

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 13 January 2021

Time: 6.30pm

Venue: Virtual Meeting

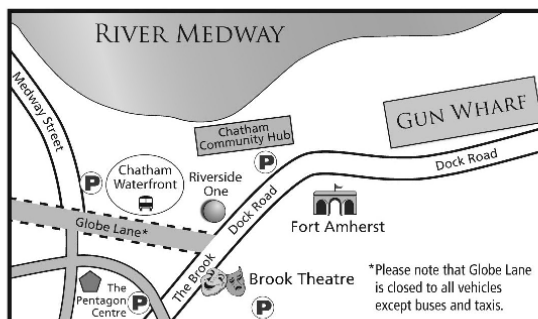
Items

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	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	ارو	331785	Русский	332374
中文	331781	हिंदी	331783	Polski	332373	ଓଡ଼ିଆ	331786	فارسی	331840	Lietuviškai	332372

Planning Committee

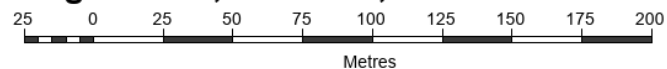
13th January 2021

MC/20/1531

4, 16, 20 And 22 High Street, Rainham



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



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4 High Street, Rainham



16 and 20 High Street, Rainham



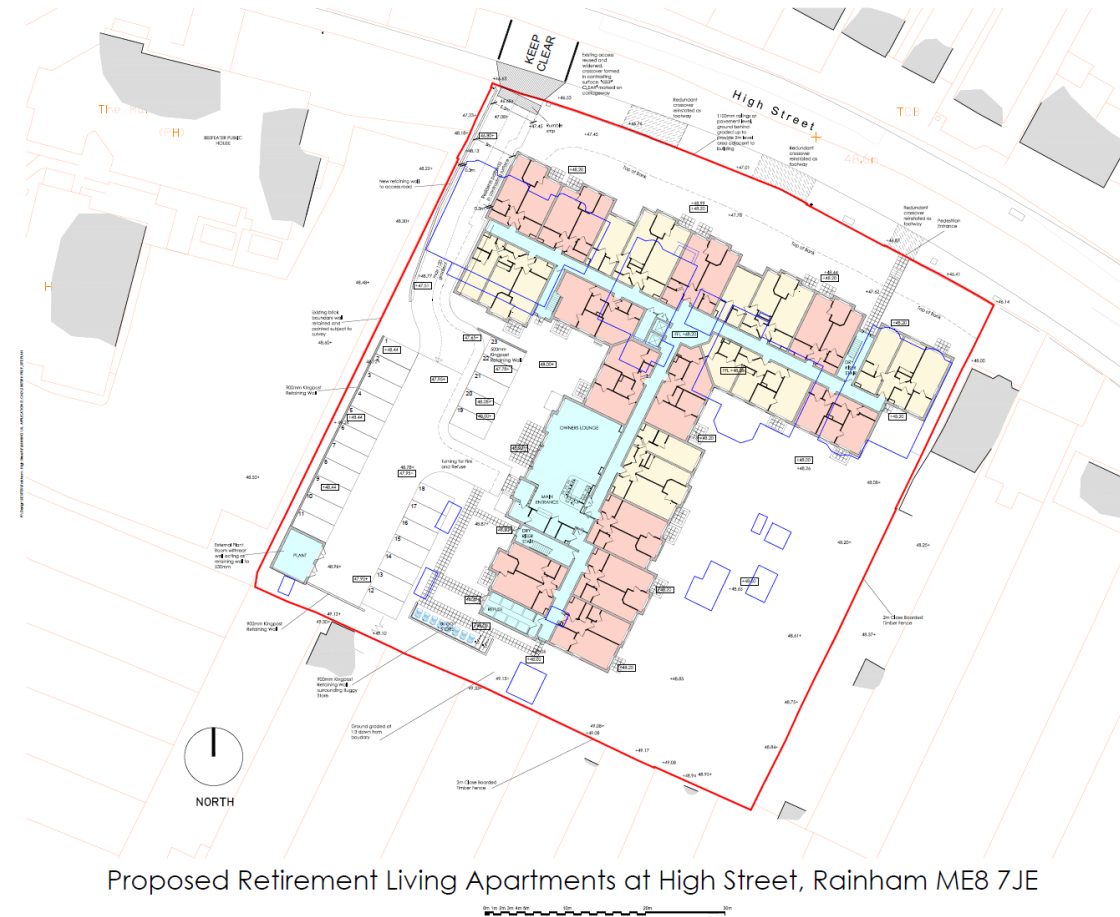
22 High Street, Rainham



6

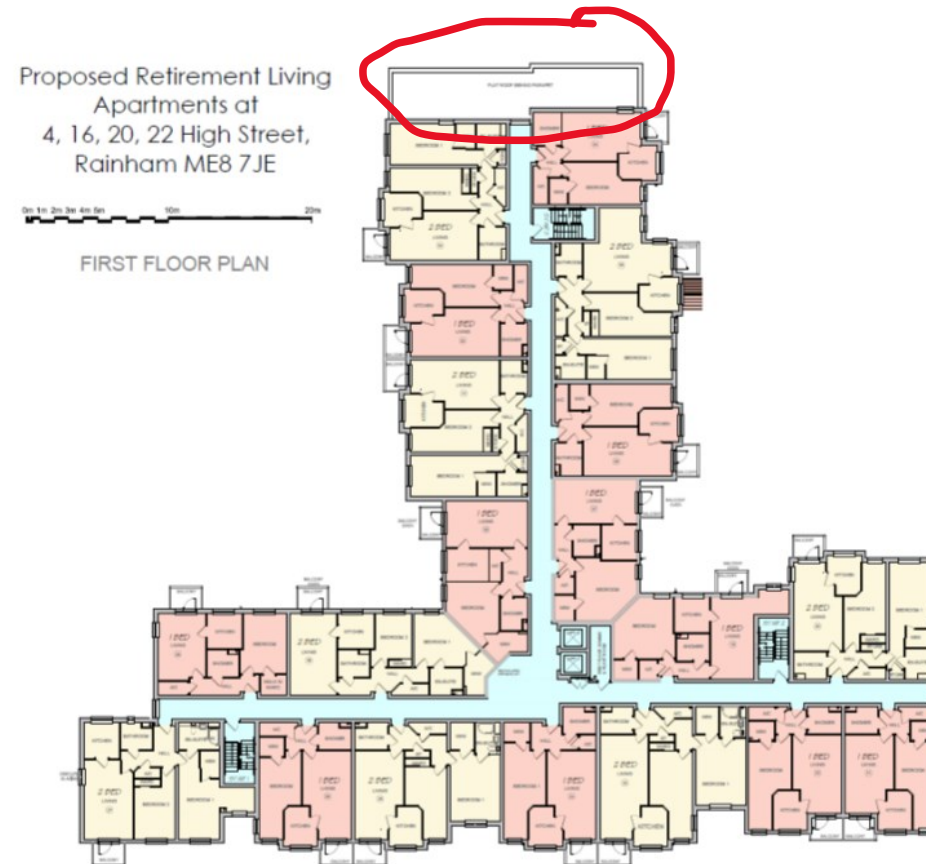


Proposed site layout plan



Proposed Retirement Living Apartments at High Street, Rainham ME8 7JE

Approved first floor plan (MC/19/0797)

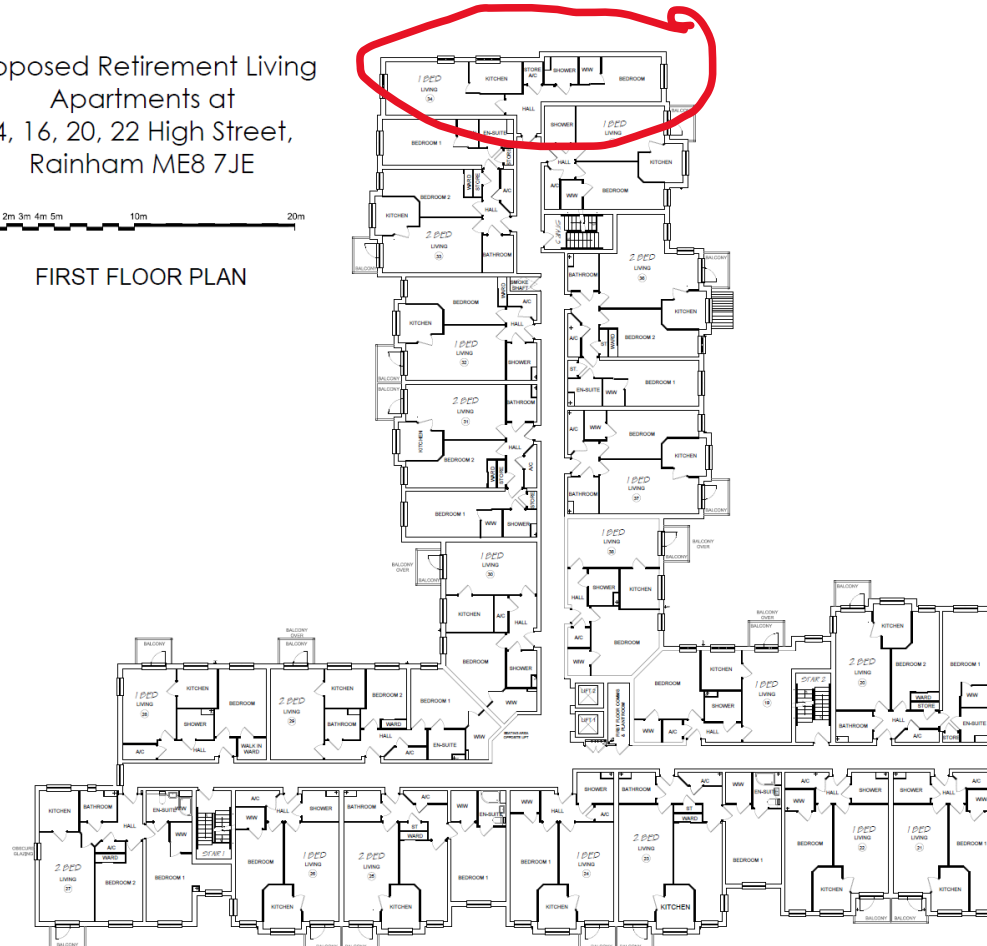


Proposed first floor plan

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

0m 1m 2m 3m 4m 5m 10m 20m

FIRST FLOOR PLAN



© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 399–405



- | | | |
|---|--|---------------------------------------|
| ① Roof: Marley Eternit Modern Old English Dark Red. | ⑤ Window headbanding - Contrasting brick to main brick - Leicester red stock | ⑨ Main Entrance Canopy - Timber |
| ② Brick walls - Istock - Cissbury Red | ⑥ Reconstituted cast stone head/sill: Colour - Bath Stone | ⑩ Half Dormer/Full Dormer Windows:GRP |
| ③ Brick walls - Painted in White | ⑦ Windows - White UPVC - Manufacturers lbc. | ⑪ Rainwater goods: Black UPVC. |
| ④ Marley Eternit Corol Cladding - Slate Grey | ⑧ Balcony - Steel - Powder coated black - Simple design. | ⑫ Door: White painted timber door |



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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

① - Roof - Mainly Eternit - Western Old English Dark Red	② - Window headbanding - Contrasting brick to main brick - Lapped - Red Brick	③ - Main Entrance Canopy - Timber
④ - Brick walls - Reddish - Caubrey Red	⑤ - Re-rendered wall above entrance - Colour - Red Brick	⑥ - Half Round Flat Corner Window (CRP)
⑦ - Brick walls - Painted in White	⑧ - Windows - White UPVC - Manufacture 80	⑨ - Rainwater goods - Black UPVC
⑩ - Mainly Eternit Central Cladding - Stone Grey	⑪ - Balcony - Steel - Powder coated black - Simple design	⑫ - Door - White painted timber door

