

Special Planning Committee – Supplementary agenda

A Special meeting of the Planning Committee will be held on:

Date: 2 September 2021

Time: 7.00pm

Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

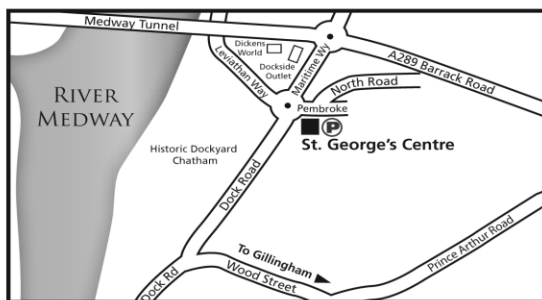
Items

9 Additional Information - Presentation

**(Pages
3 - 62)**

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

Date: 2 September 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**

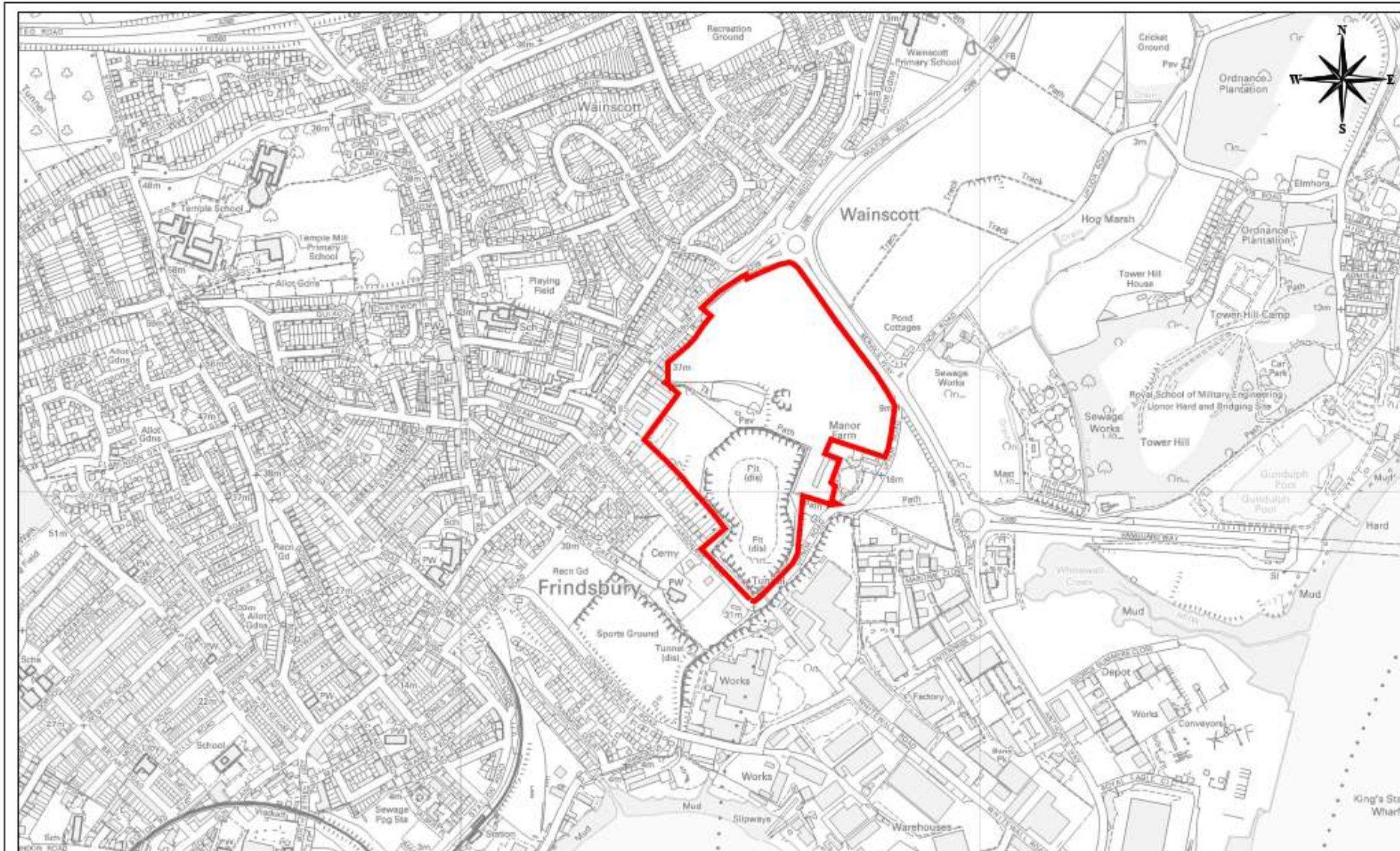
If you have any questions about this meeting and you want to speak to someone in your own language please ring **01634 335577**

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

Special Committee

MC/21/0302

Land South Of Berwick Way, East Of Frindsbury Hill And North And West
Of Parsonage Lane (known As Manor Farm), Frindsbury, Rochester



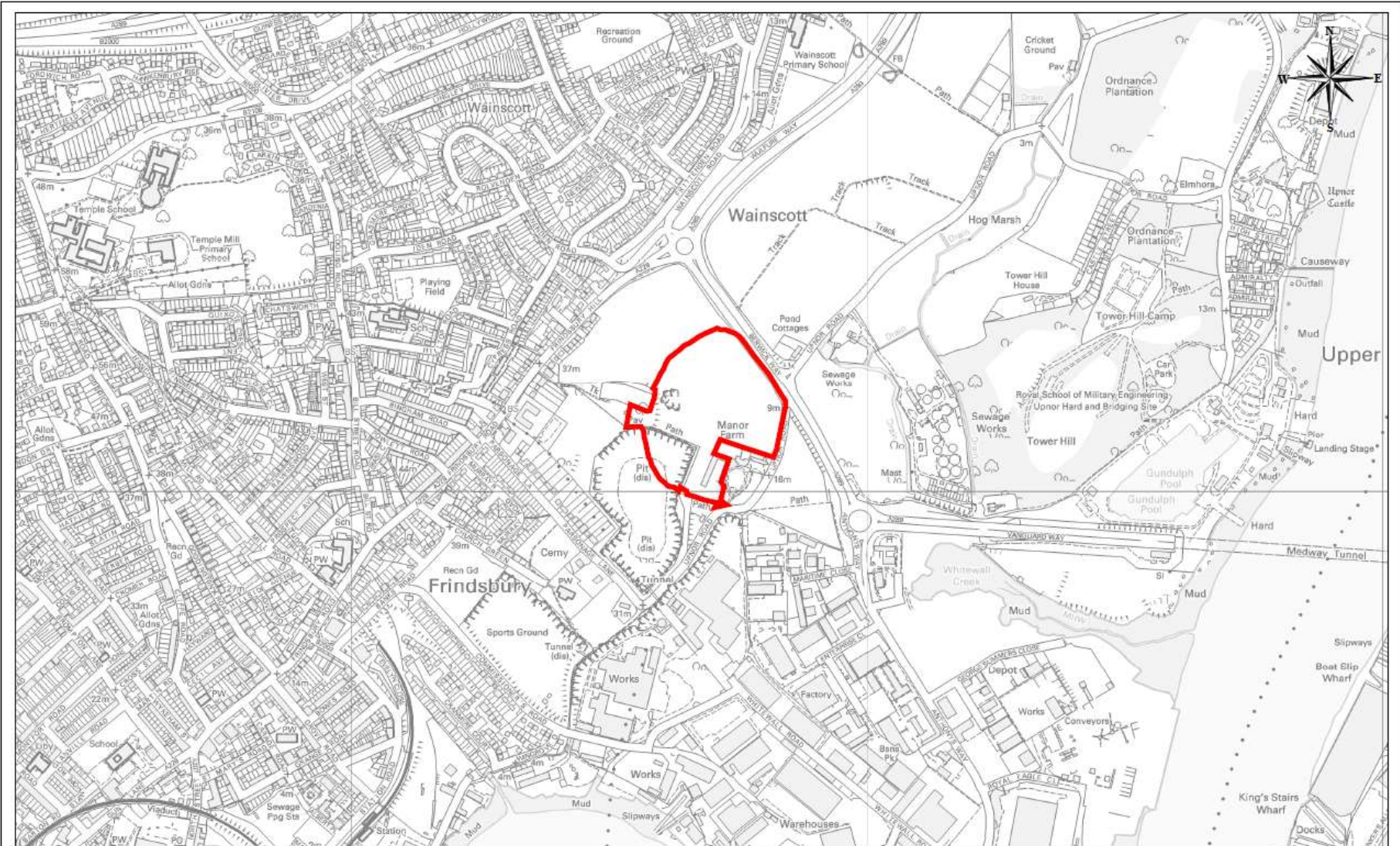
**MC/21/0302 -Land South Of Berwick Way, East Of Frindsbury Hill And North And West Of Parsonage Lane
(known As Manor Farm), Frindsbury,Rochester**

© Crown copyright and database rights 2021 Ordnance Survey licence number 100024225.

