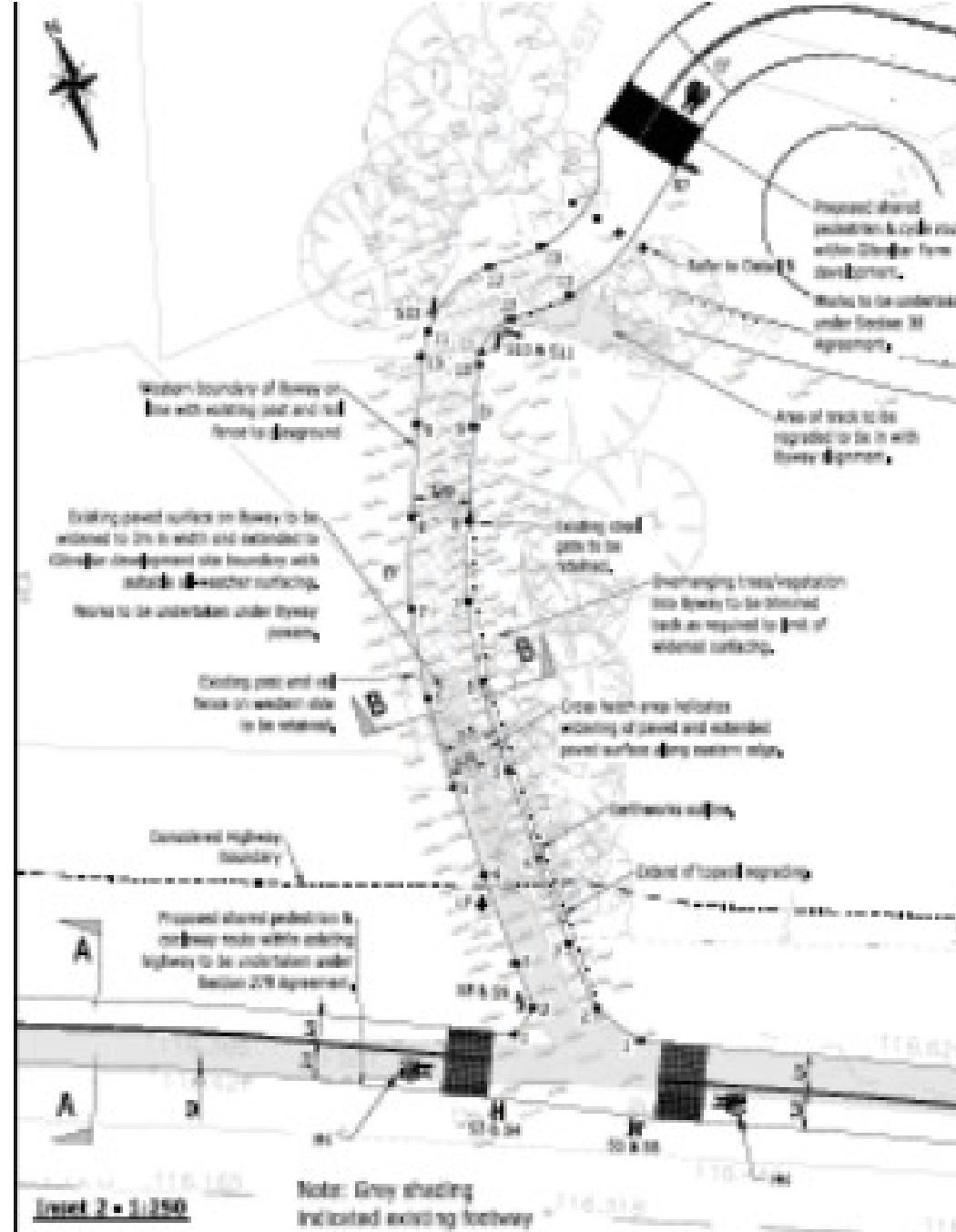


Proposed Access – Lordswood (1 of 3)

34

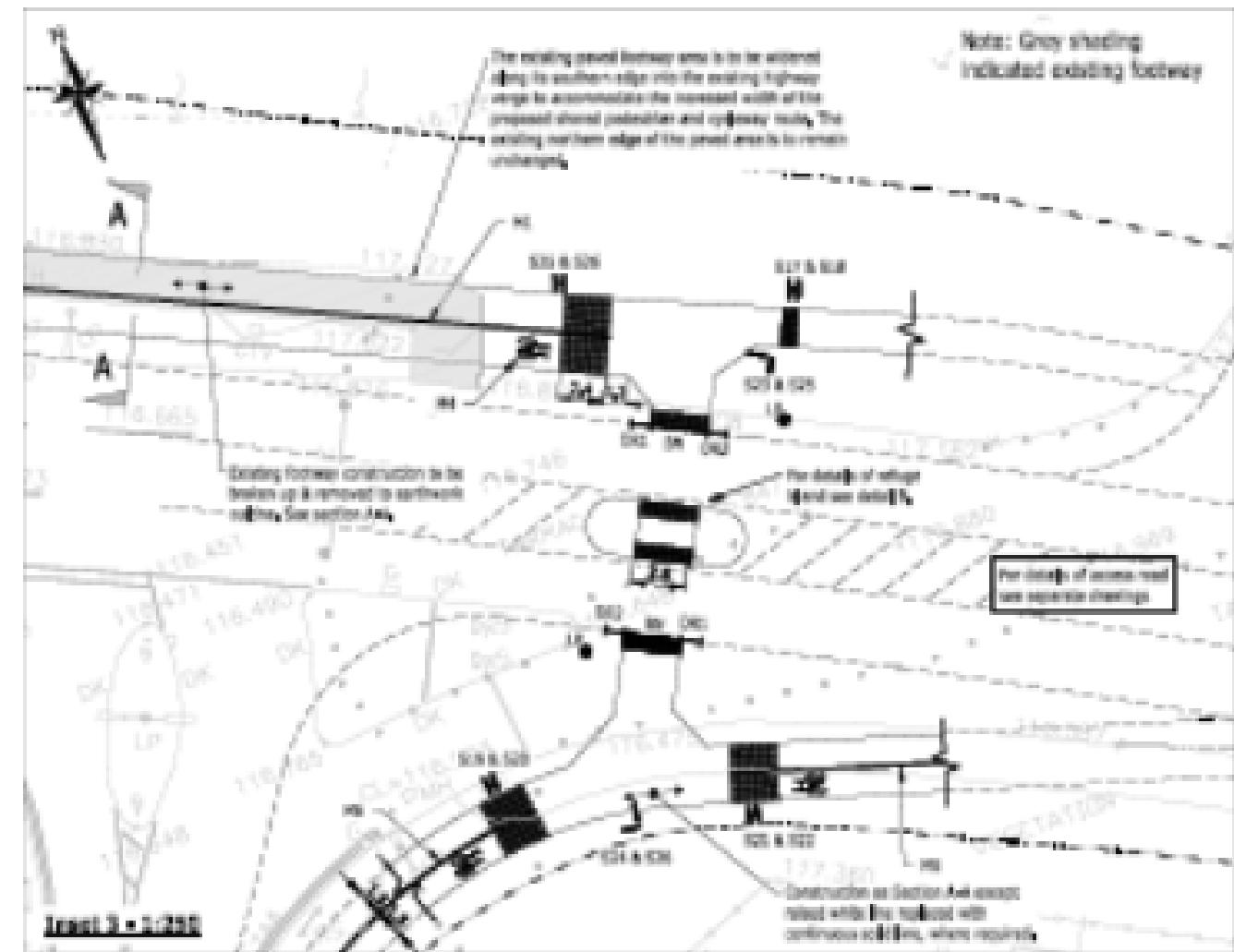
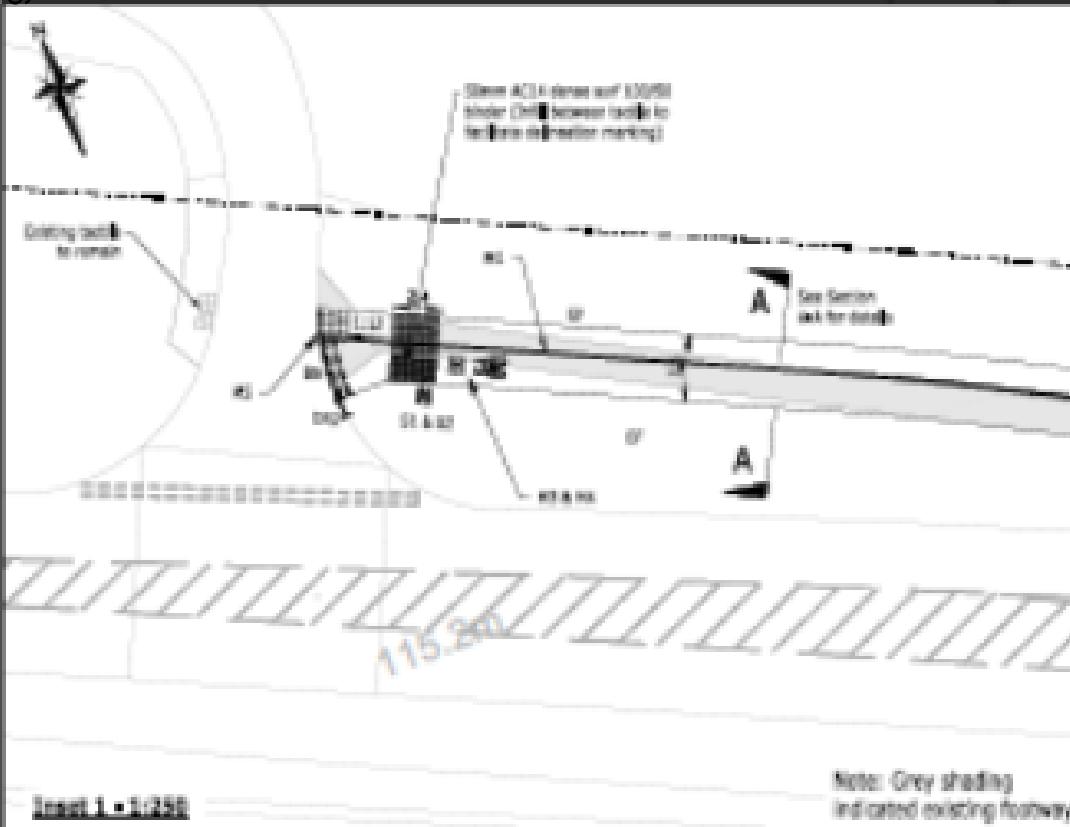


Proposed Access – Lordswood (2 of 3)



Proposed Access – Lordswood (3 of 3)