0m 1m 2m 3m 4m 5m 10m 20m 30m

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



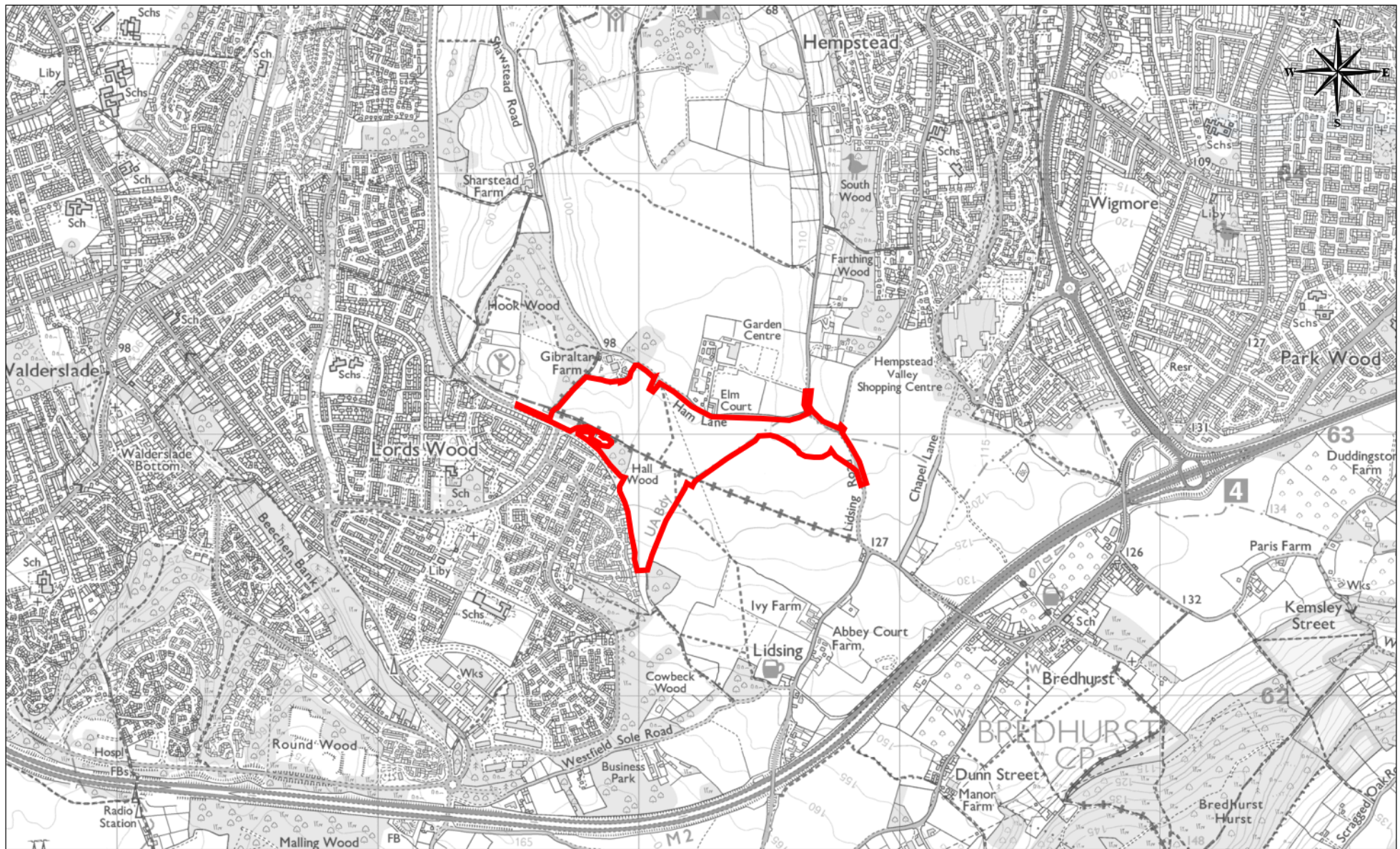
ELEVATION F-F

Landscape Master Plan



MC/19/0336

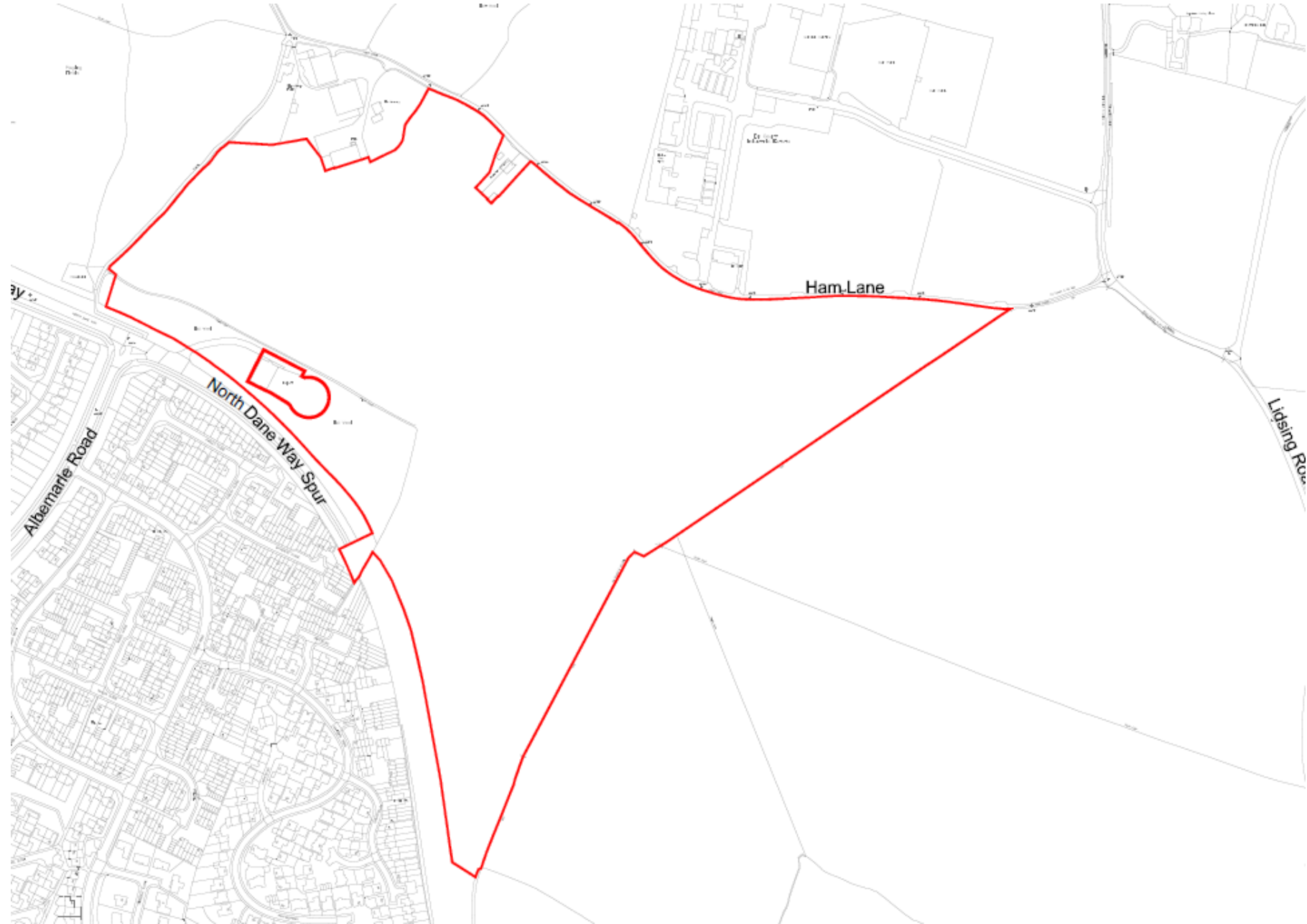
Gibraltar Farm, Ham Lane, Hempstead



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

MC/19/0556

Extant Permission - Site Boundary



Site Area

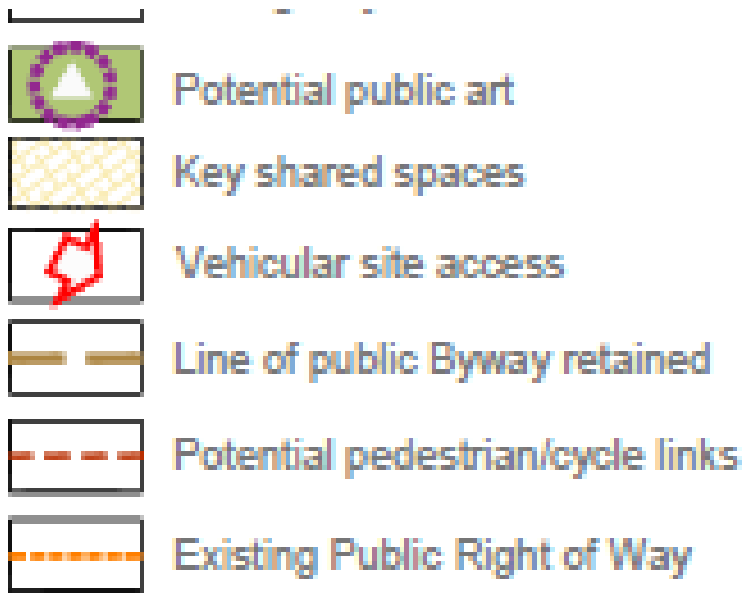


MC/18/0556

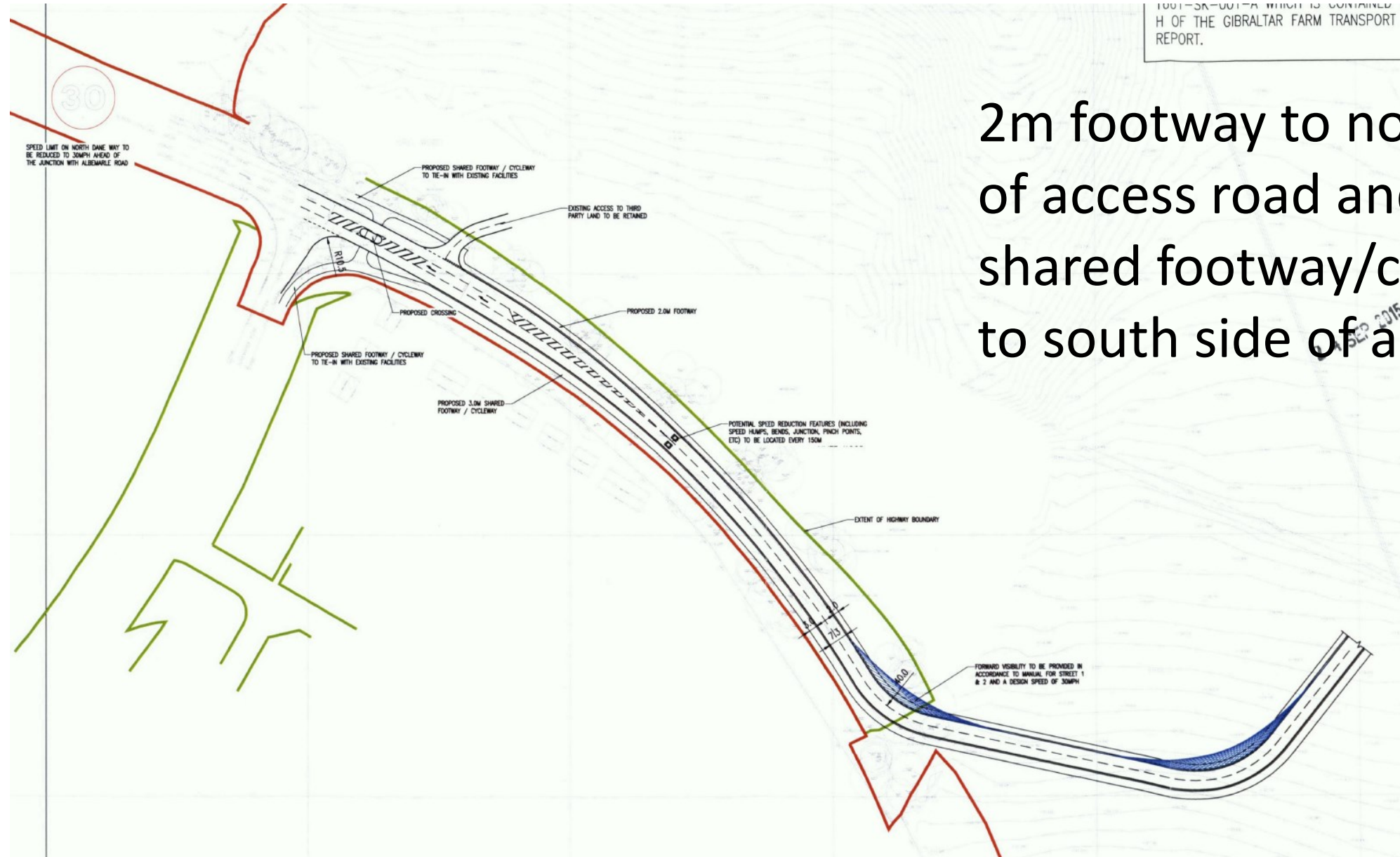
Extant Permission

—

illustrative layout



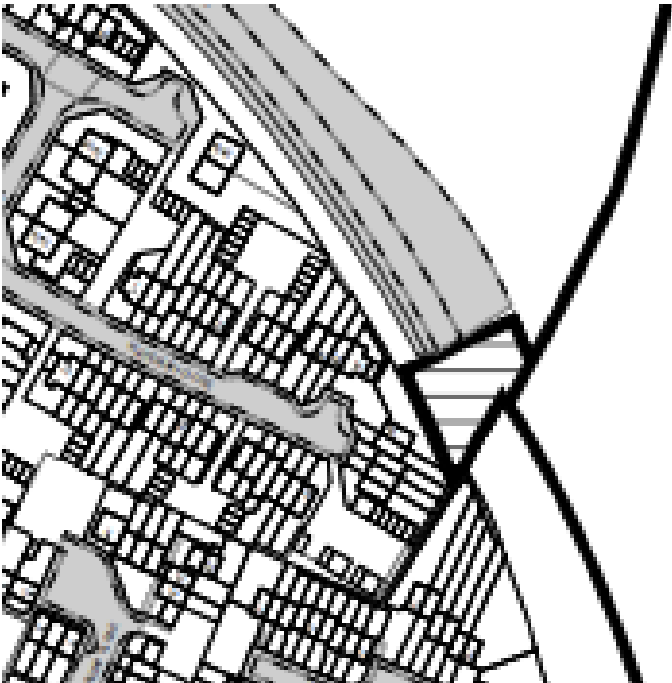
MC/18/0556 – Extant Permission - Access Details



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

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

26



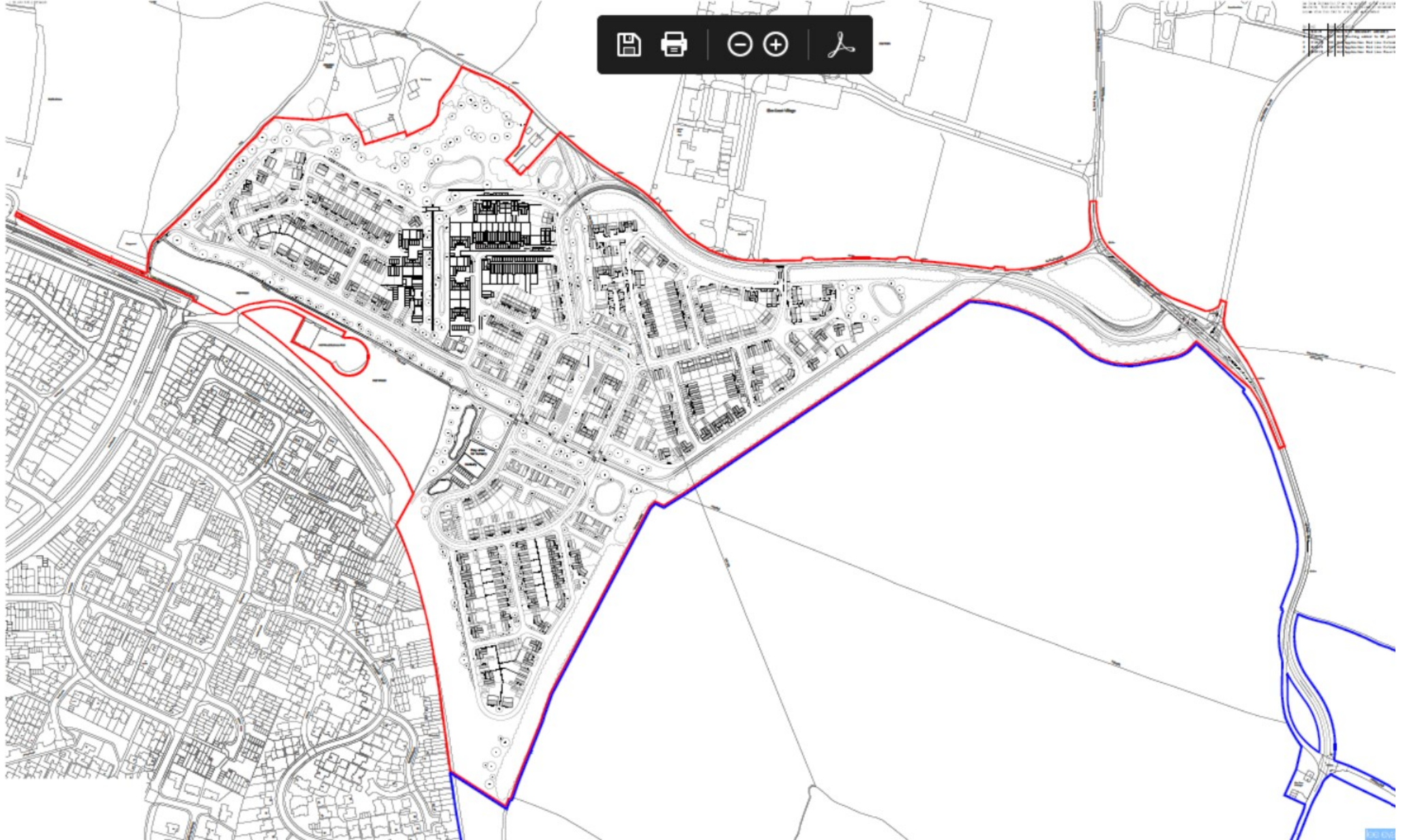
LEGEND

Reference numbers in the key refer to policies
 Certain proposals relate to named locations wh
 determined at the detailed design stage Gener
GENERAL