Medway
Serving You

Scale:1:10000 29/07/21

© Medway Council, 2021

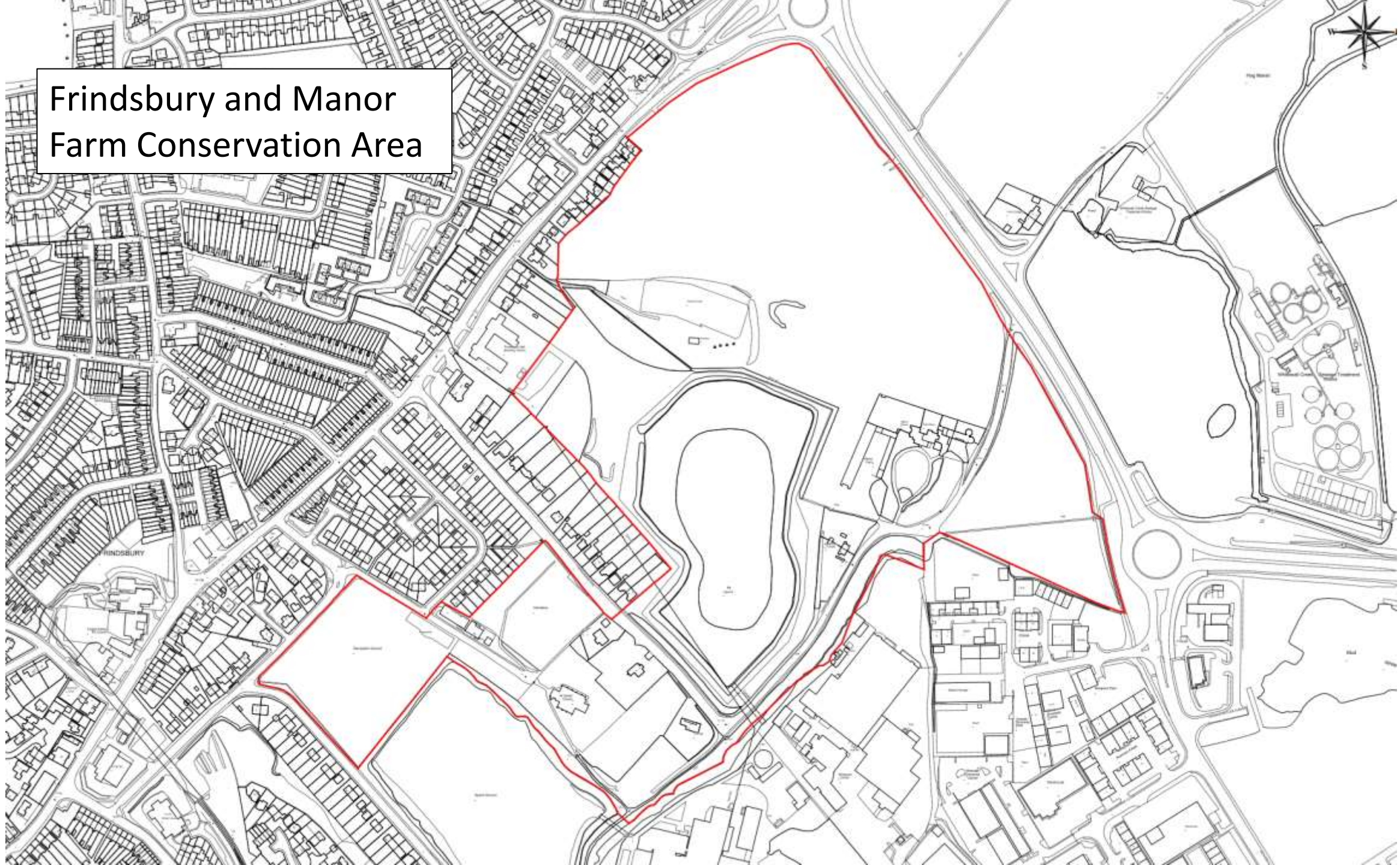


MC/21/0303 - Manor Farm Barn, Parsonage Lane, Frindsbury, Rochester, ME2 4UT





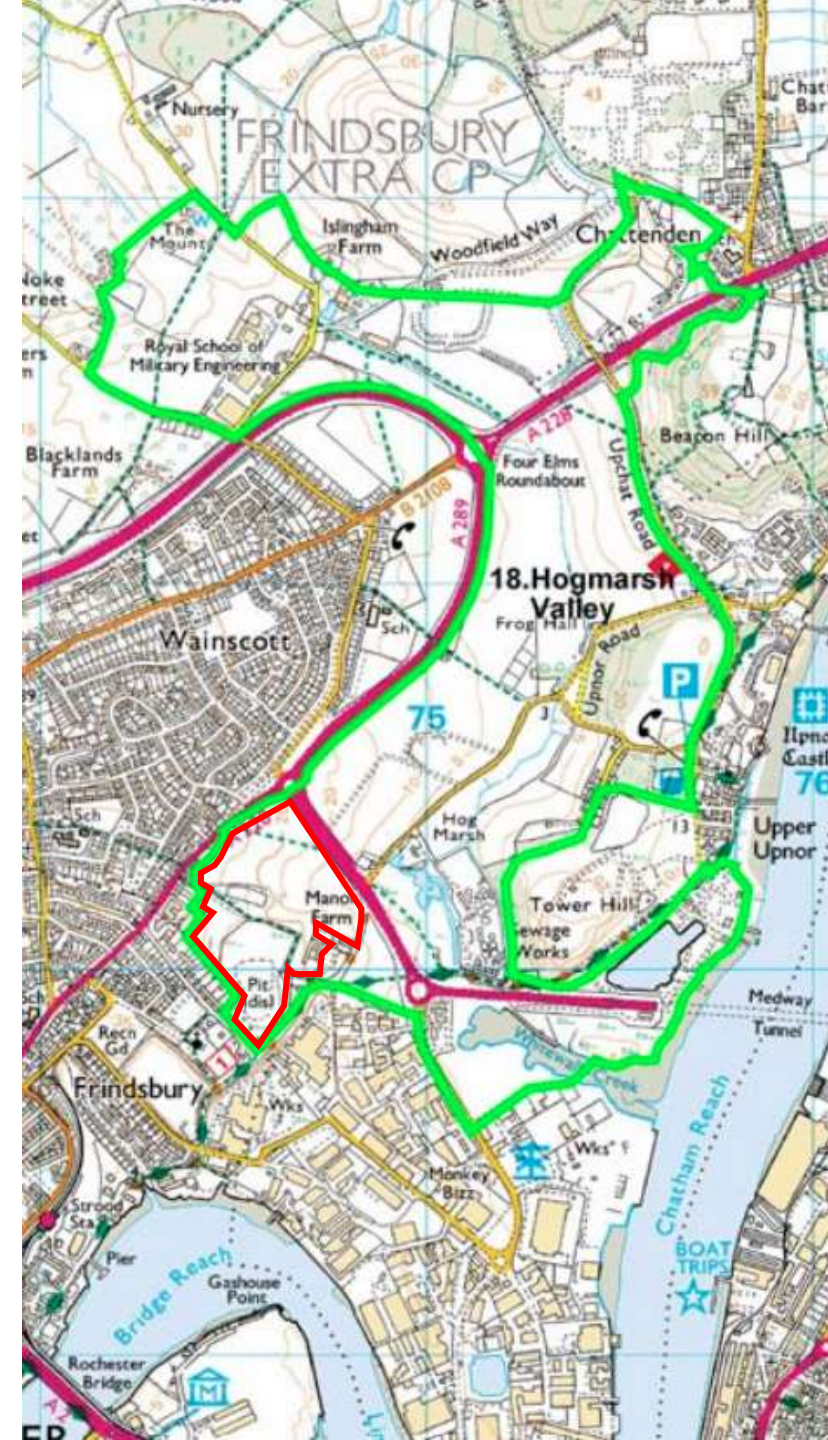
Frindsbury and Manor Farm Conservation Area



Hogmarsh Valley

Area of Local Landscape Importance

- Spans from Whitehall Creek (near application site) to edges of Chattenden and Royal School of Engineering site (MOD)
- Application site in southwest (shown by redline)
- Separated by A289

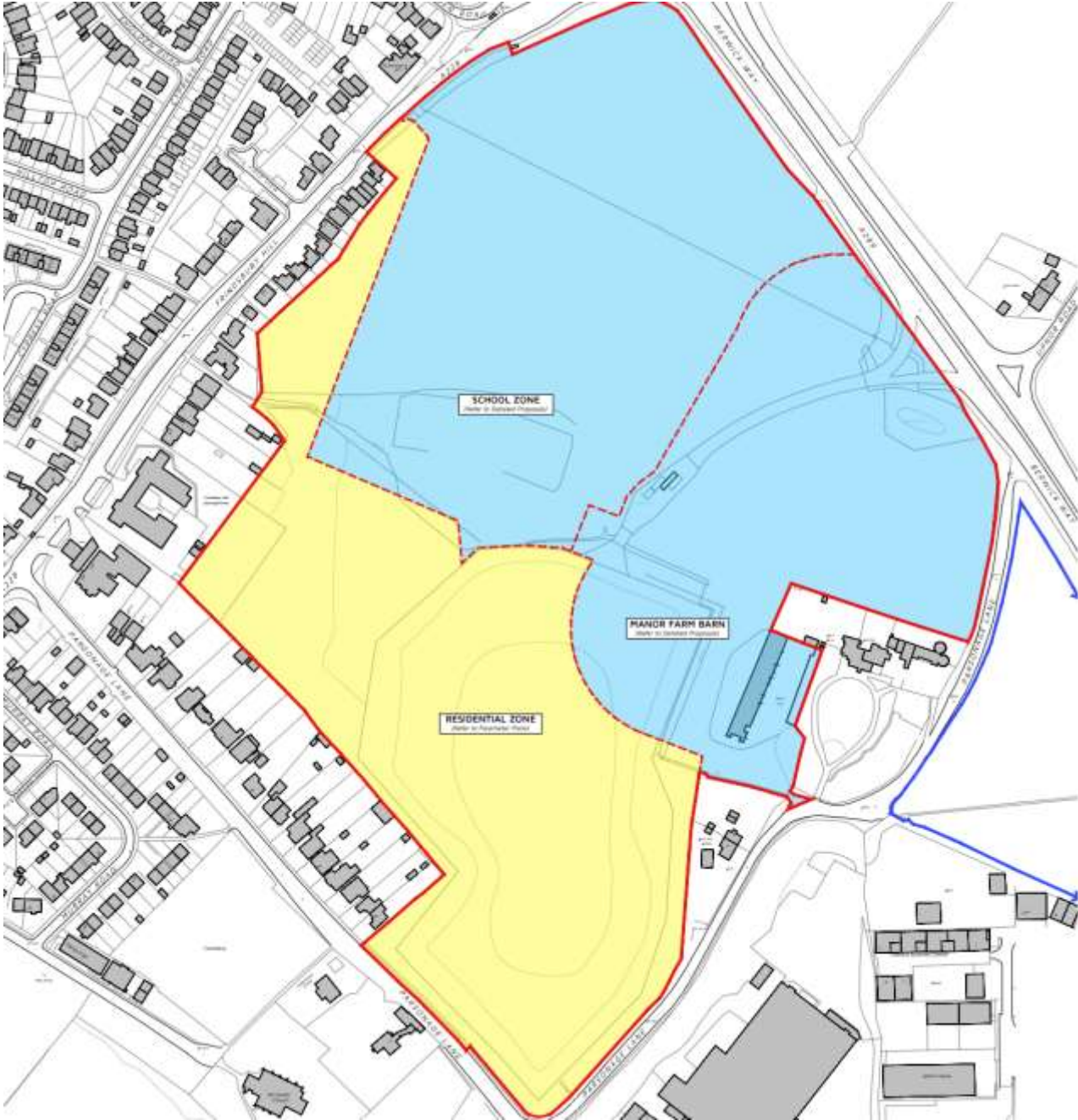


10 Aerial photograph showing whole of Hogmarsh Valley outlined in red



The 3 zones of the planning application:

- The school
- The barn
- The housing (outline)



