

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 27 July 2022

Time: 6.30pm

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

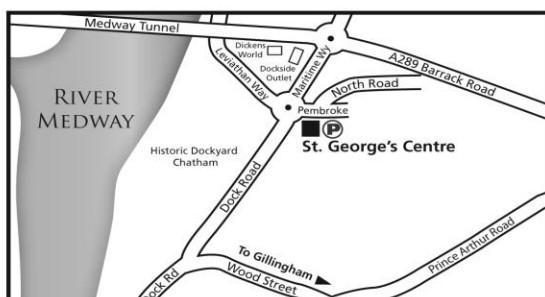
Items

15 Additional Information - Presentation

**(Pages
3 - 134)**

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 29 July 2022



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**

This page is intentionally left blank

Planning Committee

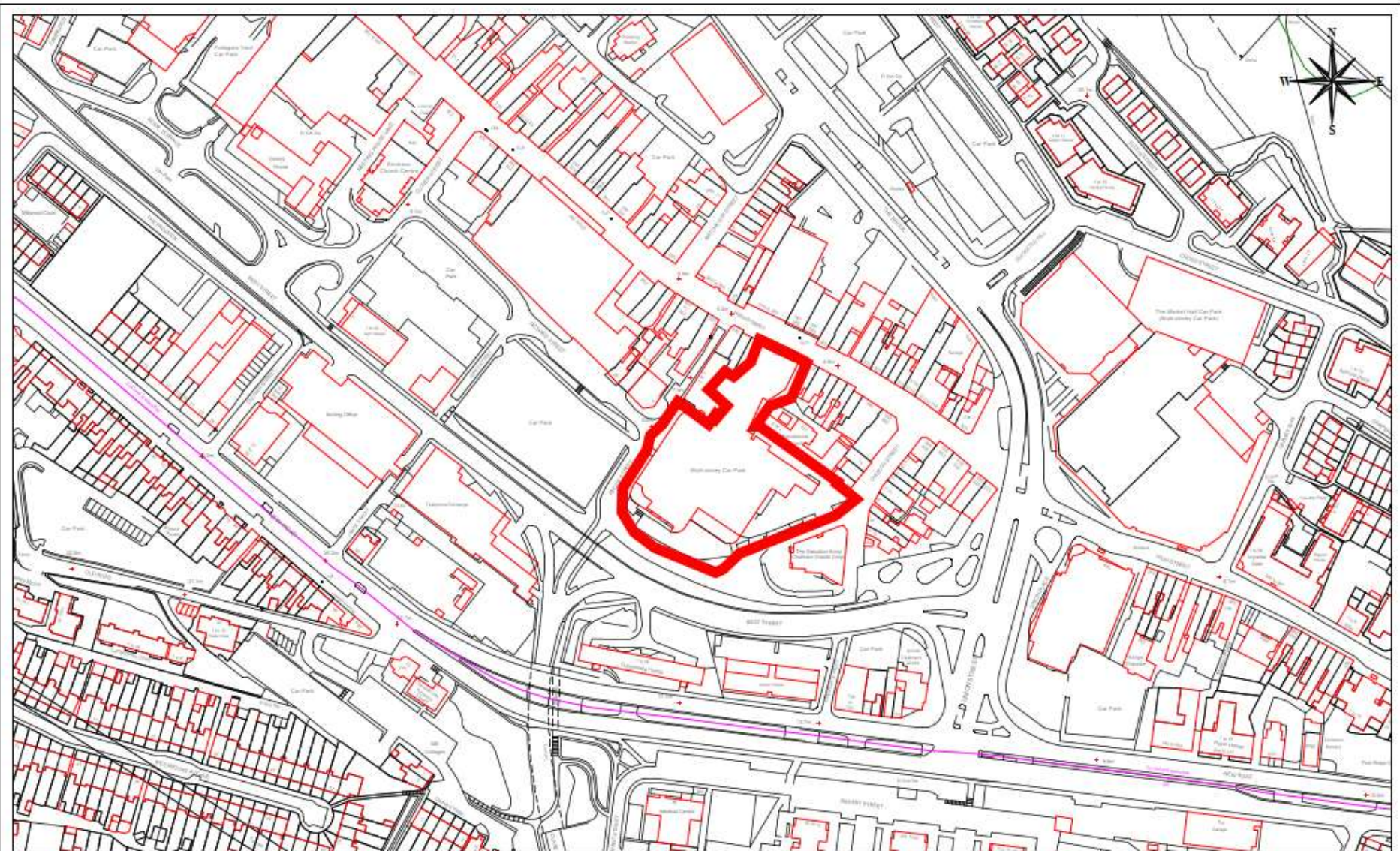
27th July 2022

MC/21/3671

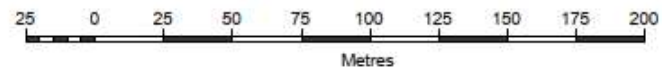
Former Trafalgar Centre & NCP Car Park

High St/Rhode St/Whittaker St

Chatham ME4 4AL



MC/21/3671-- Former NCP and Trafalgar Centre Rhode st Chatham ME4 4AL



© Crown copyright and database rights 2022 Ordnance Survey licence number 100024225.

Medway
Serving You

Scale: 1:2500 08/06/22

© Medway Council 2022

Aerial Photo of
site



High Street Photos



∞

Rhode Street

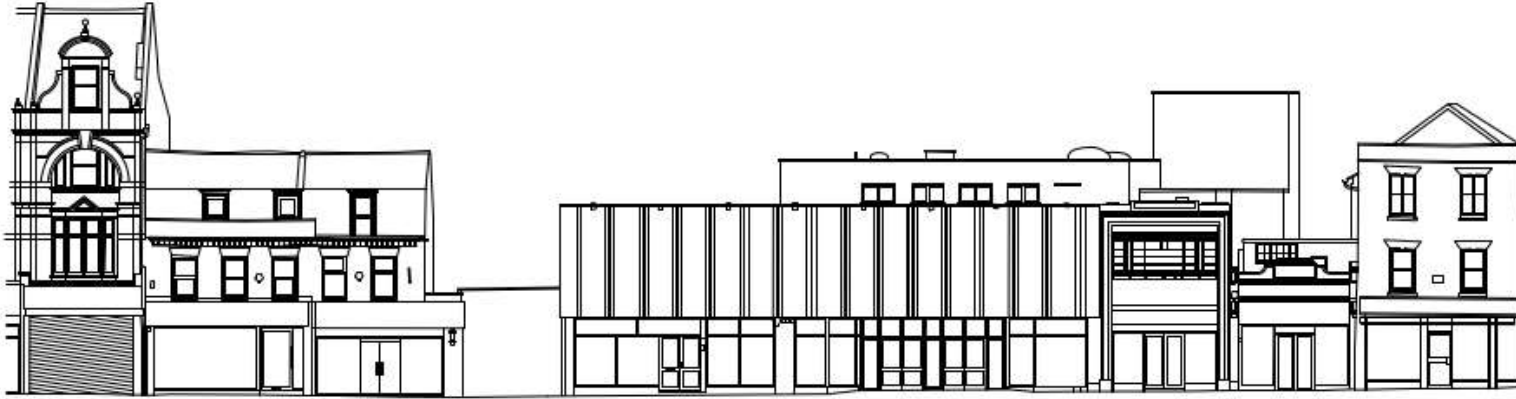


Whittaker Street

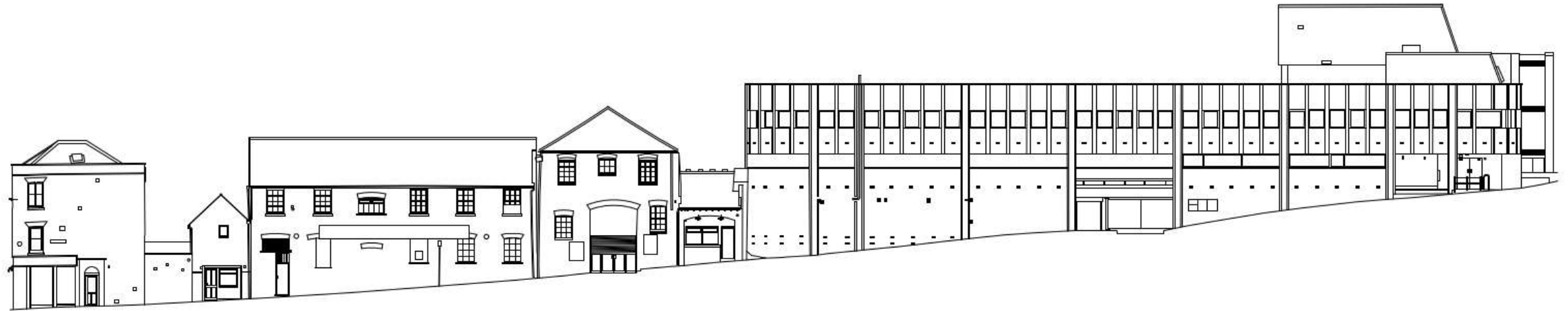
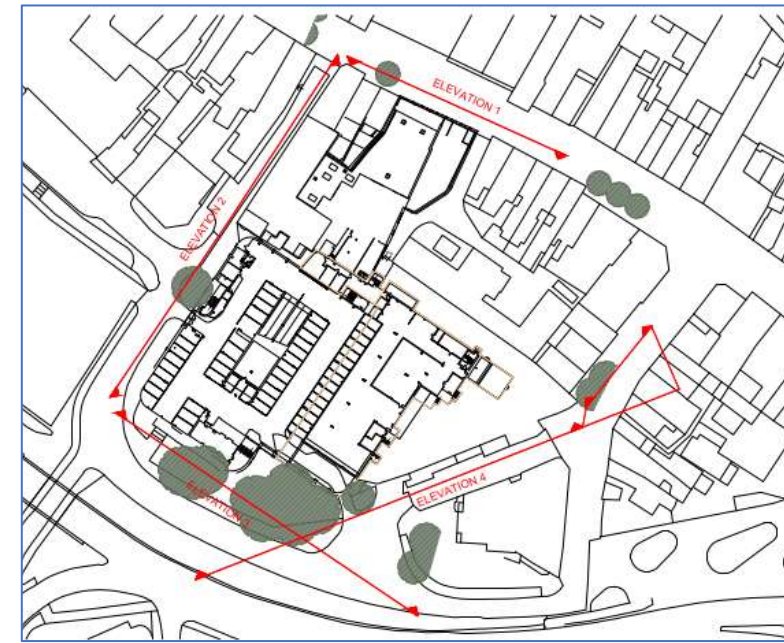


Existing Elevations

10

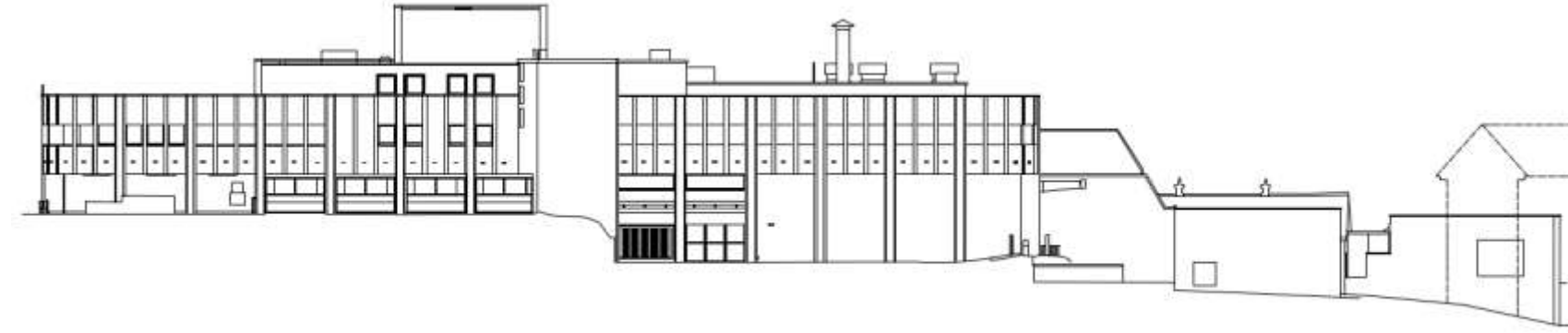


Elevation 01 - Existing High Street Elevation

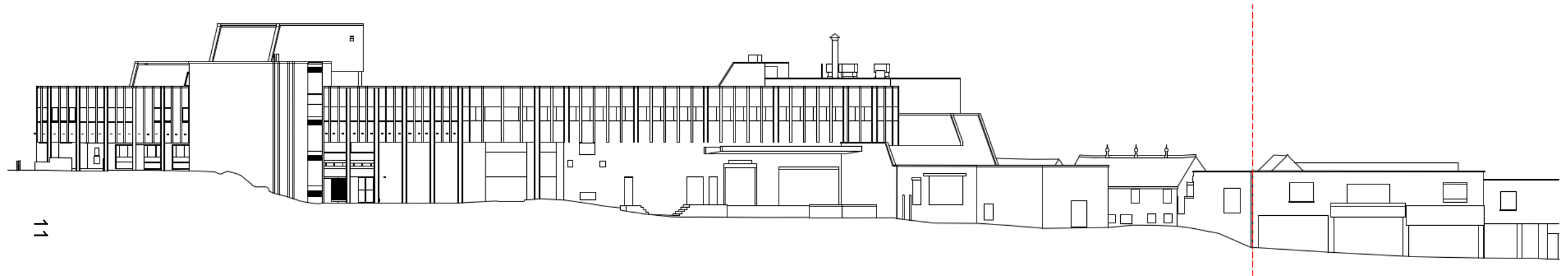
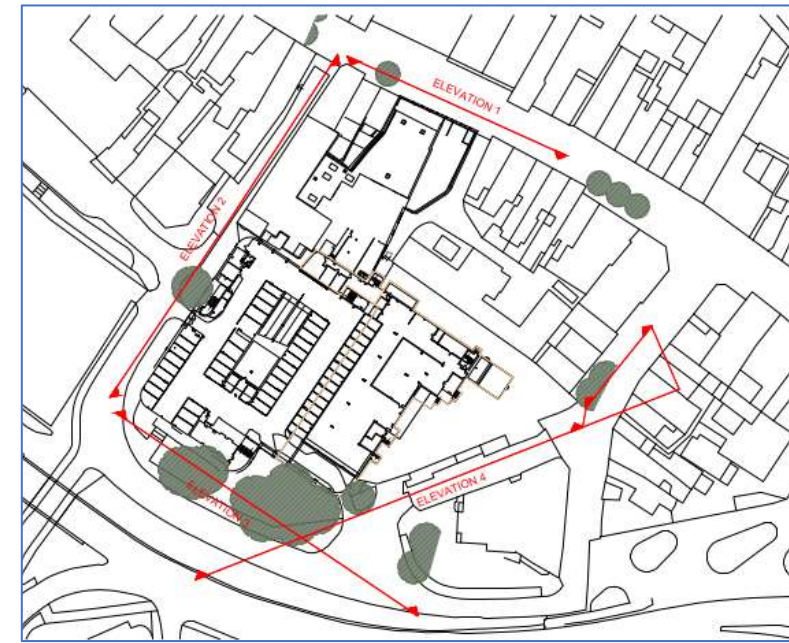