Aerial – Application Site



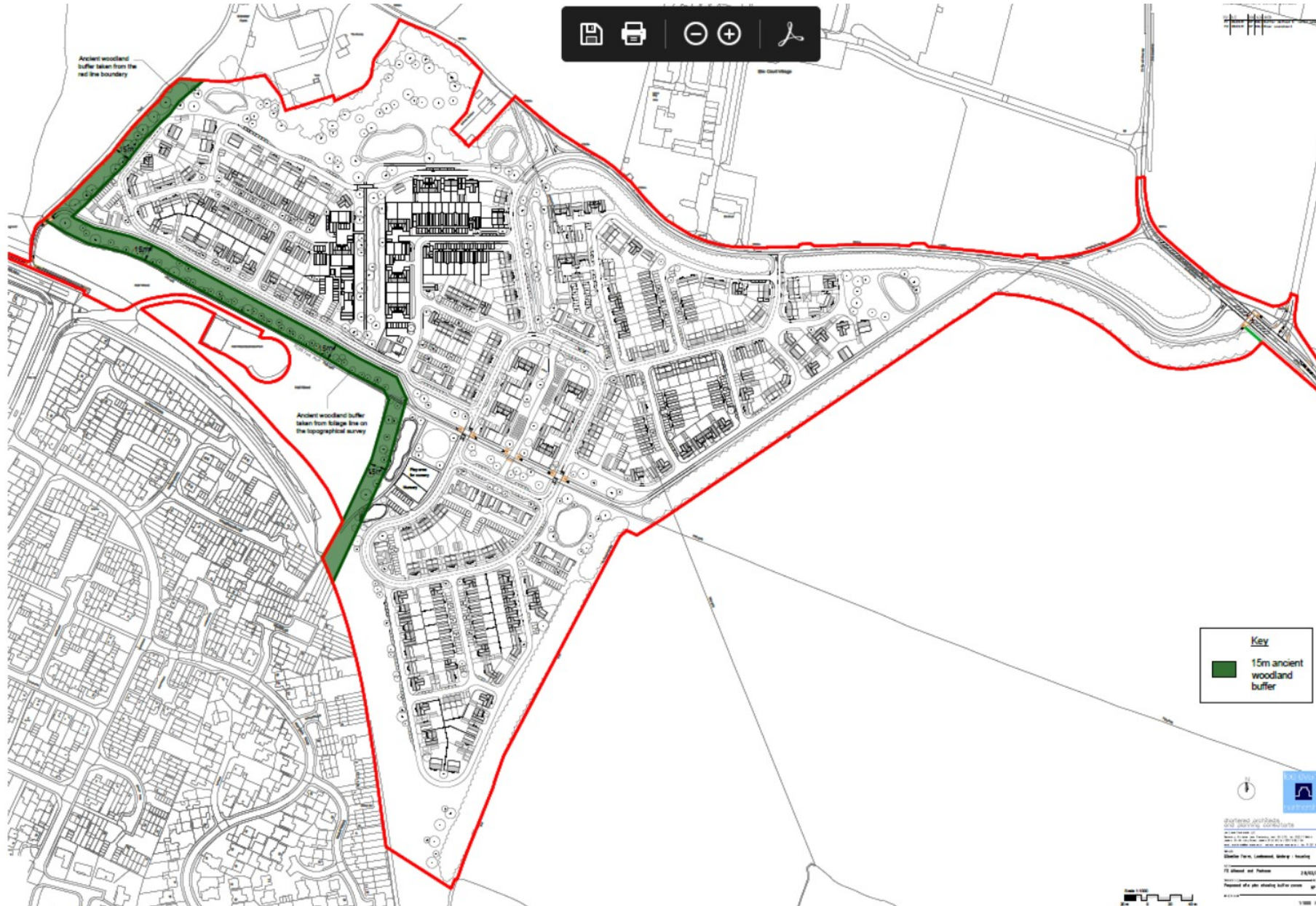
Illustrative Site Layout



Existing Topography



Illustrative Layout with 15m buffer to Ancient Woodland



Site from Northwestern side (From end of access footpath)

32



Hall Woods

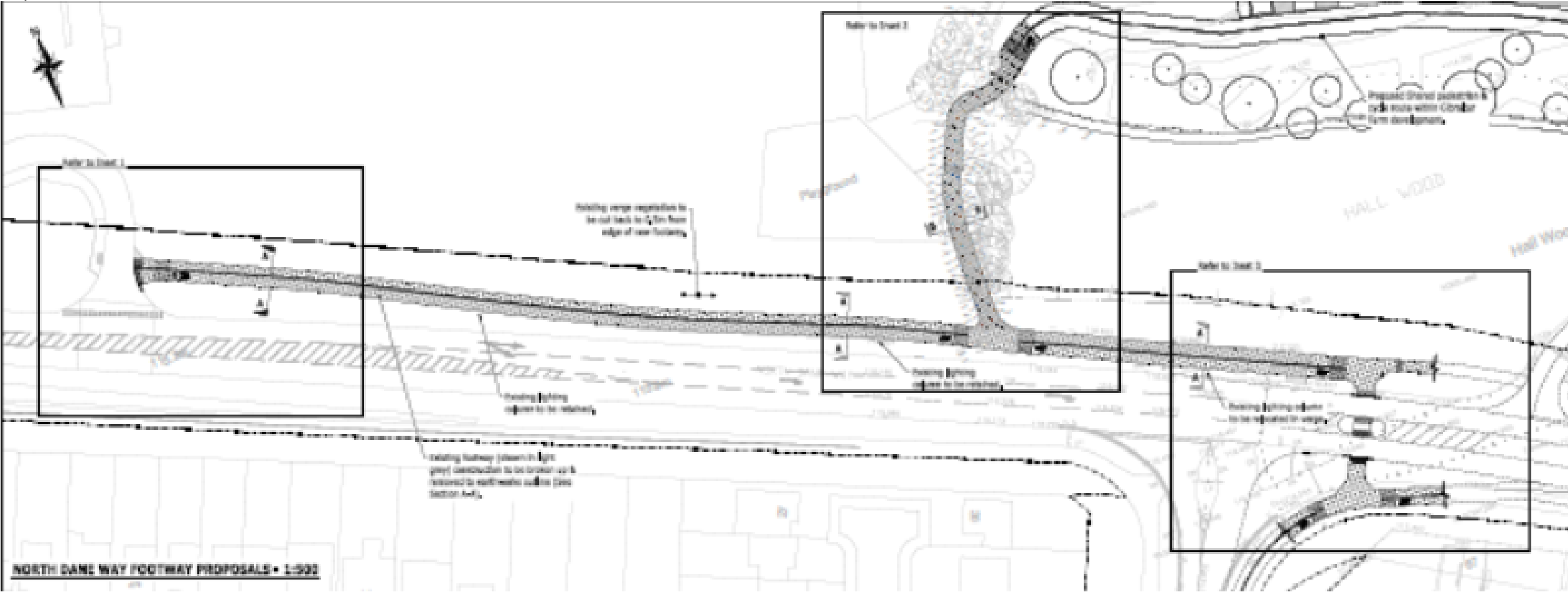
Site From Ham Lane

Gibraltar Cottages

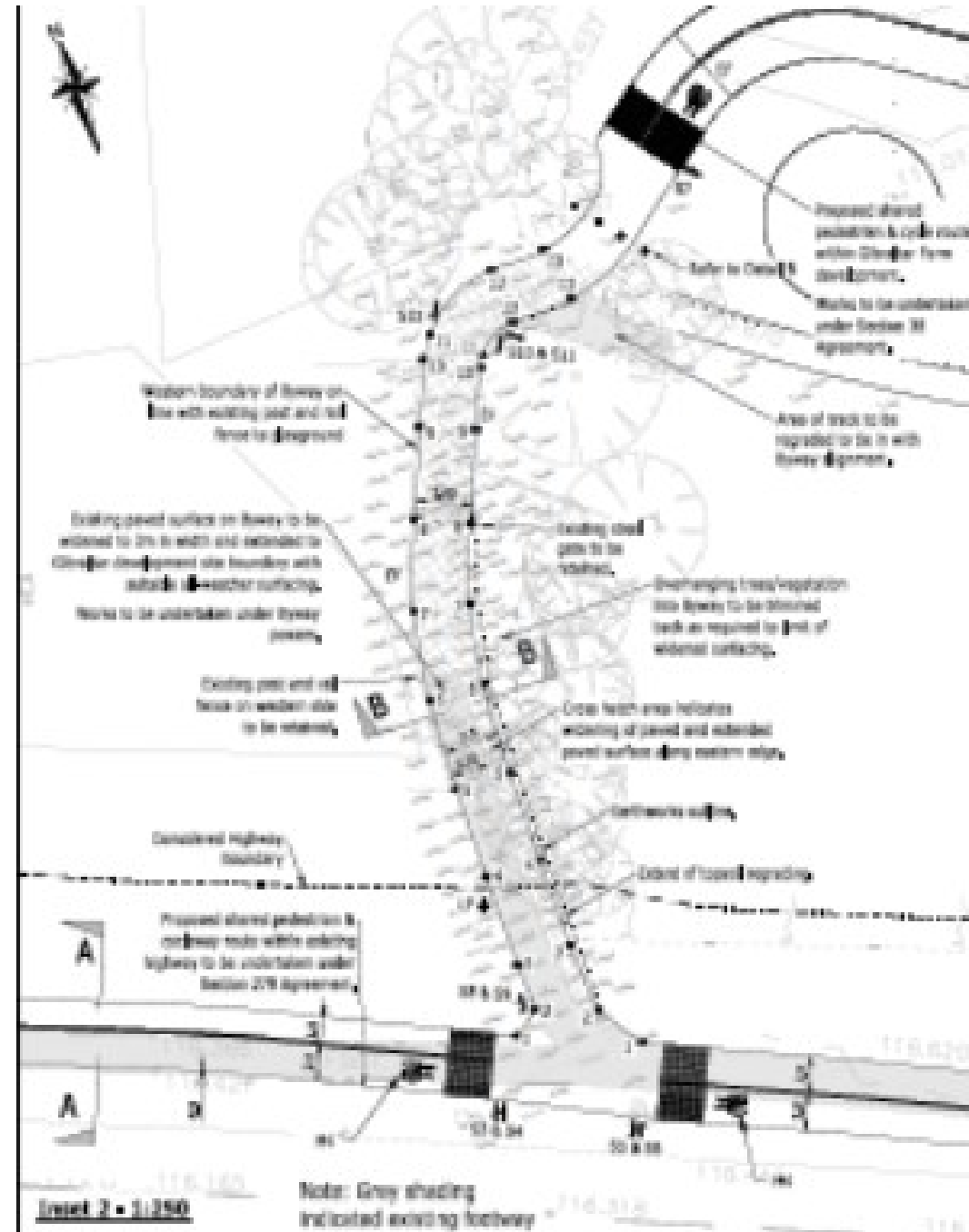


Proposed Access – Lordswood (1 of 3)

34

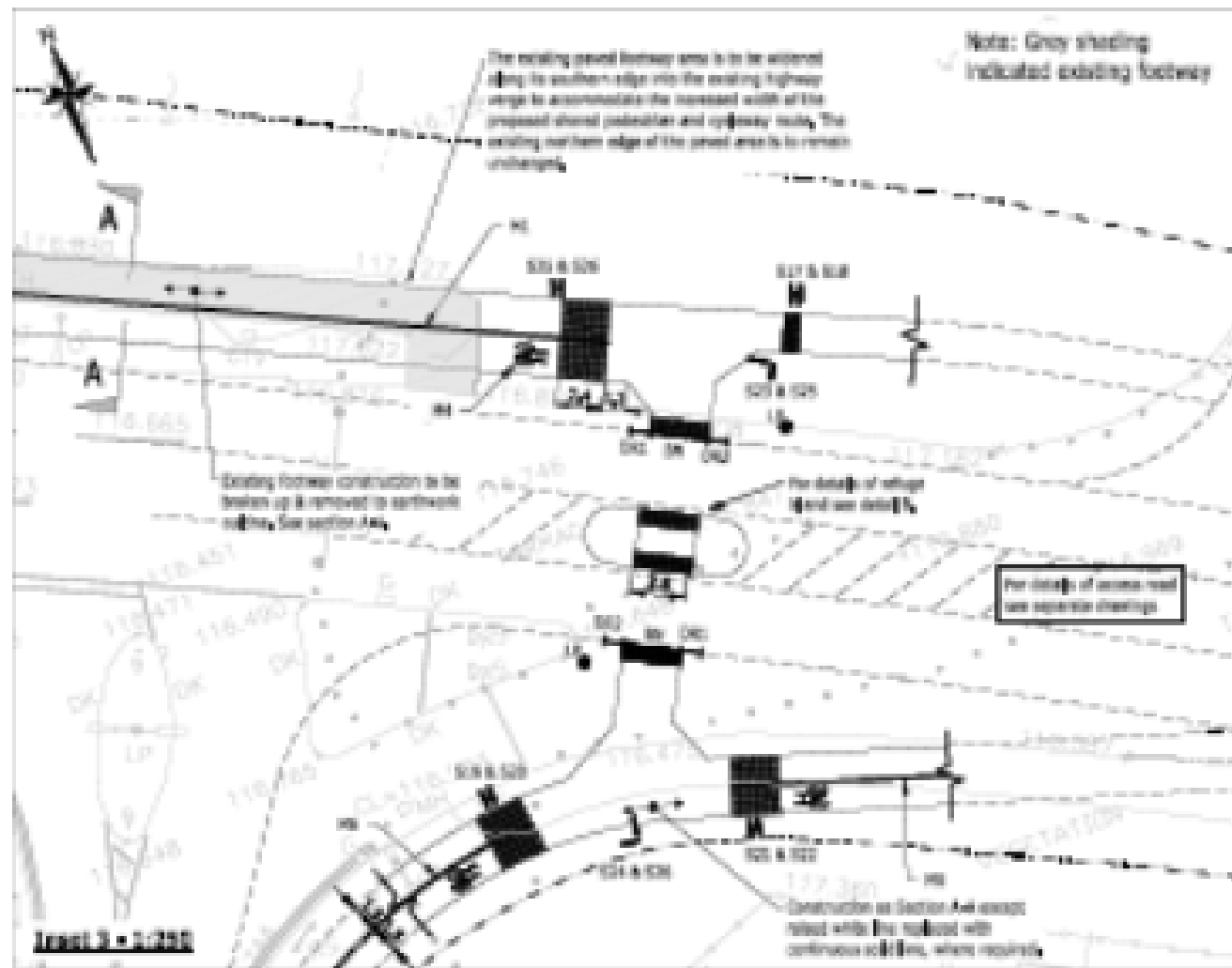
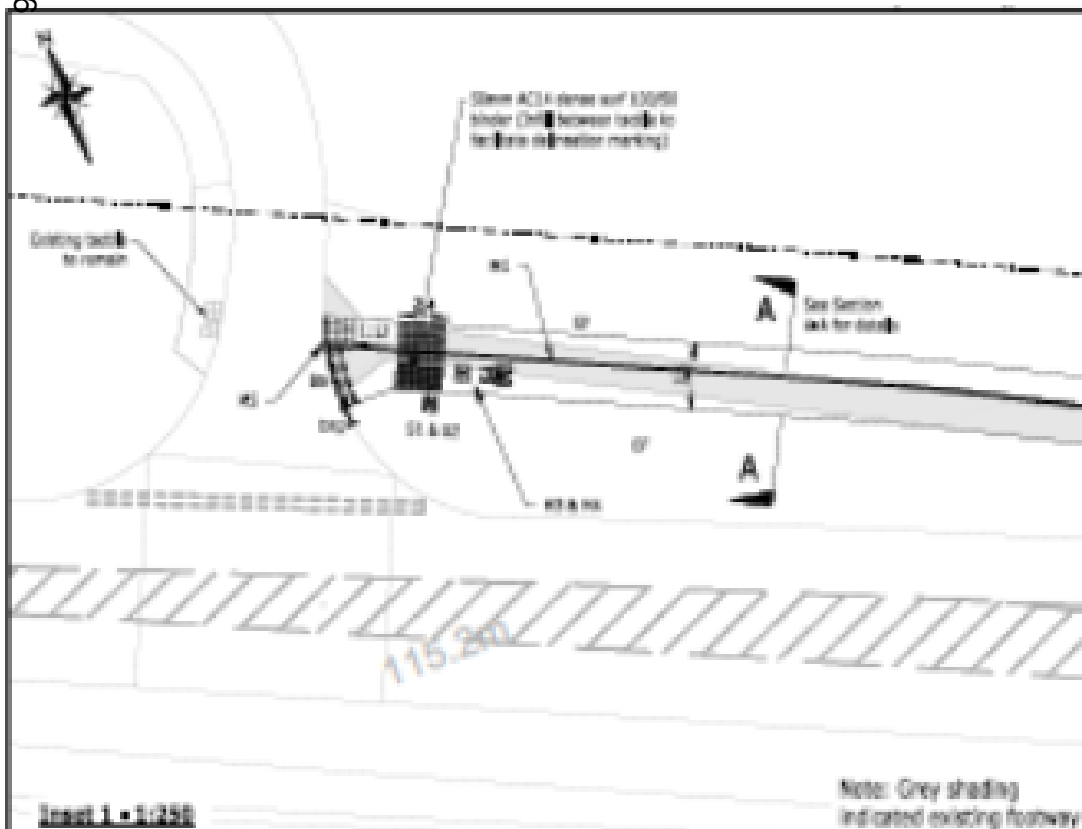