Whole site Masterplan

12



THE SCHOOL



Ground Floor Plan

16



2400

First Floor Plan



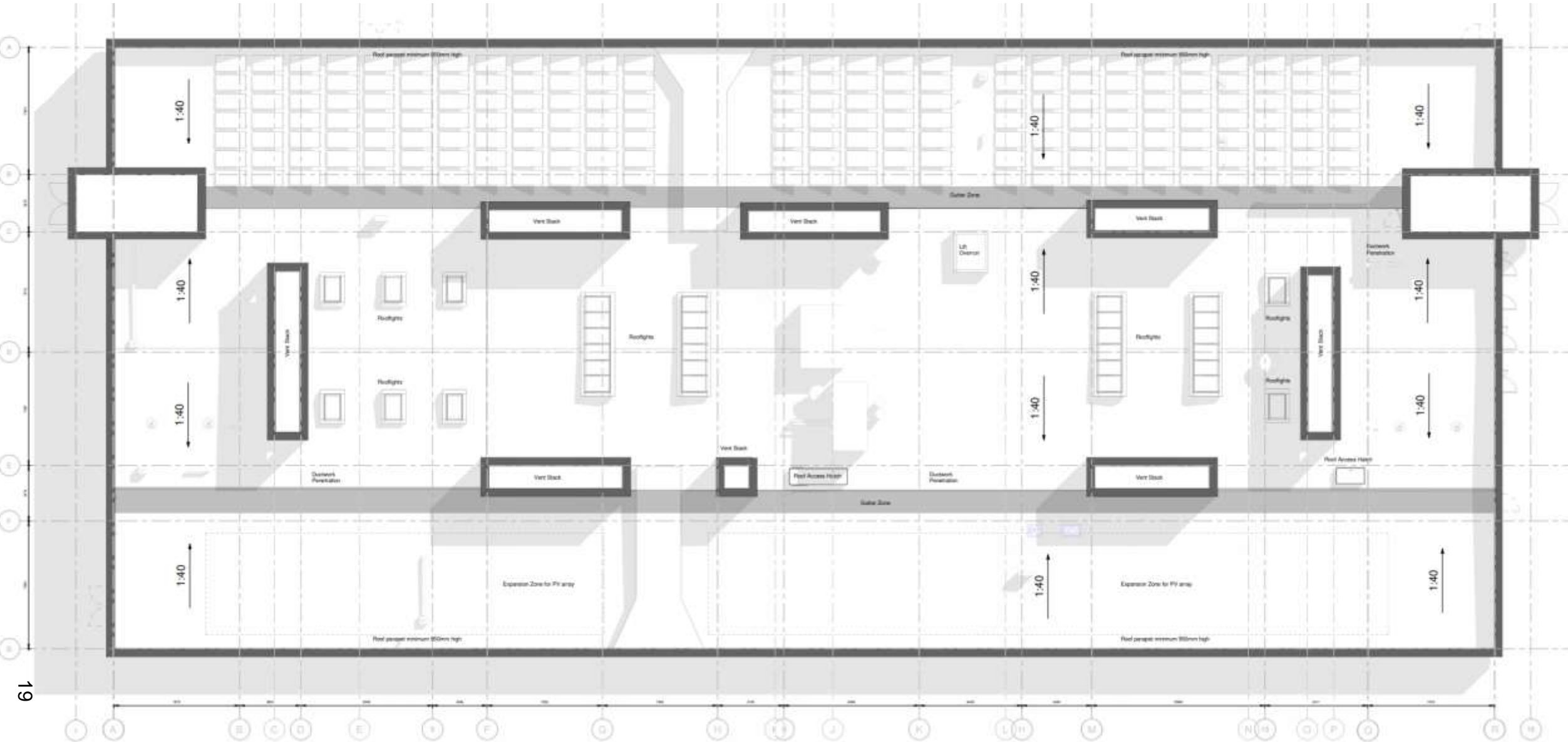
17

Second Floor Plan

18



Roof plan





Elevation - West



Elevation - East

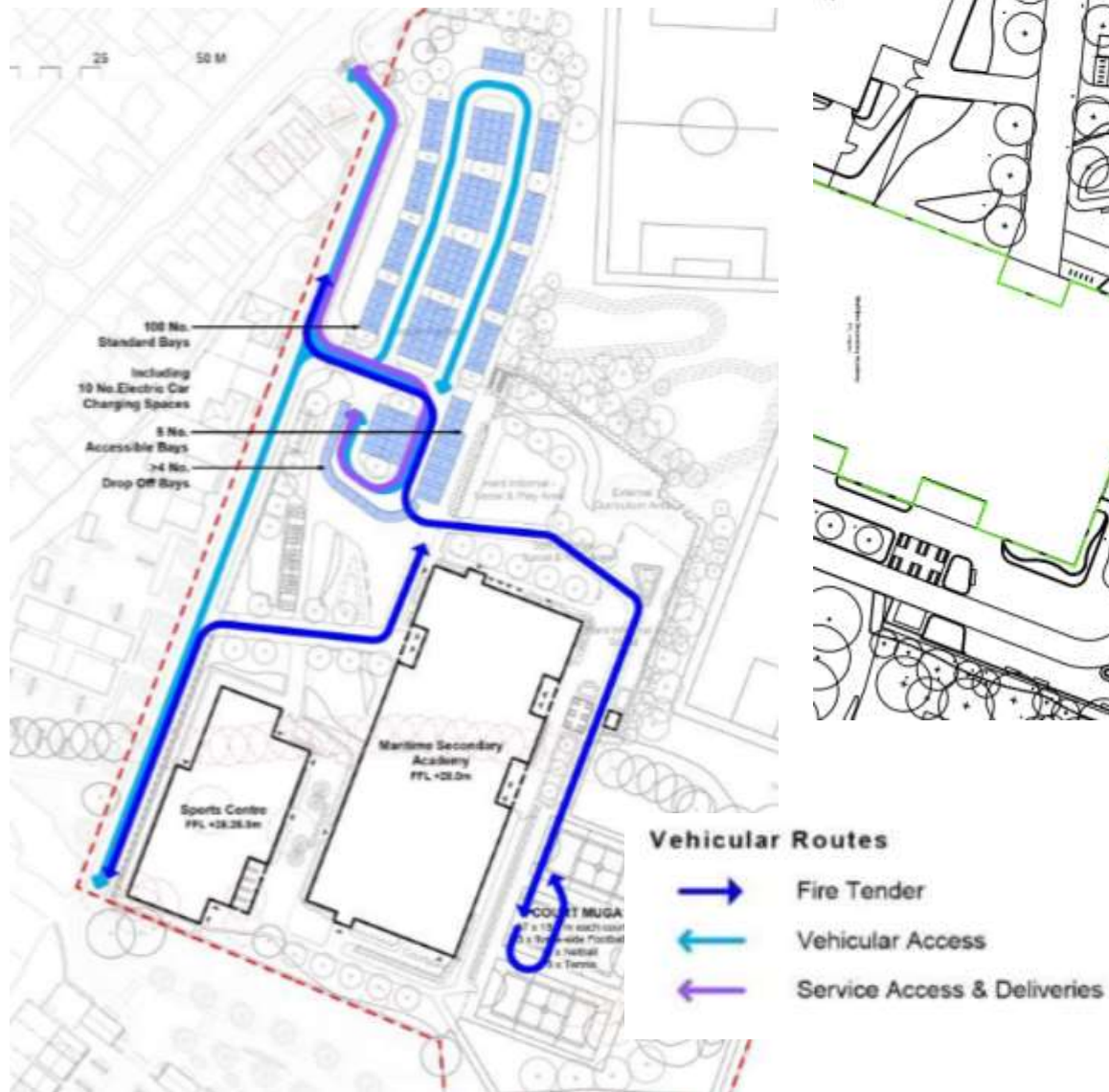


2 Elevation - North

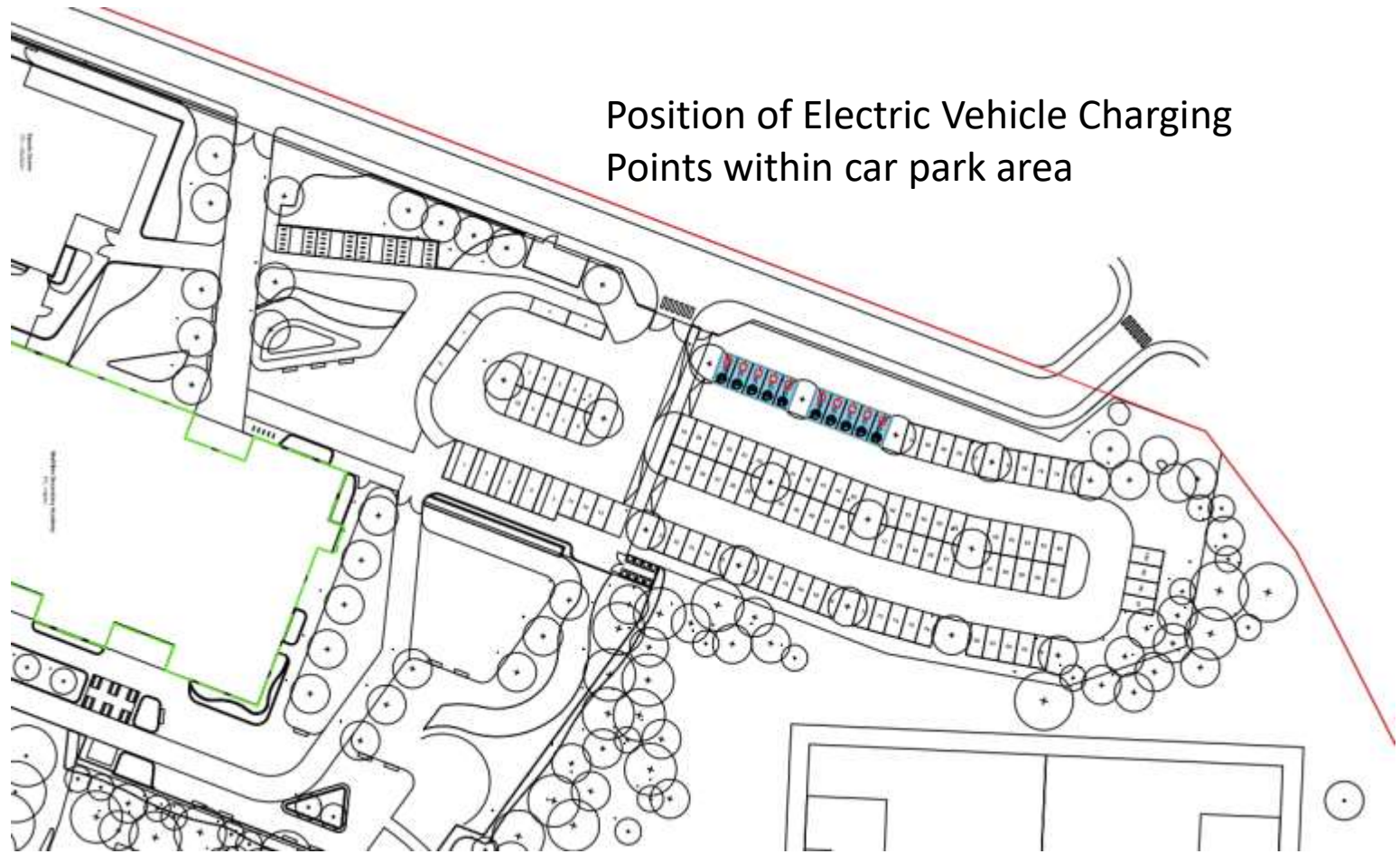


3 Elevation - South

Plan of vehicular movements



Position of Electric Vehicle Charging Points within car park area







Manor Barn

Residential Site

School Site



Residential Site

Manor Barn

School Site

THE BARN



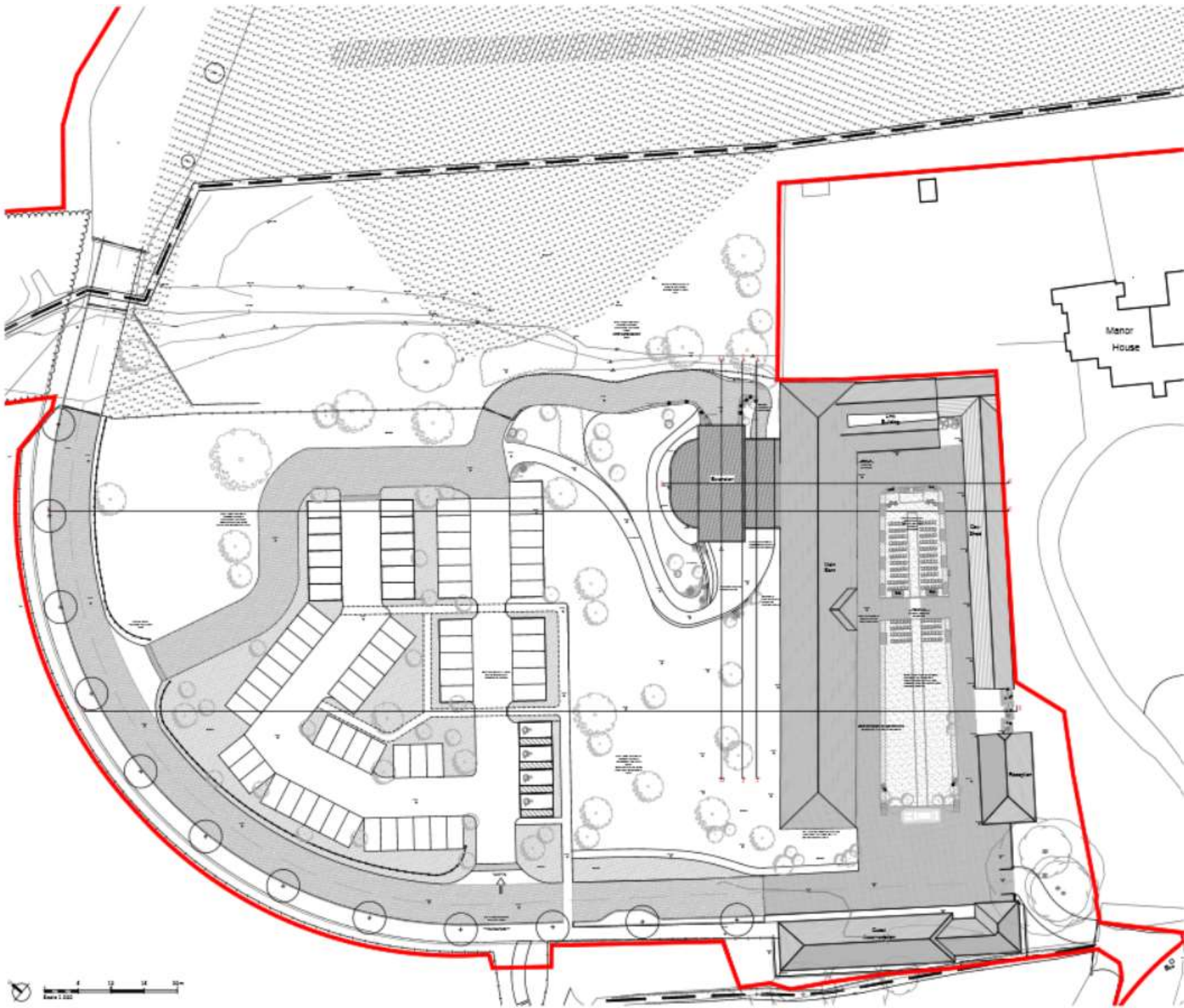
Rebuilt end of Barn (North)