Elevation 02 - Existing Rhode Street Elevation

Existing Elevations



Elevation 03 - Existing Rhode Street Elevation



11

Elevation 04 - Existing Whittaker Street Elevation

Indicative Demolition Plan



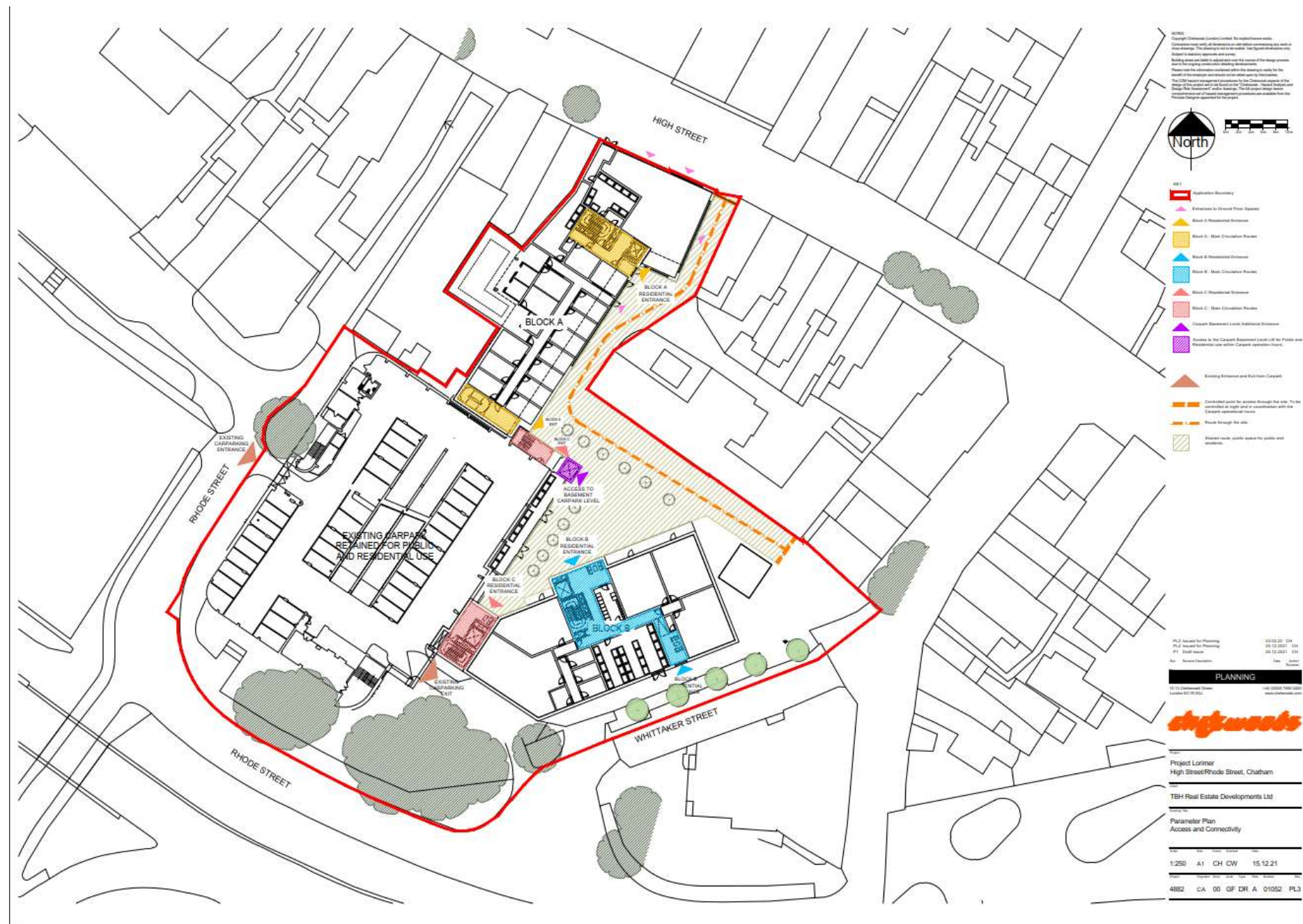
Indicative Uses Ground Floor Plan



Indicative Landscape Plan



Access Parameter Plan (would be an approved plan)

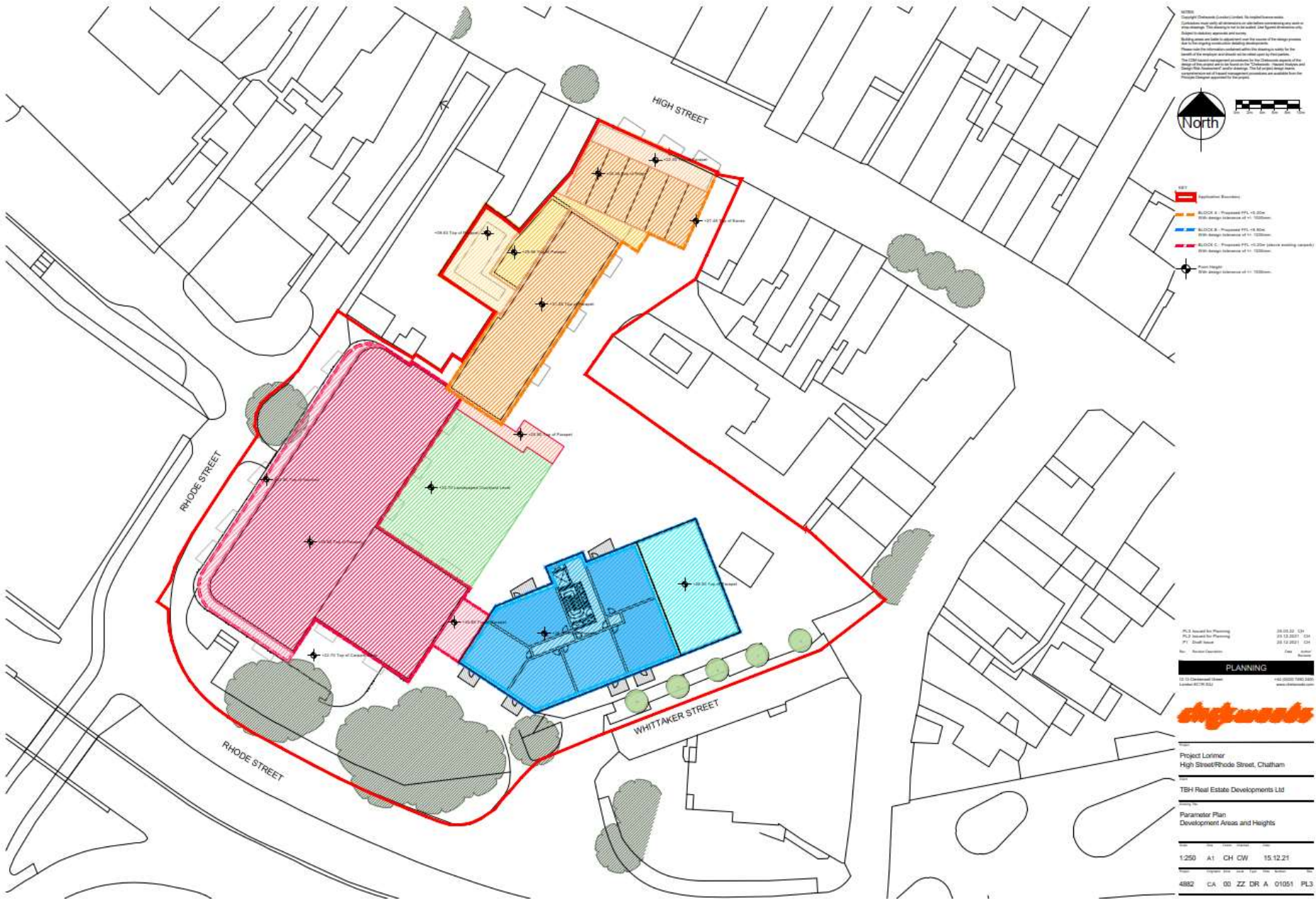


Height Parameter Plan (would be an approved plan)