36



Aerial – Proposed Access to/from Lordswood



Access – Northwestern end



Northwestern Access – Byway from North Dane Way



Site from Northwestern side along byway RC29

40



Site from Northwestern side along byway RC29



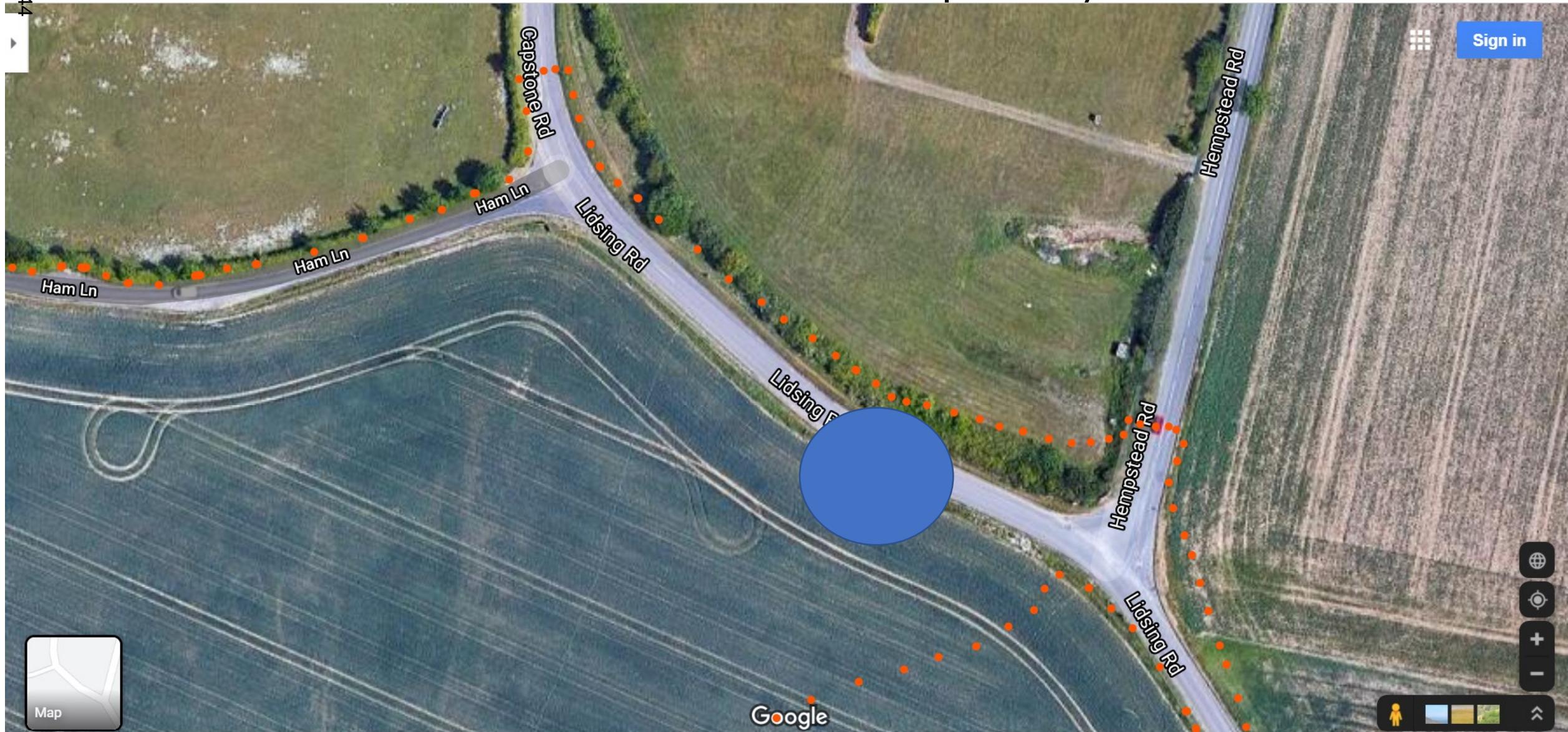
Existing byway RC29 – towards North Dane Way



DEFRA Magic Map – Ancient Woodland Designation



Access – Hempstead (approximately shown proposed vehicular access point)



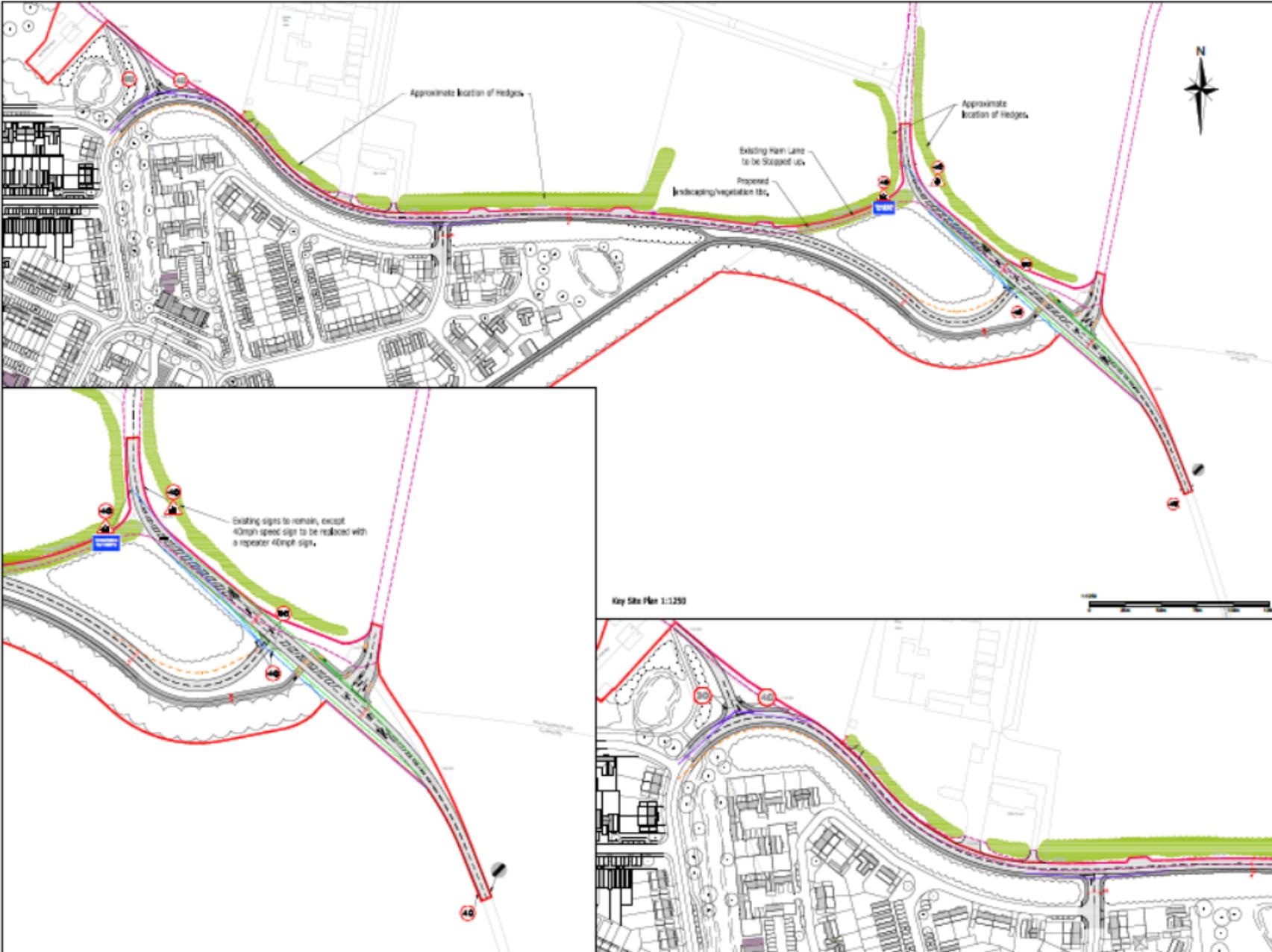
Junction –
Lidsing Road
with Hempstead
Road