Original end of Barn (South)



Proposed Barn site plan showing location of buildings, car park and access road



30

Soft planted boarder with fruit trees. Post and Rail fence between pathway and road.

6-11
F-11
0-11
H-11

Grass bank sloping up to meet roof of extension

New build function area (dance floor)

Main Barn

Infill existing opening with new stone and flint dwarf wall to match adjacent walls

roads around edge of courtyard to be paved with permeable paving suitable for vehicles to allow for deliveries

Area in courtyard landscaped to hold an outdoor wedding ceremony

space for unloading to allow for deliveries

New build accommodation

Proposed courtyard configuration for outdoor ceremonies

Area suitable for outdoor ceremony or following a church wedding drinks and canapés seating for 162 guests for an outdoor wedding ceremony

Seating for 162 guests for an outdoor wedding ceremony

Link building

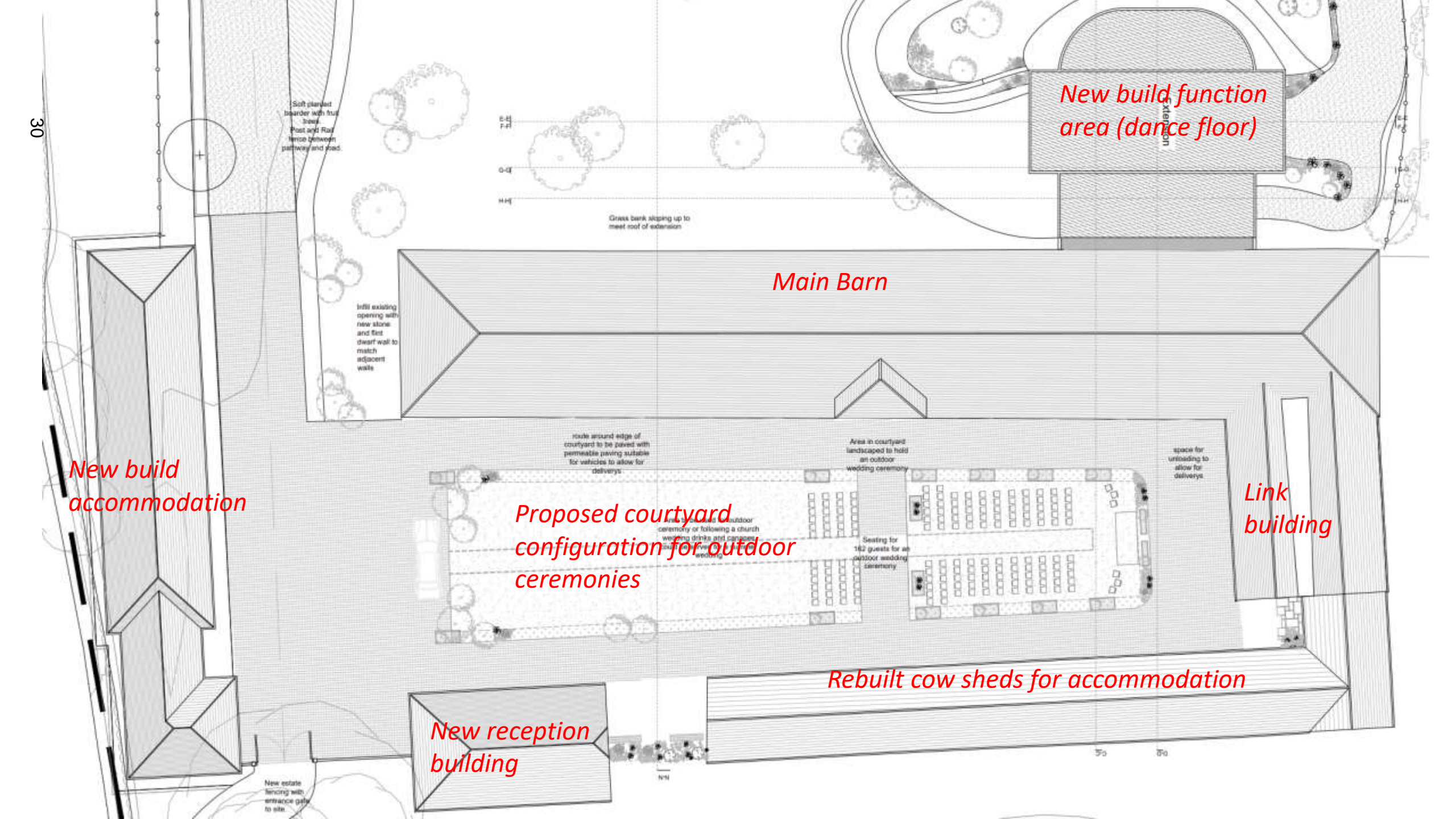
Rebuilt cow sheds for accommodation

New reception building

New estate fencing with entrance gate to site

NN

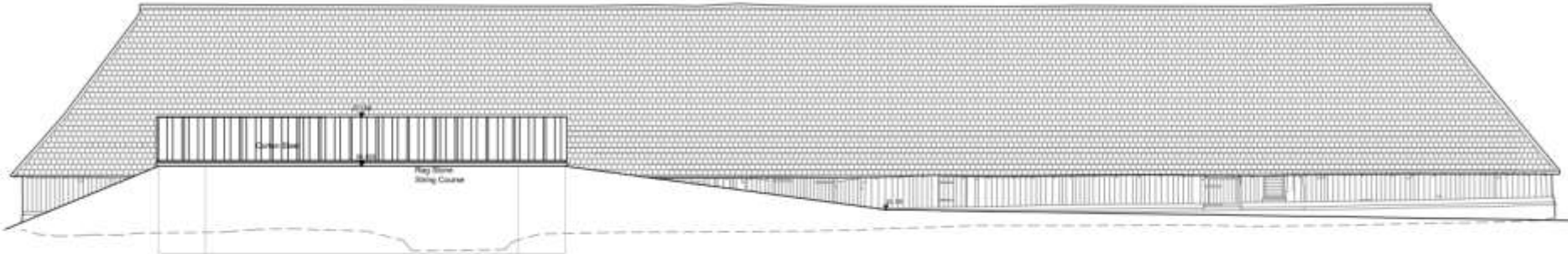
30 30



Proposed Barn Elevations



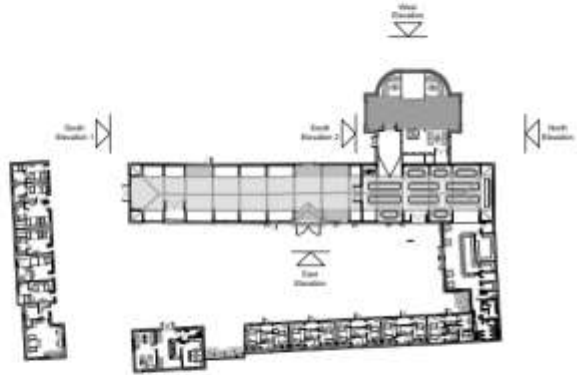
Proposed East Elevation
Scale 1:100 @ A1



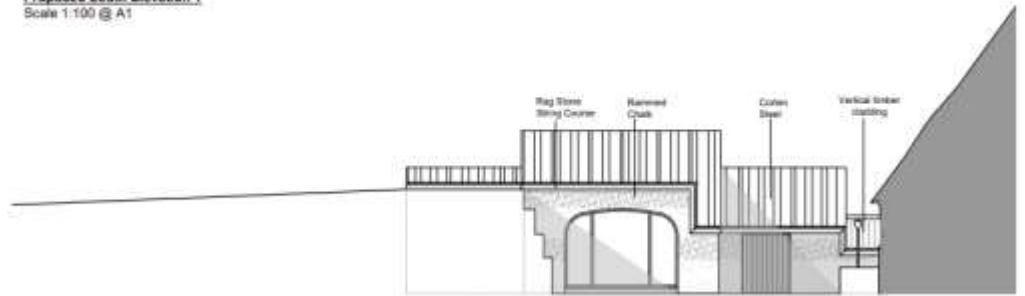
Proposed West Elevation
Scale 1:100 @ A1