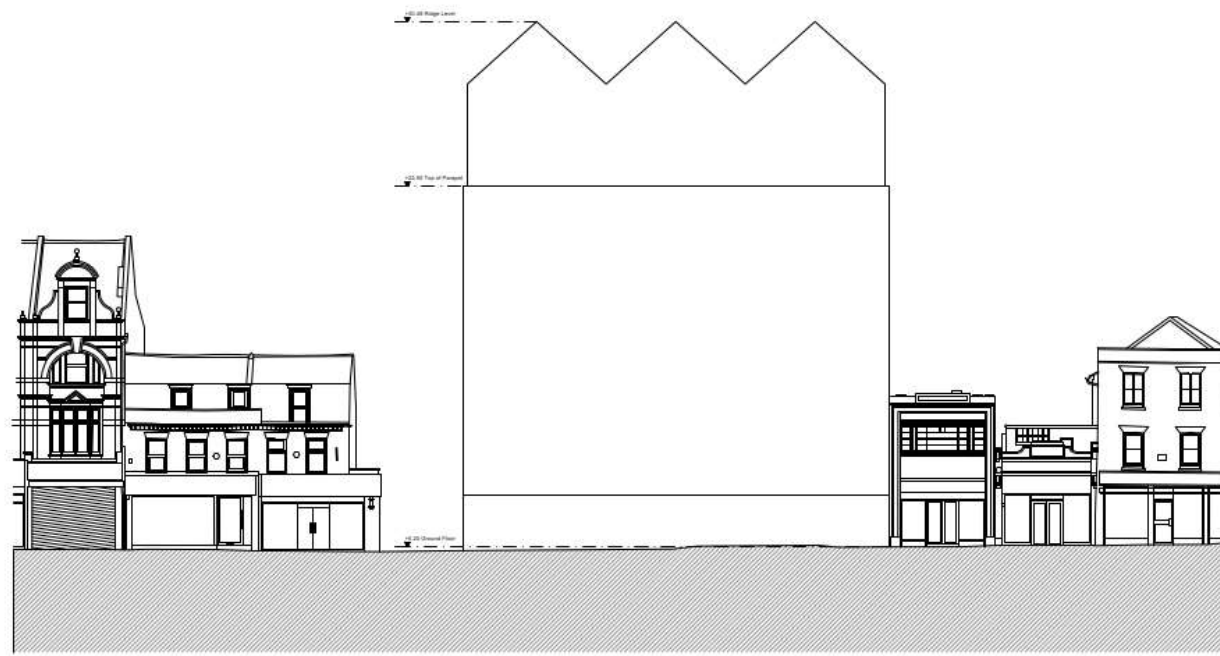
Block A – 22.55m – 31.25m

Block B – 28m – 36.7m

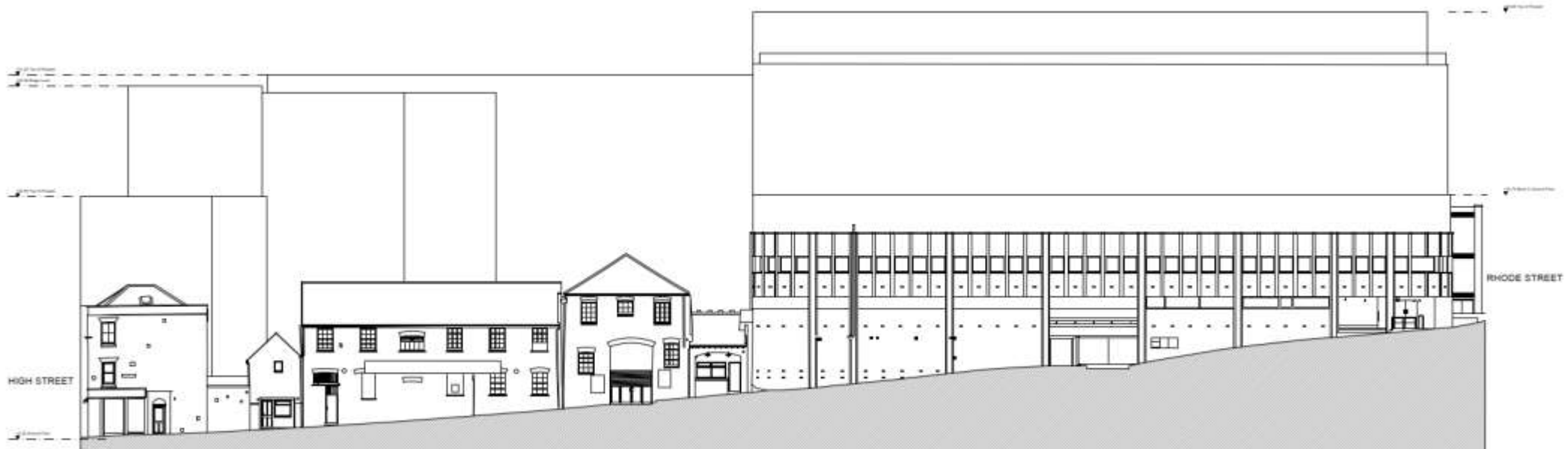
Block C – 32.8m – 35.8m



Indicative Proposed Wireline Elevations

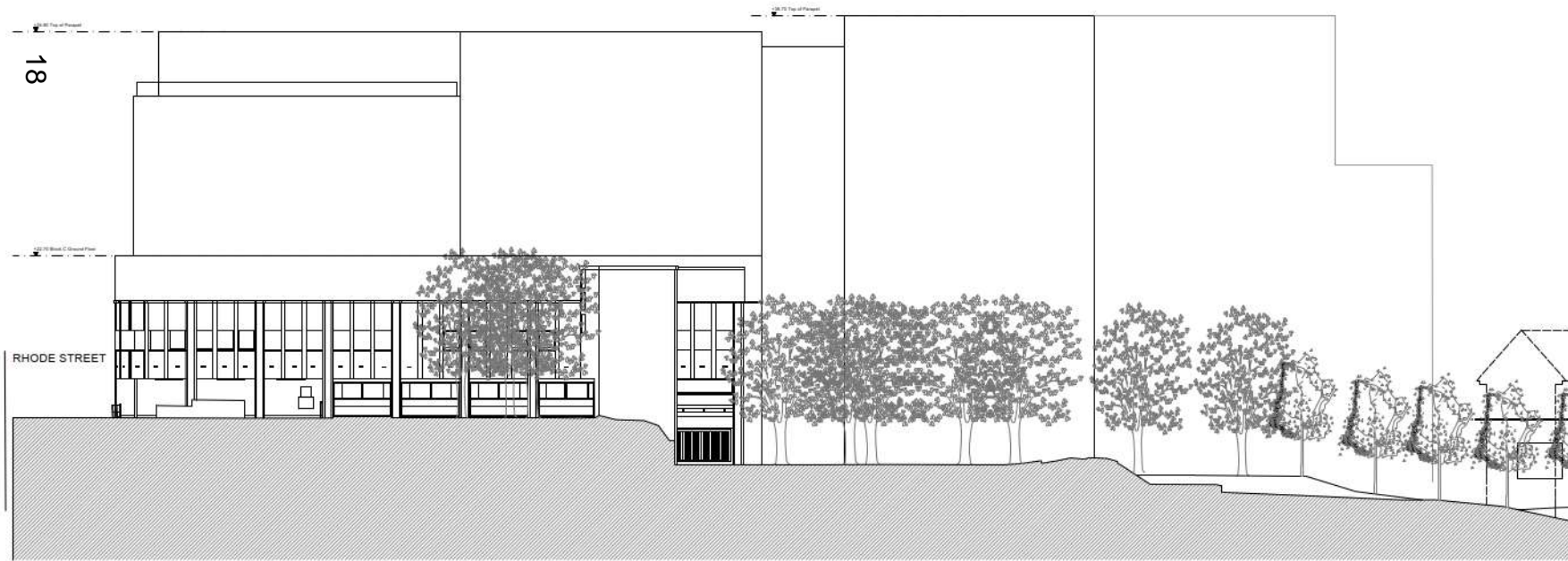


Elevation 01 - Proposed High Street Elevation

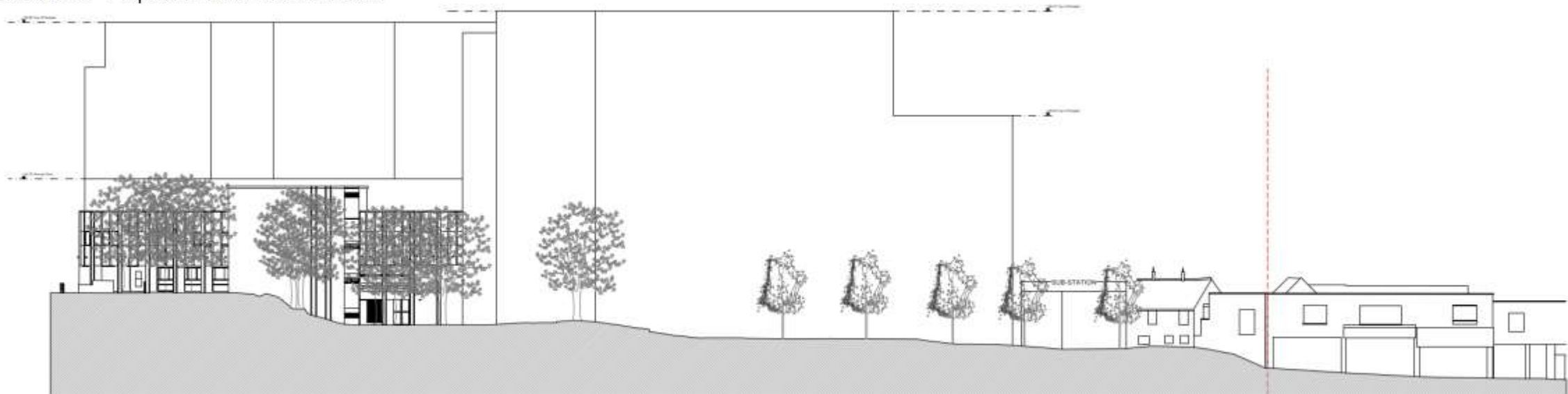


Elevation 02- Proposed Rhode Street Elevation

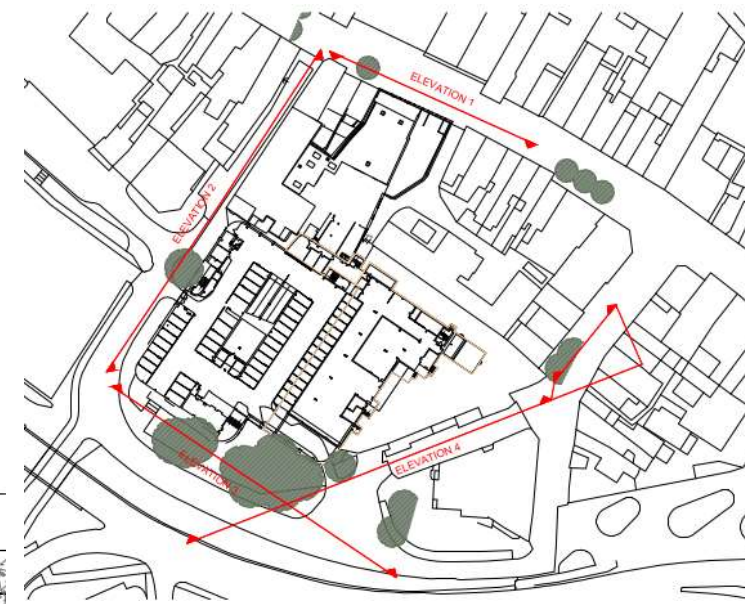
Indicative Proposed Wireline Elevations

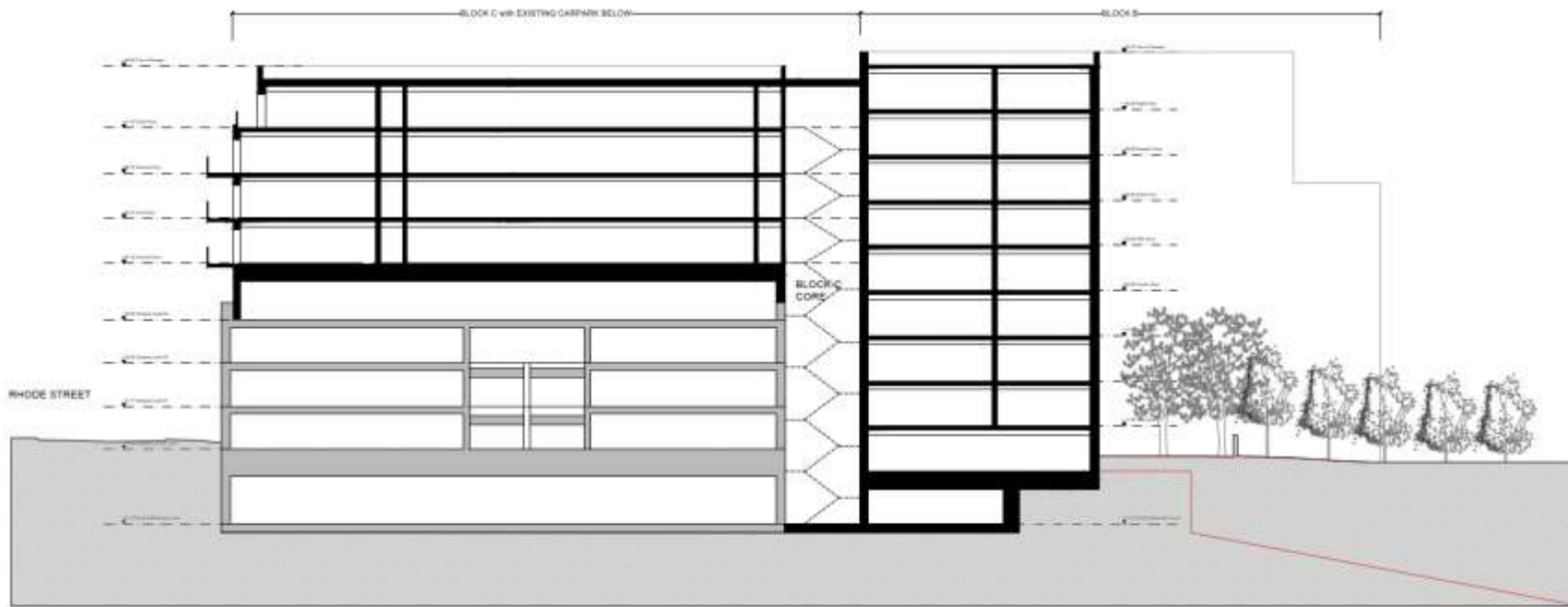


Elevation 03 - Proposed Rhode Street Elevation



Elevation 04 - Proposed Whittaker Street Elevation

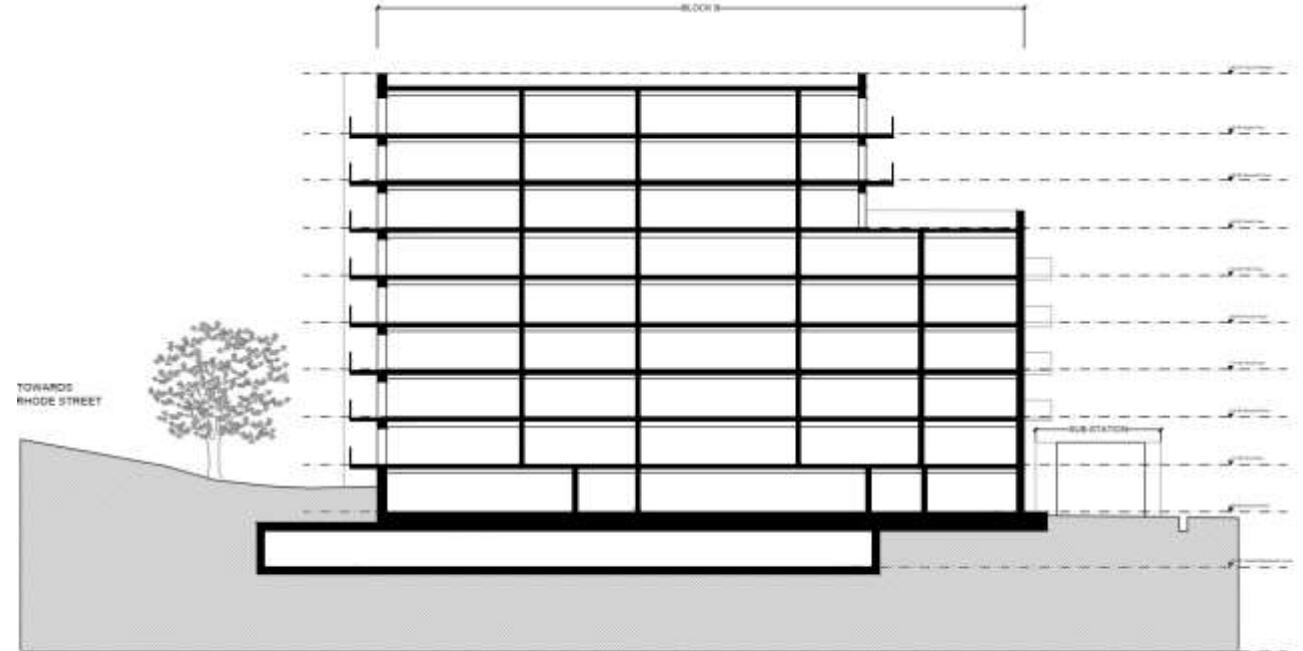




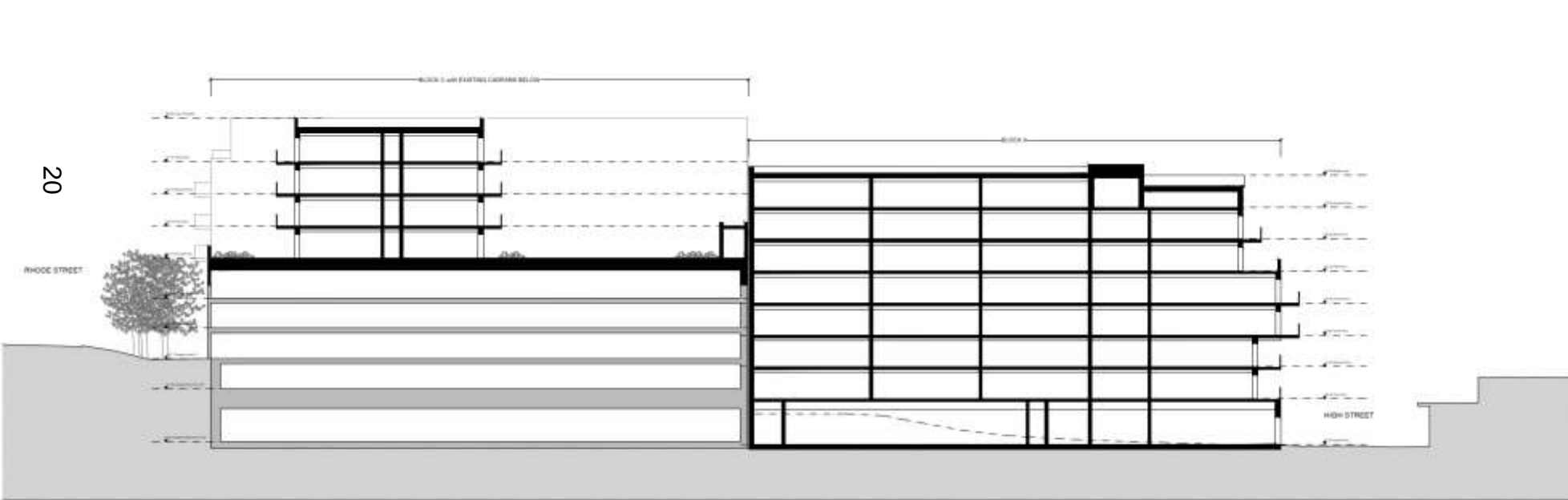
01 - Proposed Section AA



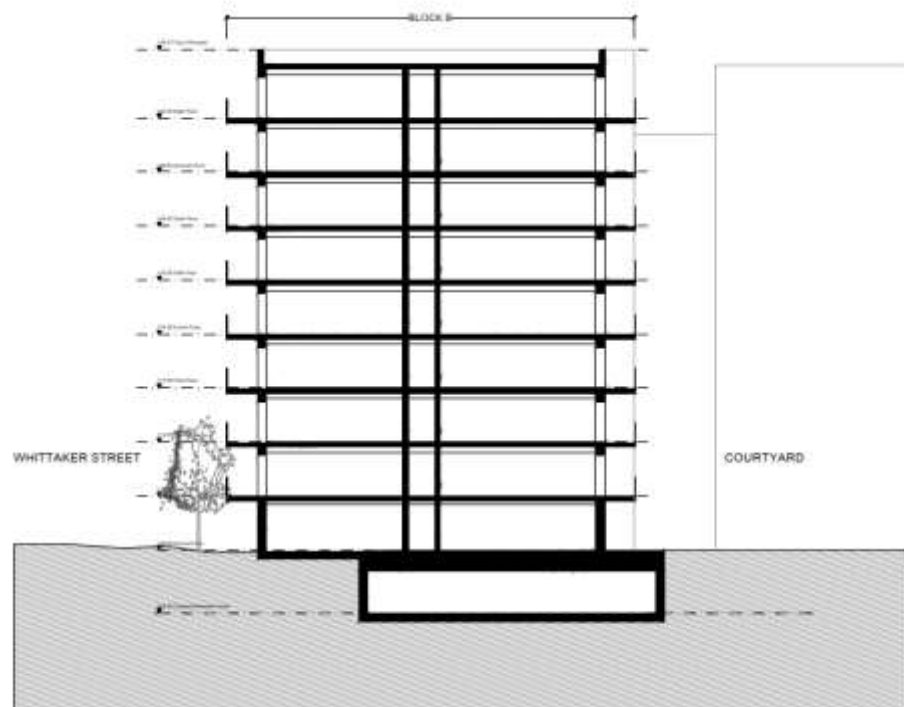
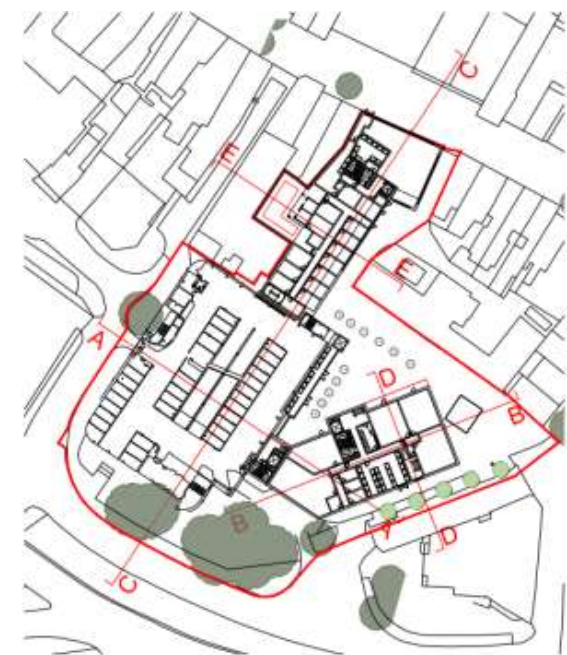
Indicative Proposed Sections