Ham Lane



Site Access - Hempstead

46

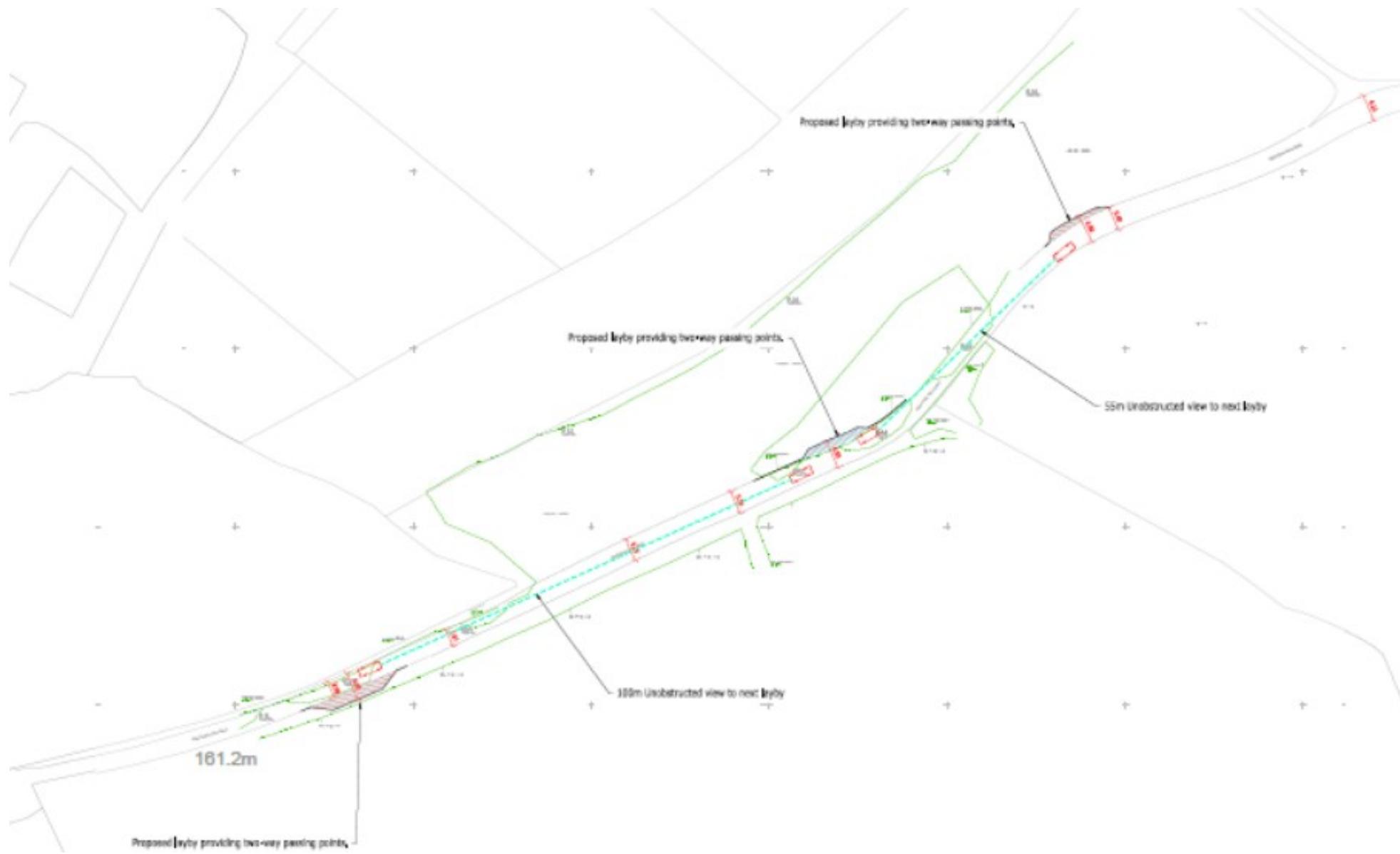


Westfield Sole Lane – three passing bays



Westfield Sole Lane – Proposed passing bays

4



Hempstead Road looking towards Lidsing Road

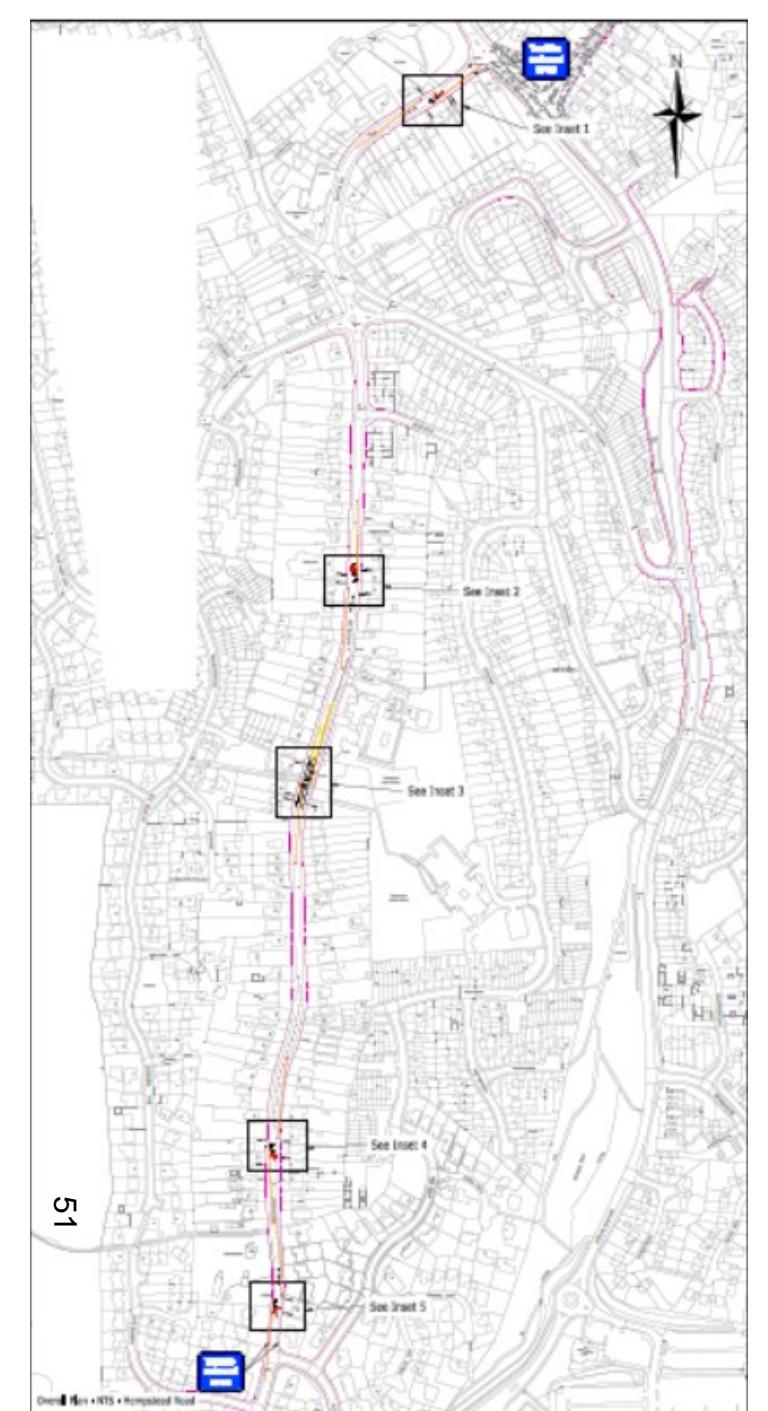


Hempstead Road looking towards urban area

50



Hempstead Road- Traffic Calming



Hempstead Road within the urban area

52



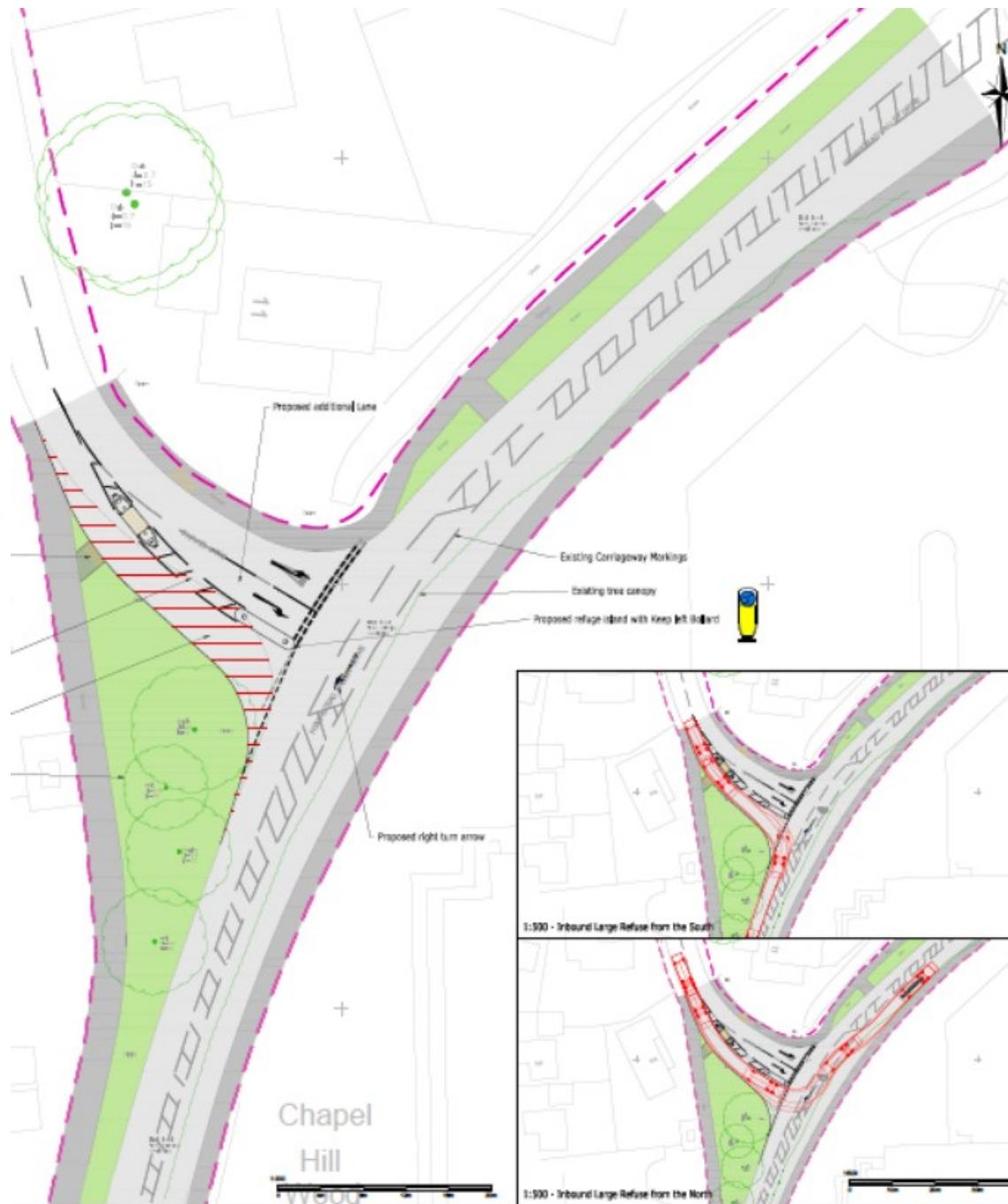
Existing Chapel Lane/Hempstead Valley Road Junction



Existing Chapel Lane/Hempstead Valley Road Junction



Proposed works – Chapel Lane



Hoath Way Roundabout



Proposed works – Hoathway Roundabout



Hoath Way Roundabout – Sharsted Way



Hoath Way looking north towards Hoath Way roundabout



Hoath Way Roundabout – Sharsted Way junction and Hoath Way travelling north off roundabout