Proposed South Elevation 1
Scale 1:100 @ A1

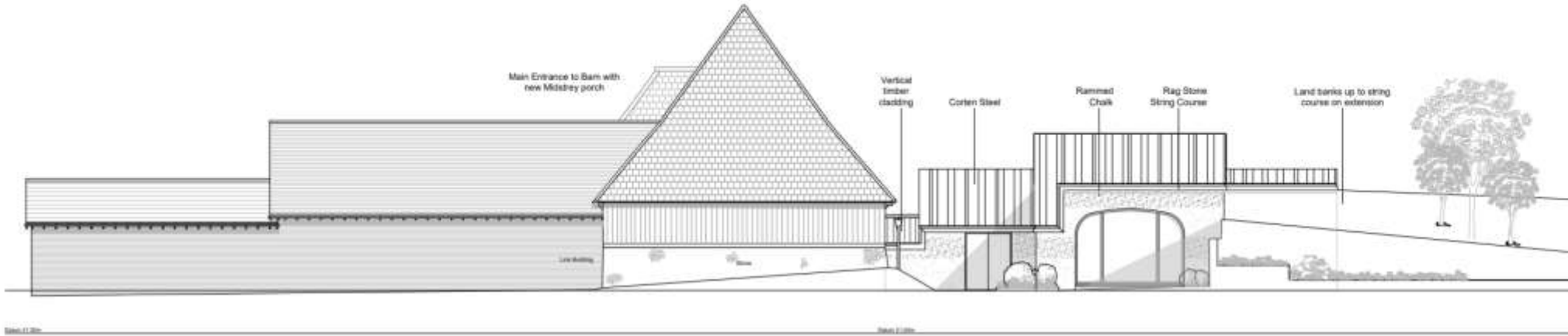


Key Plan
Scale 1:500 @ A1



Proposed South Elevation 2
Scale 1:100 @ A1

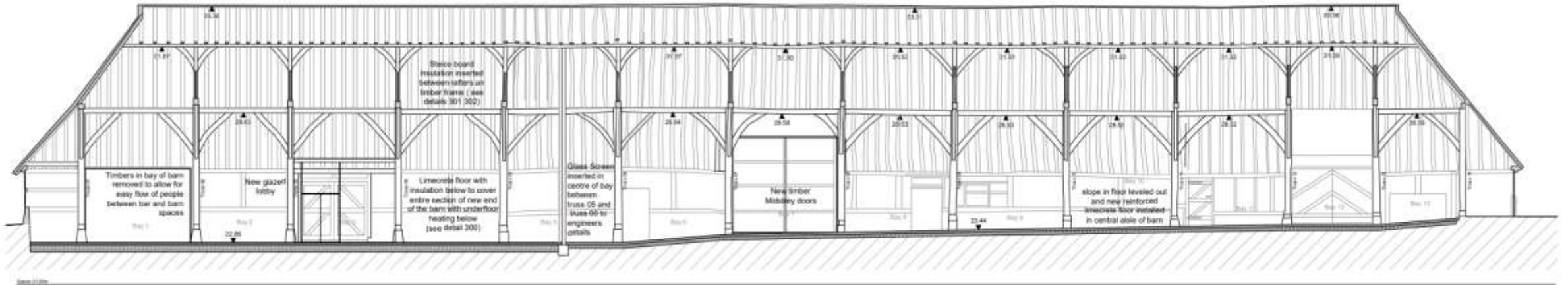




Proposed North Elevation
Scale 1:100 @ A1

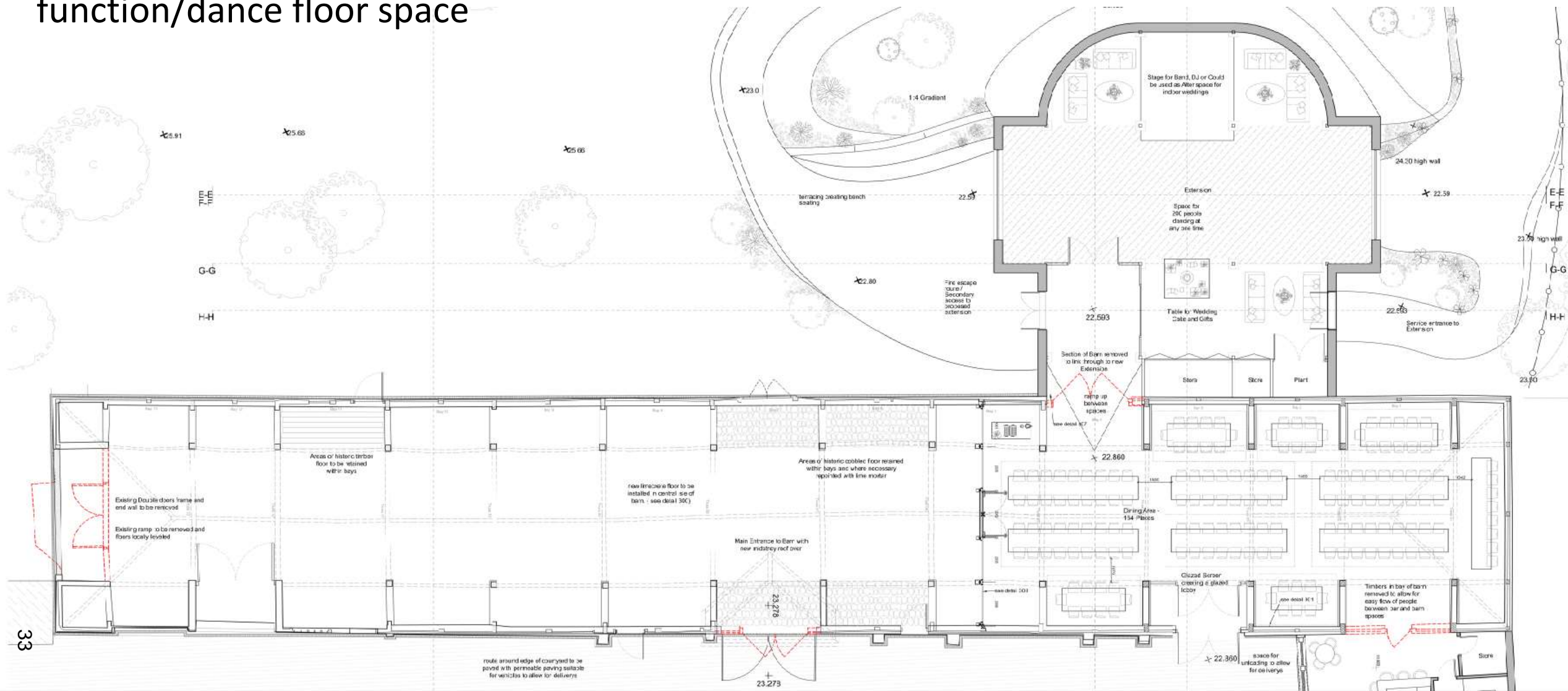


Key Plan
Scale 1:500 @ A1

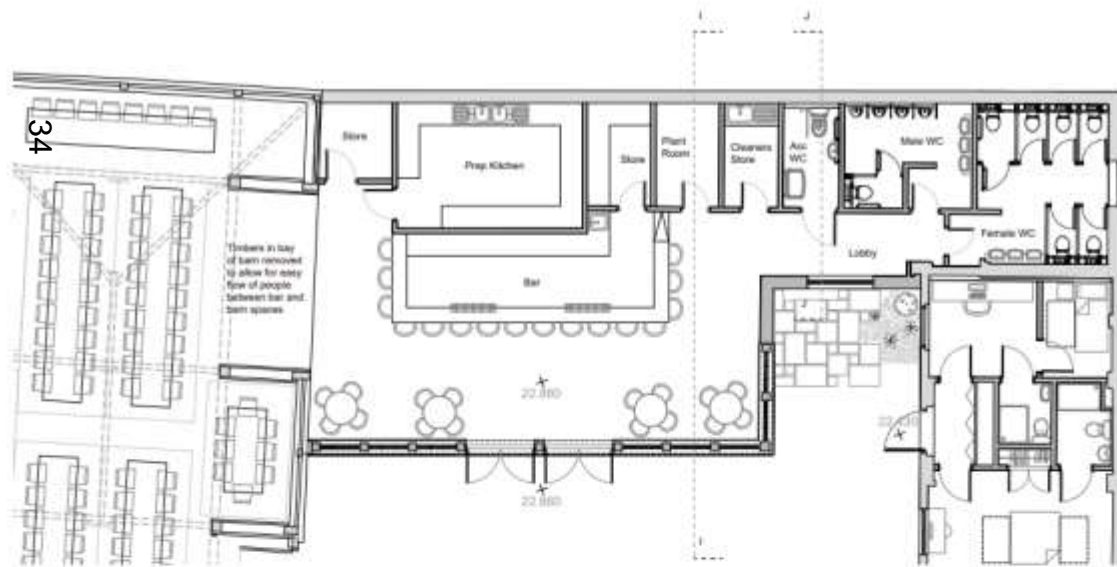


Proposed Barn Internal Elevation
Scale 1:100 @ A1

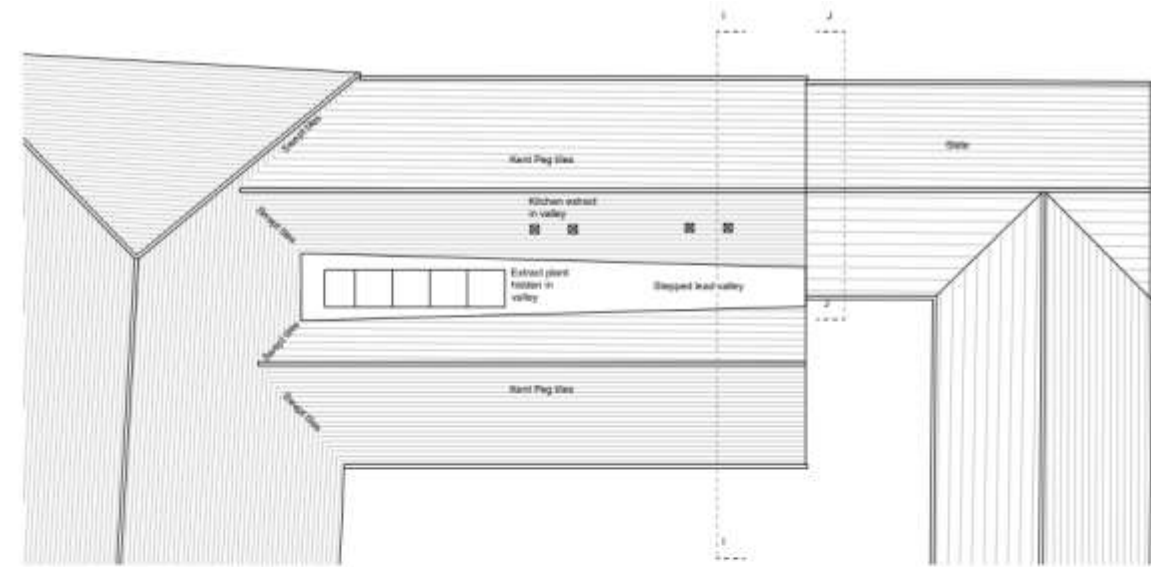
Floor plan for main barn and new function/dance floor space