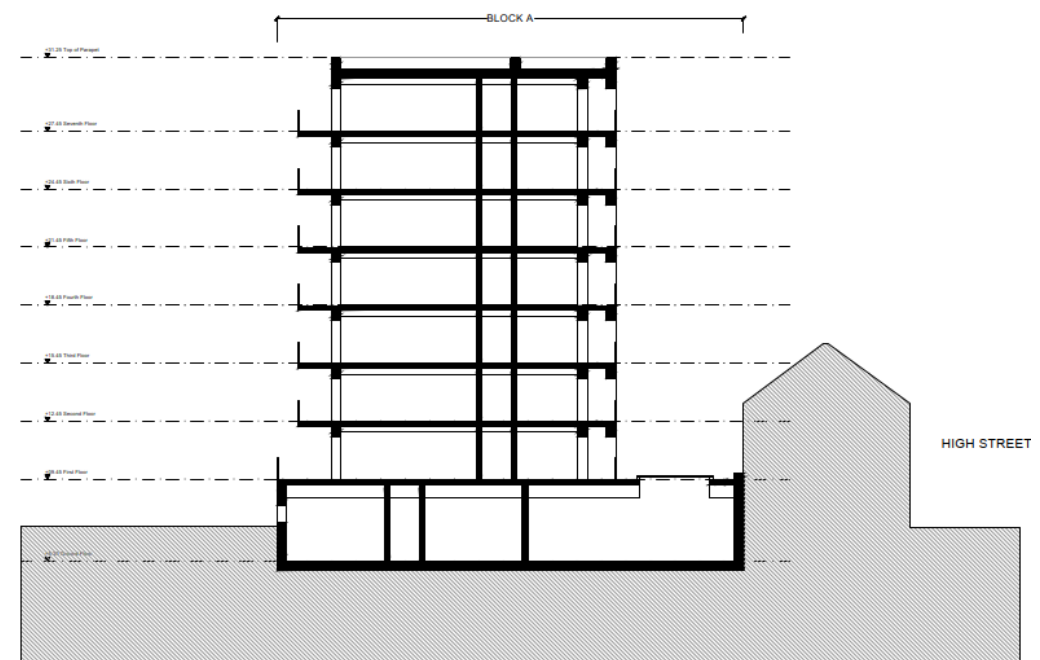
01 - Proposed Section BB



01 - Proposed Section CC

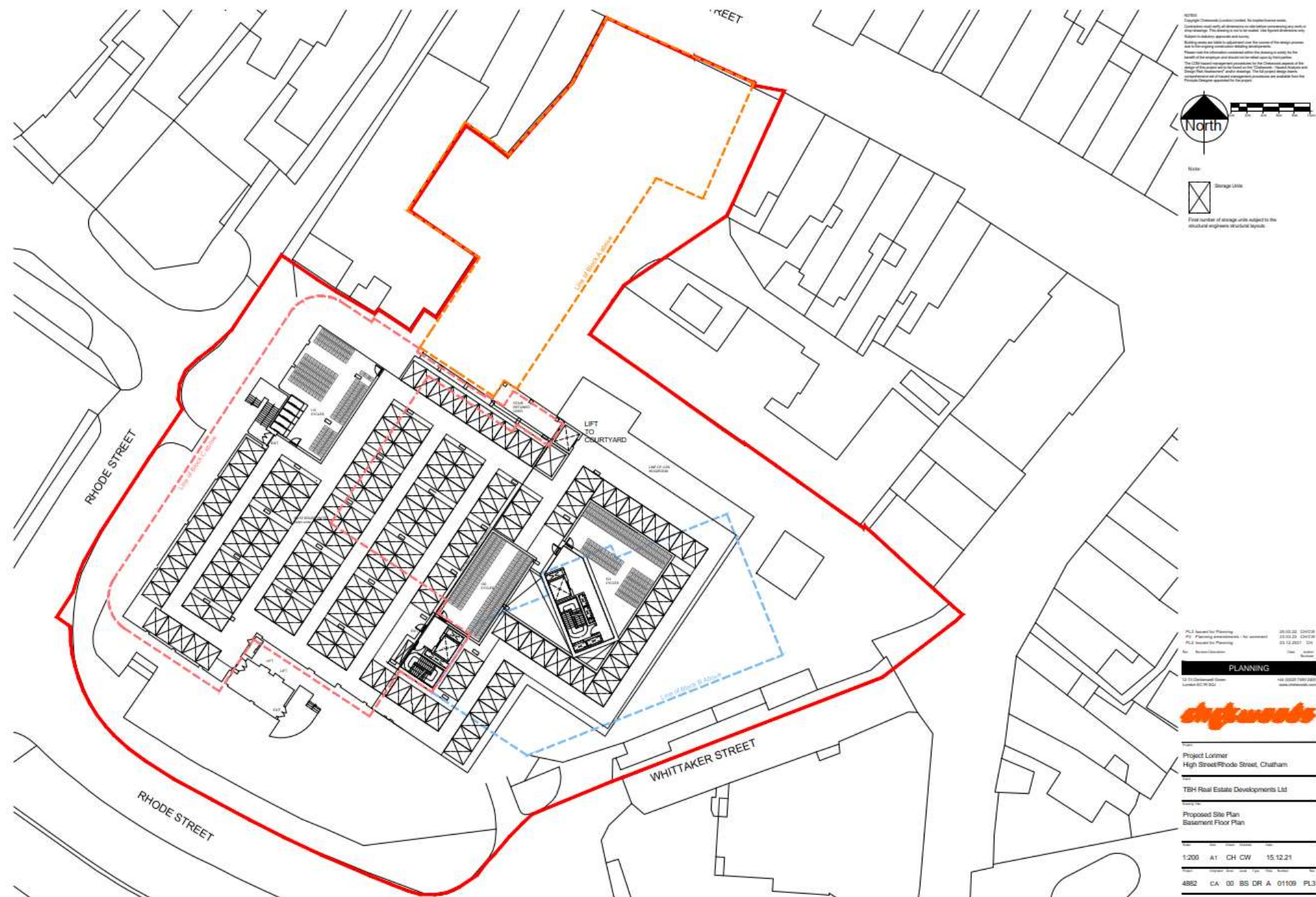


01 - Proposed Section DD



02 - Proposed Section EE

Indicative Basement Plan





Architectural site plan showing four building blocks (A, B, C, and D) in different colors (yellow, blue, red, and green). The plan includes a central 'Raised Landscaped Amenity Deck' and is surrounded by streets labeled 'RHODE STREET' and 'WHITTAKER STREET'. A north arrow and a scale bar are present in the top right corner. The plan is dated 15.12.21 and includes a title block with project details.

Block A (Yellow)

Block B (Blue)

Block C (Red)

Block D (Green)

Raised Landscaped Amenity Deck

Streets: RHODE STREET, WHITTAKER STREET

North Arrow

Scale Bar

Project Details:

Project Lormer
High Street/Rhode Street, Chatham

TBH Real Estate Developments Ltd

Proposed Site Plan
Fourth Floor Plan

1:200 A1 CH DT 15.12.21

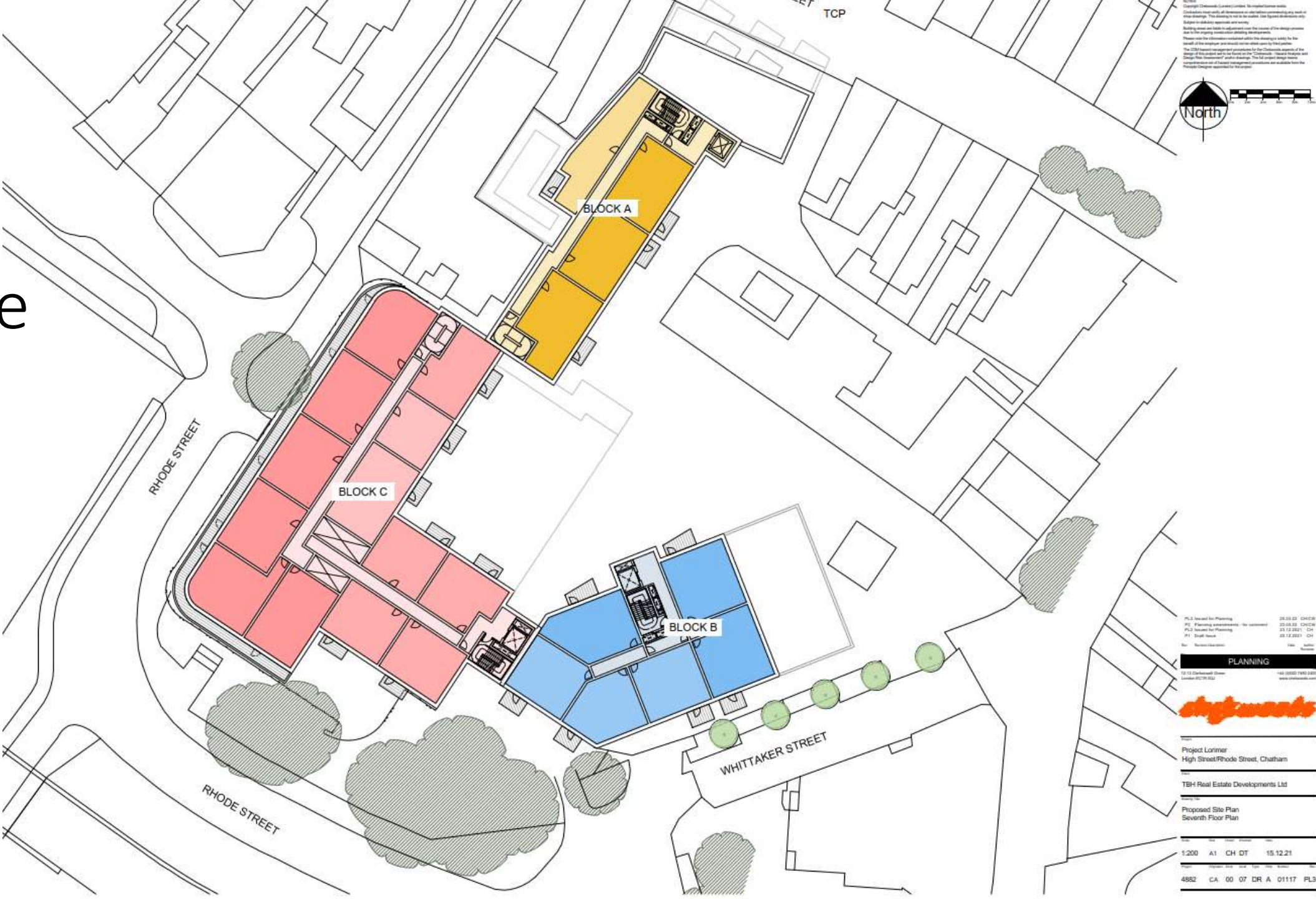
4882 CA 00 04 DR A 01114 PL3

Indicative Fifth Floor



[illegible]

Indicative Seventh Floor



Indicative Eighth Floor



Indicative 3d Modelling

28



Fig 4.11 Development model views



Changes during the life of application (indicative 3d model)



As originally proposed



Current Proposal

Block B – Reshaped – Reduction in height from 43m height to 36.7m and 28m high. From 11 Storeys to 6-9 storeys (including ground)

Block C – Residential element above car park stepped in at top storey.