8



Hoath Way Roundabout – Hoath way travelling north



Hoath Way Roundabout – Proposed pedestrian crossing – travelling south

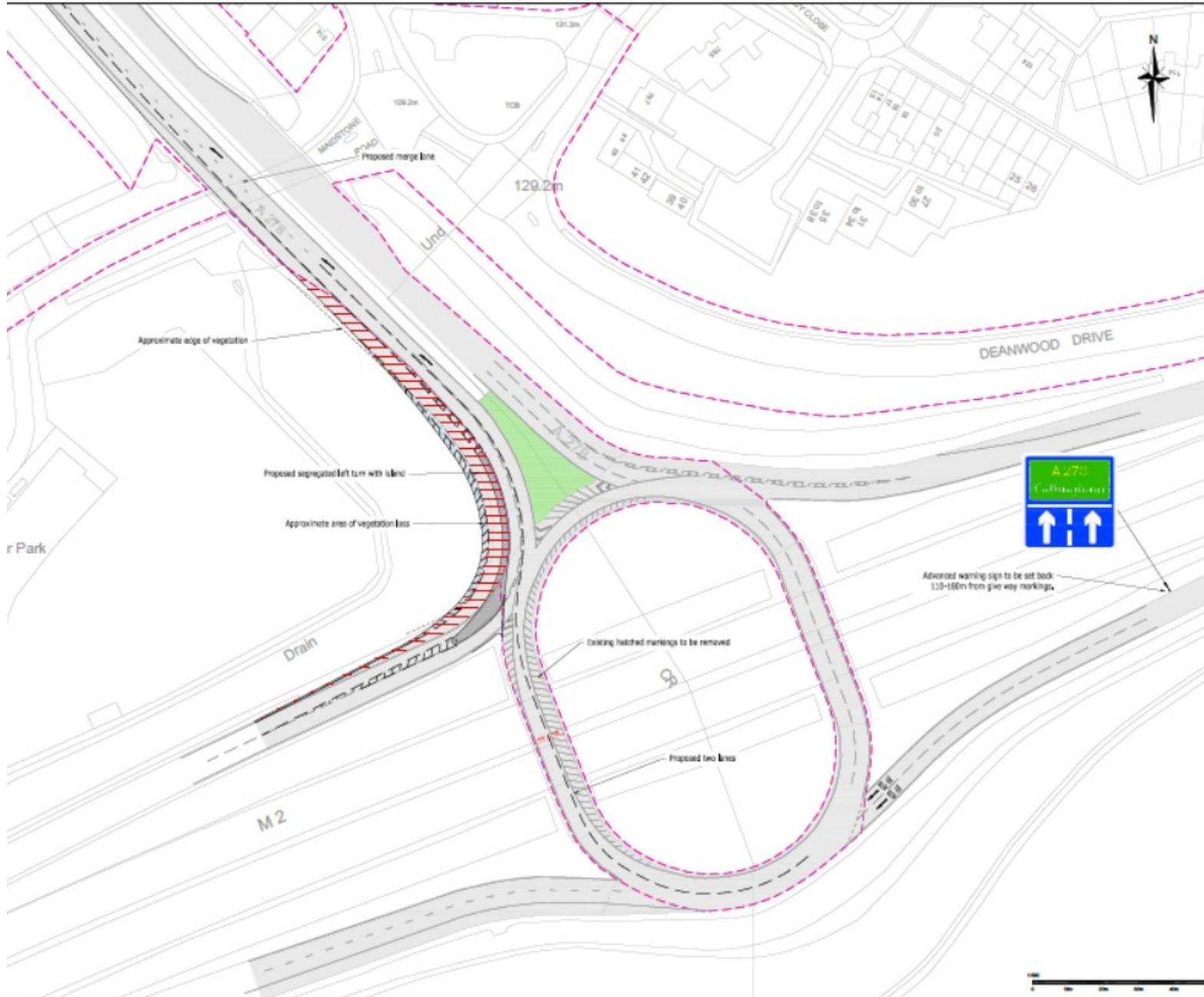


Junction 4 M2



Proposed offsite works - Junction 4

64

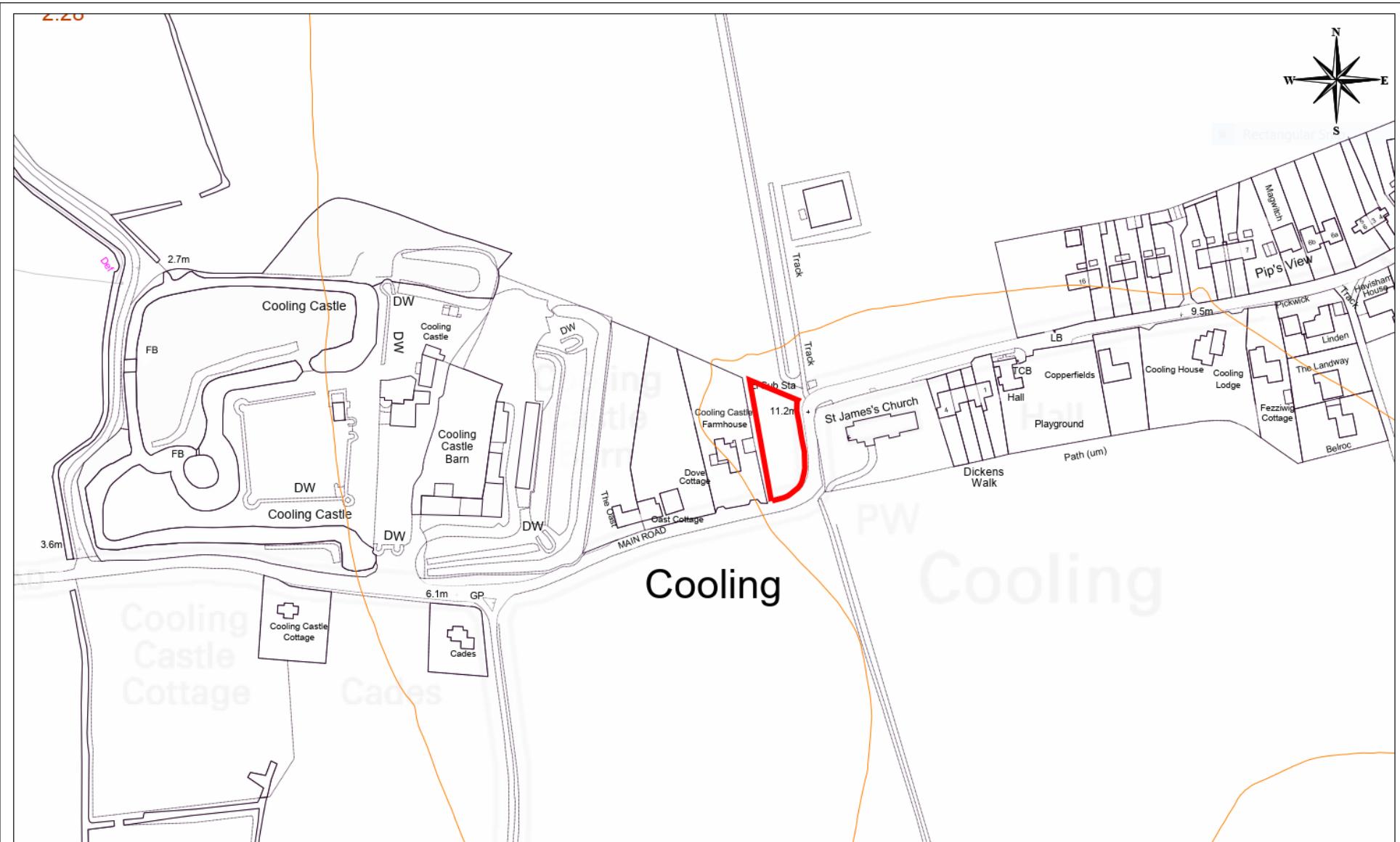


Junction 4 - Hoath Way north



MC/20/2486

Land Adjacent To Cooling Castle Farmhouse And Opposite Saint James's
Church, Main Road



MC/20/2486 - Land Adjacent to Cooling Castle Farmhouse And Opposite Saint James's Church, Main Road, Cooling ME3 8DQ