Link Building Plans and Elevations



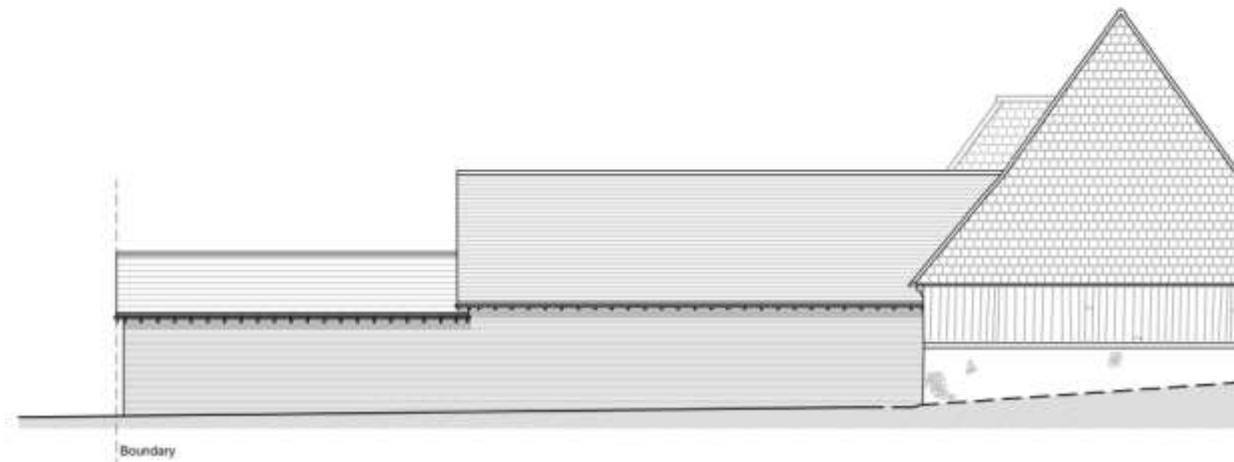
Proposed Plan
Scale 1:100 @ A1



Proposed Roof Plan
Scale 1:100 @ A1

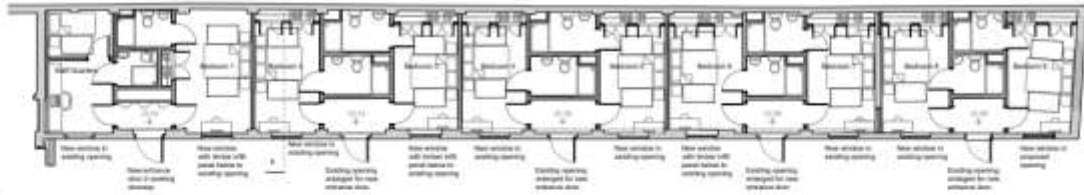


Proposed South Elevation
Scale 1:100 @ A1

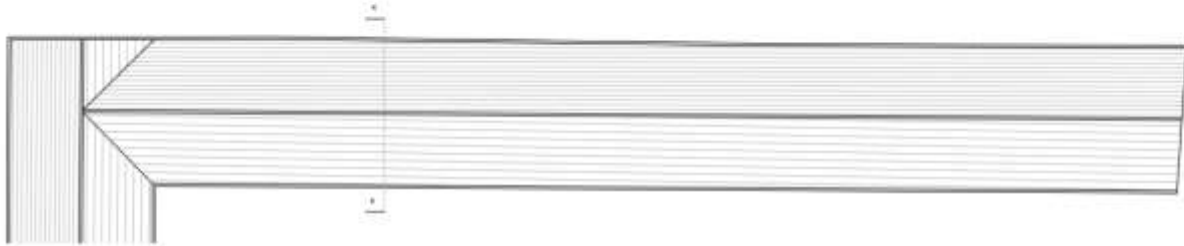


Proposed North Elevation
Scale 1:100 @ A1

Proposed accommodation – cow sheds and new build



Proposed Plan
Scale 1:100 @ A1



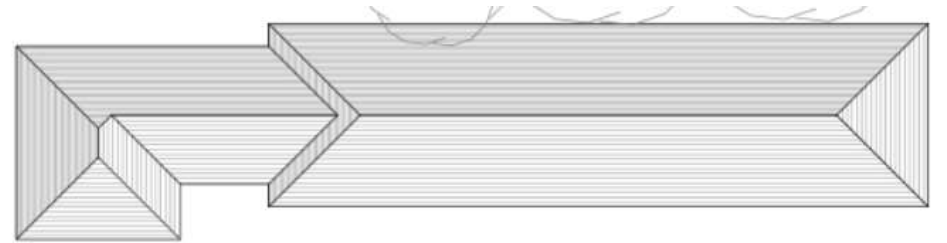
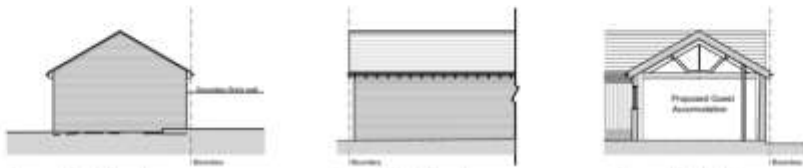
Proposed Roof Plan
Scale 1:100 @ A1



Proposed West Elevation
Scale 1:100 @ A1



Proposed East Elevation
Scale 1:100 @ A1



Proposed Roof Plan
Scale 1:100 @ A1

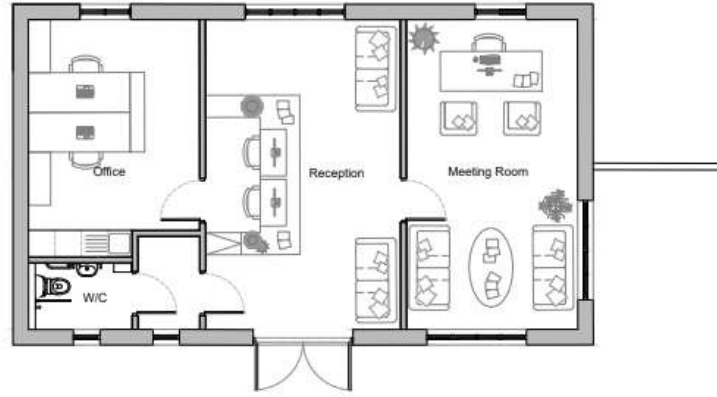


Proposed Plan
Scale 1:100 @ A1

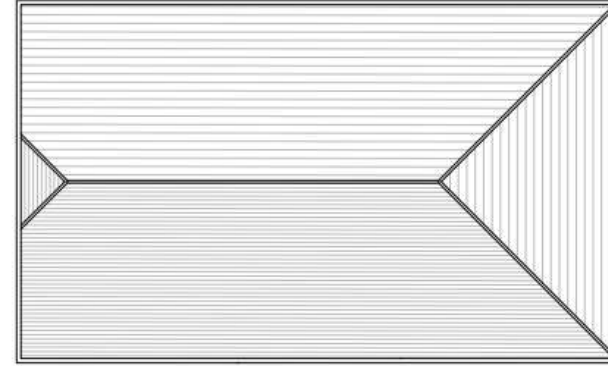


Proposed Elevations
Scale 1:100 @ A1

Proposed Reception Building



Proposed Plan
Scale 1:100 @ A1



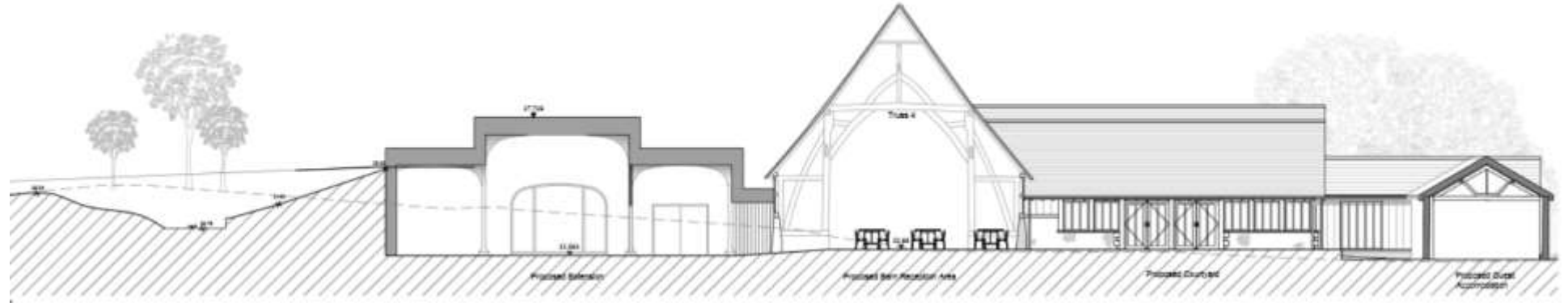
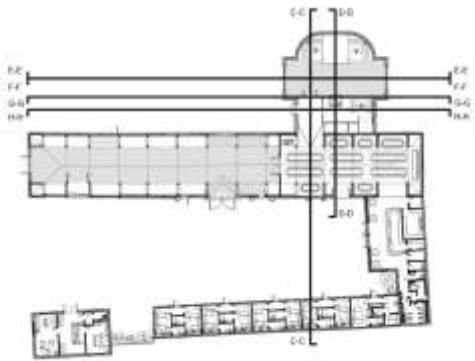
Proposed Roof Plan
Scale 1:100 @ A1



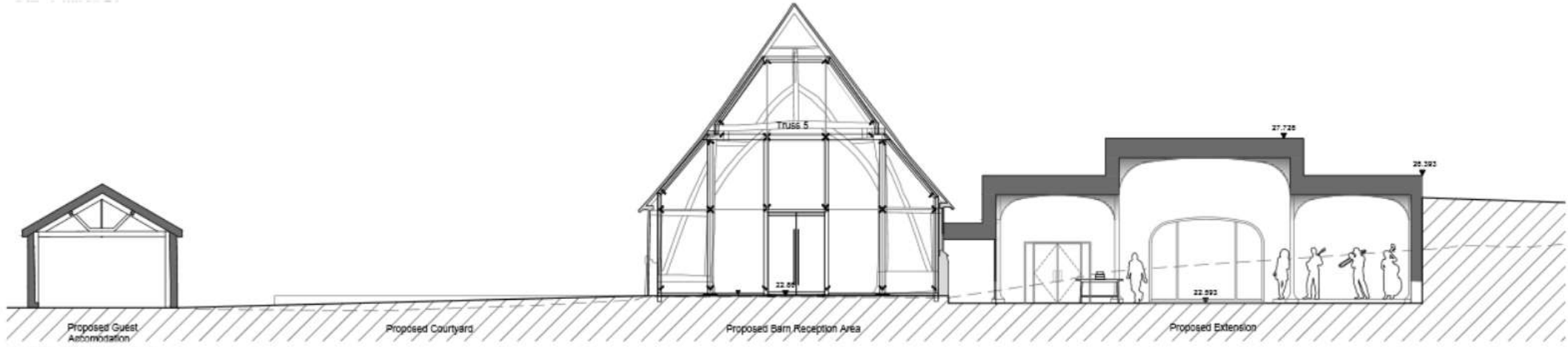
Proposed West Elevation
Scale 1:100 @ A1



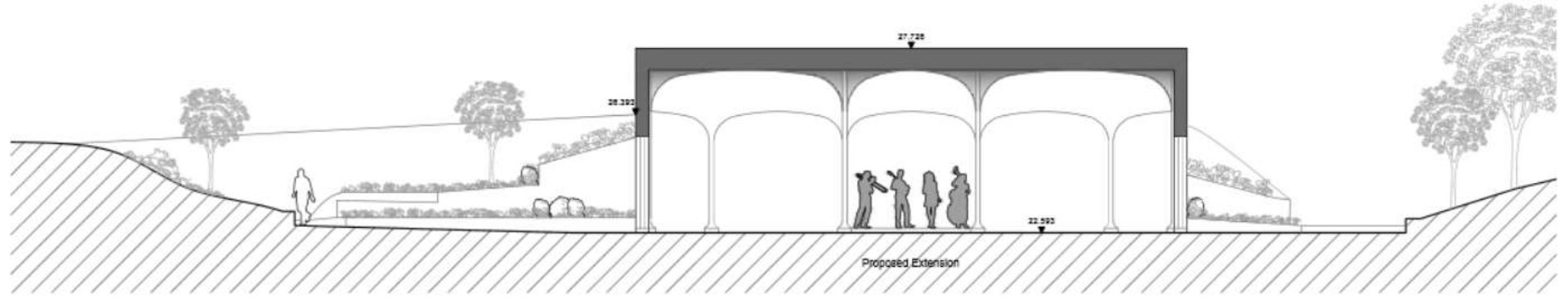
Proposed South Elevation
Scale 1:100 @ A1



Proposed Section C-C



Proposed Section D-D
Scale 1:100 @ A1



Proposed Section E-E



CGI's showing:

- New function area – external
- New function area – internal
- Courtyard – where barn meets link building



Landscape Masterplan



18No. Quercus robur
Fastigate
(20-25cm)

Ornamental Trees
Typical species: *Pinus catherine*
'Chardislar', *Pinus avium*, *Sorbus*
europaea, *Betula utilis* 'jacquemontii'
Size: 16-18cm, 18-20cm & 20-25cm

Woodland and Woodland edge
Typical species: *Quercus robur*, *Carpinus*
betulus, *Acer campestre*, *Prunus*
spirosa, *Corylus avellana*, *Crataegus*
monogyna
Size: Whips at 100-125cm high, small
lathered at 8-10cm and 10-12cm, large
lathered at 10-18cm







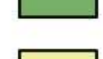
Calcareous Grass Seed Mix
Typical specification: EMI Meadow
Mixture for Chalk and Limestone Soils by
Ecoergate Seeds
Sowing rate: 4g/m²

**Amenity Planting and Specimen
Shrubs**
Typical amenity species:
Coronilla maritima, *Rudbeckia fulgida*
'Goldstrum', *Lavandulatum vulgare*,
Echinops ribis, *Scabiosa caucasica*,
Lavandula angustifolia, *Syrinchium*
iratum
Typical shrub species: *Cornus alba*
'Aurea', *Cornus kousa*, *Acer capillipes*,
Euconymia europaea