TVIA View analysis – View 1 Richard Street



Originally Submitted



Current Proposal



TVIA View analysis – View 2 Mount Car Park



Originally Submitted



Current Proposal



TVIA View analysis – View 3 New Road

32



Originally Submitted



Current Proposal



TVIA View analysis – View 6 Jenkins Dale



Originally Submitted



Current Proposal



TVIA View analysis – View 7 New Road adj Otway Terrace

34



Originally Submitted



Current Proposal



TVIA View analysis – View 9 Great Lines



Originally Submitted



Current Proposal



Indicative Uses Ground Floor Plan

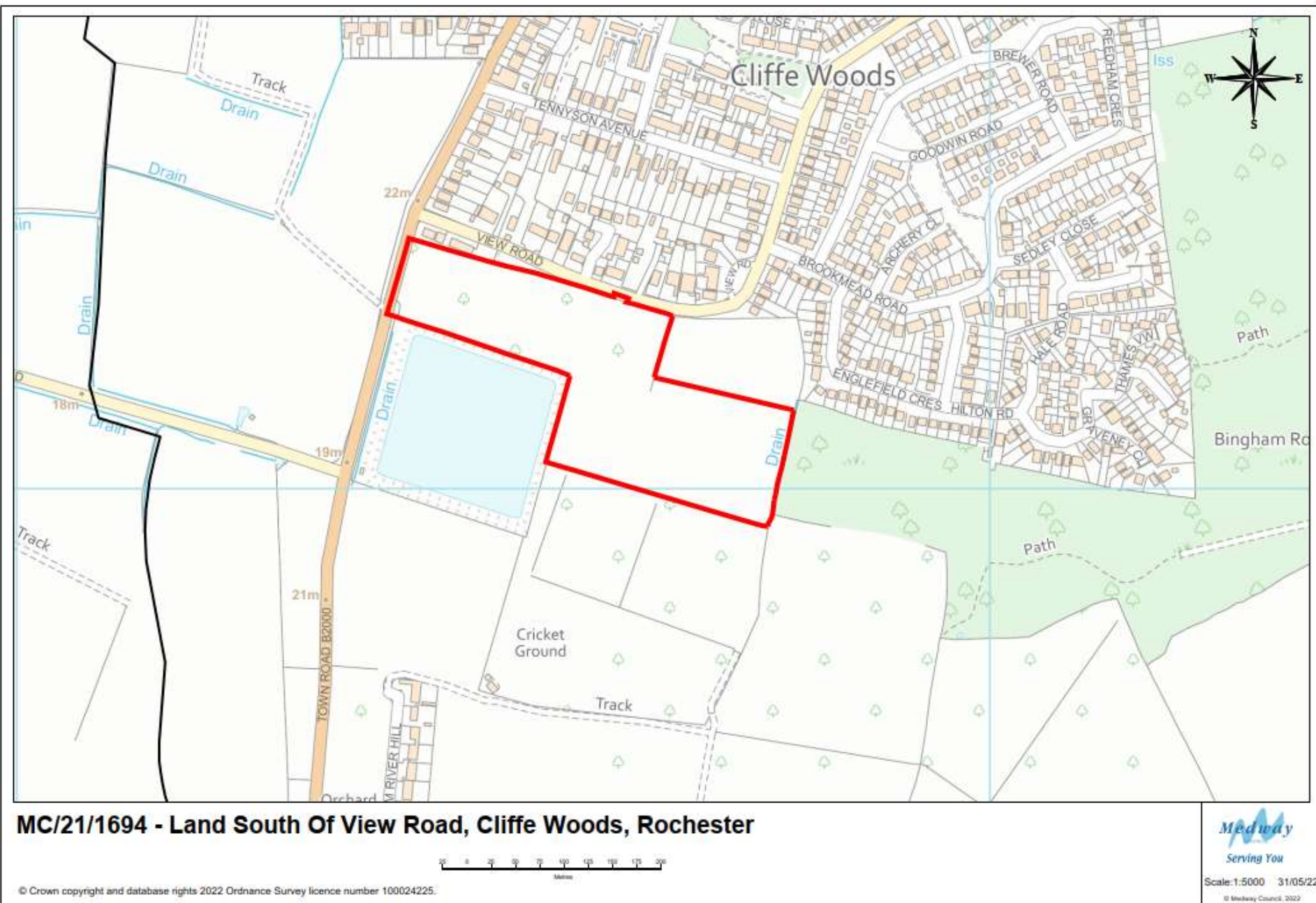


MC/21/1694

Land South of View Road

Cliffe Woods

Rochester



View from Town Road (B2000) looking east towards site

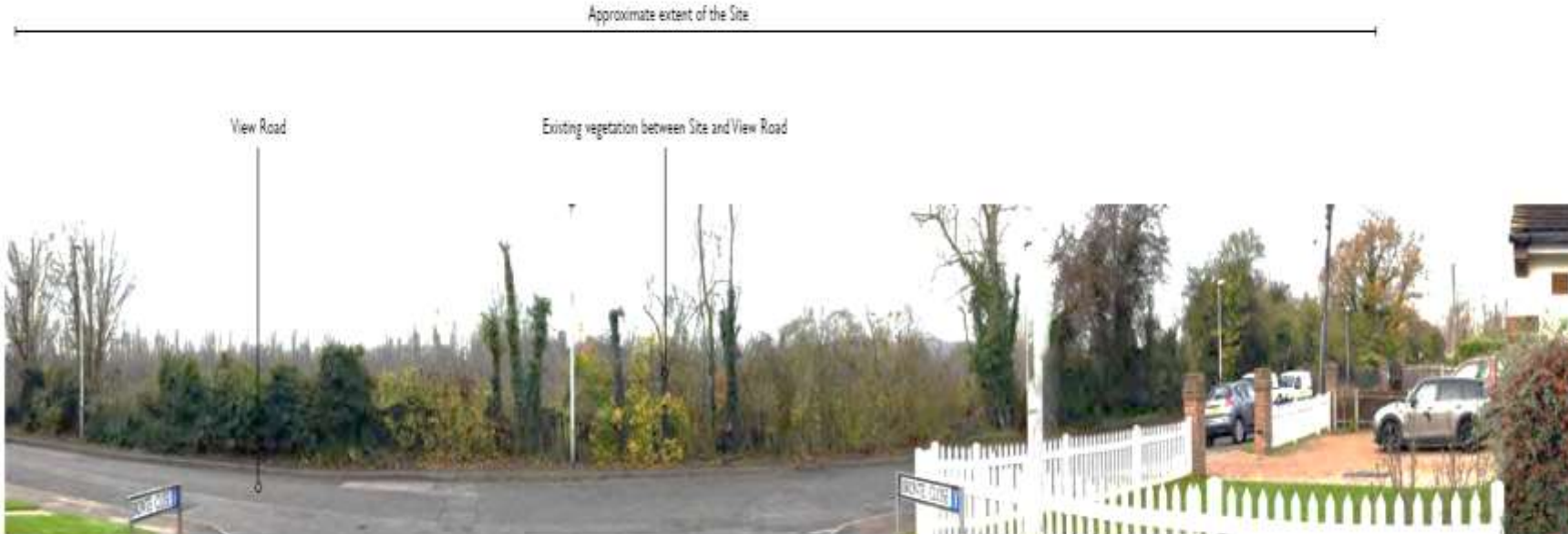


View from Town Road (B2000) looking south east towards site

40



View from Bronte Close looking south towards site



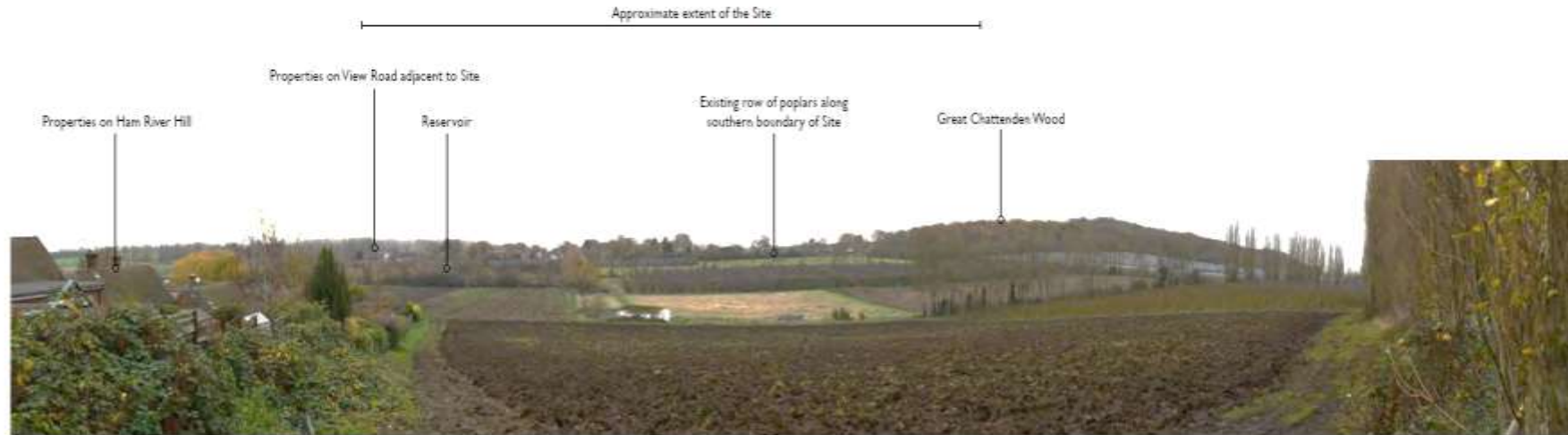
View from View Road looking south west towards site



Longer distance View from Town Road looking north towards site



Longer distance View from Lee Green Road looking north towards site



Aerial Image of Application Site



Proposed Site Layout Plan



Elevations and Floor Plans for various House Types

5 Bed



Elevations and Floor Plans for various House Types

4 Bed



Elevations and Floor Plans for various House Types

4 Bed – Affordable on Right



Elevations and Floor Plans for various House Types

4 Bed



Elevations and Floor Plans for various House Types

3 Bed – Affordable on Right



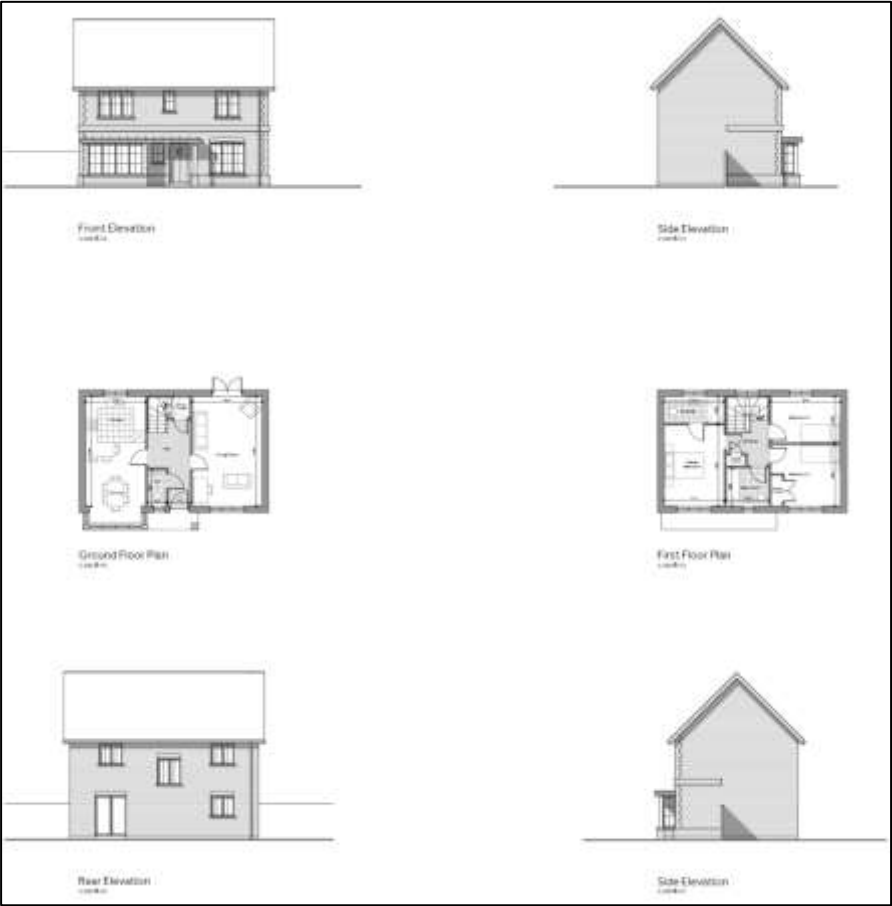
Elevations and Floor Plans for various House Types

3 Bed



Elevations and Floor Plans for various House Types

3 Bed



Elevations and Floor Plans for various House Types

3 Bed with garage



Elevations and Floor Plans for various House Types

3 Bed and 1 Bed Maisonette - Affordable



Elevations and Floor Plans for various House Types

3 Bed and 2 Bed Maisonette - Affordable

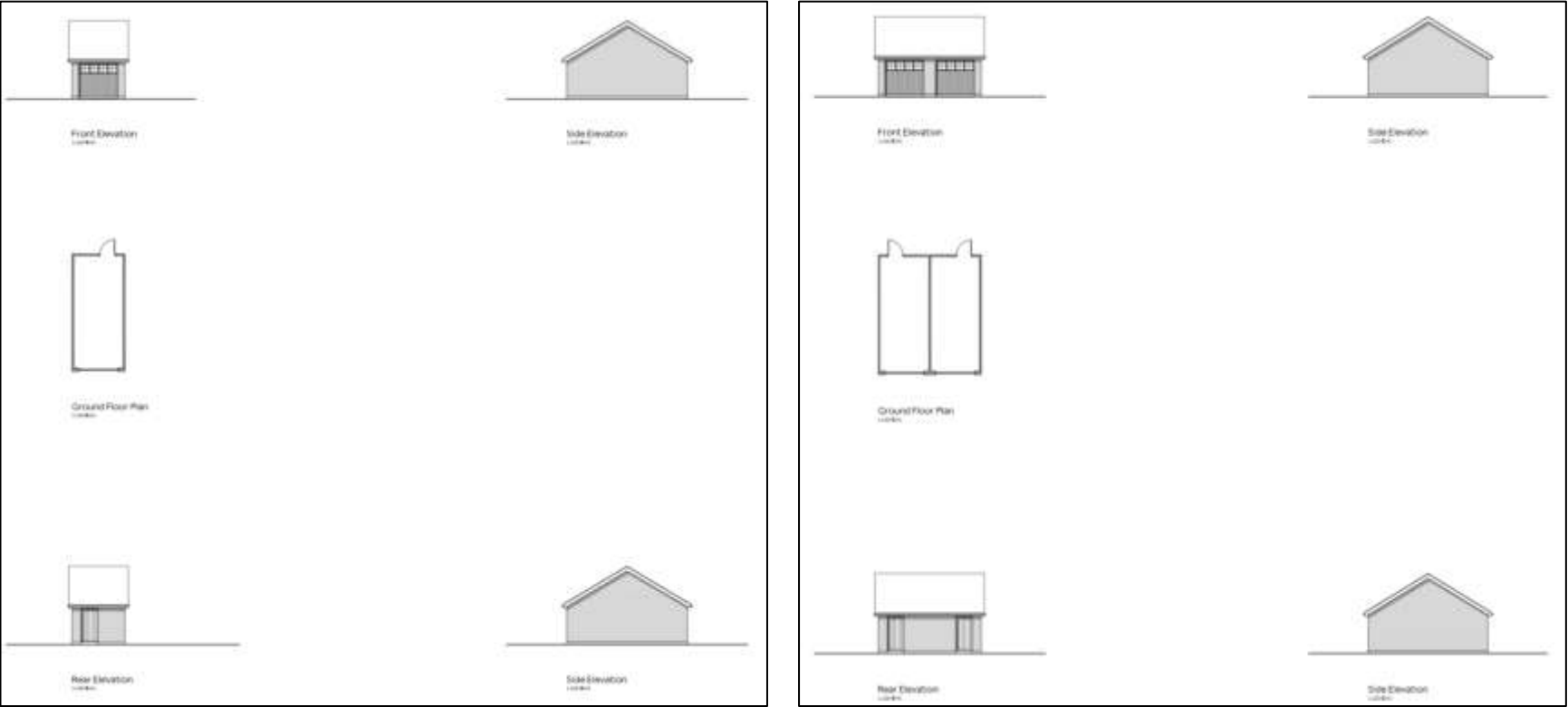


Elevations and Floor Plans for various House Types

2 Bed



Proposed Garage Elevations and Plans – Single and Double Garages



Proposed Housing Mix



Proposed Parking Strategy



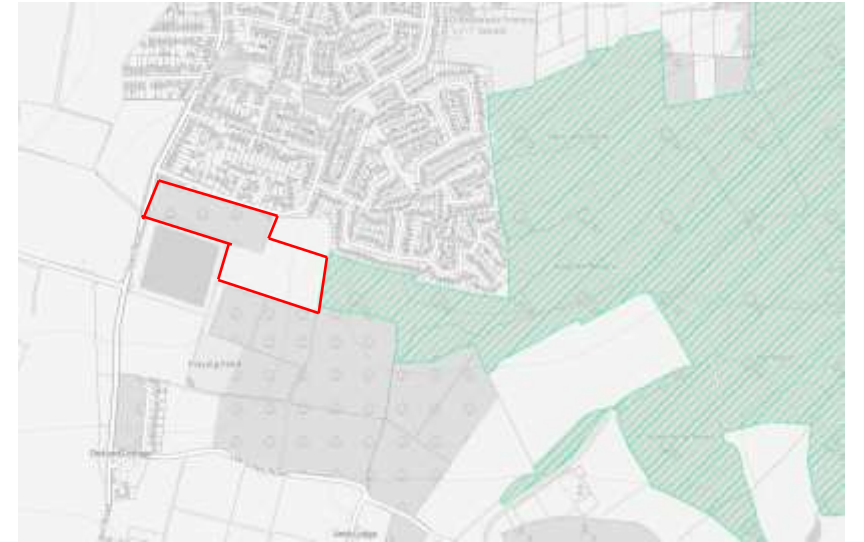
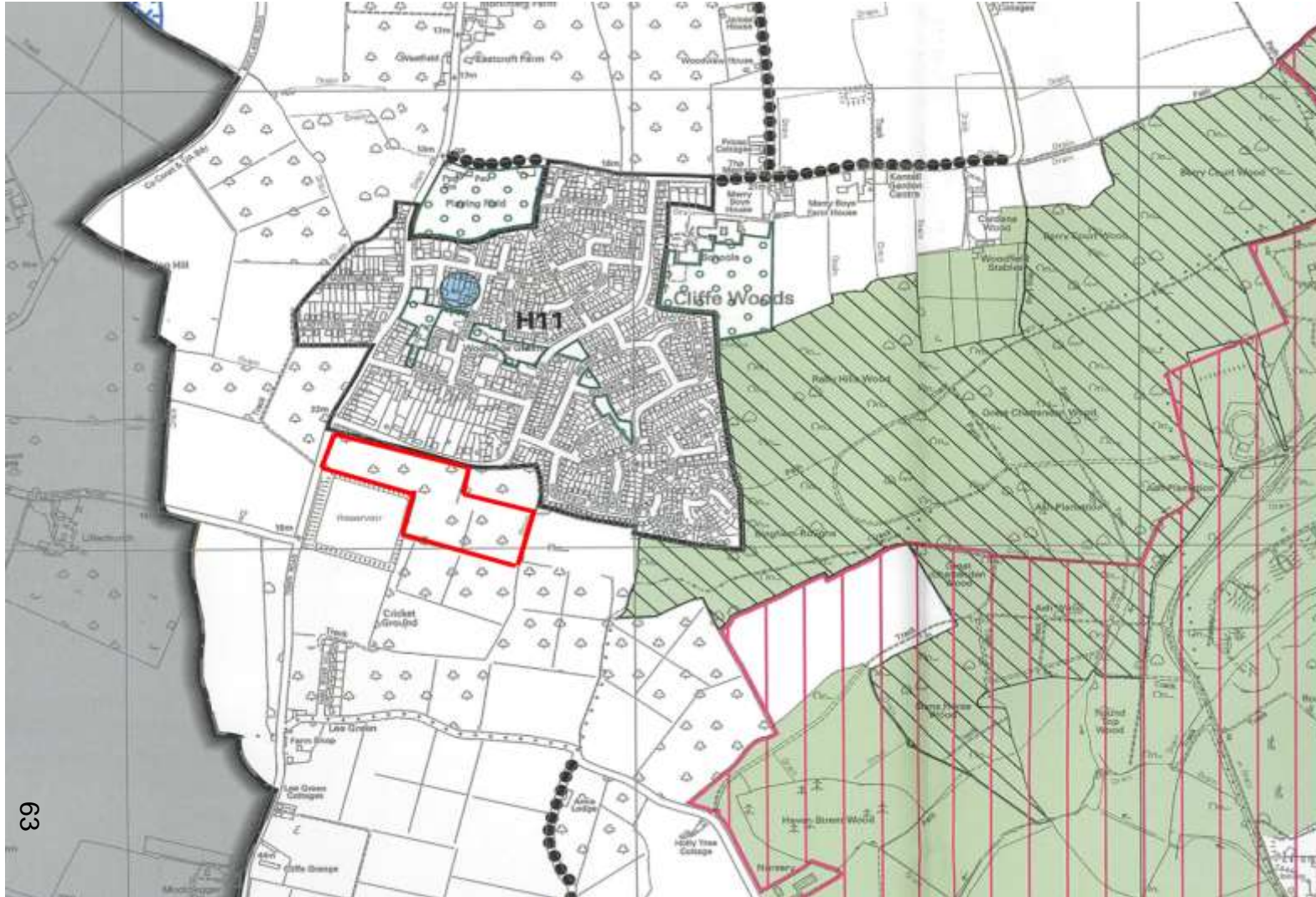
Proposed Street Scenes