St James' Church

88



Application Site from St James' Church



Application Site from SE Corner facing NW

70



Application Site from SW Corner Facing NE



Application Site and Church From Cooling Road from the S Facing N

72

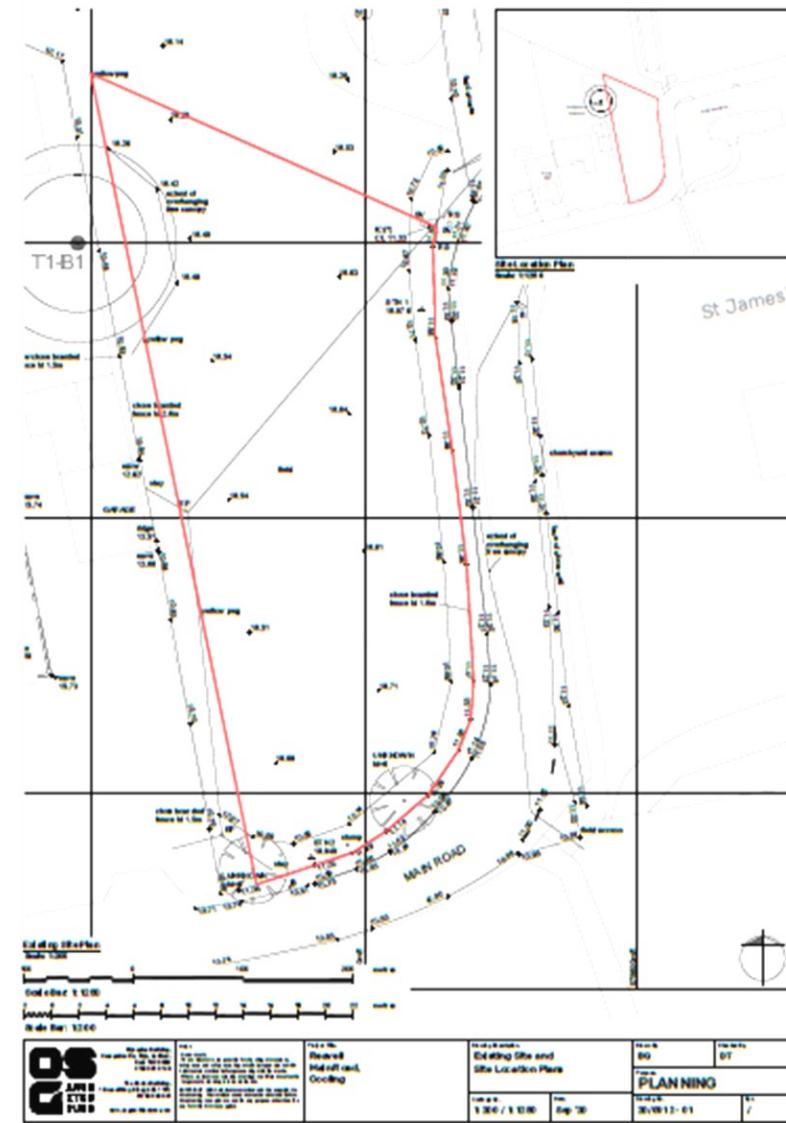


Application Site From the E along Cooling Road facing W

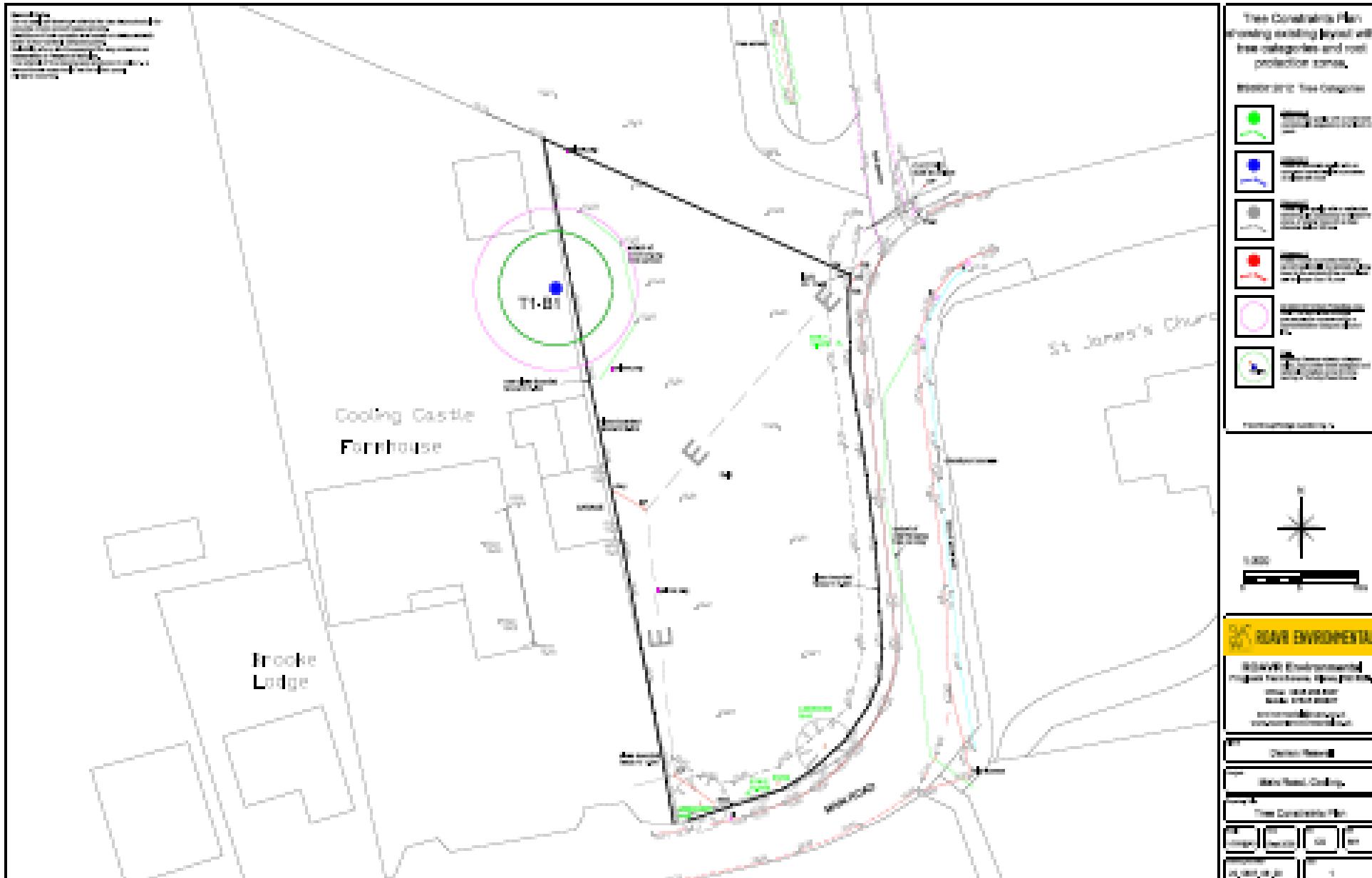


Land Adjacent To Cooling Castle Farmhouse And Opposite Saint James's Church

74

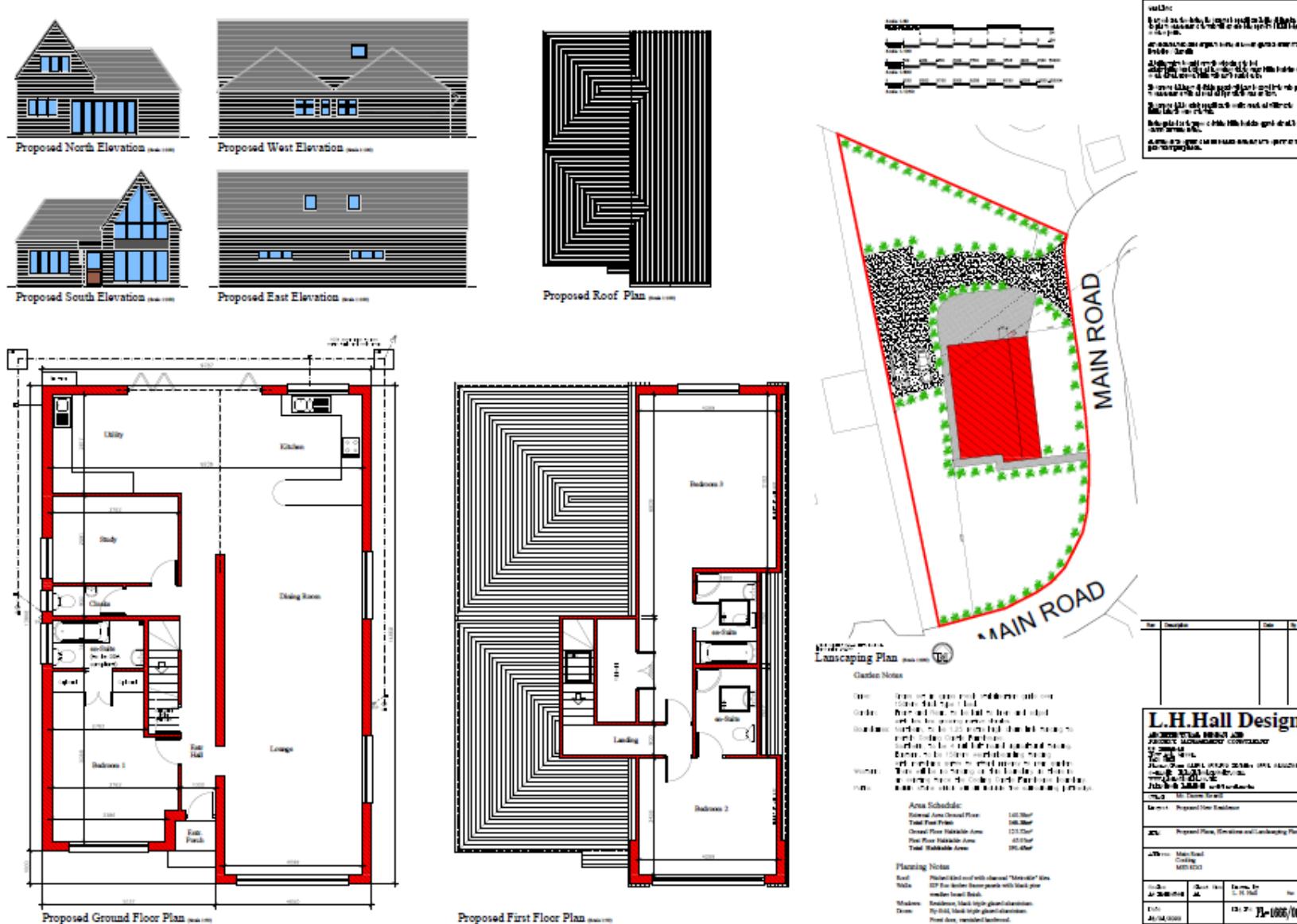


Tree Constraints Plan

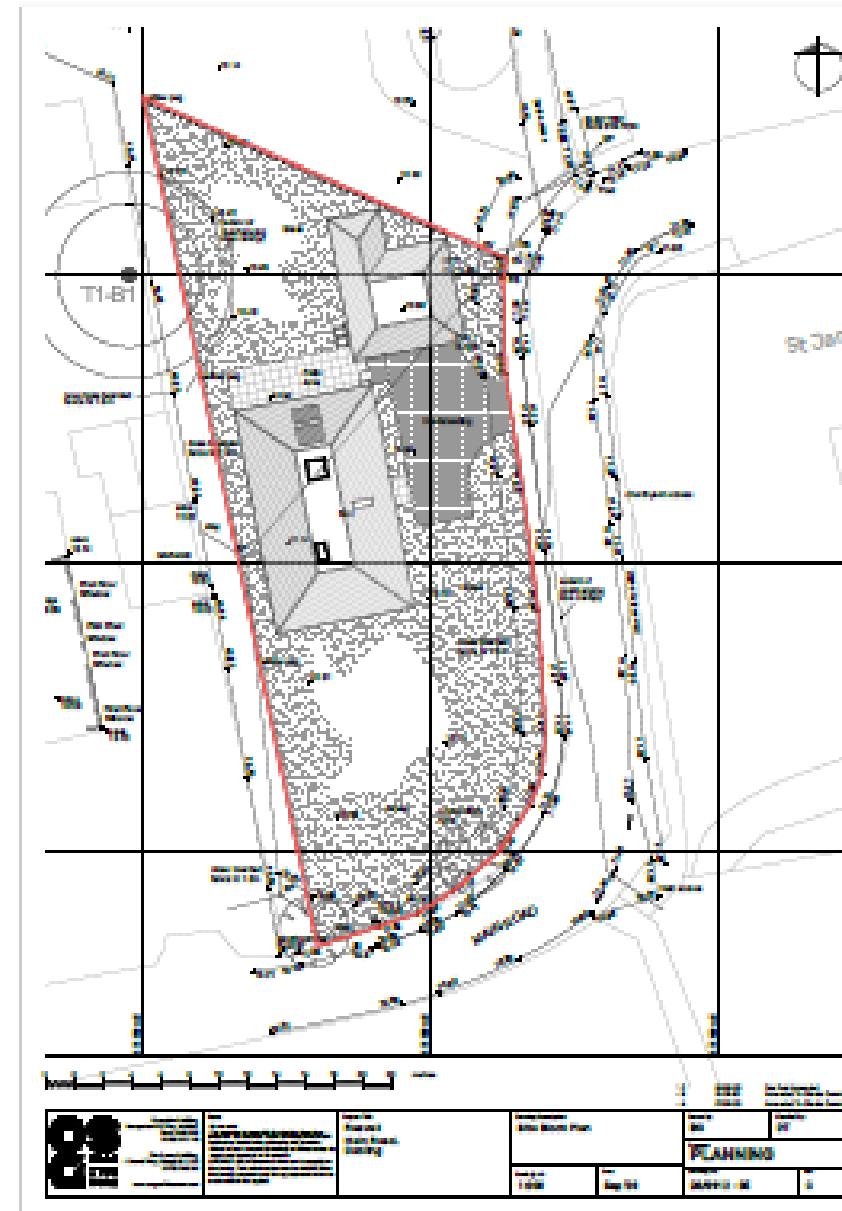


Previous Application – MC/20/1126

76

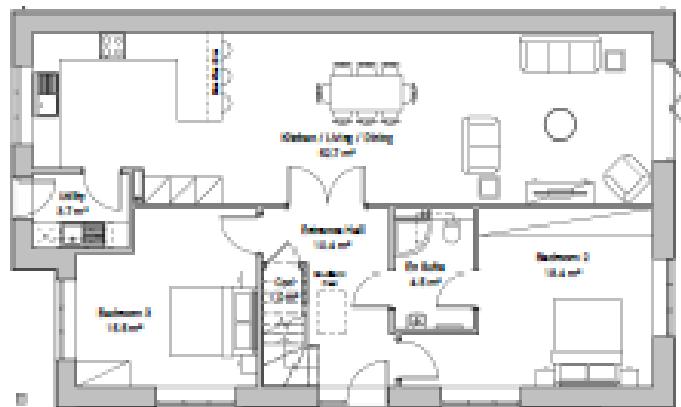
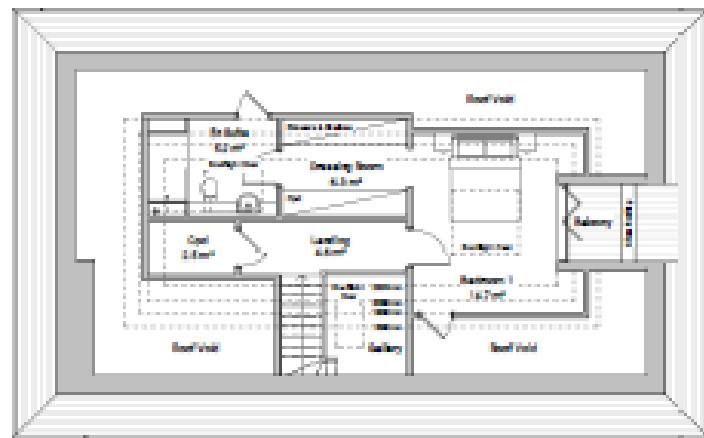


Proposed Site Layout



Proposed Floor Plans

78



1 2 3 4 5 6 7 8 9 10 11 meters

Proposed South and East Elevations

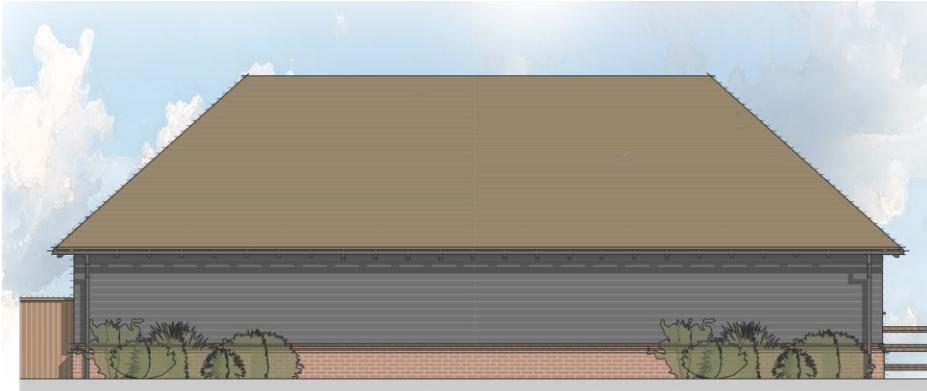


1 0 1 2 3 4 5 6 7 8 9 10 11 metres

Rev	Date	Description
D	23.09.20	East Elevation Amended
C	11.09.20	Plinth Added
B	10.09.20	Amended To Clients Comments
A	07.09.20	Amended To Clients Comments
Project Title.		
Reavell Main Road, Cooling		
Drawing Description.		
Proposed Elevations Sheet 1 of 2		
Scale (@ A3)		Date
1:100		Sep '20
Drawn By:	Checked By:	
BG	DT	
Purpose.		
PLANNING		
Drawing No.	Rev.	
20/0912 - 08	D	
Notes.		
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Proposed North and West Elevations

8



West Elevation

1 : 100



North Elevation

1 : 100

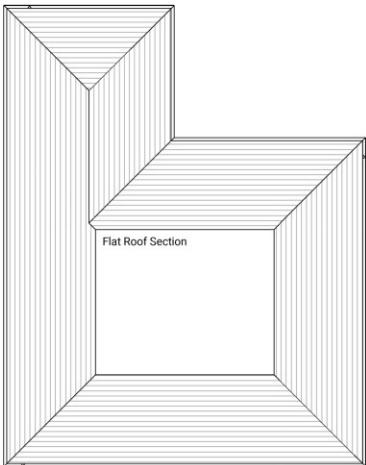
Rev	Date	Description
		Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN25 5EN 01233 812 148
		The Porter Building, 1 Brunel Way, Slough SL1 1QF 01753 968 361
www.osgarchitecture.com		
Project Title: Reavell Main Road, Cooling		
Drawing Description: Proposed Elevations Sheet 2 of 2		
Scale (@ A3)	Date.	
1 : 100	Sep '20	
Drawn By:	Checked By:	
BG	DT	
Purpose:		
PLANNING		
Drawing No.	Rev.	
20/0912 - 09		
Notes:		
- Do not scale - The contractor is responsible for checking dimensions, tolerances and references. Report all discrepancies to OSG Architecture Limited before proceeding with the works. - Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.		
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Proposed 3D Perspective



Rev	Date	Description
	Wye, Ashford, Kent TN25 5EN 01233 812 148 The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361 www.osgarchitecture.com	Project Title: Reavell Main Road, Cooling
		Drawing Description: Proposed Site Perspectives
Scale (@ A3)	Date: Oct '20	
Drawn By: BG	Checked By: DT	
Purpose: PLANNING		
Drawing No: 20/0912 - 15	Rev:	
Notes: - Do not scale - The contractor is responsible for checking dimensions, tolerances and references to other drawings to OSG Architecture - Limit before proceeding with the works - Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.		
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Proposed Carport