Species Rich Grass Seed Mix
Typical specification: EGI Meadow grass
mixture for occasionally wet soils
Sowing rate: 5g/m²



KEY

-  Application Boundary
-  Existing Buffer Planting Retained and enhanced where necessary
-  Proposed Fastigate Avenue Trees (20-25cm)
-  Proposed Ornamental Trees (16-18cm)
-  Proposed Ornamental Trees (18-20cm)
-  Proposed Ornamental Trees (20-25cm)
-  Specimen shrubs (15L)
-  Proposed Woodland and Woodland Edge
-  Proposed Calcareous Grassland Seed Mix
-  Proposed Amenity Planting
-  Proposed Species Rich Grass Seed Mix to infiltration stripes
-  Proposed Species Rich Grass and Wildflower Seed Mix to replace area of existing arable field

HOUSING (Outline)



ILLUSTRATIVE Masterplan for residential



Character Zones



Land Use Plan



Landscape Parameters Plan





Landscape projections

- Existing
- After 1 year
- After 15 years

EXISTING VIEW



1 YEAR AFTER CONSTRUCTION



15 YEARS AFTER CONSTRUCTION





EXISTING VIEW



1 YEAR AFTER CONSTRUCTION



15 YEARS AFTER CONSTRUCTION



Landscape projections

- Existing
- After 1 year
- After 15 years



Landscape projections

- Existing
- After 1 year
- After 15 years

EXISTING VIEW



1 YEAR AFTER CONSTRUCTION



15 YEARS AFTER CONSTRUCTION



Illustrative Masterplan from MC/10/2068

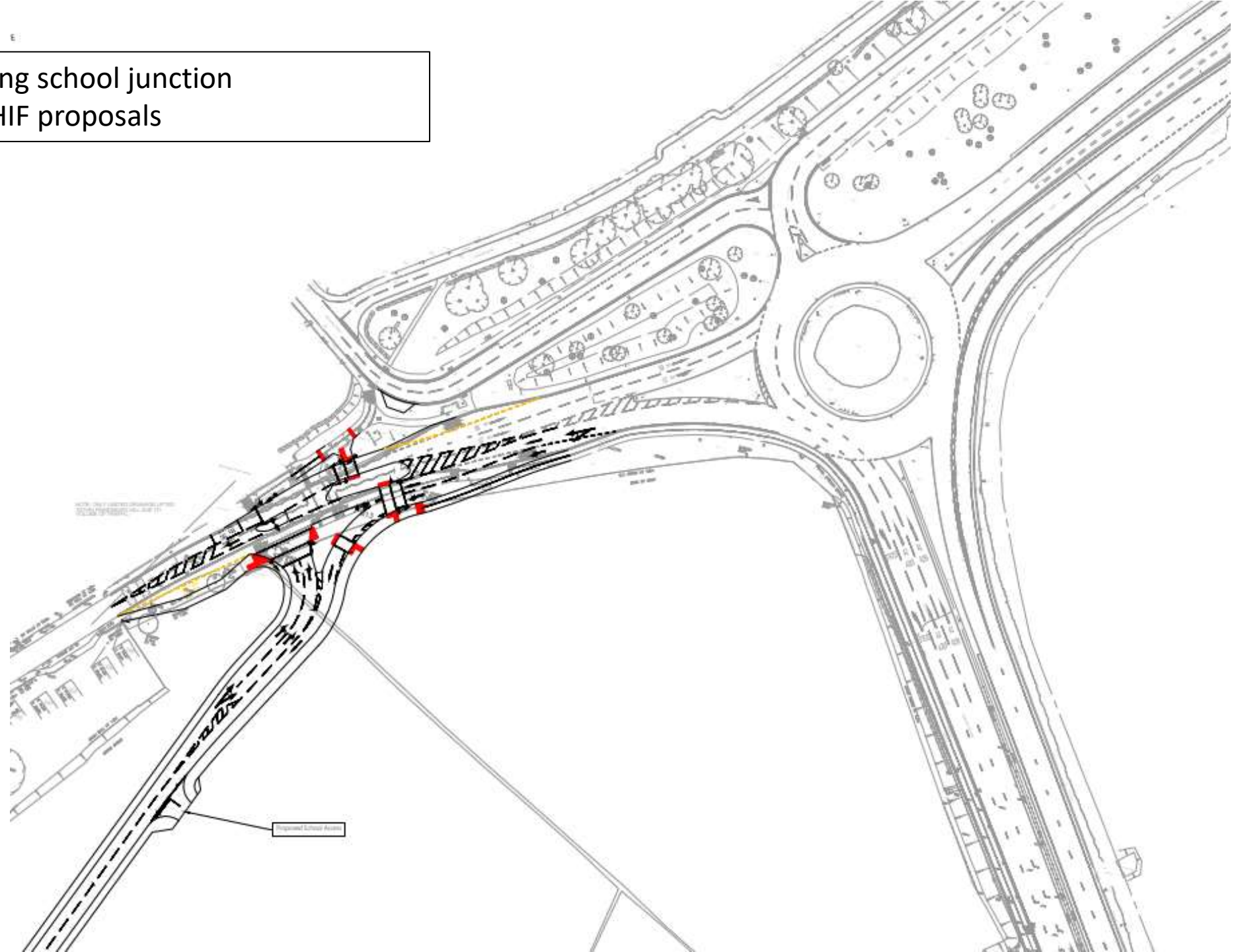
'Village Green' area that was not supported and a designation was not made



Residential indicated on this plan from 2010

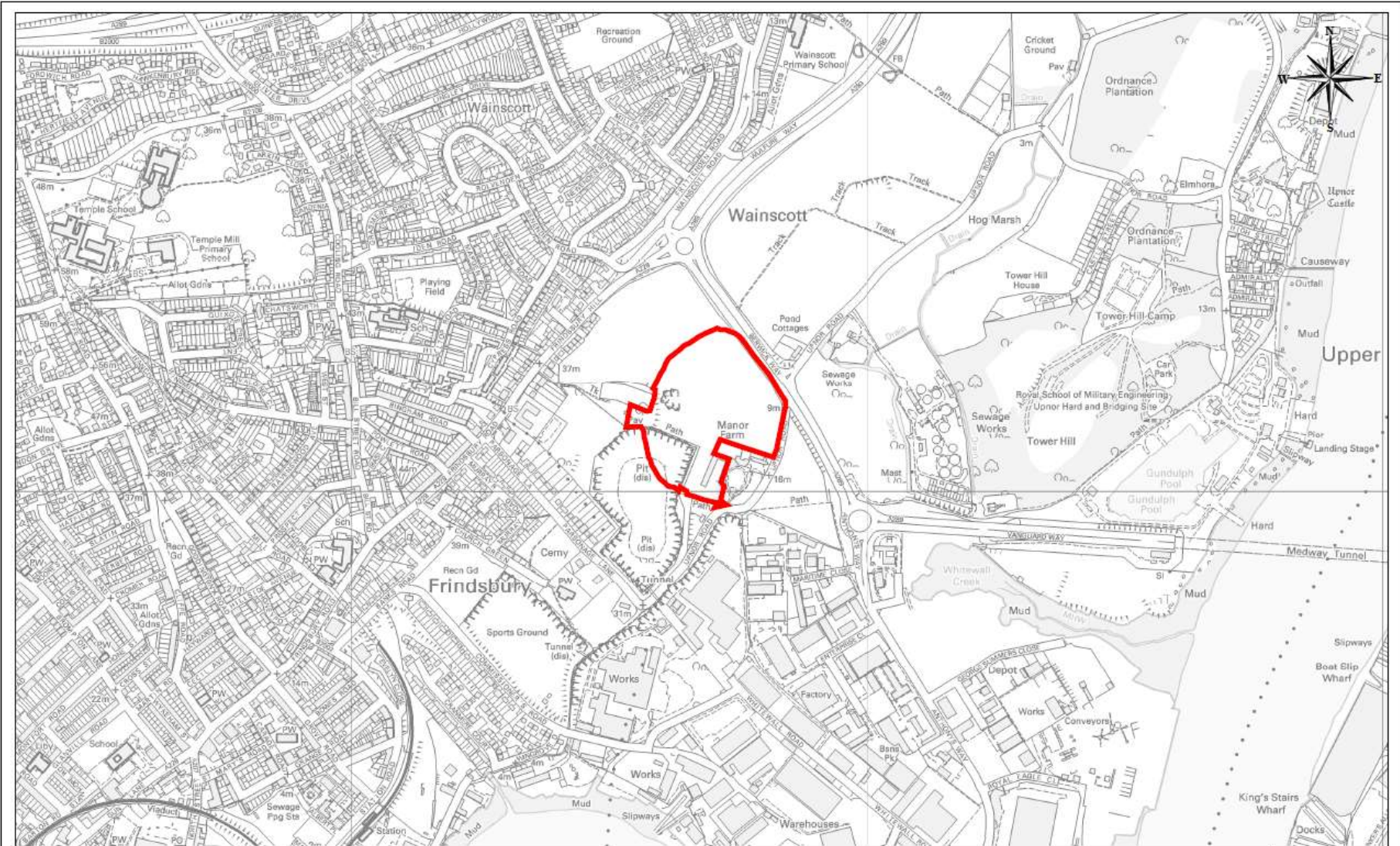


Access for School, showing school junction improvements without HIF proposals



MC/21/0303

Manor Farm Barn, Parsonage Lane, Frindsbury, Rochester



MC/21/0303 - Manor Farm Barn, Parsonage Lane, Frindsbury, Rochester, ME2 4UT



Scale: 1:10000 24/08/21

© Medway Council, 2021

© Crown copyright and database rights 2021 Ordnance Survey licence number 100024225.



Appeal summary

MC/20/0028

Land South of Multi Storey Car Park, Hempstead Valley Shopping Centre – Hempstead and Wigmore Ward

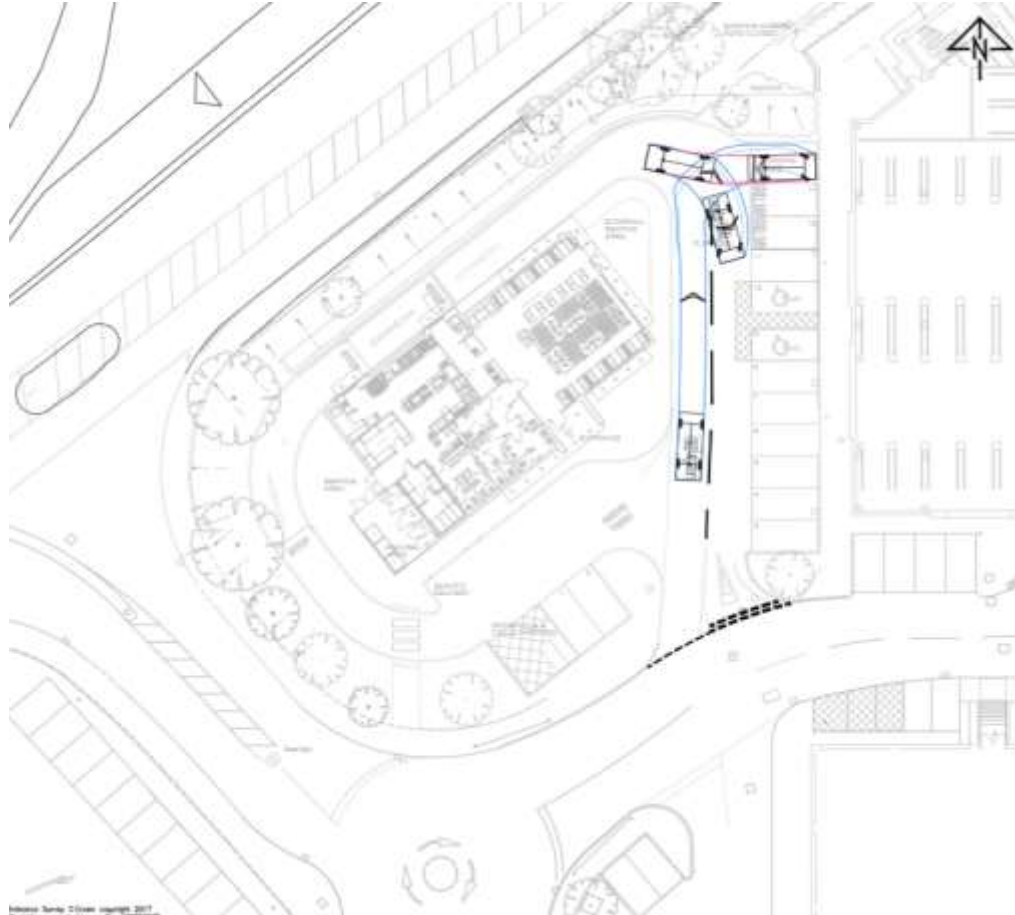
- Refusal – 8 August 2020 – Committee Overturn
- Construction of a drive-thru restaurant, reconfiguration of car park and closure of multi-storey car park exit ramp
- Allowed with partial costs – 25 May 2021



A circular service lane would be used by patrons using the drive-thru facility, with entry and exit to the road that also provides access to the multi-storey car park.