Proposed Access – Lordswood (2 of 3)



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



Site from Northwestern side along byway RC29



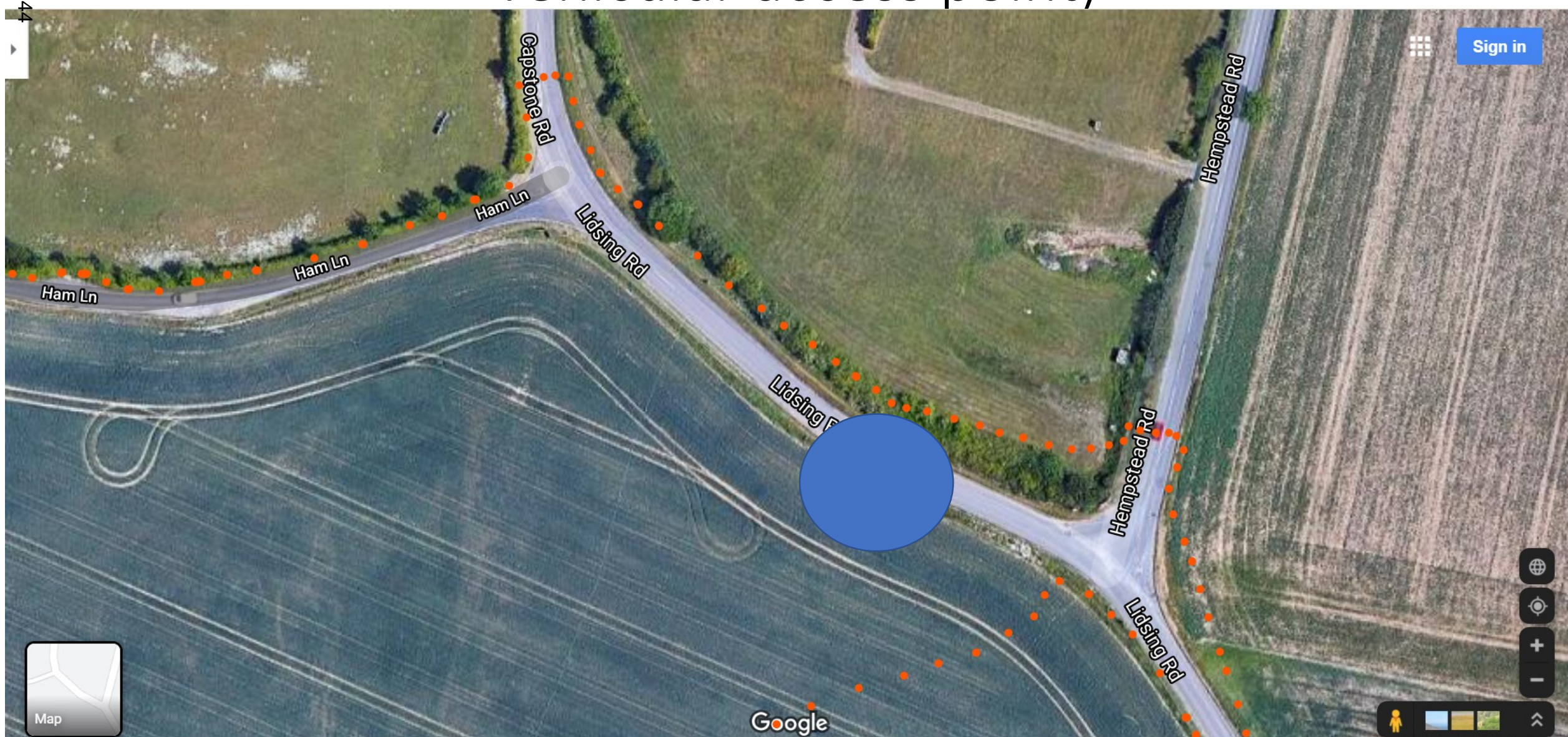
Existing byway RC29 – towards North Dane Way



DEFRA Magic Map – Ancient Woodland Designation



Access – Hempstead (approximately shown proposed vehicular access point)