Roof Plan

1 : 100



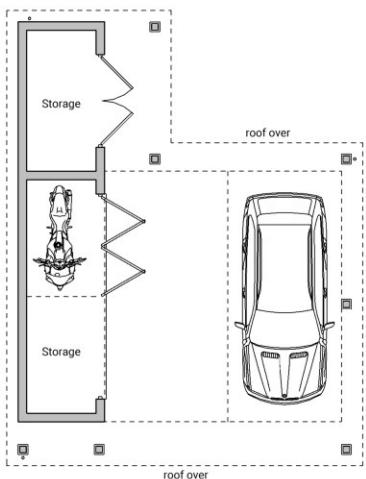
Front Elevation

1 : 10



Side Elevation

1:10



Ground Floor Plan

1:100



Rear Elevation

1:10



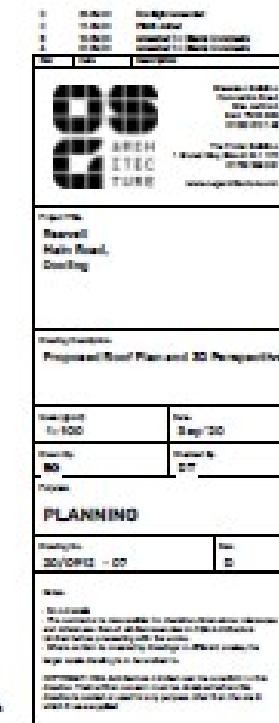
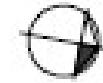
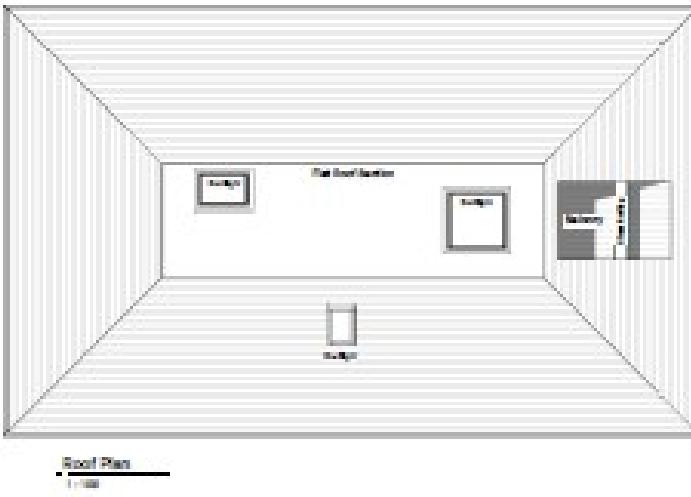
Side Elevation

1:10



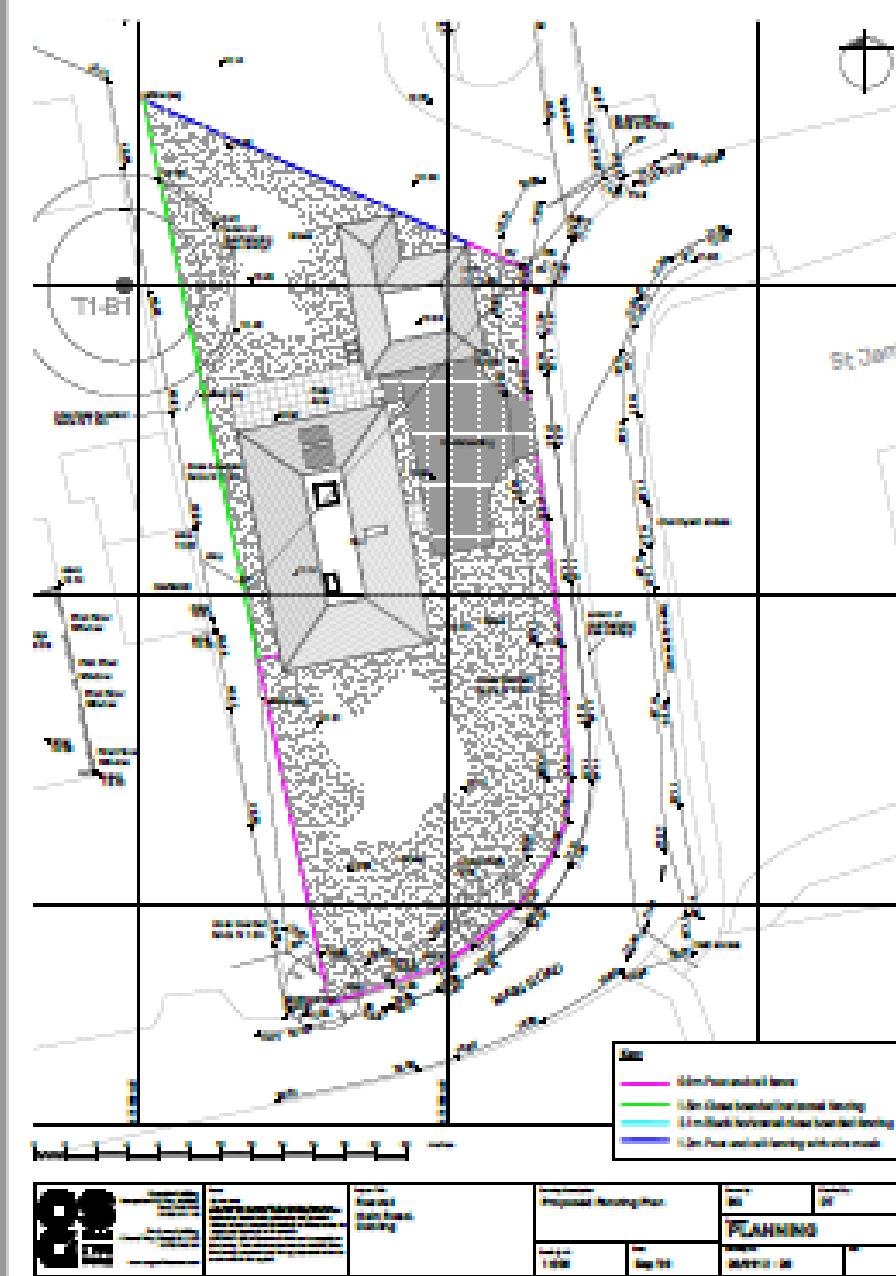
A	24.09.20	Amended to Clients Comments
Rev	Date	Description
		Wyspland Building, Occupation: Wylly Ashton, Kings Lynn PE3 6EN 01233 812 144
		The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361
www.osgarchitecture.com		
<p>Project Title.</p> <p>Reavell Main Road. Cooling</p>		
<p>Drawing Description.</p> <p>Proposed Car Port Plans and Elevations</p>		
<p>Scale (@A3) 1:100</p> <p>Drawn by: BG</p>		<p>Date: Sep '20</p> <p>Checked by: DT</p>
<p>Purpose.</p> <p>PLANNING</p>		
<p>Drawing No. 20/0912 - 10</p>		<p>Rev. A</p>
<p>Notes.</p> <ul style="list-style-type: none"> - Do not scale - The contractor is responsible for checking dimensions, tolerances and references. Report all discrepancies to OSG Architecture Limited before proceeding with the works. - Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to. 		
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Proposed Roof Plan and 3D perspective of Carport



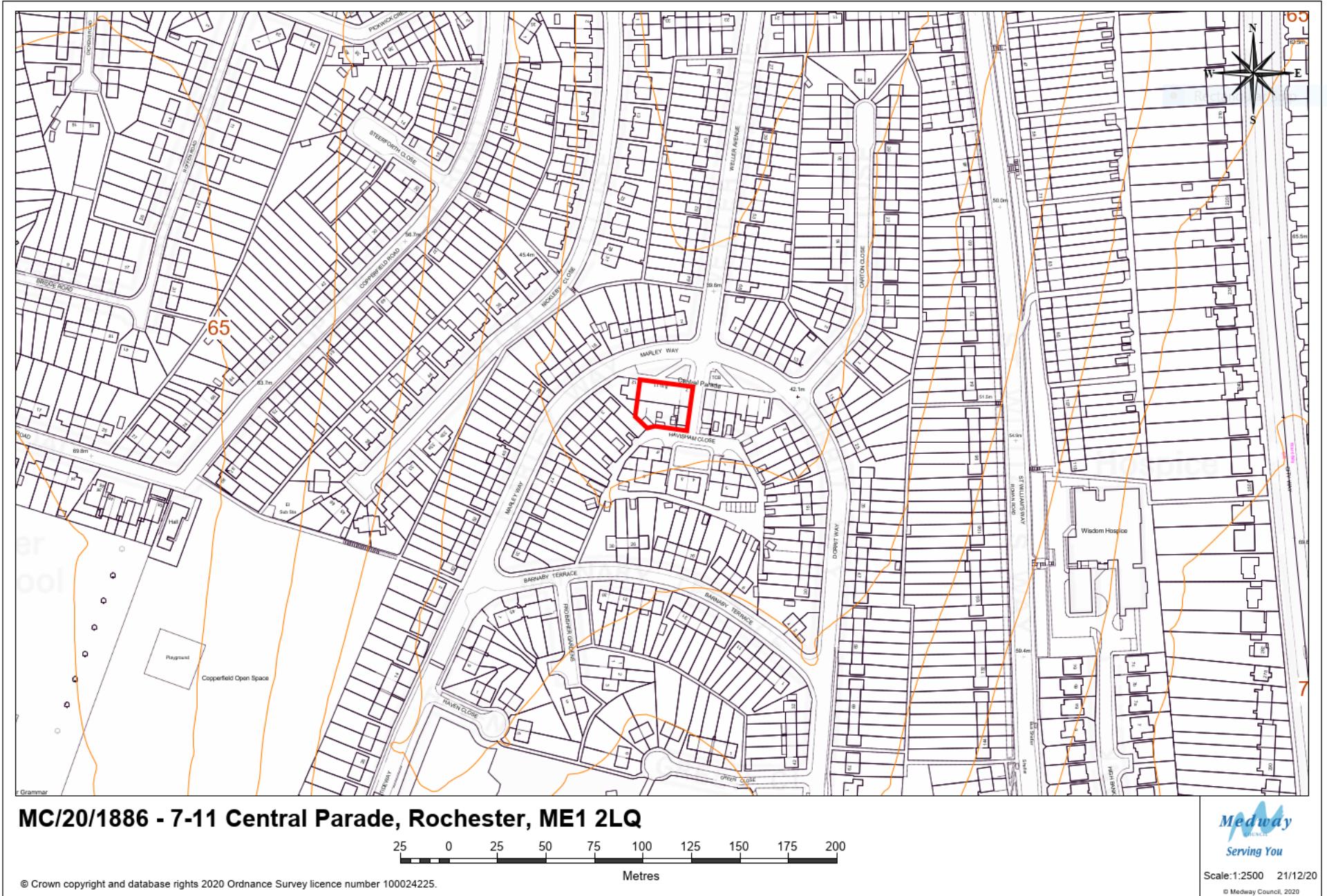
Proposed Boundary Treatment

84



MC/20/1886

7-11 Central Parade, Rochester



Front of Co-op Store From Marley Way



Rear of Co-op Store (1)

88



Rear of Co-op Store (2)