Aerial Image of Application Site



Local Plan Extract



Extent of SSSI – Green Hatching
(Source – Magic Maps)

Landscape Masterplan



Open Space Typology Plan



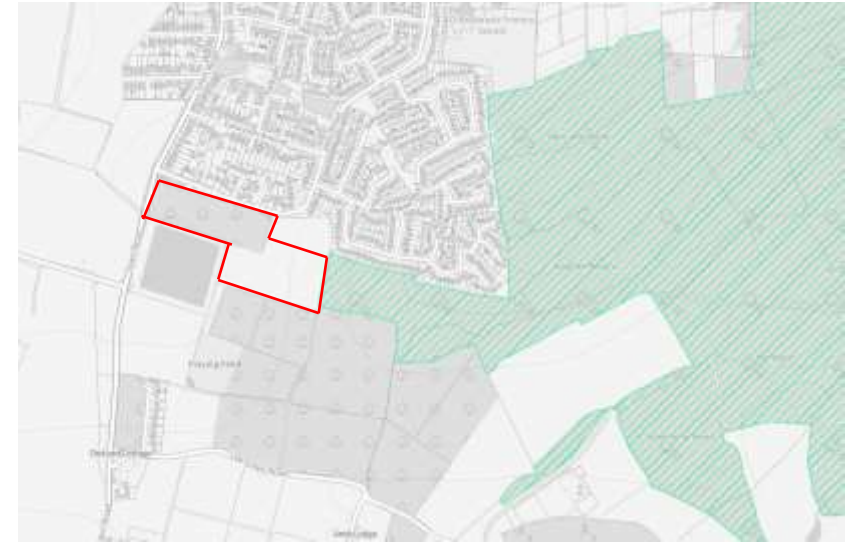
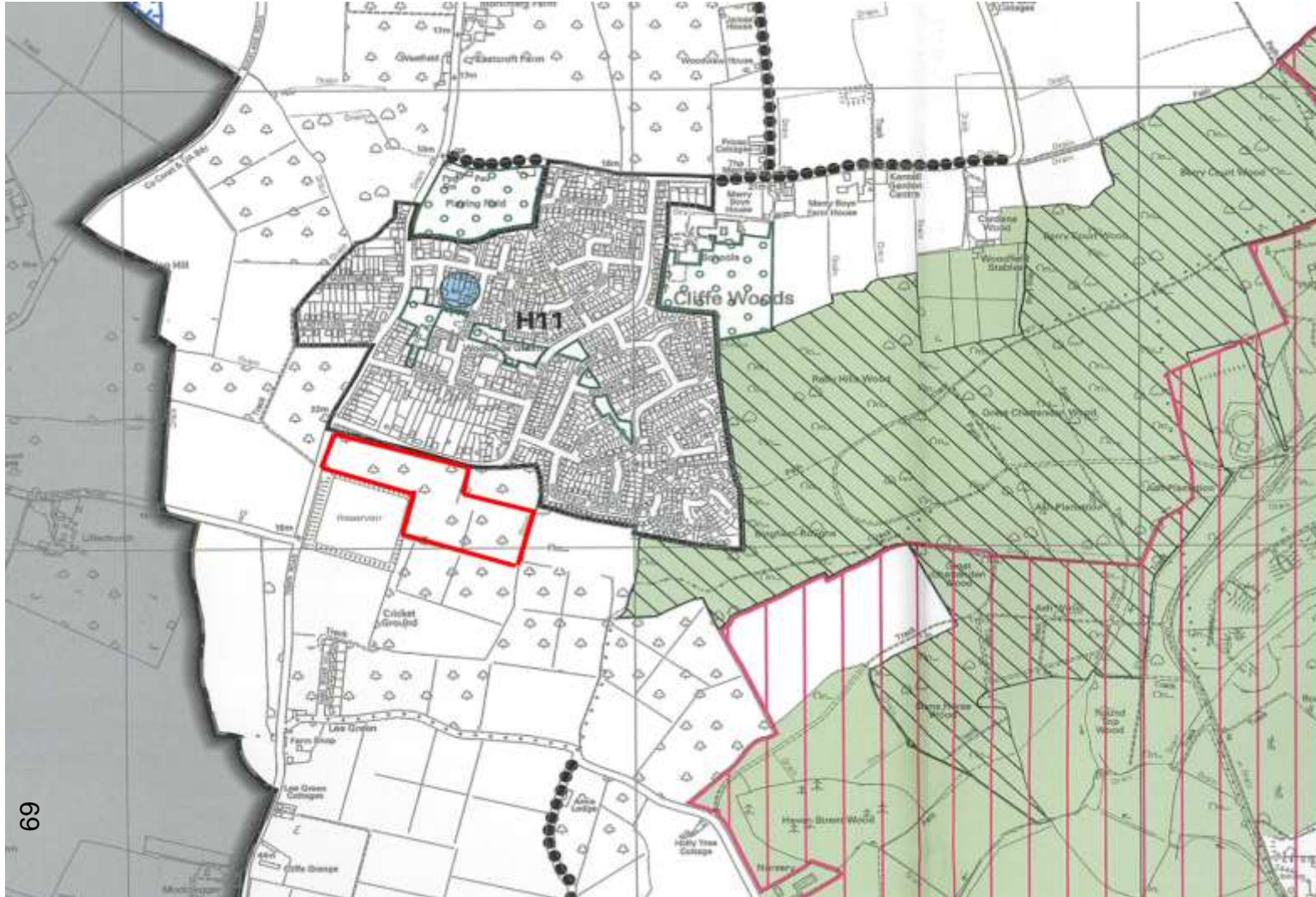
CGI Images







Local Plan Extract



Extent of SSSI – Green Hatching
(Source – Magic Maps)

Summary of proposed Mitigation

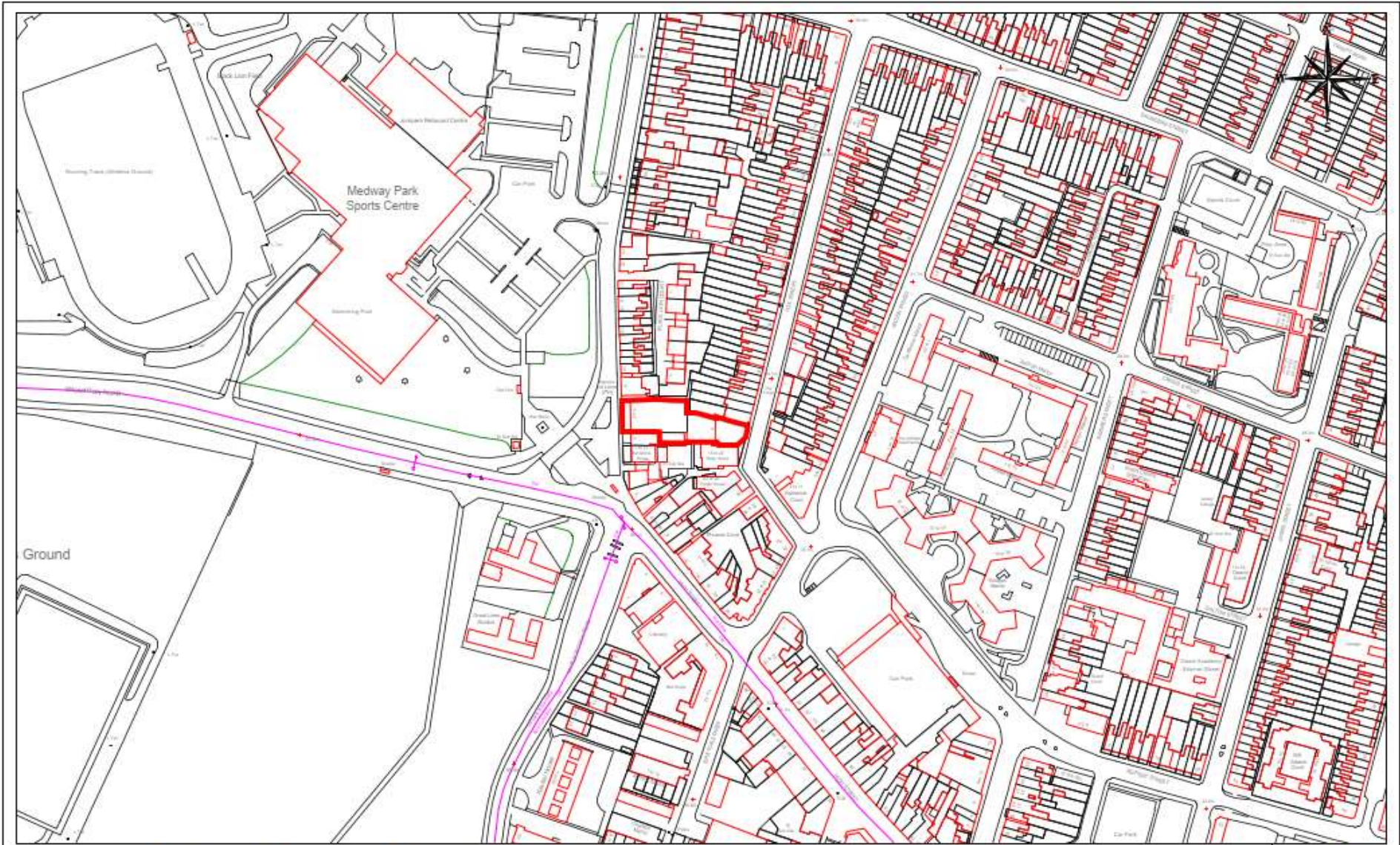


MC/22/0116

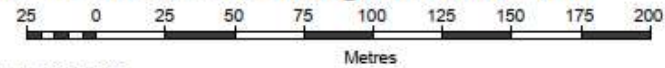
5-7 Mill Road and 4 Fox Street

Gillingham

ME7 1HL



MC/22/0116 - 5-7 Mill Road And 4 Fox Street, Gillingham, ME7 1HL



© Crown copyright and database rights 2022 Ordnance Survey licence number 100024225.

Medway

Serving You

Scale: 1:2500 12/05/22

© Medway Council 2022

Aerial Image of site



Street Scene Mill Road



Adjacent Flats on Mill Road



4 Fox Street

97



Fox Street adjacent Terraces and 6 Fox Street



Flats adjacent 4 Fox Street



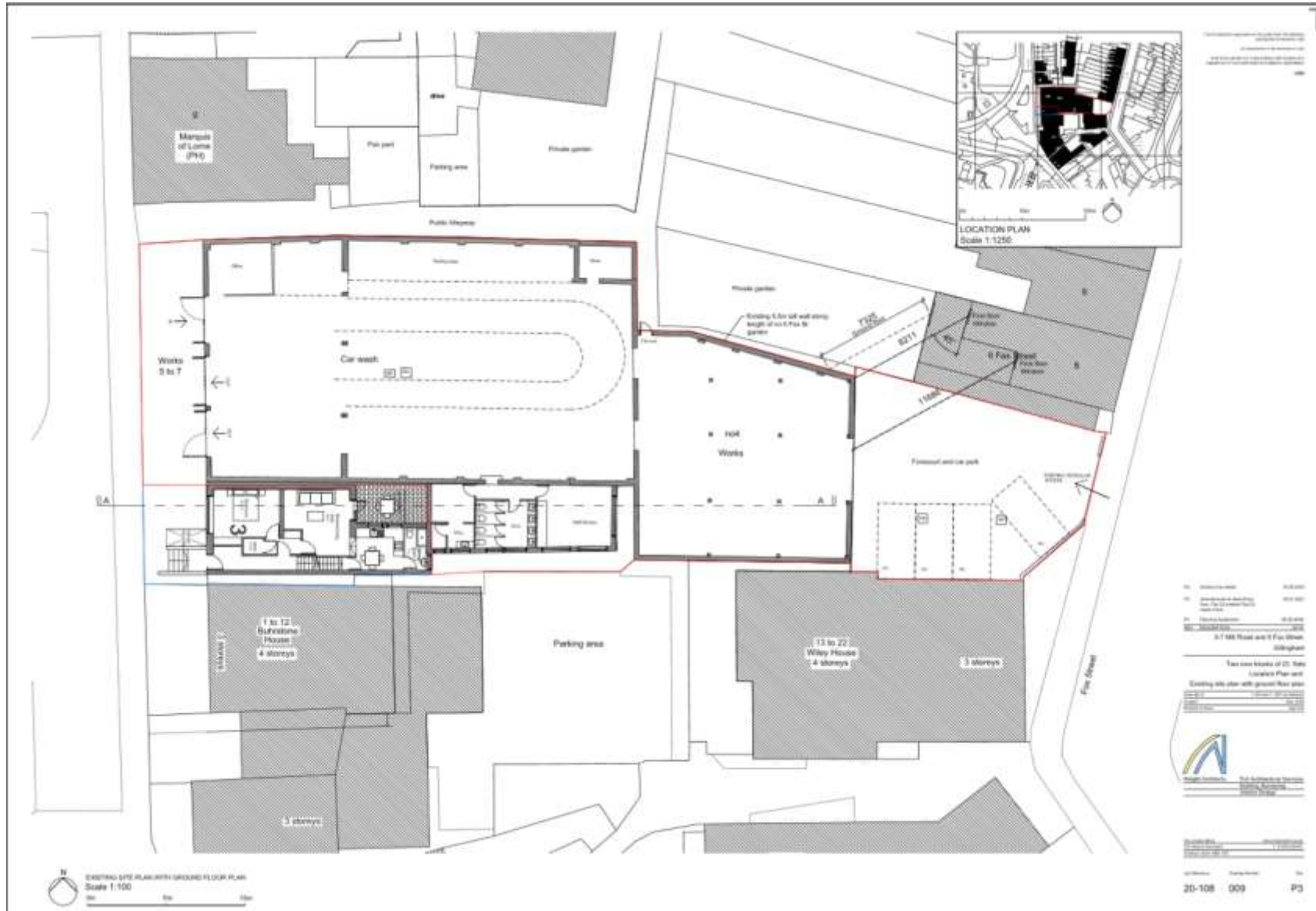
Rear of 3 Mill Road – Prior Approval Conversion