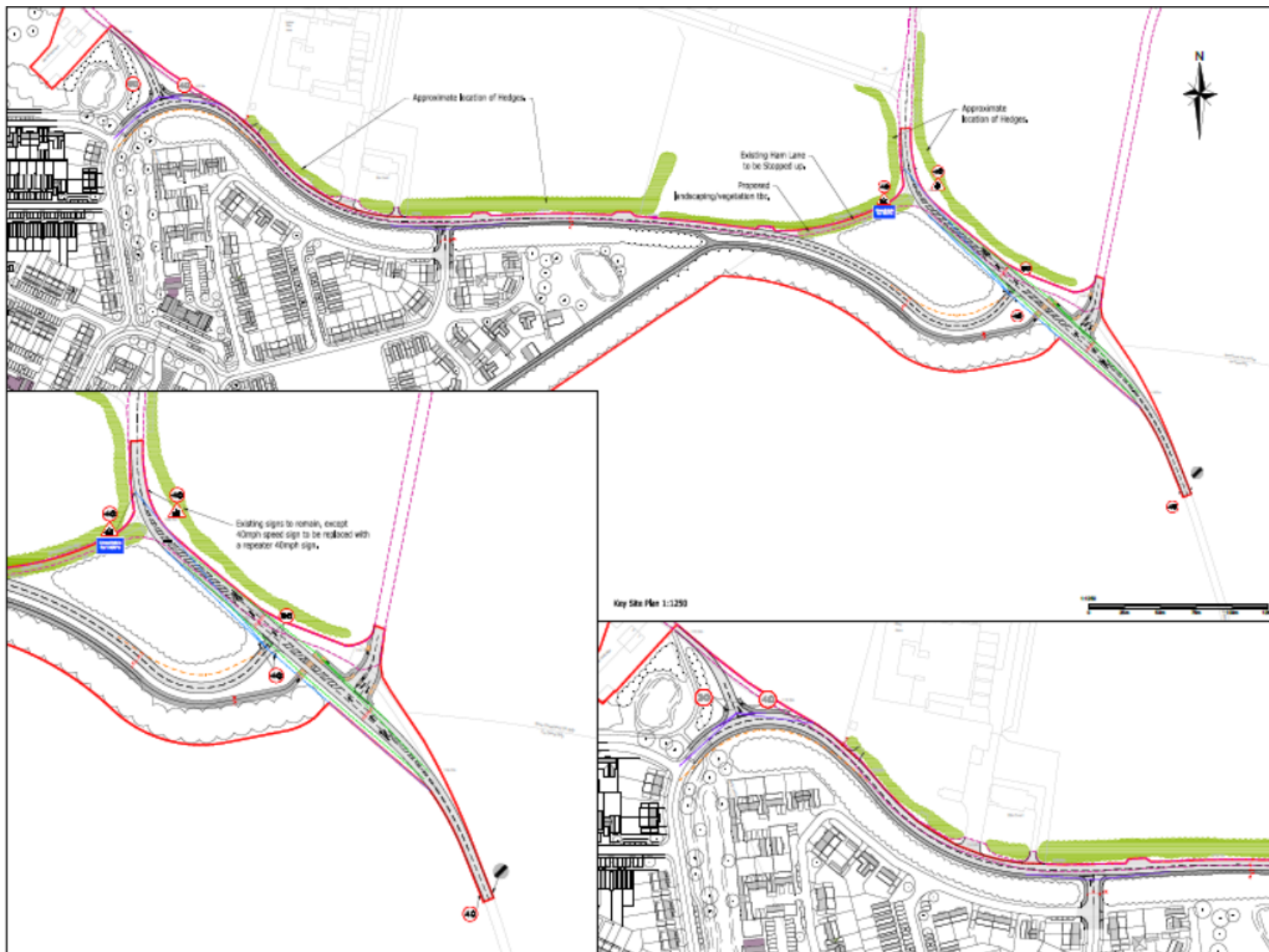


Ham Lane

Junction –
Lidsing Road
with Hempstead
Road



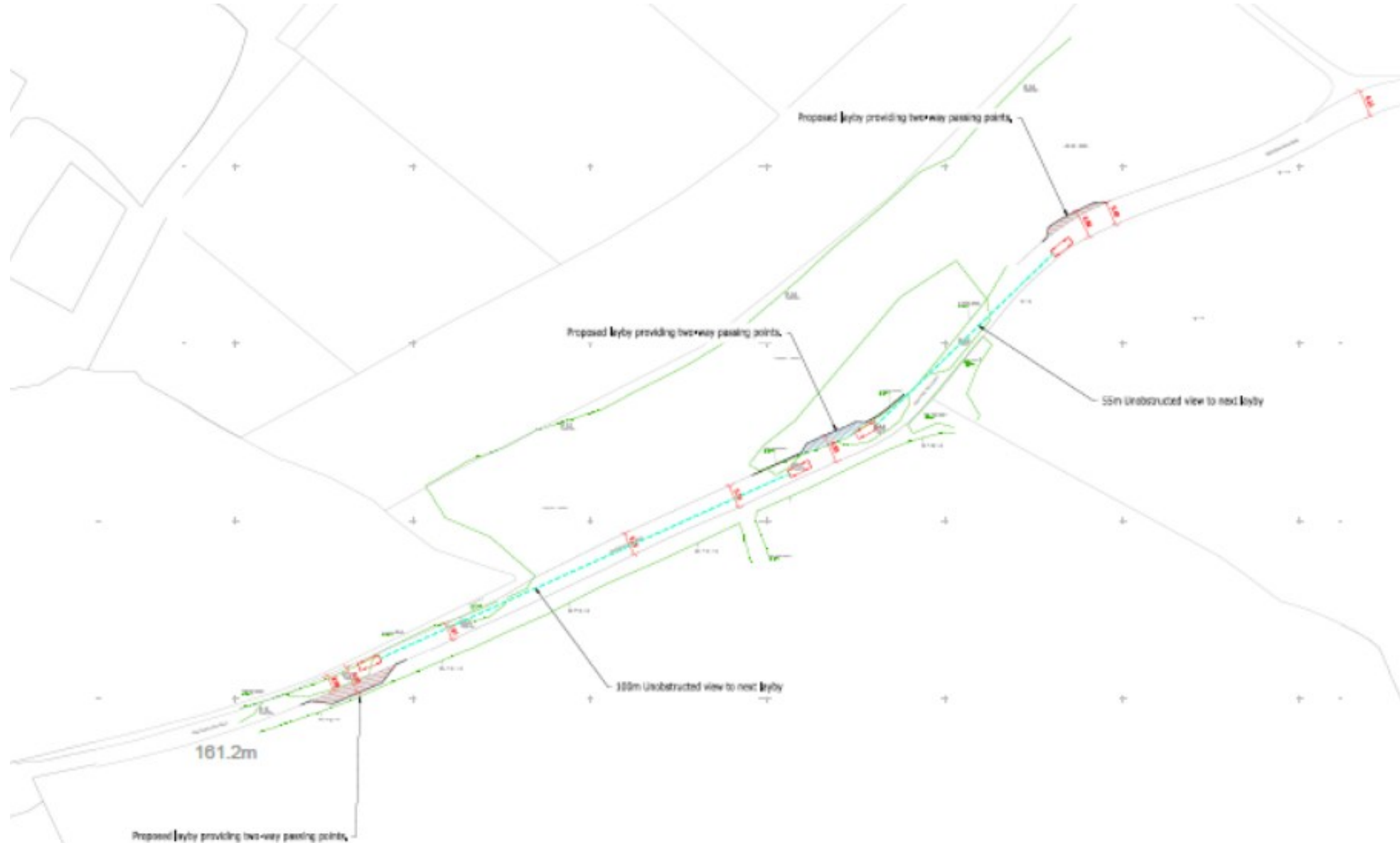
Site Access - Hempstead



Westfield Sole Lane – three passing bays



Westfield Sole Lane – Proposed passing bays



Hempstead Road looking towards Lidsing Road

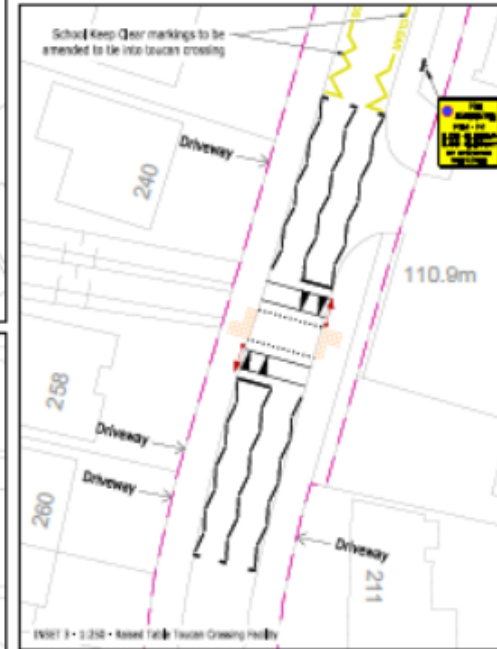


Hempstead Road looking towards urban area

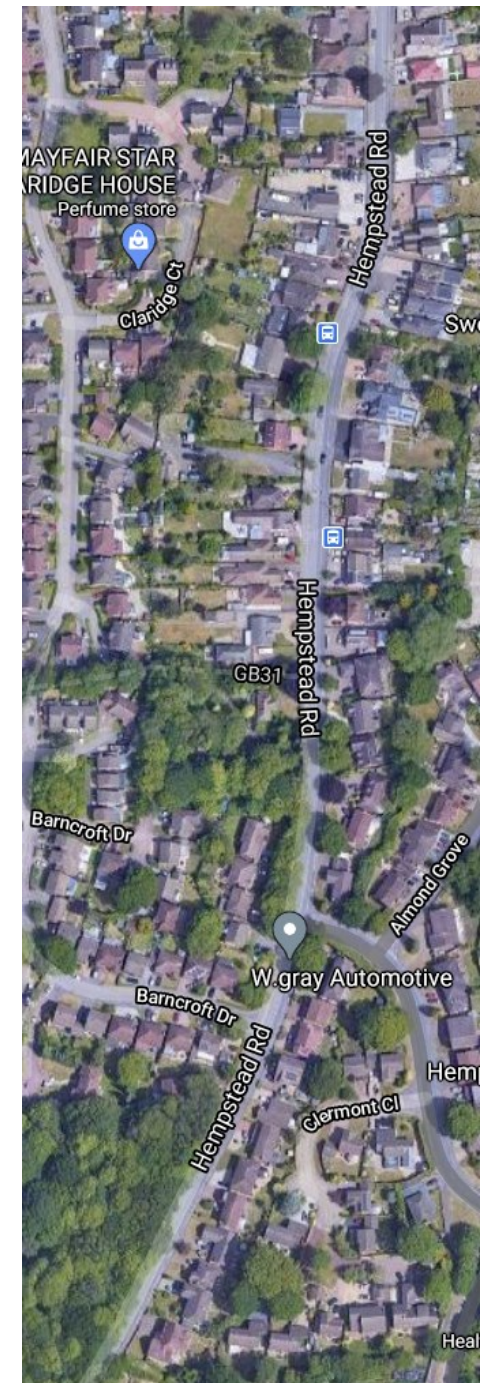
50



Hempstead Road- Traffic Calming



Hempstead Road within the urban area



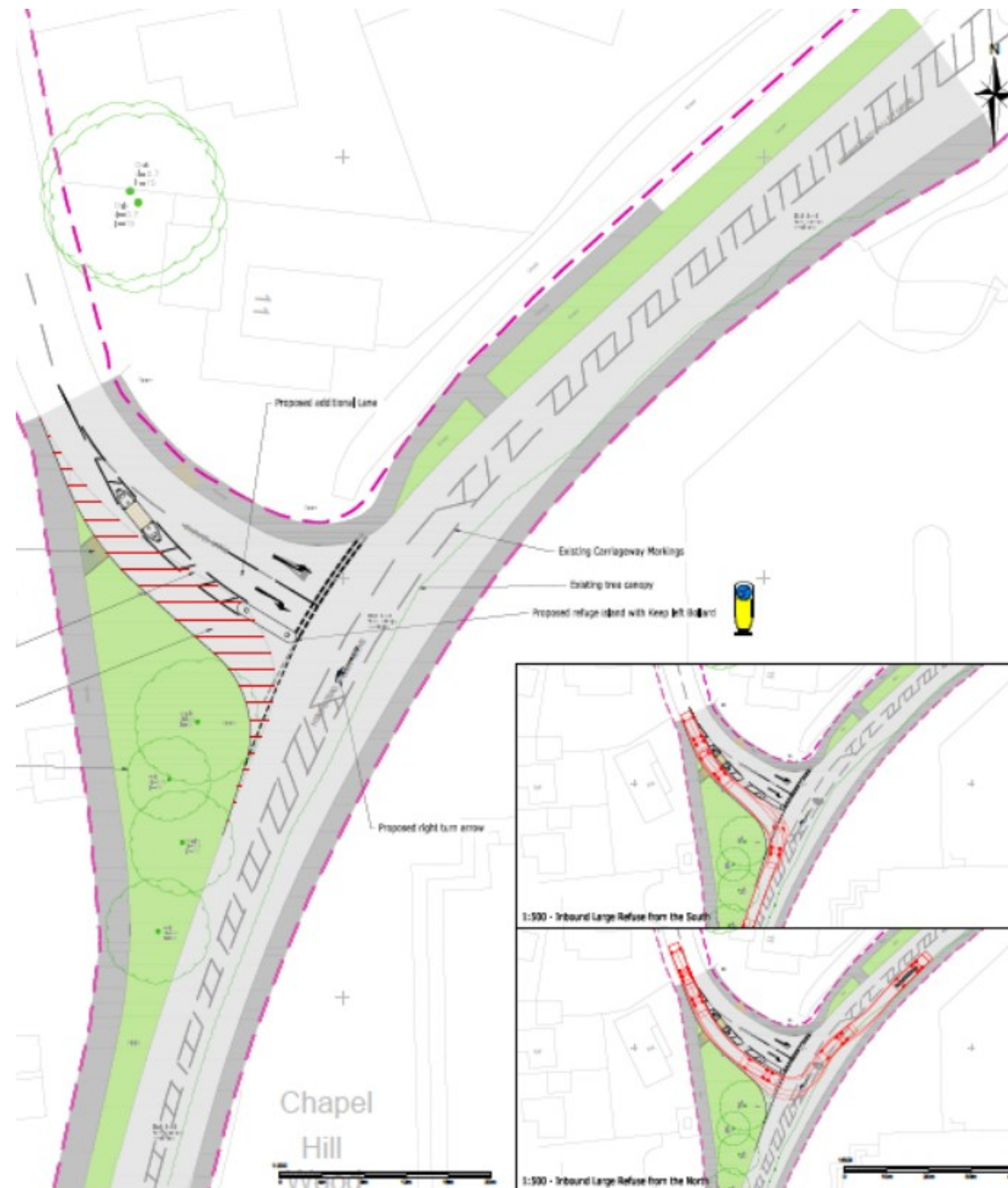
Existing Chapel Lane/Hempstead Valley Road Junction



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



Hoath Way Roundabout – Hoath way travelling north



Hoath Way Roundabout – Proposed pedestrian crossing – travelling south

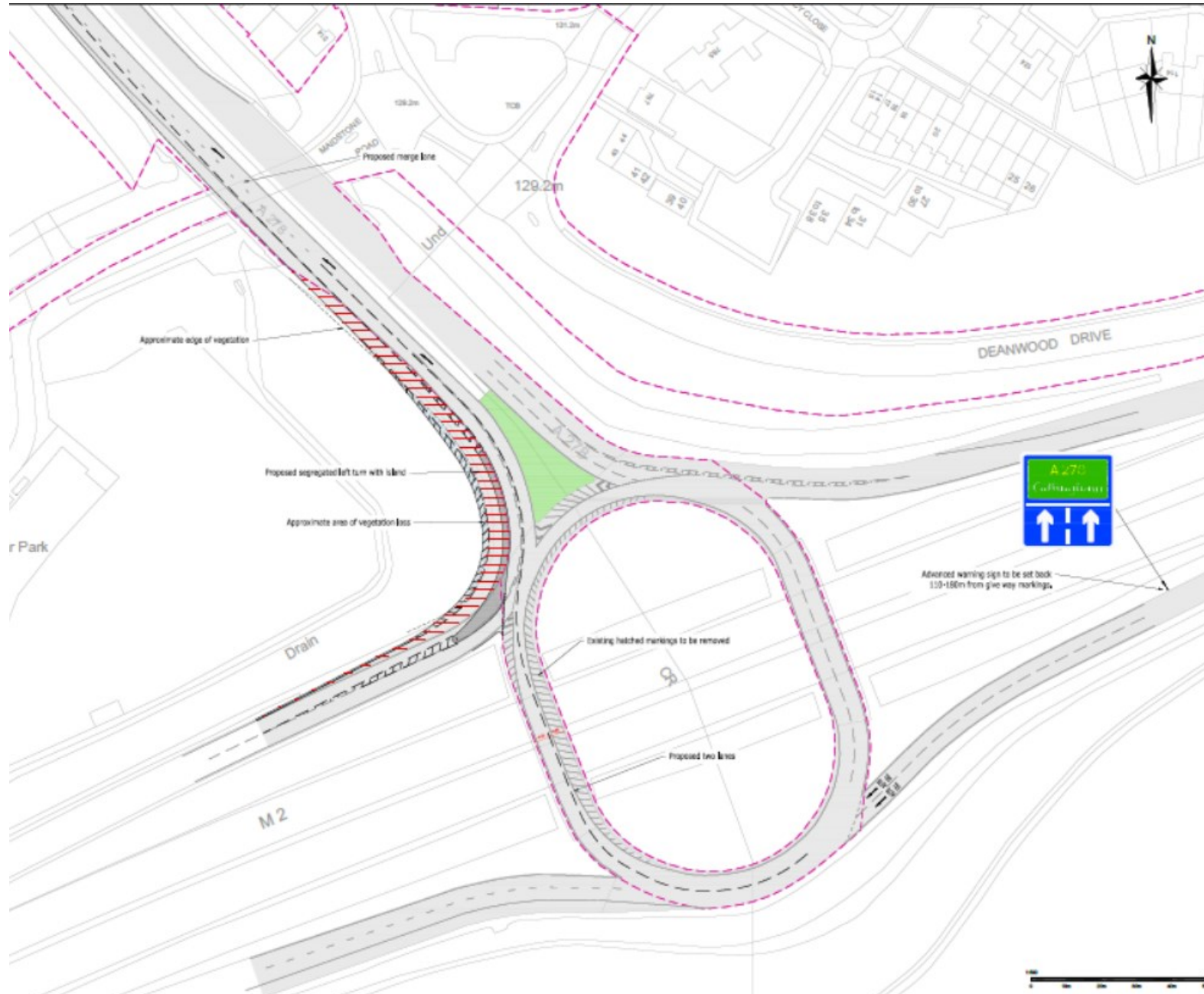
29



Junction 4 M2



64



Junction 4 - Hoath Way north



MC/20/2486

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

St James' Church



Application Site from St James' Church



Application Site from SE Corner facing NW



Application Site from SW Corner Facing NE



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

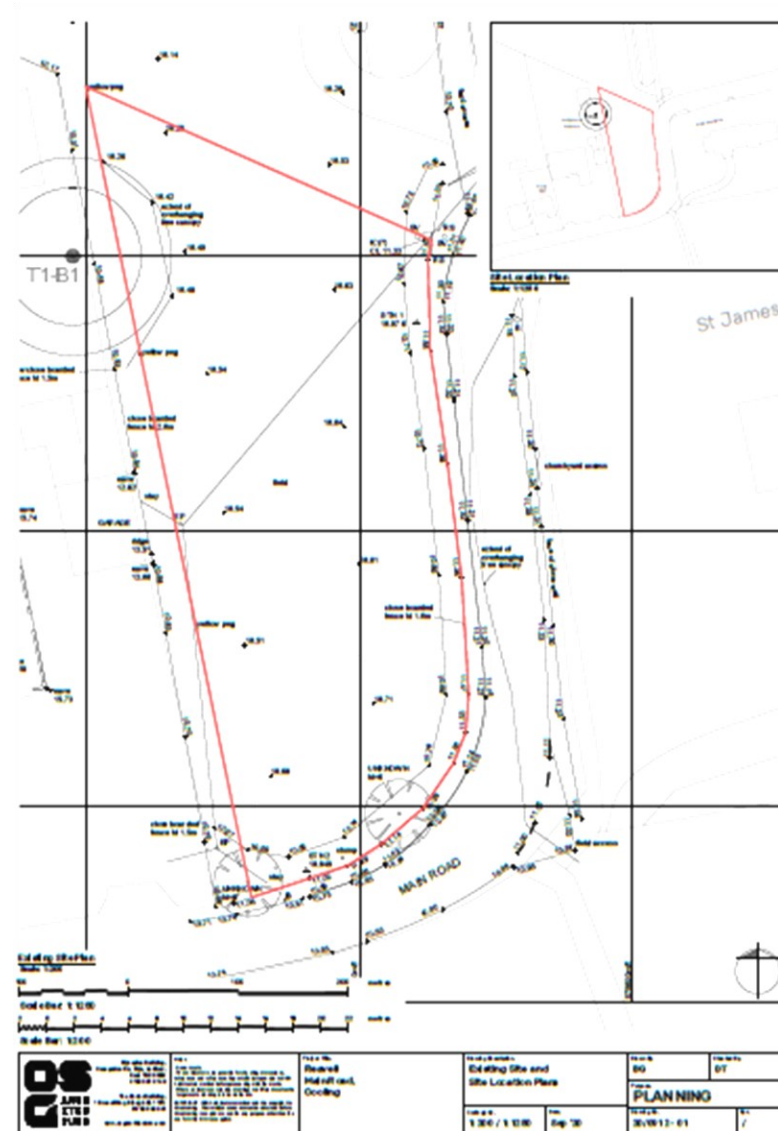
72



Application Site From the E along Cooling Road facing W



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



Tree Constraints Plan
showing existing layout with tree categories and root protection zones.