54

Based on the evidence and the fact that the Highways Authority did not raise any objection to the application the Inspector is satisfied traffic would not be queuing off the appeal site in a manner that may impact upon other users of the shopping centre or the wider highway network.



MC/20/0216

The Prince of Wales, 90
Cecil Road, Rochester

- Refusal – 24 July 2020 –
Committee Overturn
- Construction of a detached 4
bedroom 3 storey dwelling on
land that was formerly a
- beer garden with associated
parking
- Allowed with conditions – 1
March 2021



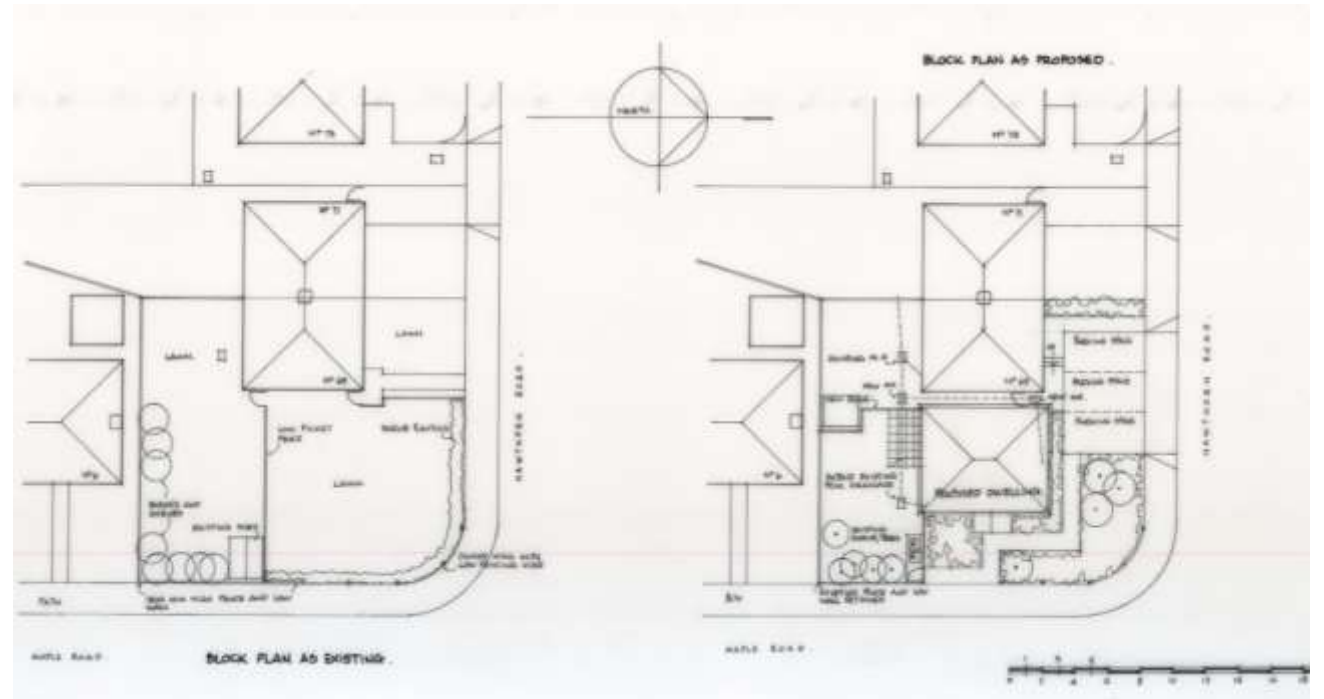
The overall footprint of the dwelling would be comparable to others within the area. The increased width of the dwelling, compared to the neighbouring terraces, does not result in an overdevelopment having regard to the overall size of the plot and there remains a good level of spacing between the proposed dwelling and the boundary of 90 Cecil Road. The proposed dwelling would be sited on the boundary of 80 Cecil Road, however as a result of the existing side garden of this property, a degree of separation would remain.



MC/20/1112

69 Hawthorn Road,
Strood

- Refusal – 9 July 2020 – Delegated
- Construction of a 2 bedroom detached dwelling with associated parking
- Allowed with conditions – 30 April 2021



The gap that would be left between the new dwelling and the existing No 69 would be 1m, which would be narrower than most, but it would not be unduly noticeable. Most of the corner plots throughout the estate have been treated as rear gardens and fenced for privacy. In the appeal proposals, the majority of the site's frontage to both Hawthorn Road and Maple Road would become part of the new dwelling's front garden, which would adequately preserve the openness and spaciousness of the corner area.

Inspector concluded that the proposed development respected the scale, spaces and visual amenity of the surrounding area and therefore cause no harm to the character or appearance of the site or the surrounding area.



MC/20/2022

101-103 Shakespeare Road, Gillingham

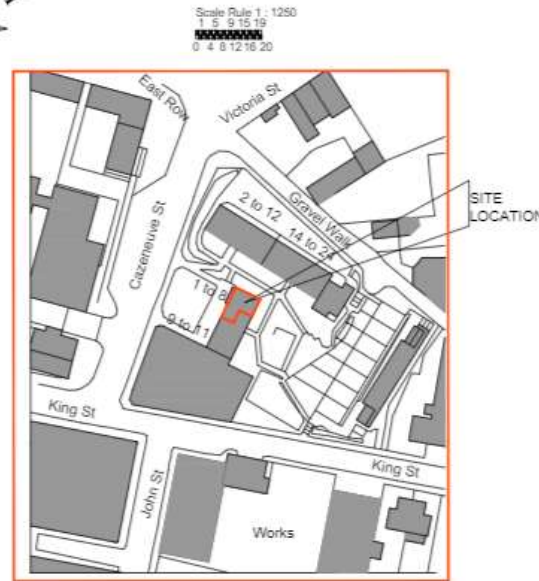
- Refusal – 2 November 2020 – Committee
- Removal of planning condition (6) of MC/18/1484, enabling use of dwelling (Use Class C3) as a six-bedroomed shared dwelling (Use Class C4, small HMO)
- Allowed with conditions – 21 May 2021



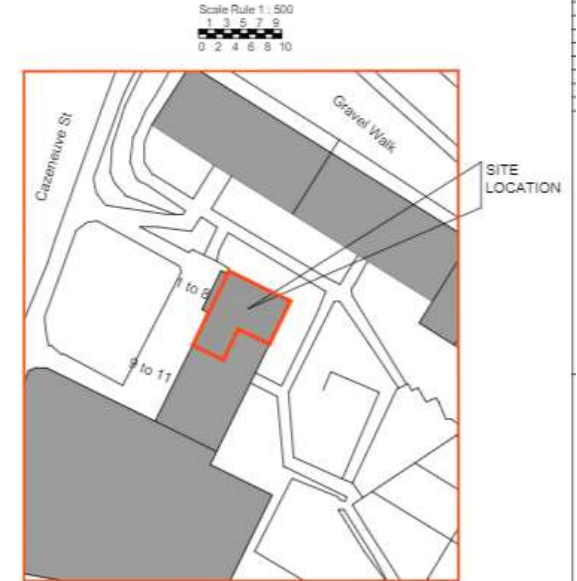
MC/20/2338

1 Cazeneuve Street,
Rochester

- Refusal – 11 December 2020 – Committee Overturn
- Change of use from hairdressers (Class E(a)) to hot food takeaway (Sui Generis)
- Allowed with conditions – 23 April 2021



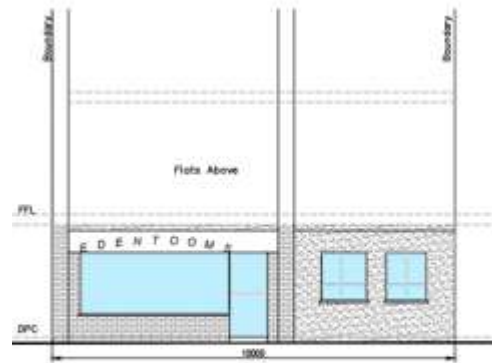
Proposed Site Plan
Scale: 1:1250



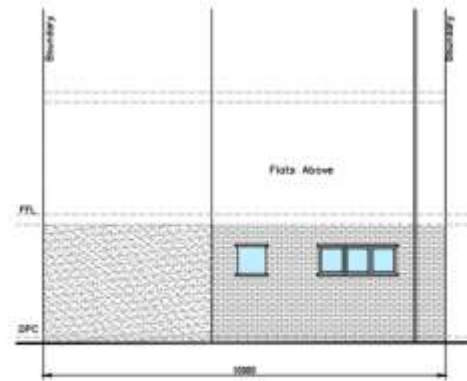
Proposed Block Plan
Scale: 1:500

Inspector acknowledge that the change of use of the former hairdressers to a takeaway would result in some change to the pattern of activities, particularly in the evening, it would not result in an increase in commercial operations within the courtyard, however did not consider the change in the pattern of activity, including vehicle movements, would be unduly disturbing to neighbouring occupants.

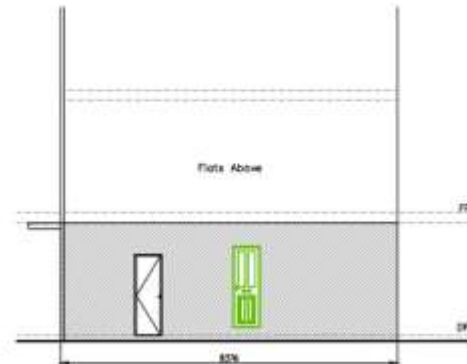
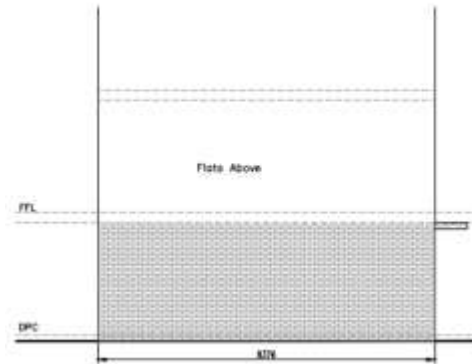
The refuse compound to the rear of the premises is suitable for the disposal, storage and collection of refuse arising from the proposed use; and matters of odour can be properly controlled through condition.



Proposed Front Elevation



Proposed Rear Elevation



This page is intentionally left blank