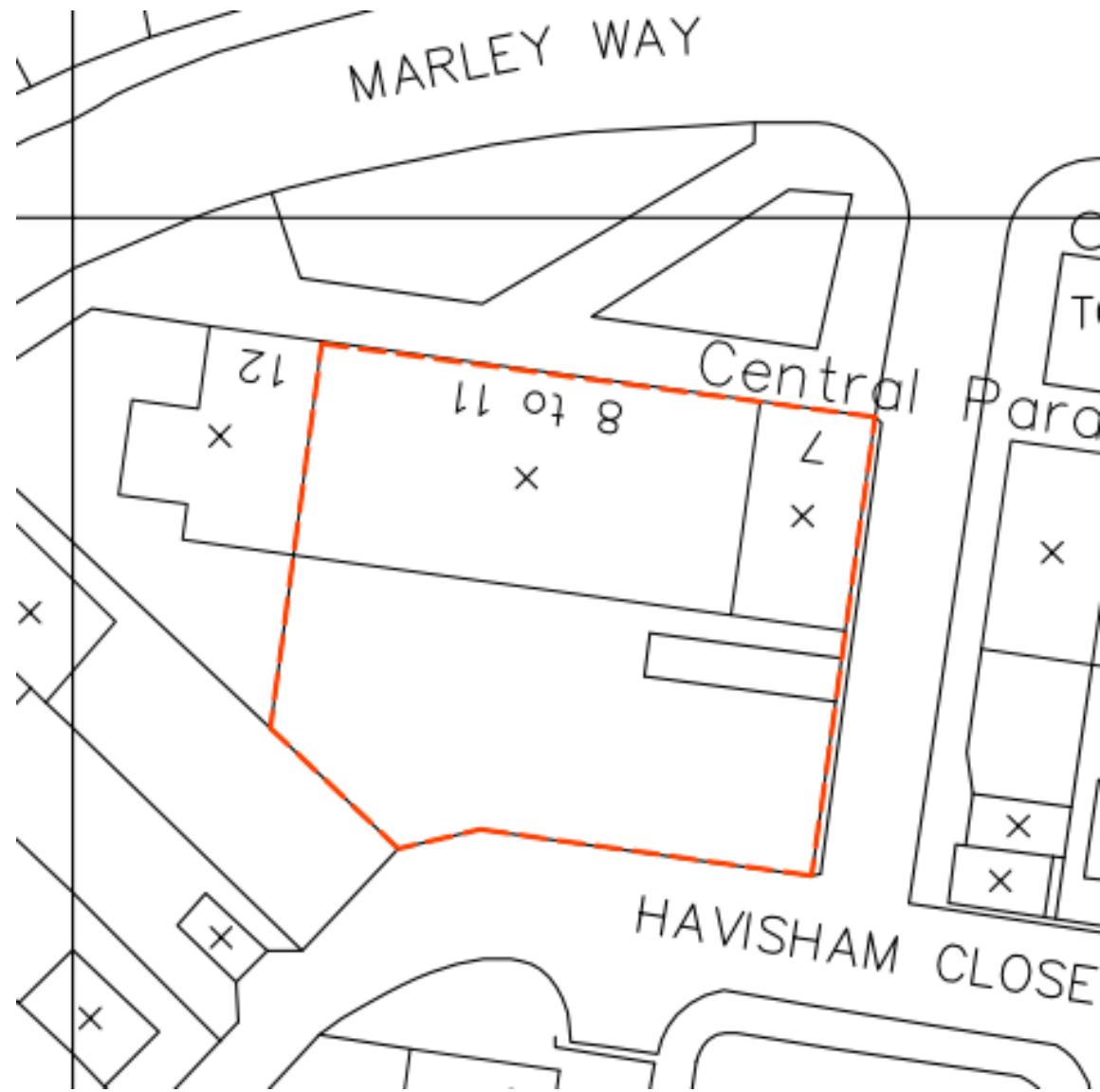


Structure Housing Cold Rooms

06

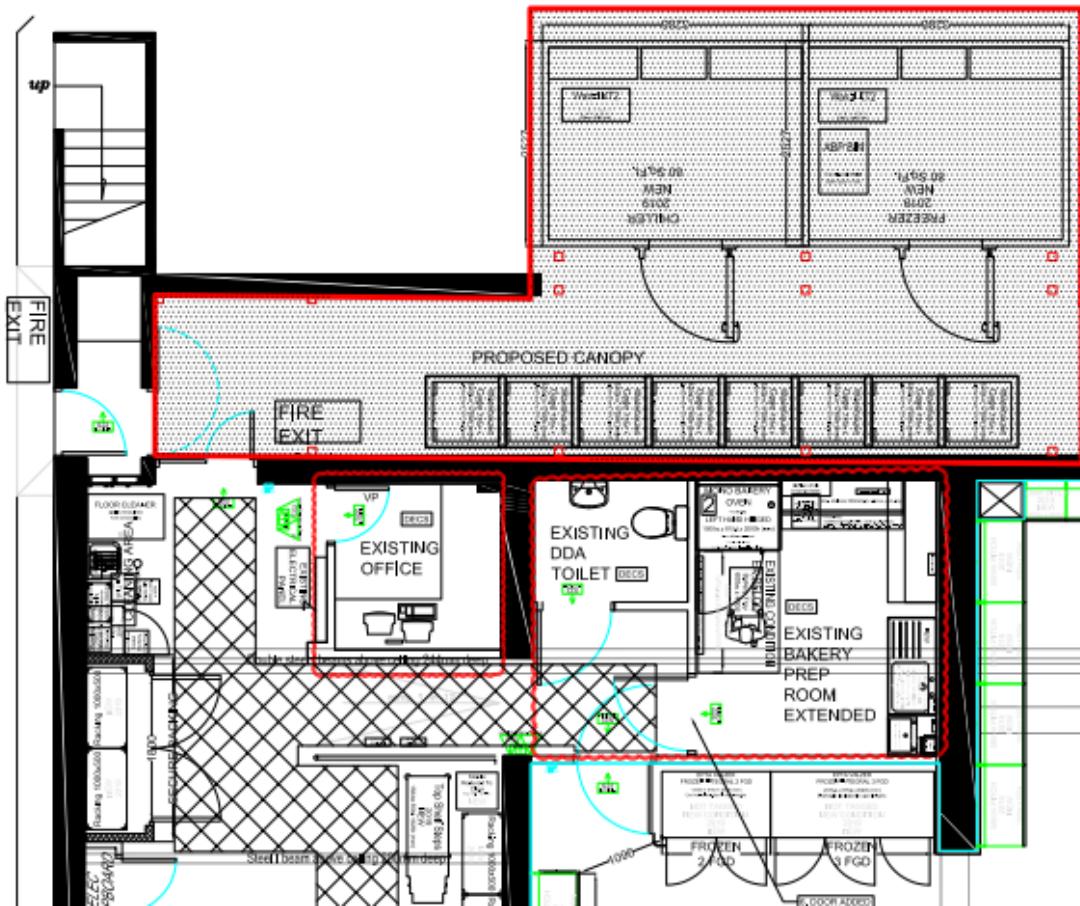


Block Plan



Plan of Proposed Coldrooms

92



LB
Condensing
Unit.

New external coldrooms with timber frame canopy with timber posts for support and timber deck with felt finish over. Coldrooms located on a new level concrete base. Existing tree stump and roots removed. Existing dilapidated outbuilding removed.

New / Existing	Manufacturer	Model	Pack Controller	Refrigerant	Comp Temp Range	Compressor Model	Duty KW	SST °C
Existing	PR Pocks	Housed HT Pack	RDM	R448A	HT	4DC-7.2Y	14.00	-7
					HT	4DC-7.2Y	14.00	-7
					HT	4DC-7.2Y	14.00	-7
								Total HT Capacity 42.00 -7

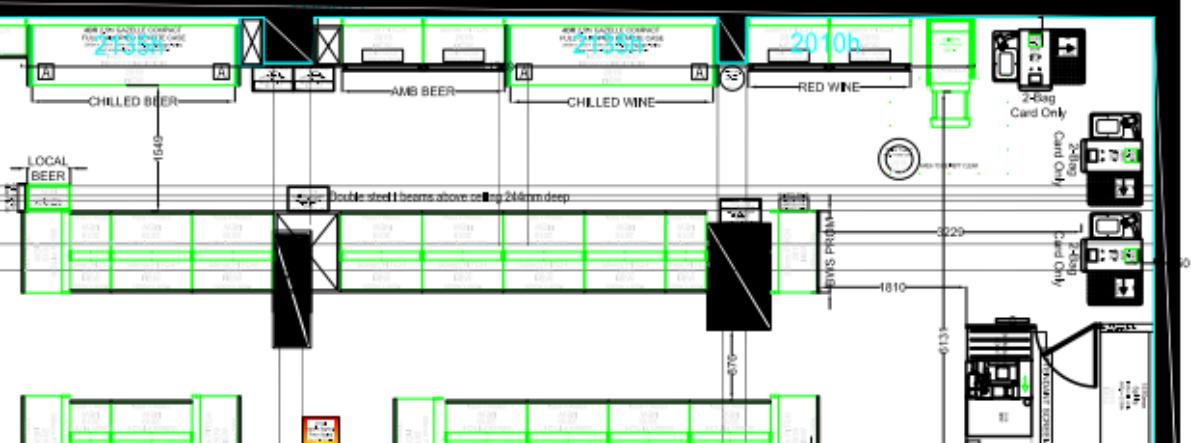
Refrigeration Condenser

New / Existing	Manufacturer	Model	Refrigerant	Capacity kW	Ambient	Condensing	Weight kg
Existing	LU-VE	SAVIR 4E31 3V	R448A	66	38°C	43°C	500