Legend:

- Tree Categories:
 - Category 1: Green circle
 - Category 2: Blue circle
 - Category 3: Grey circle
 - Category 4: Red circle
 - Category 5: Pink circle
 - Category 6: Blue circle with cross
- Root Protection Zones:
 - Category 1: Green line
 - Category 2: Blue line
 - Category 3: Grey line
 - Category 4: Red line
 - Category 5: Pink line
 - Category 6: Blue line with cross

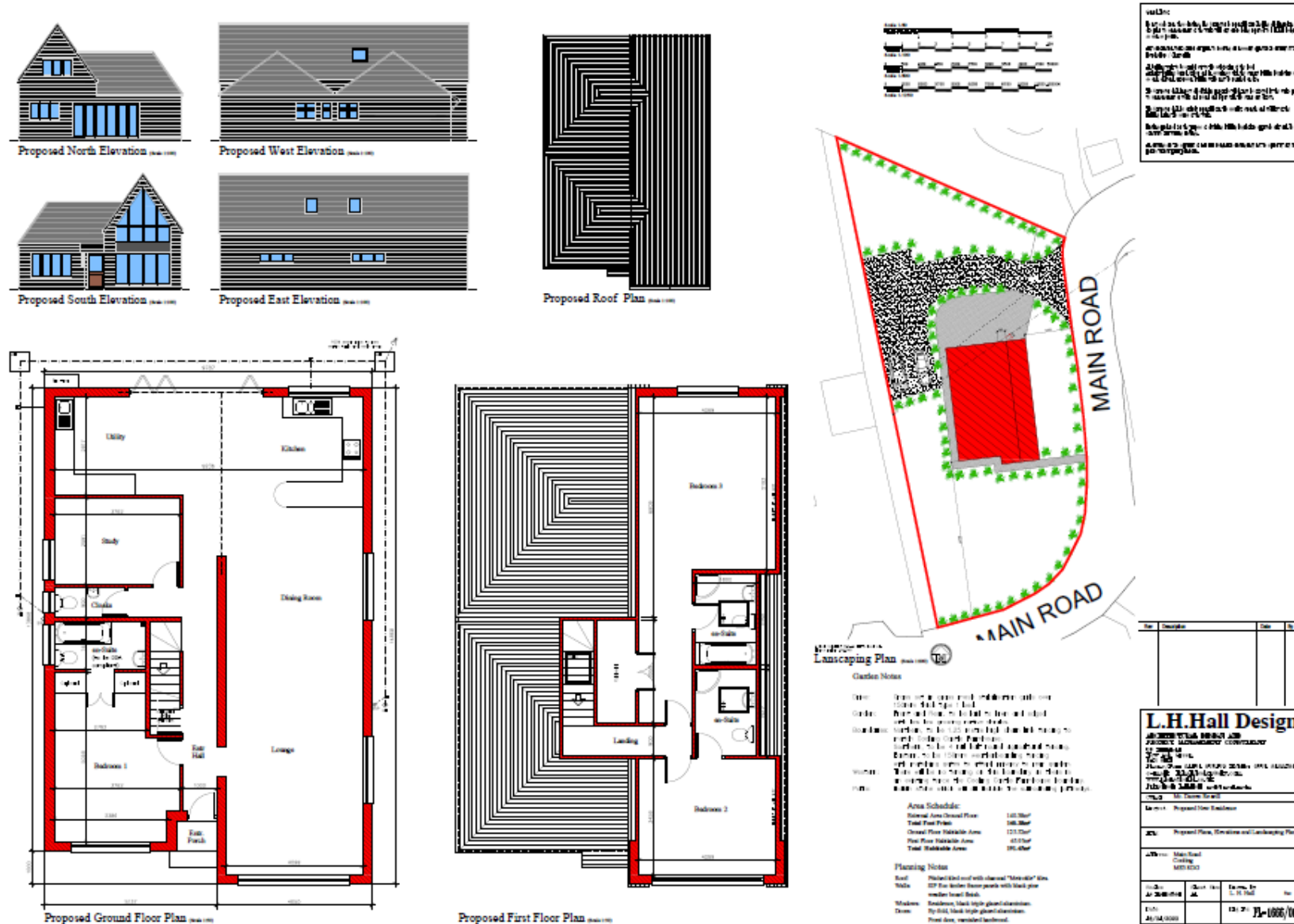
Scale: 1:1000

North Arrow: Indicated by a star symbol.

Site Details:

- Cooling Castle Farmhouse
- Brooke Lodge
- St James's Church
- Barn Road
- Tree T1-B1 (Blue dot, Green circle)

Previous Application – MC/20/1126



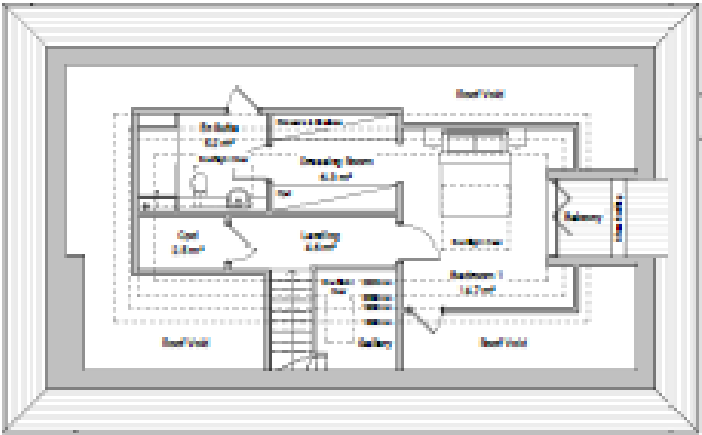
The map shows a large industrial or commercial site outlined in red. The site contains several large buildings and a central paved area. Surrounding the site are roads, including T1-B1, and other land parcels. A north arrow is located in the top right corner. A scale bar is at the bottom left. A legend at the bottom right explains the symbols used on the map.

Legend:

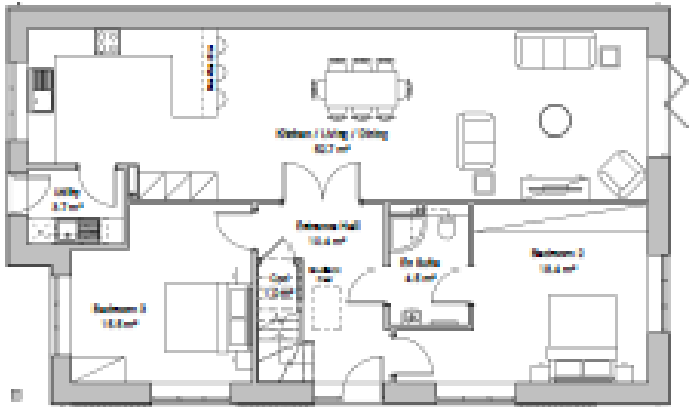
- Proposed Development
- Existing Development
- Proposed Access
- Proposed Easement
- Proposed Right-of-Way
- Proposed Utility
- Proposed Stormwater Management
- Proposed Landscaping
- Proposed Parking
- Proposed Loading Area
- Proposed Storage Area
- Proposed Office Area
- Proposed Warehouse Area
- Proposed Manufacturing Area
- Proposed Distribution Area
- Proposed Research and Development Area
- Proposed Office Building
- Proposed Warehouse Building
- Proposed Manufacturing Building
- Proposed Distribution Building
- Proposed Research and Development Building
- Proposed Office Building
- Proposed Warehouse Building
- Proposed Manufacturing Building
- Proposed Distribution Building
- Proposed Research and Development Building

Proposed Floor Plans

78



First Floor Plan
1:100



Ground Floor Plan
1:100



Proposed South and East Elevations



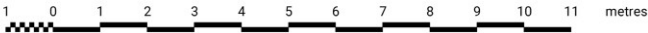
East Elevation

1 : 100




South Elevation

1 : 100



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



Wyeplan Building,
Occupation Road,
Wye, Ashford,
Kent TN23 5BN
01233 812 148

The Porter Building,
1 Brunel Way, Slough SL1 1FQ
01753 966 361
www.osgarchitecture.com

Project Title:
**Reavell
Main Road,
Cooling**

Drawing Description:
**Proposed Elevations
Sheet 1 of 2**

Scale (to A3)	Date:
1 : 100	Sep '20
Drawn By:	Checked By:
BG	DT

Purpose:
PLANNING

Drawing No.	Rev.
20/0912 - 08	D

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Proposed North and West Elevations



West Elevation

1 : 100

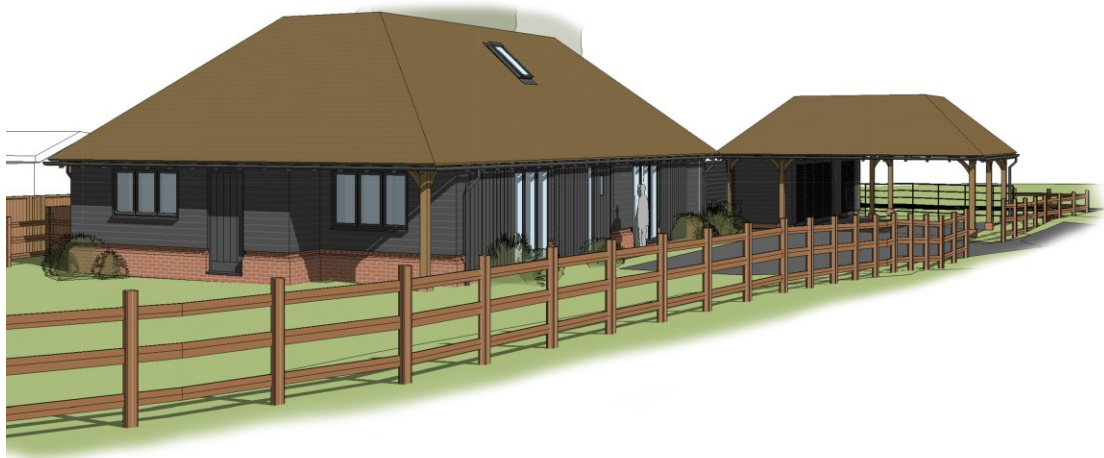


North Elevation

1 : 100

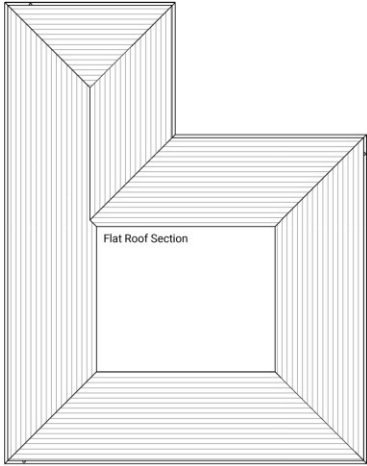
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Project Title: Reavell Main Road, Cooling		
Drawing Description: Proposed Elevations Sheet 2 of 2		
Scale (@ A3) 1 : 100		Date: Sep '20
Drawn By: BG		Checked By: DT
Purpose: PLANNING		
Drawing No. 20/0912 - 09		Rev.
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Proposed 3D Perspective



Rev	Date	Description
<div><div><div><div></div><div></div><div></div><div></div></div><div>ARCH ITEC TURE</div></div><div><div>Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN25 5EN 01233 812 148</div><div>The Porter Building, 1 Brunel Way, Slough SL1 1FQ 01753 968 361 www.osgarchitecture.com</div></div></div>		
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. <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. <div>COPYRIGHT: OSG Architecture Limited own the copyright to this drawing. Their written consent must be obtained before this drawing is copied or used for any purpose other than the one in which it was supplied</div>		

Proposed Carport



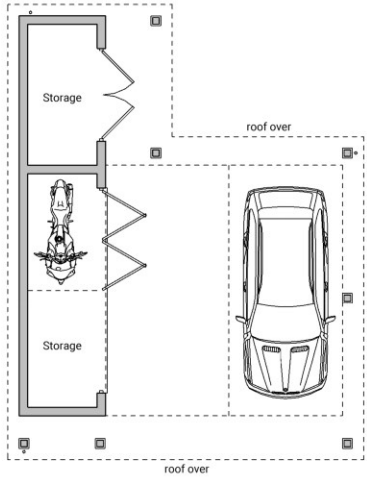
Roof Plan
1 : 100



Front Elevation
1 : 100



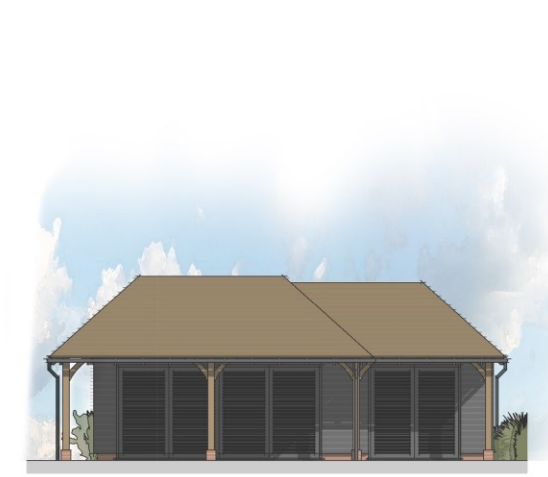
Side Elevation
1 : 100



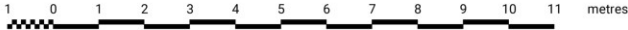
Ground Floor Plan
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100