Commercial building surrounding fox 6 Fox Street

80





Existing Street Elevations

82

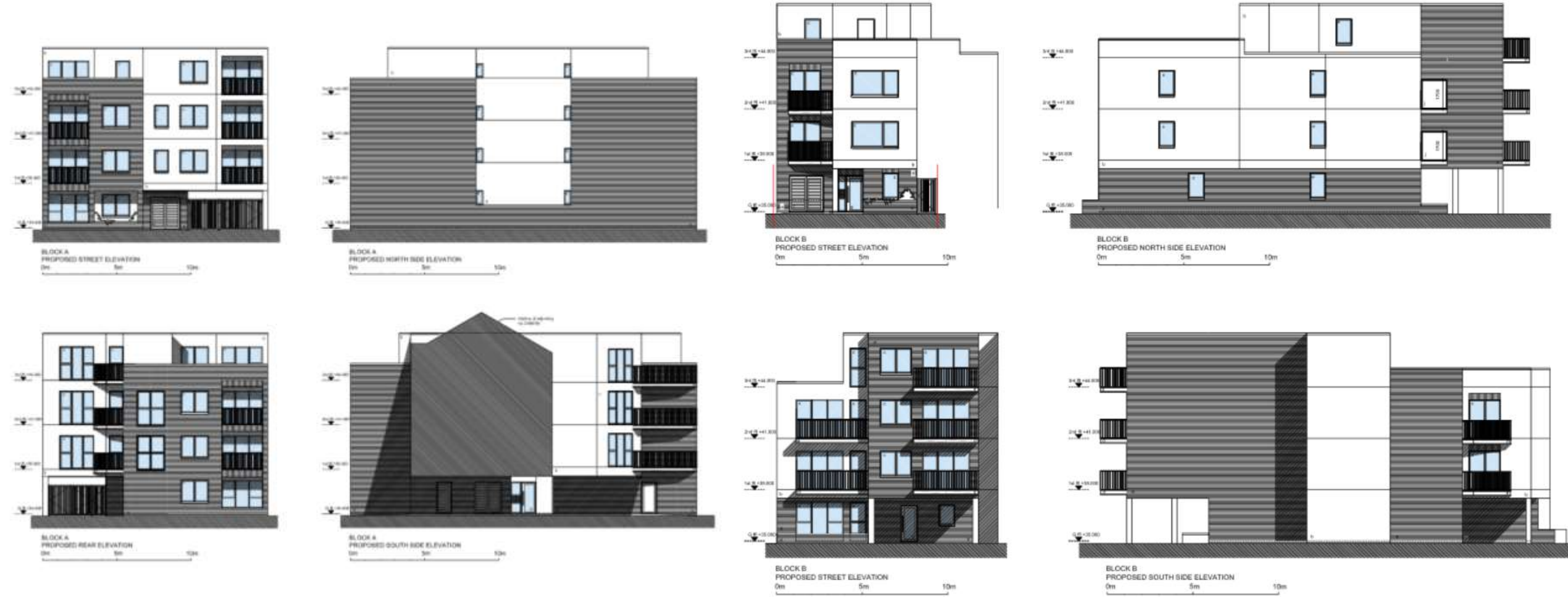


MC/20/2541- Mill Road – Layout plan



MC/20/2541- Mill Road – Block A and Block B

84



Proposed Ground Floor layout

Differences:

Bin store in car parking area.
Former bin store in block A now Community Room. 11 spaces to 9. Proposed for visitors and staff.

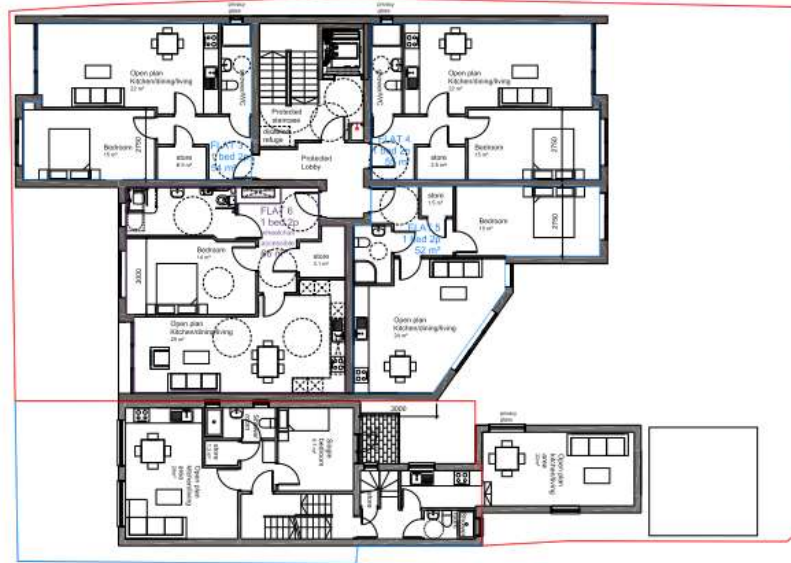
Cycle storage relocated from Block A and turned into additional 1 bed flat.

Block B previous 3 bedroom flat now two 1 bedroom flats.

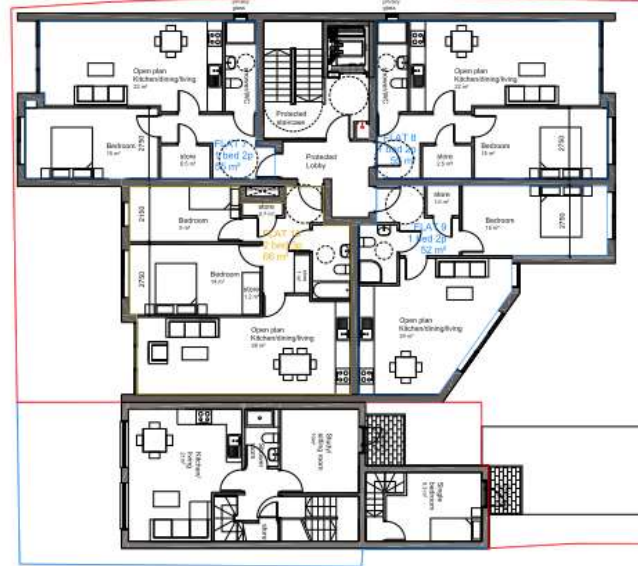
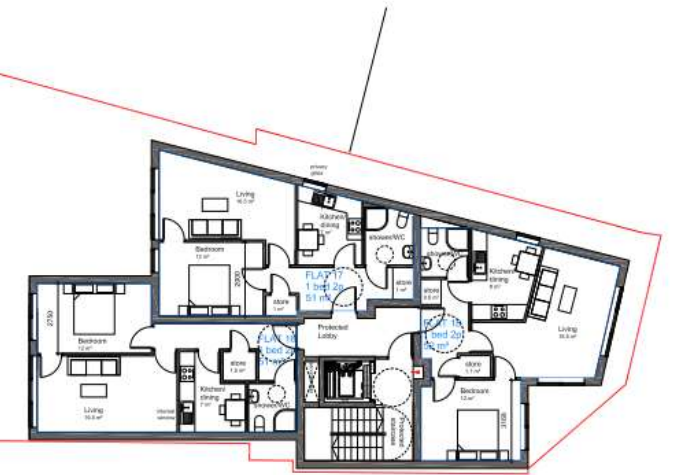
Additional external external community area



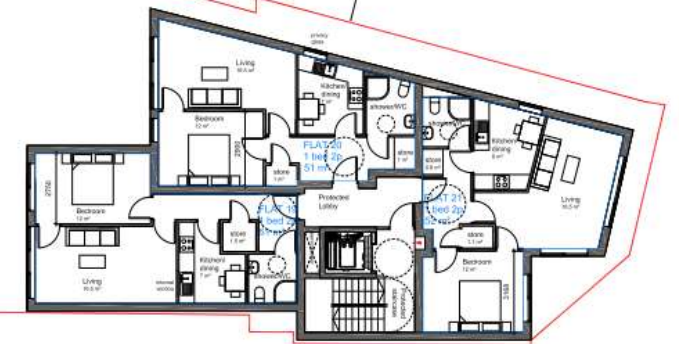
Proposed First and second floor



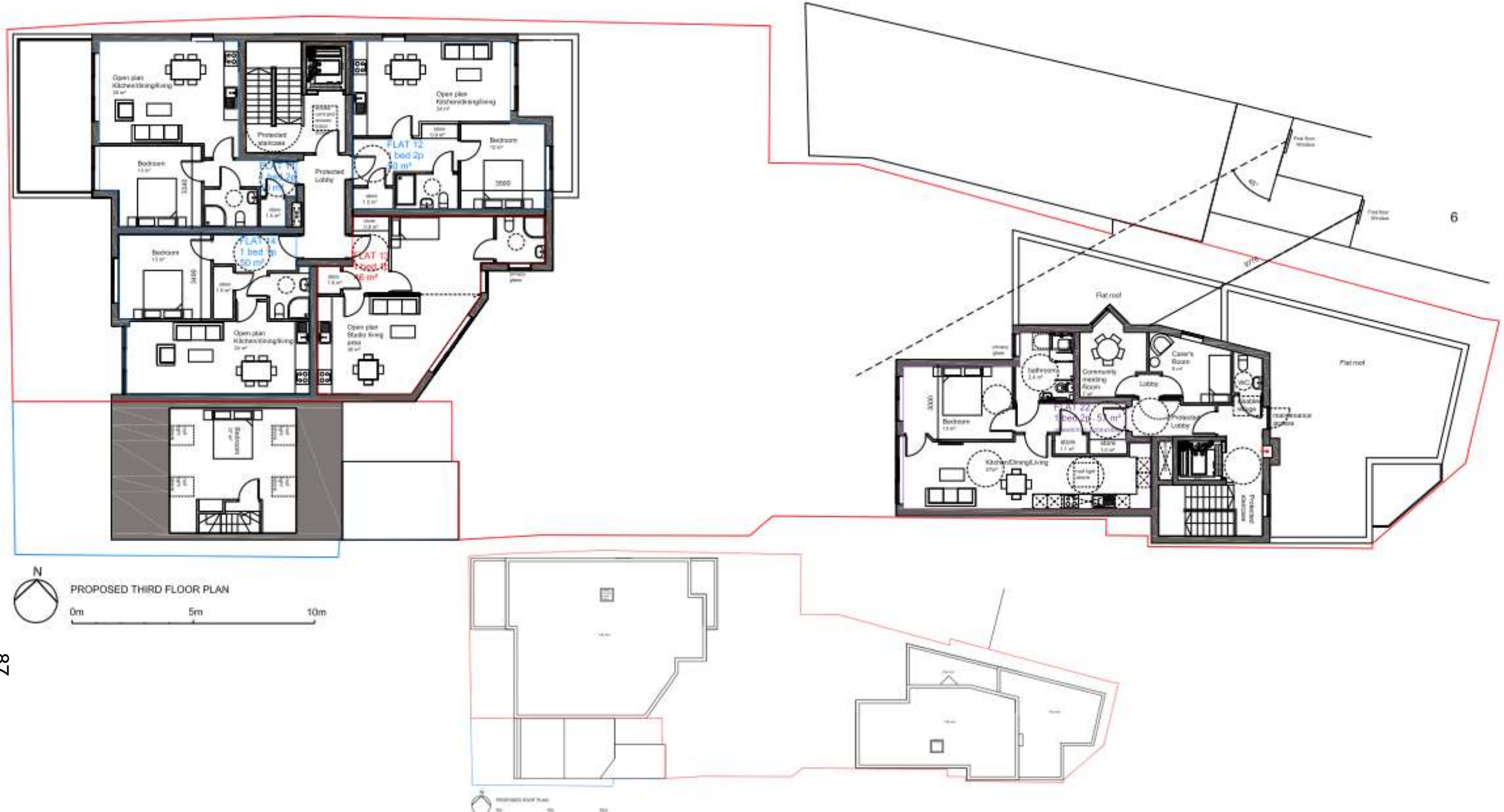
N
PROPOSED FIRST FLOOR PLAN
0m 5m 10m



N
PROPOSED SECOND FLOOR PLAN

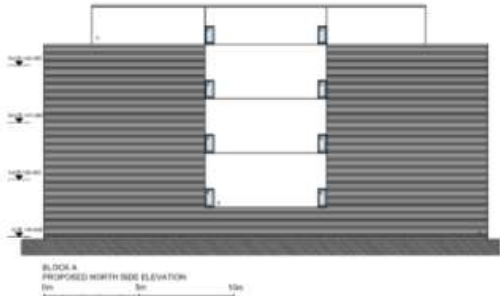
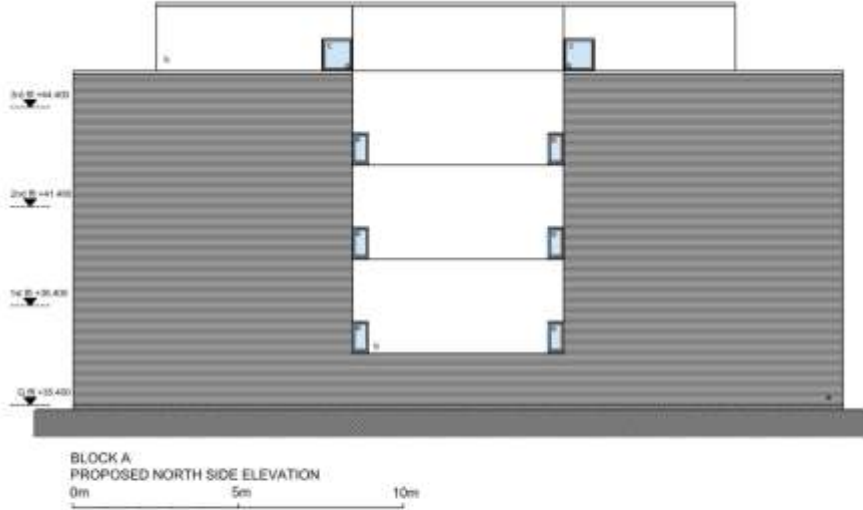


Proposed Third floor and roof



Proposed Block A

88



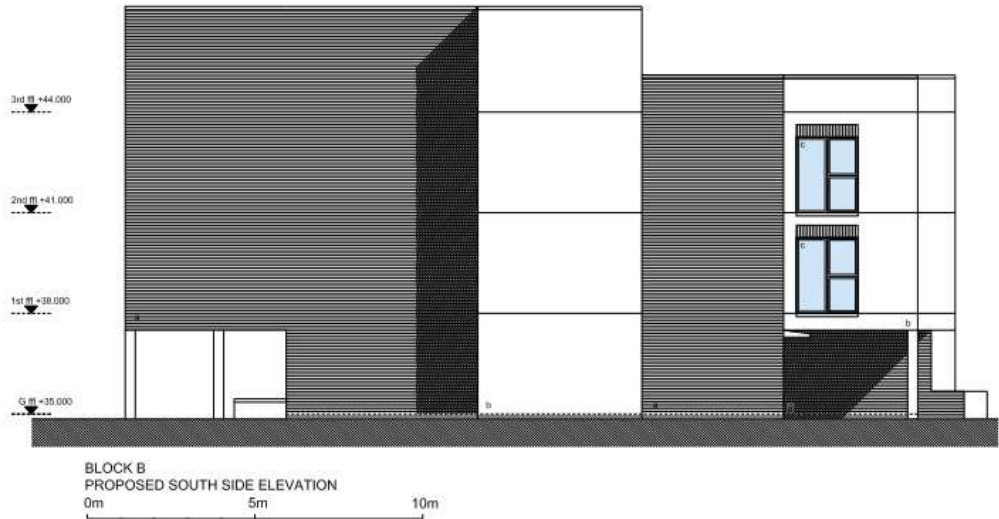
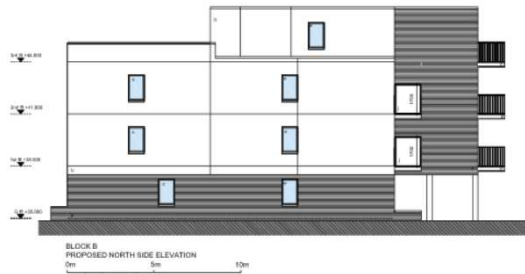
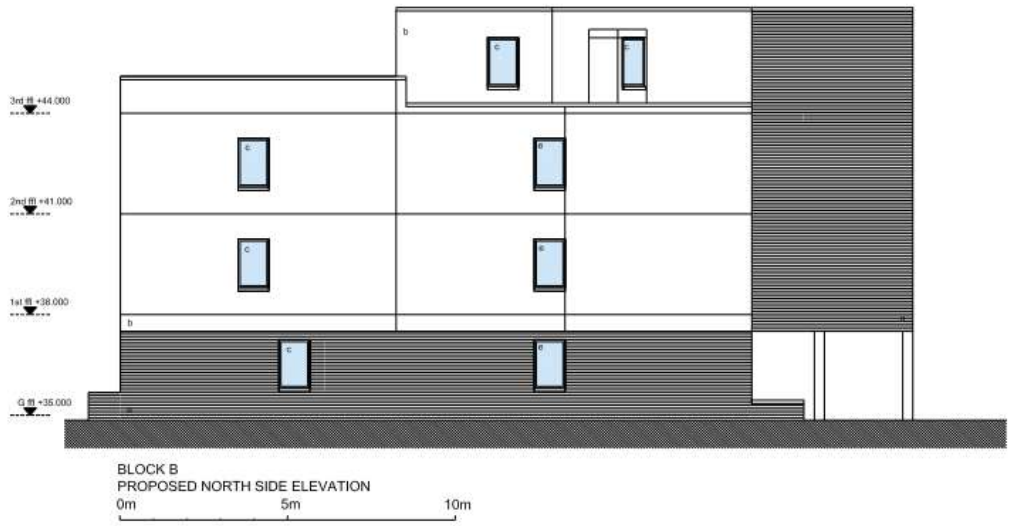
MC/20/2541