3 x New AC outdoor units



REFRIGERATION & AIR CONDITIONING PLANT

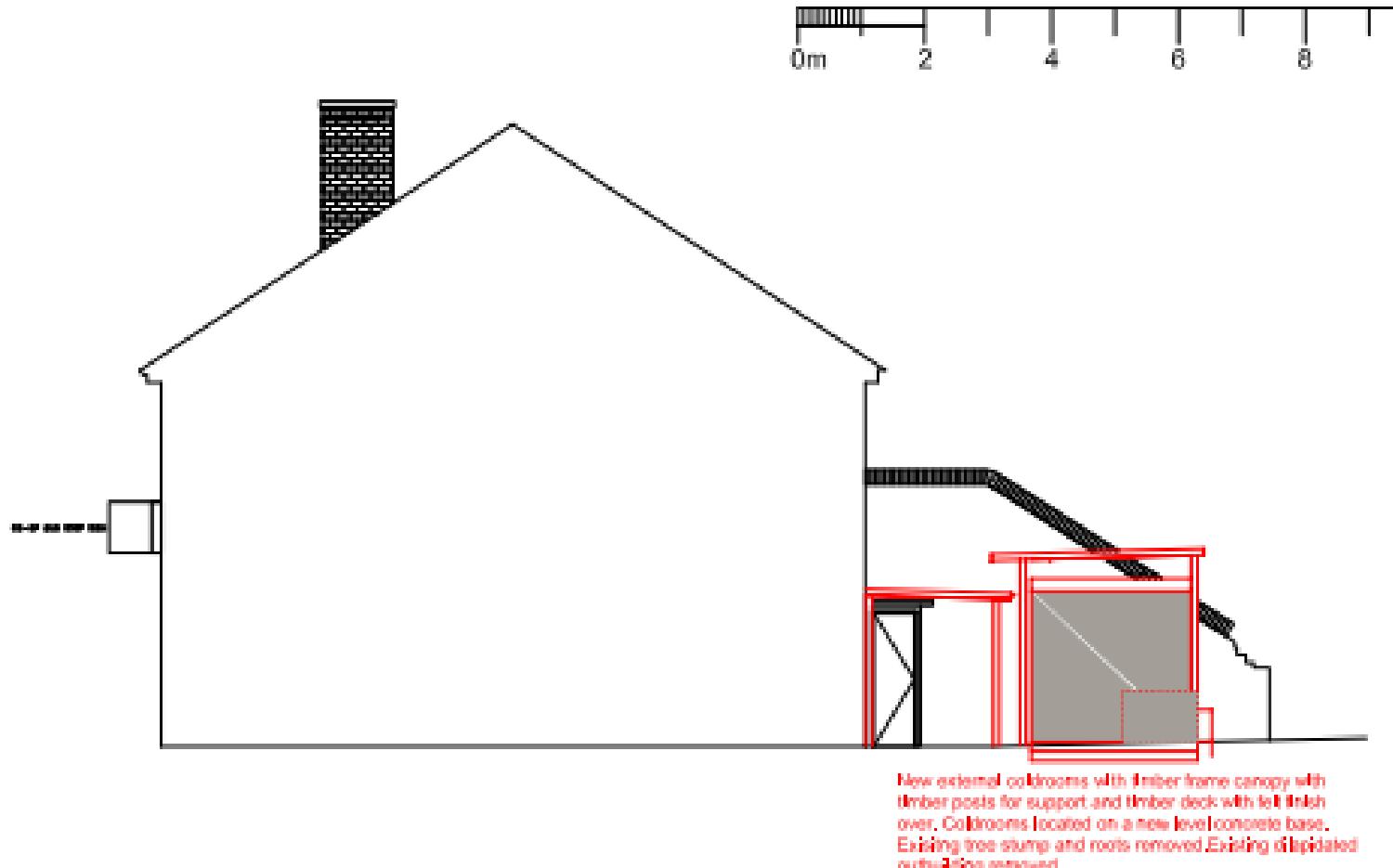


Rear Elevation



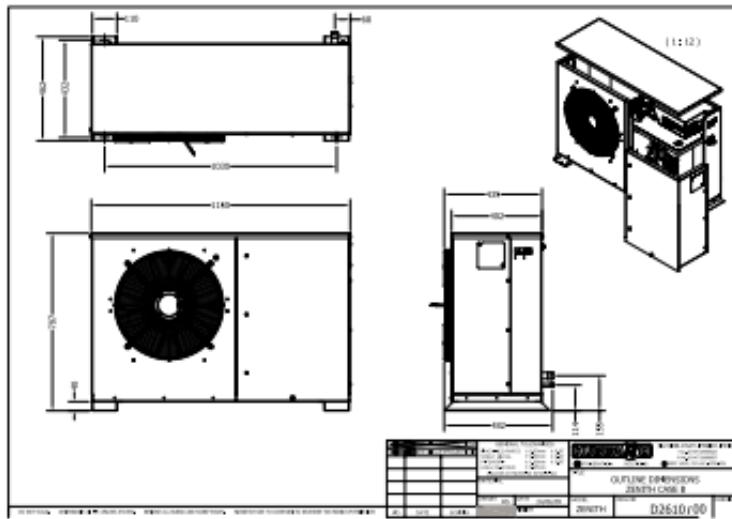
Side Elevation

94

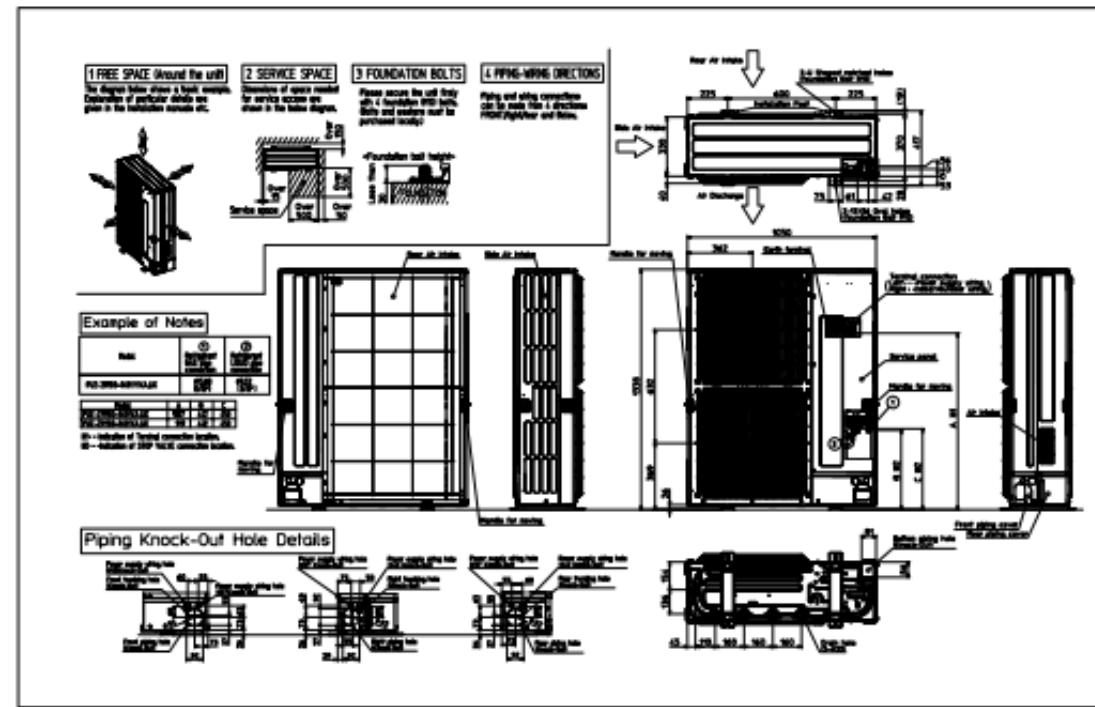


SIDE ELEVATIONS

Chiller Units



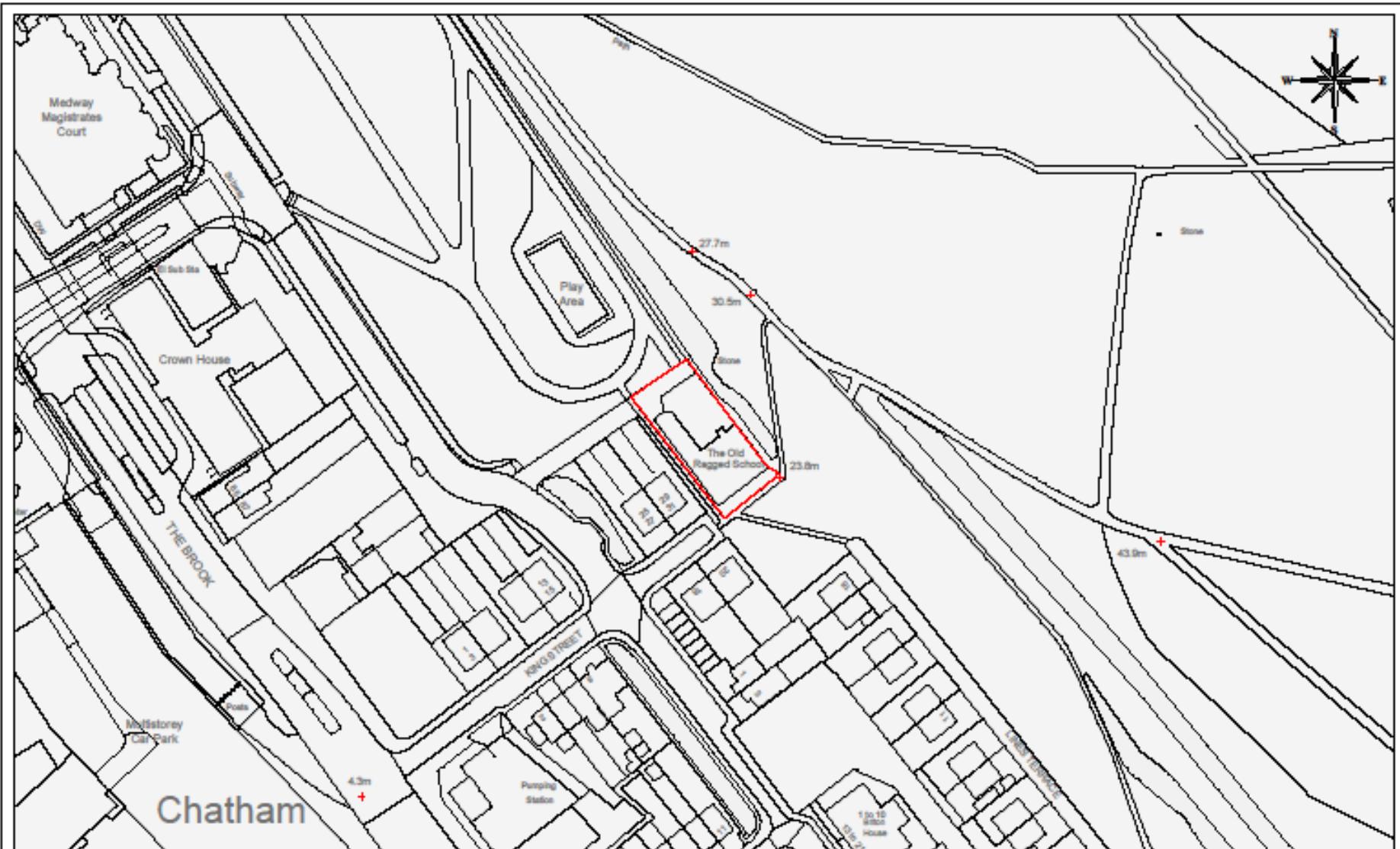
PROPOSED LB CONDENSER UNIT 1:20



PROPOSED A/C UNIT 1:20

Chatham Ragged School

Grade II Listed Building

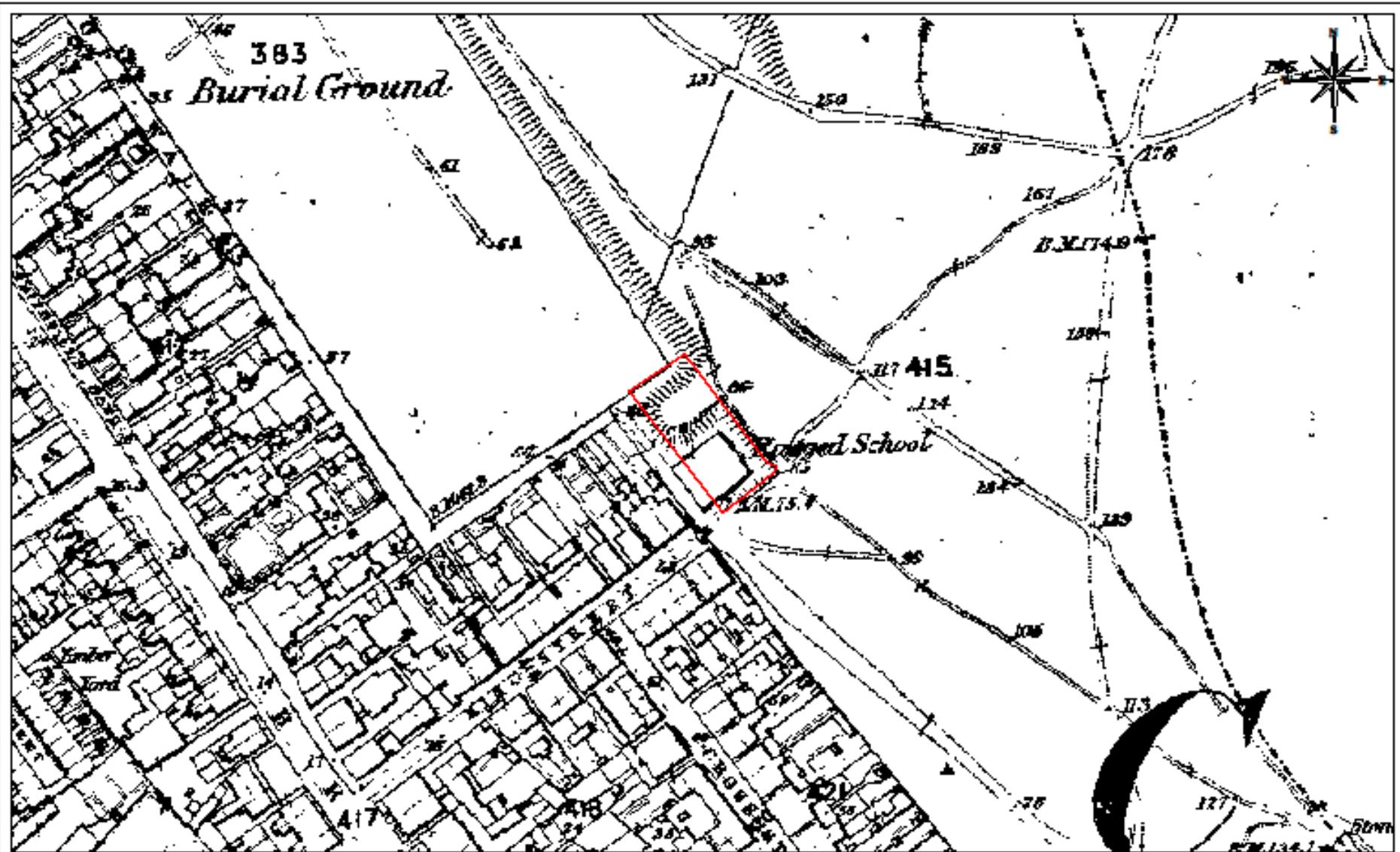


Chatham Ragged School

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Chatham Ragged School - 1866