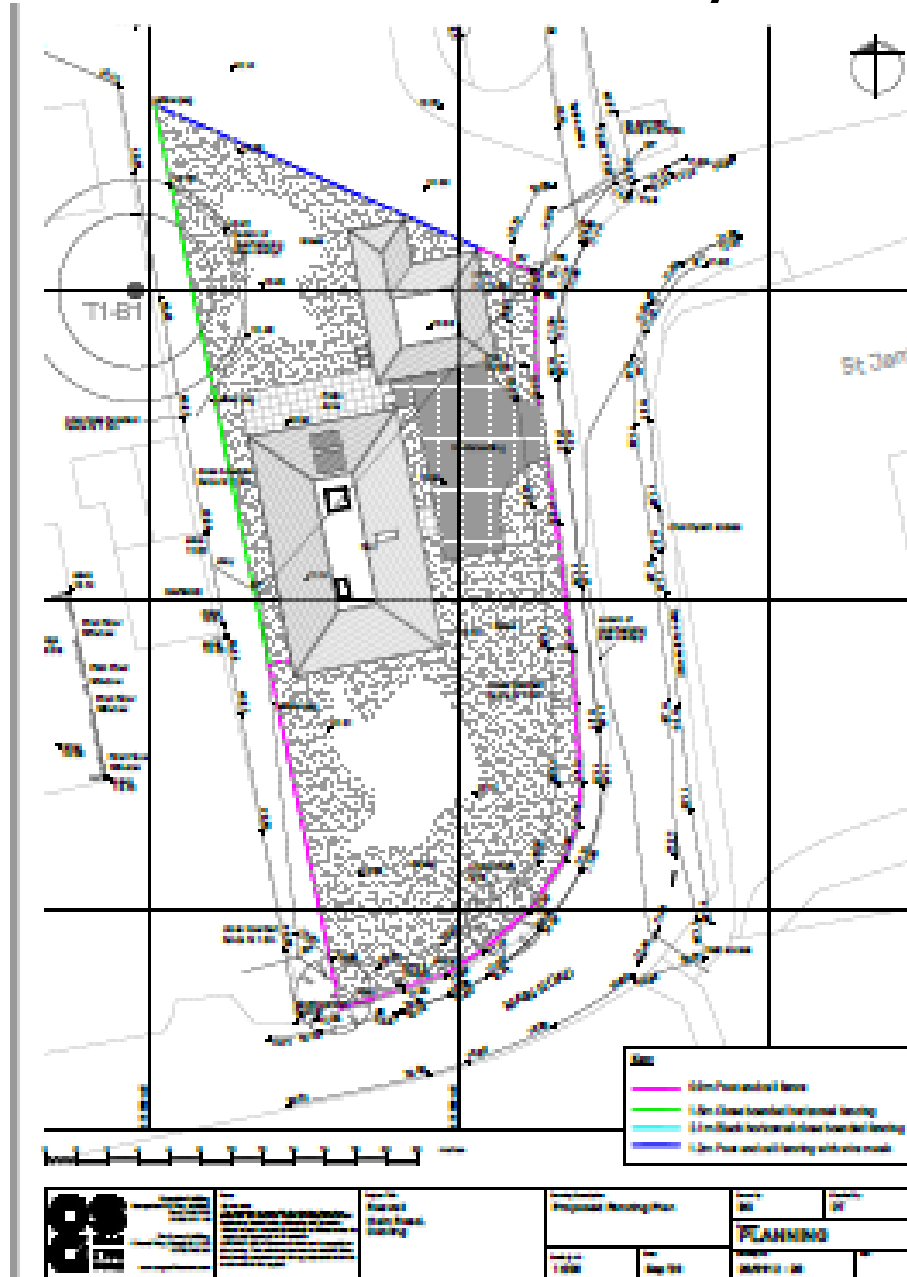


24.09.20		Amended to Clients Comments	
Rev	Date	Description	
		<div>Wyseplan Building, Occupation Road, Wye, Ashford, Kent TN25 5EN 01233 812 148</div> <div>The Porter Building, 1 Brunel Way, Slough SL1 1PQ 01753 968 961</div> <div>www.osgarchitecture.com</div>	
Project Title.			
<div>Reavell Main Road, Cooling</div>			
Drawing Description.			
<div>Proposed Car Port Plans and Elevations</div>			
Scale (@ A3)		Date:	
1: 100		Sep '20	
Drawn By:		Checked By:	
BG		DT	
Purpose.			
<div>PLANNING</div>			
Drawing No.		Rev.	
20/0912 - 10		A	
Notes.			
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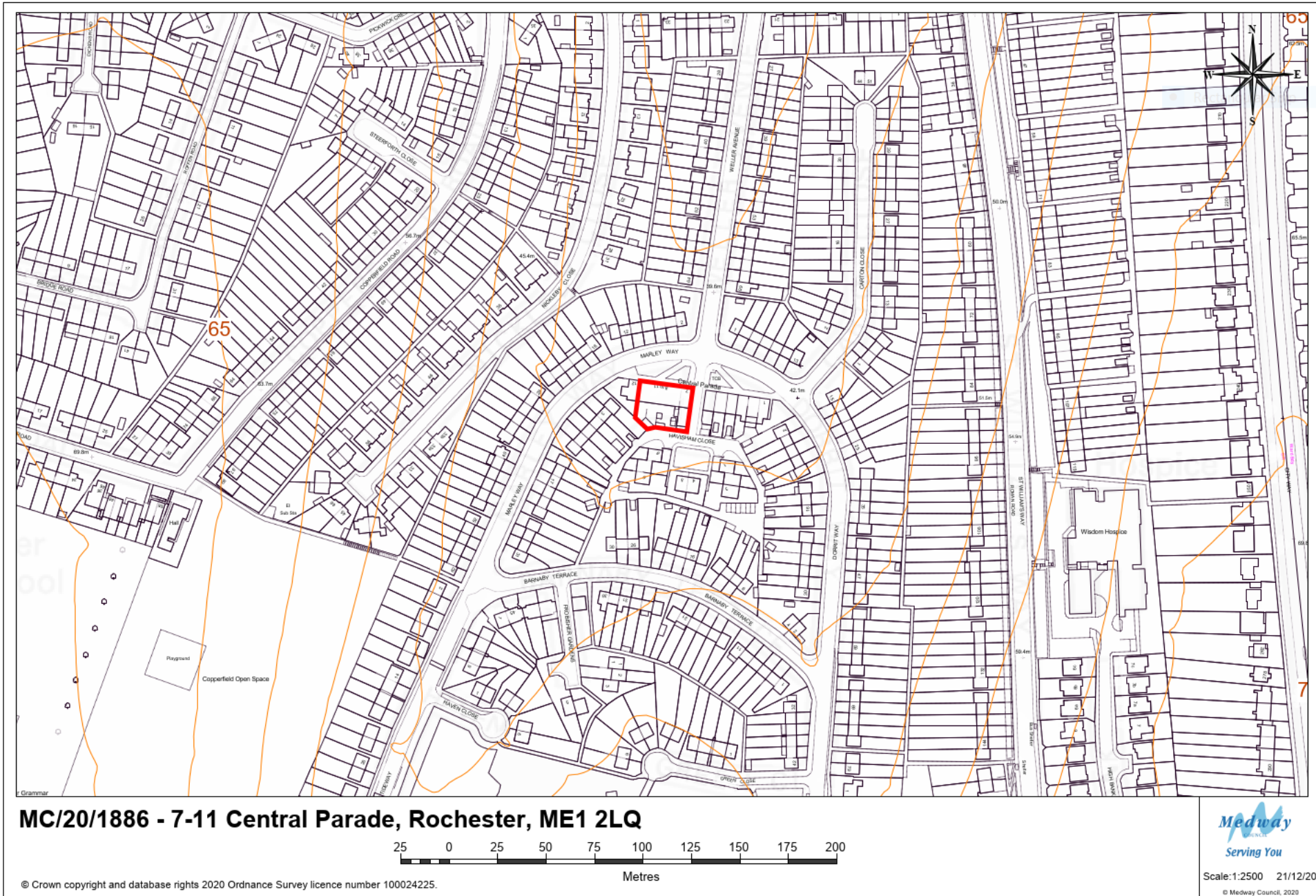
Proposed Boundary Treatment

84



MC/20/1886

7-11 Central Parade, Rochester



Front of Co-op Store From Marley Way



Rear of Co-op Store (1)



Rear of Co-op Store (2)

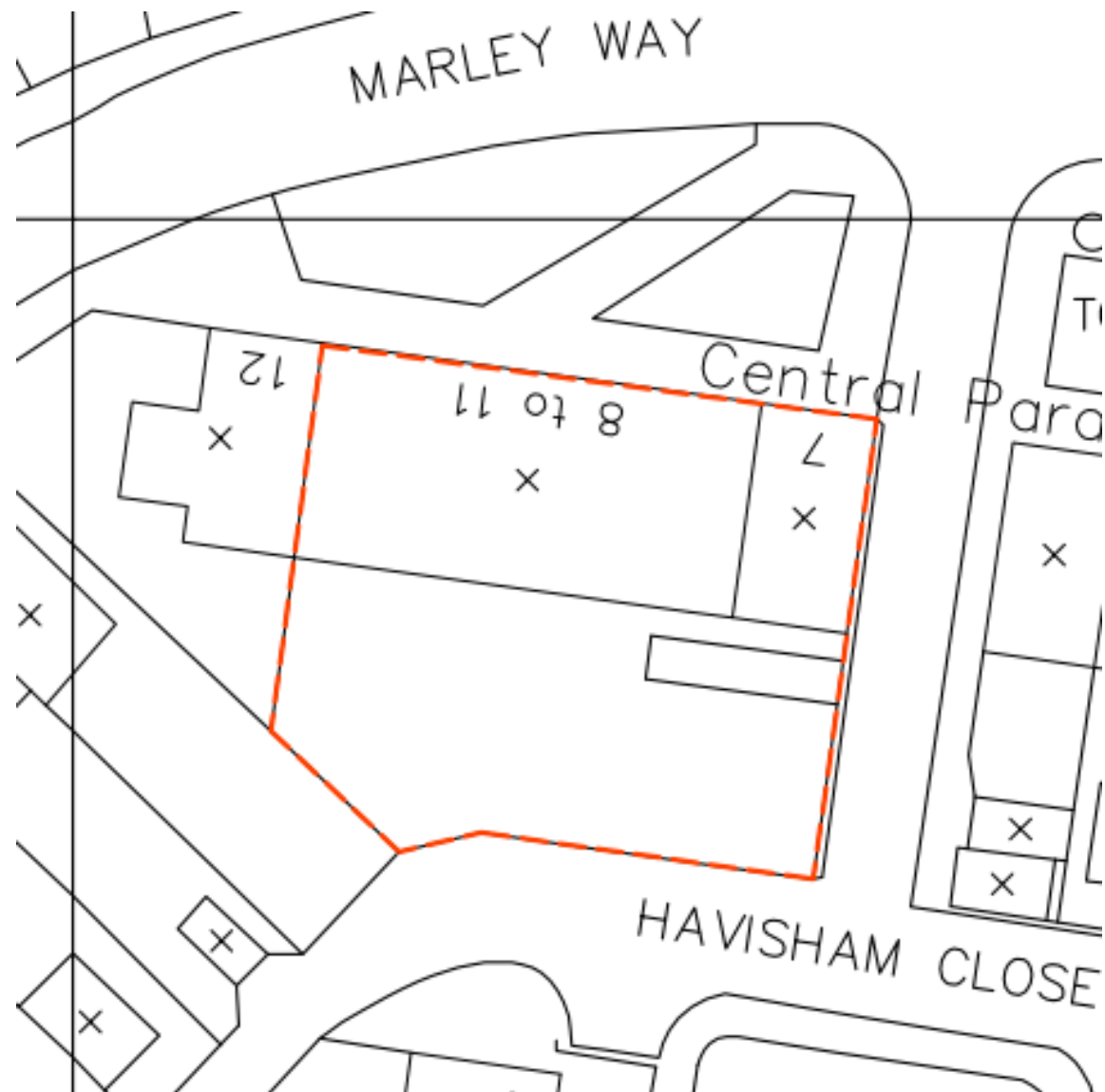


Structure Housing Cold Rooms

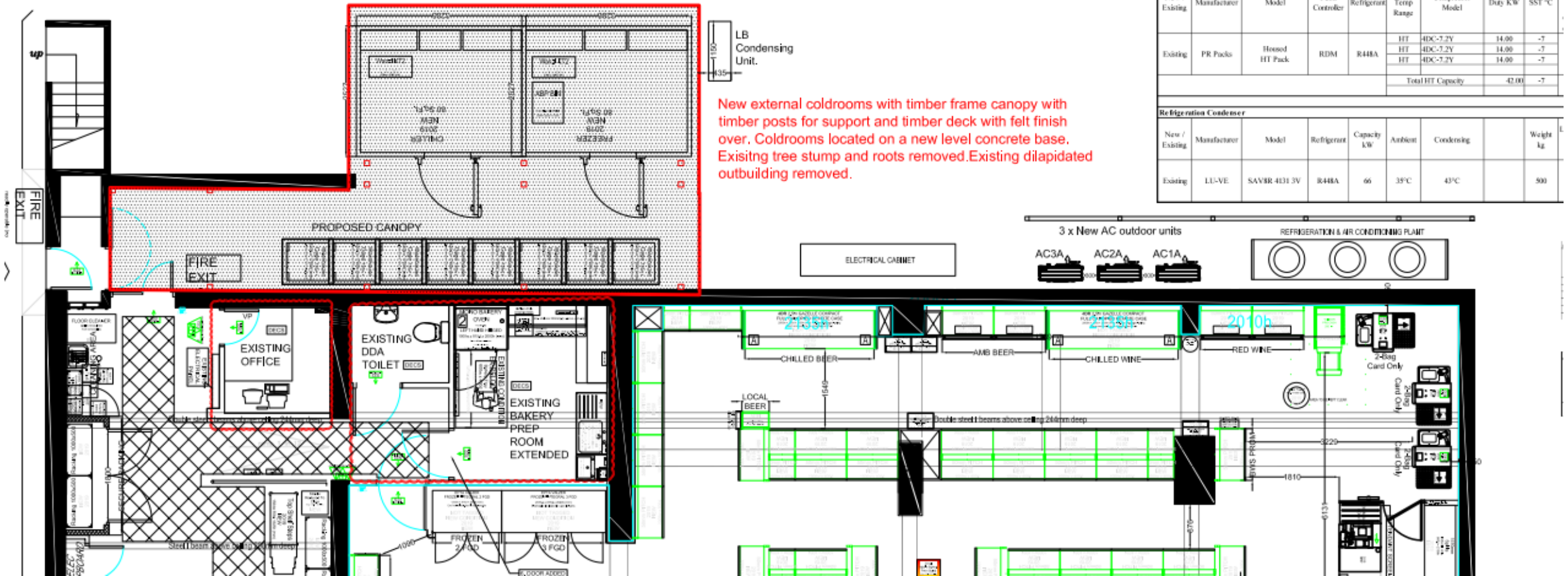
06



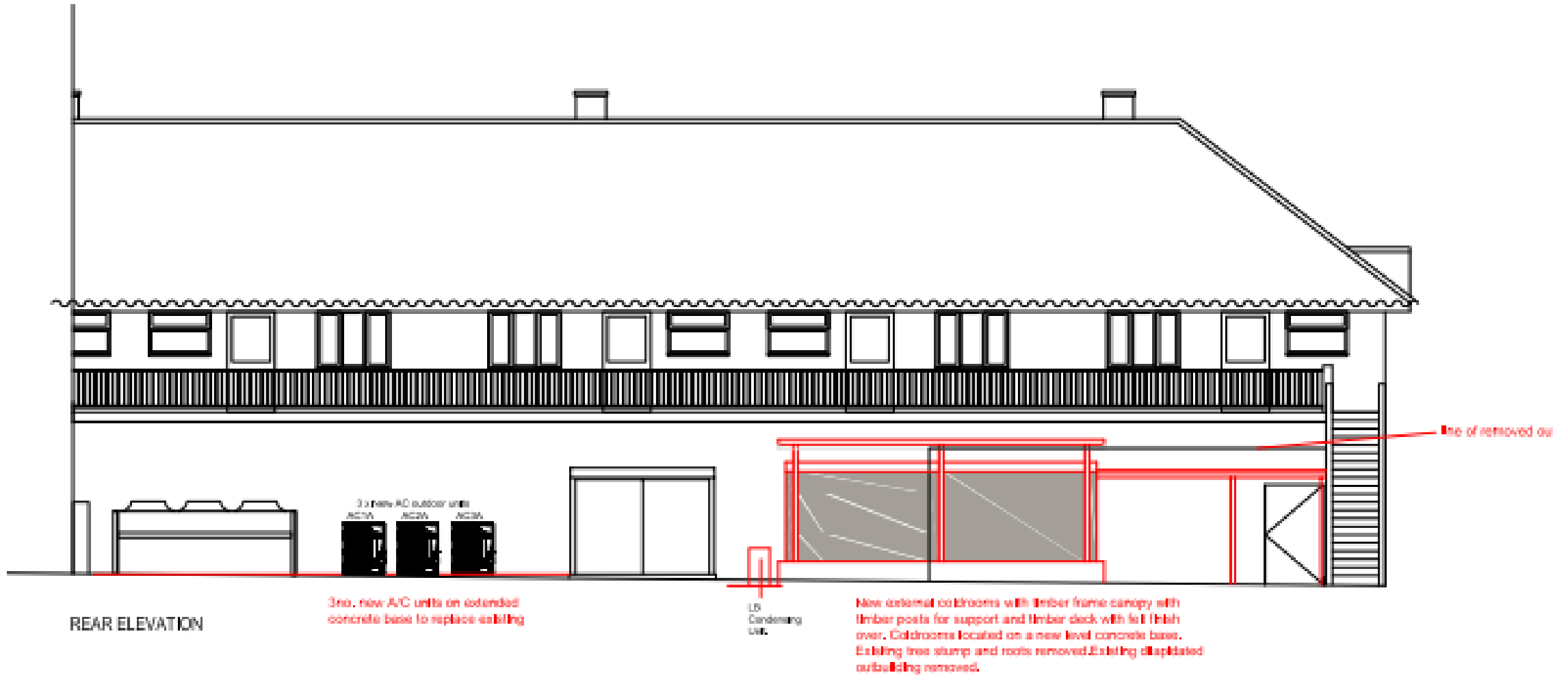
Block Plan



Plan of Proposed Coldrooms

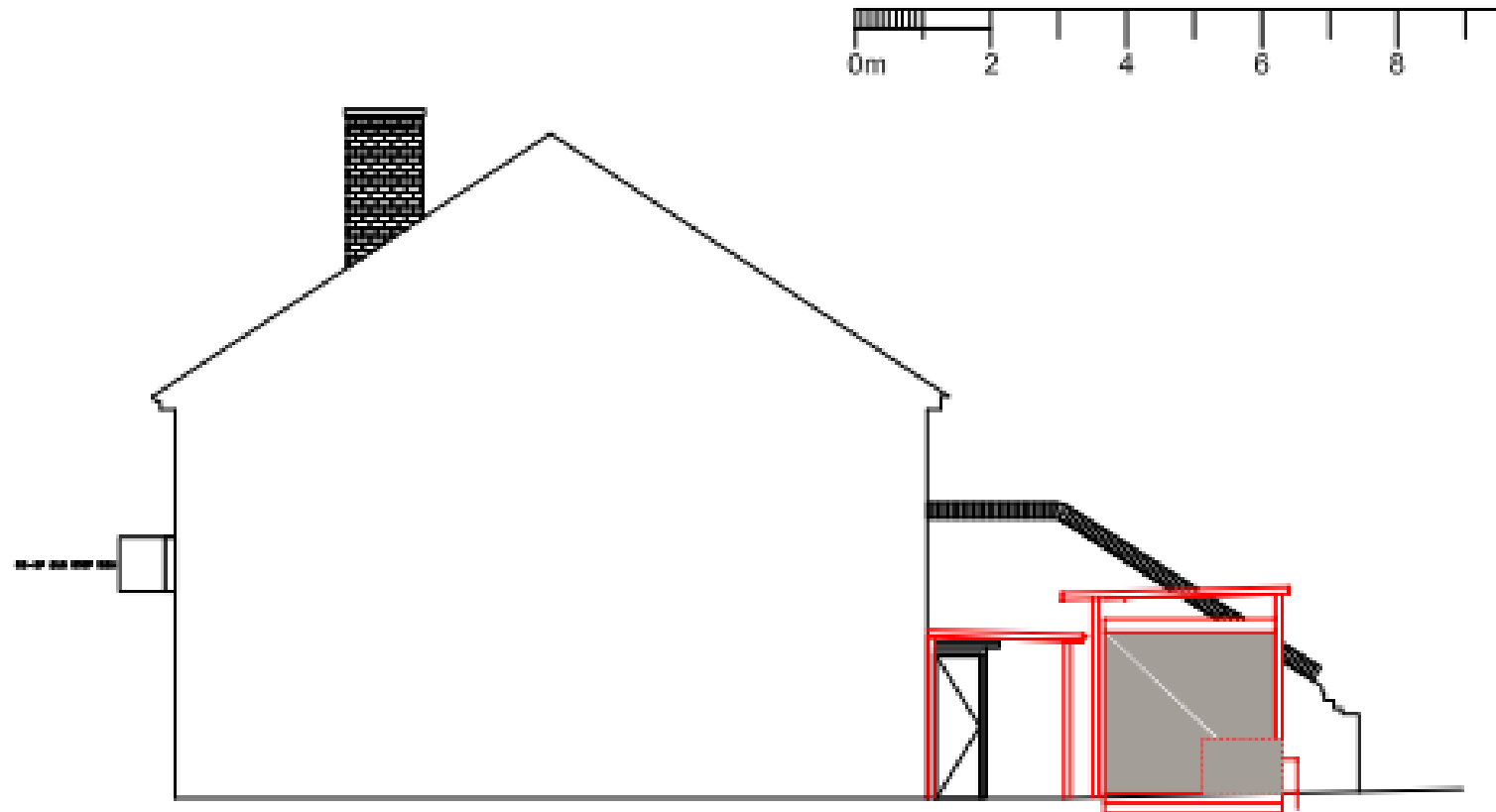


Rear Elevation



REAR ELEVATION

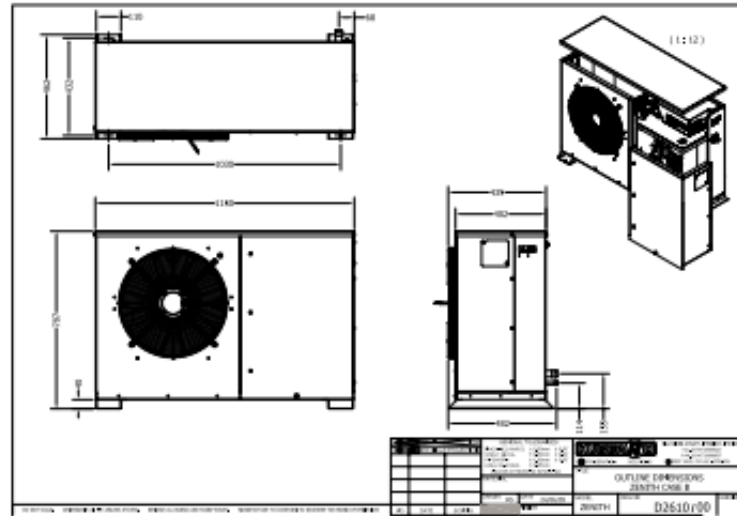
Side Elevation



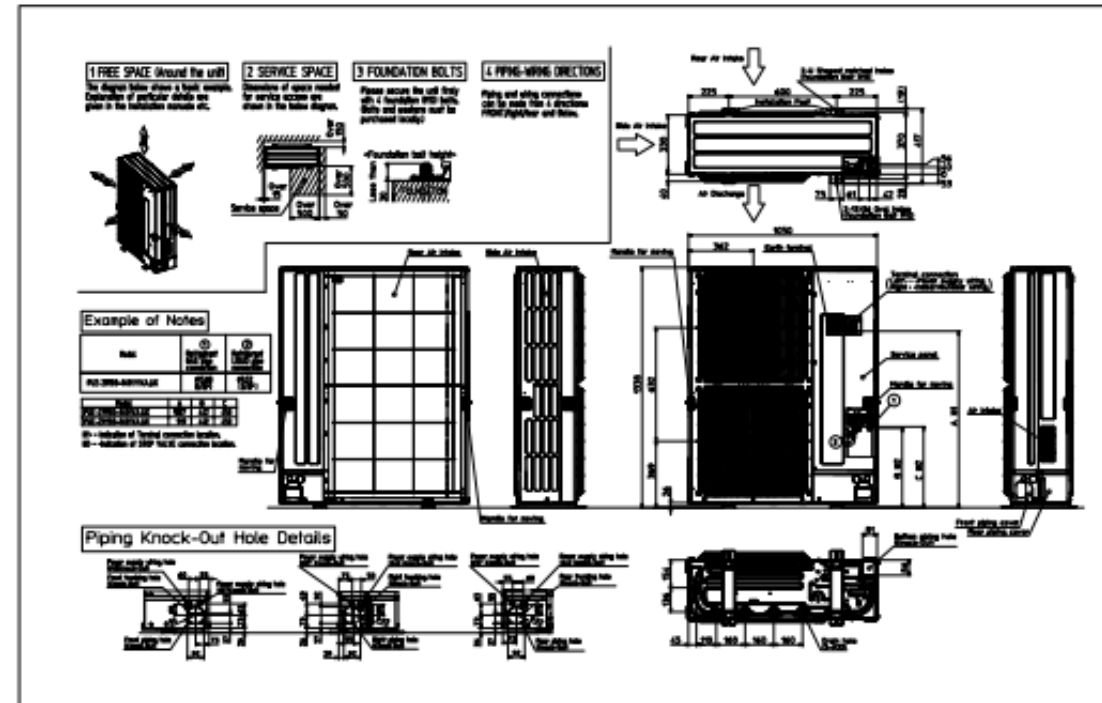
New external coldrooms with timber frame canopy with timber posts for support and timber deck with felt finish over. Coldrooms located on a new level concrete base. Existing tree stump and roots removed. Existing dilapidated outbuilding removed.

SIDE ELEVATION

Chiller Units



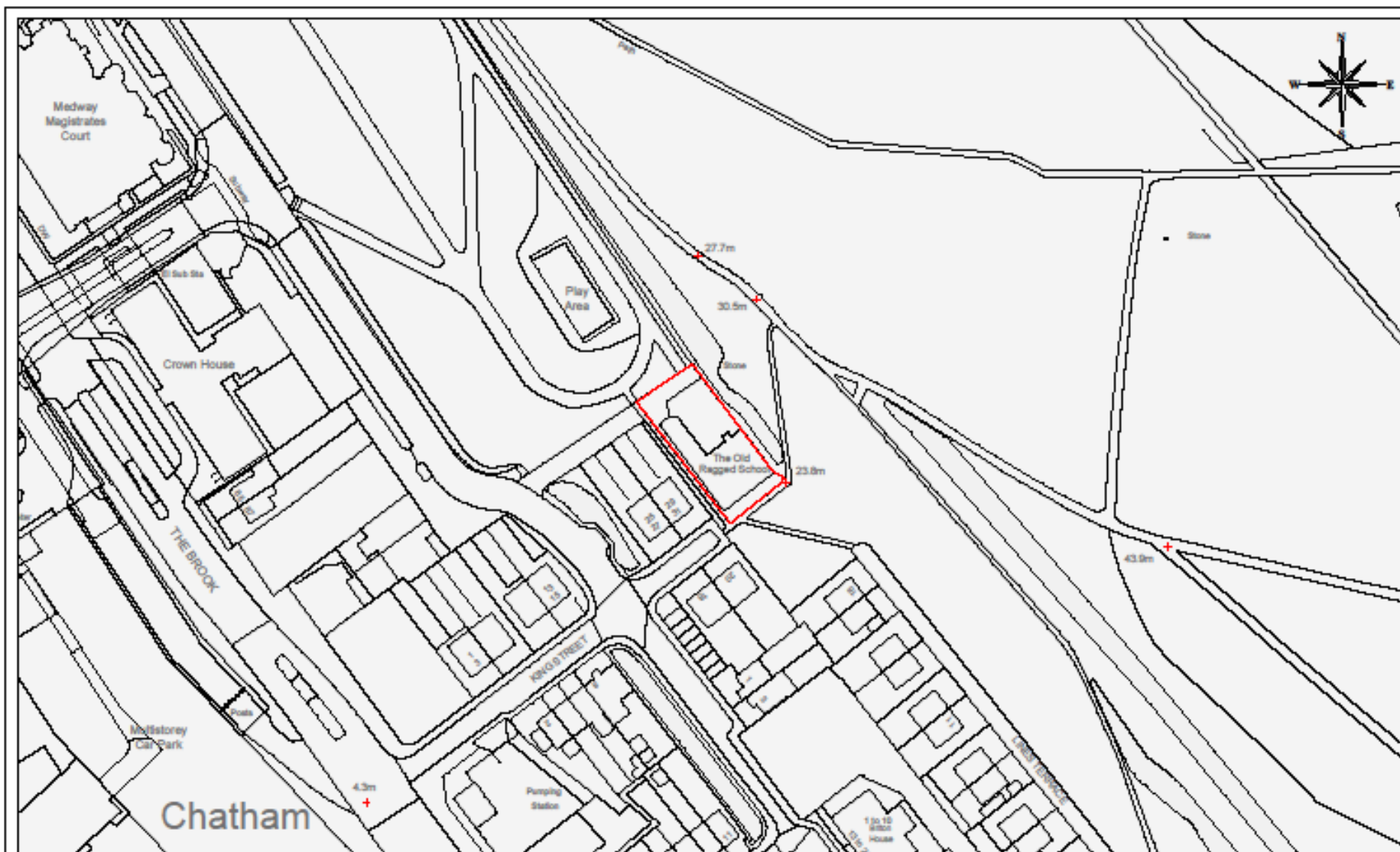
PROPOSED LB CONDENSER UNIT 1:20



PROPOSED A/C UNIT 1:20

Chatham Ragged School

Grade II Listed Building



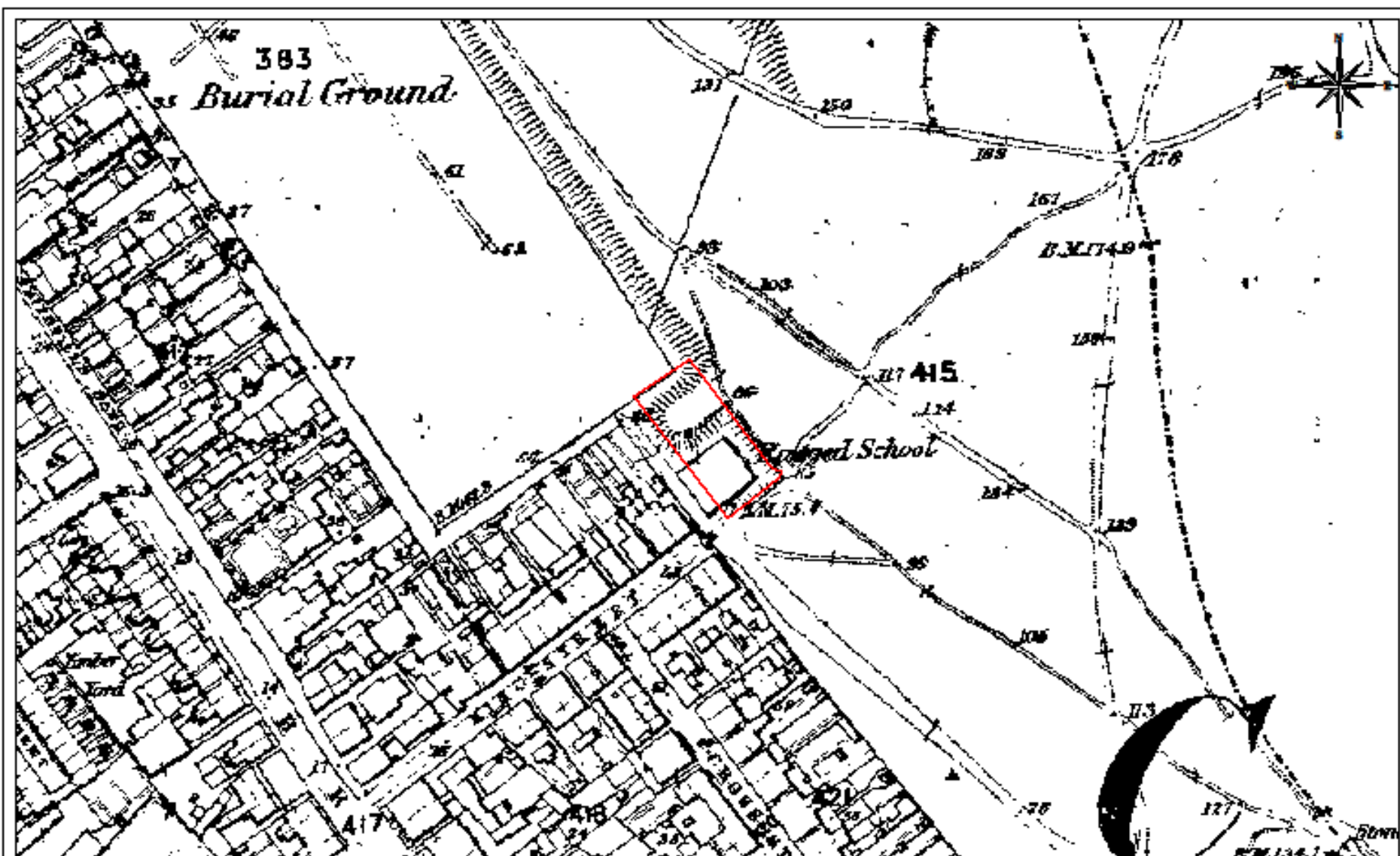
Chatham Ragged School

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Medway
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Scale: 1:1250 13/01/21

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Chatham Ragged School - 1866