Mill Road, Street Elevation



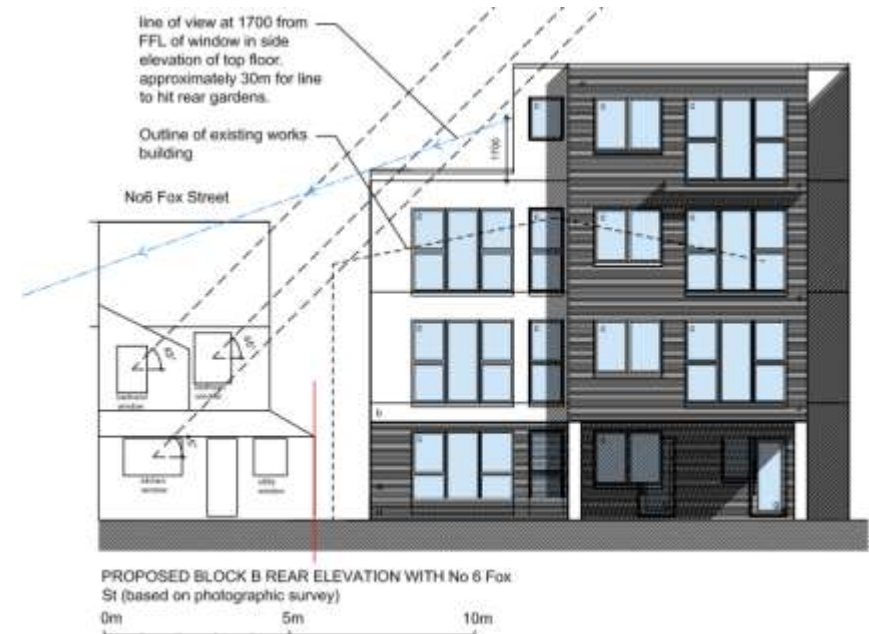
Proposed Block B

06

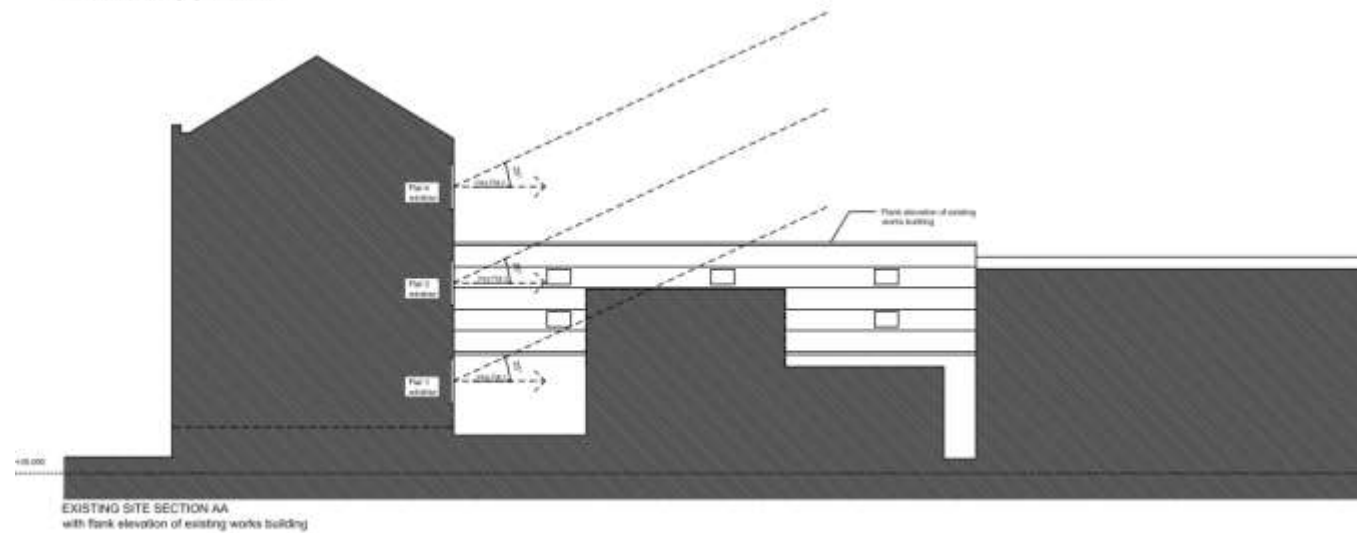
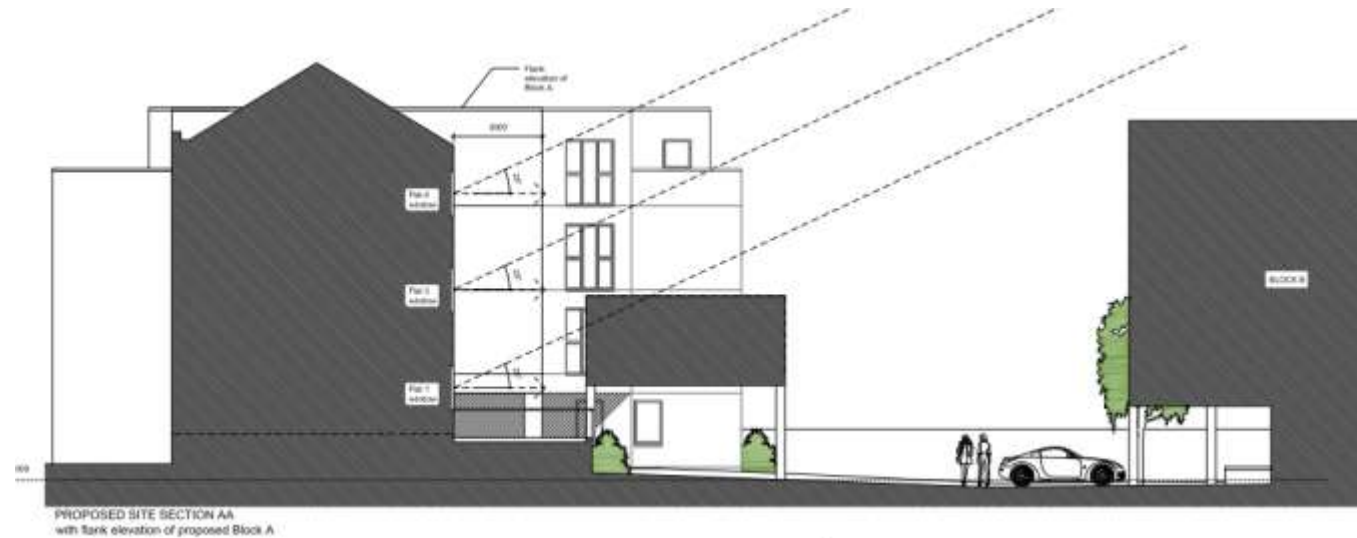


MC/20/2541

Fox Street, Street Scene Elevation and Rear



Sectional view to show poor outlook to 3 Mill Road windows already



Existing view from north window
Second floor - Flat 2



Existing view from north window
Second floor - Flat 2



Existing view from north window
1st floor - Flat 1



Existing view from north window
1st floor - Flat 1



Existing view from north window
Ground floor - Flat 1



Existing view from north window
Ground floor - Flat 1

MC/21/3023

Former Machine Shop No 8

Chatham Maritime

Chatham

Photos of Machine Shop 8

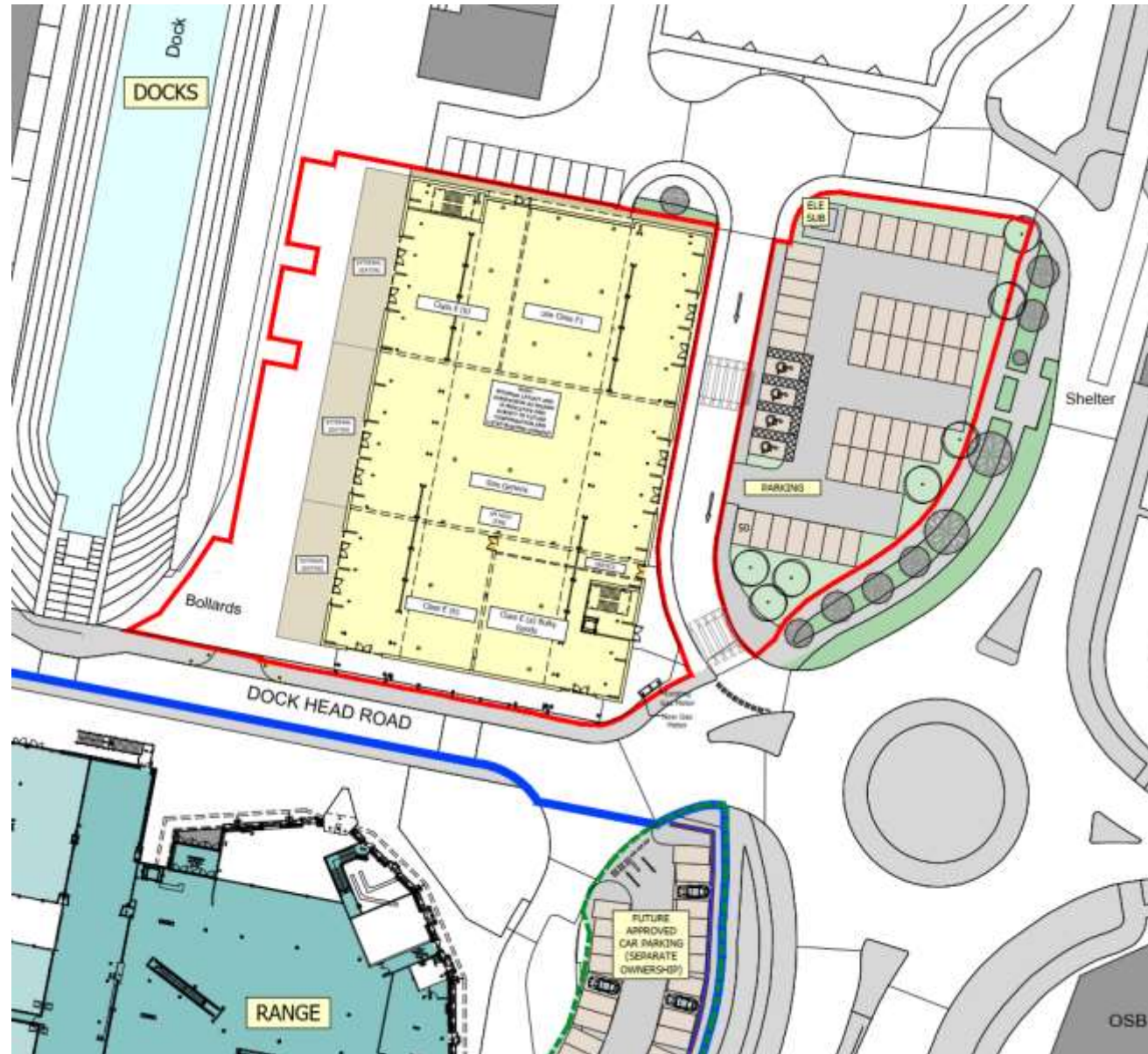




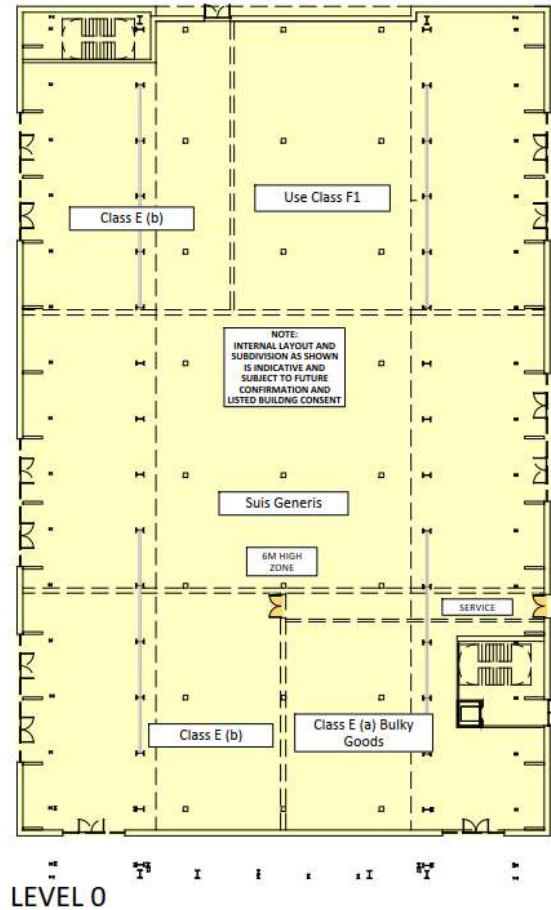
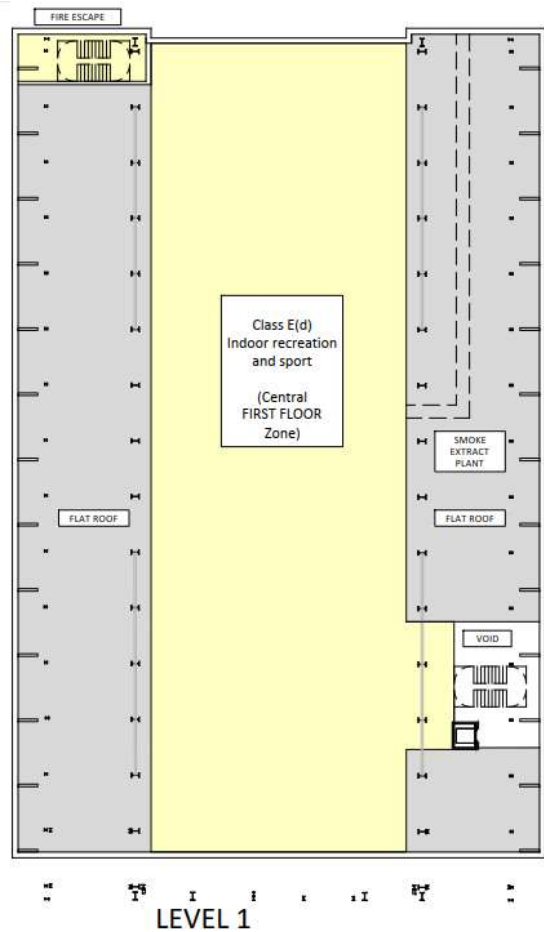




Proposed Site Plan

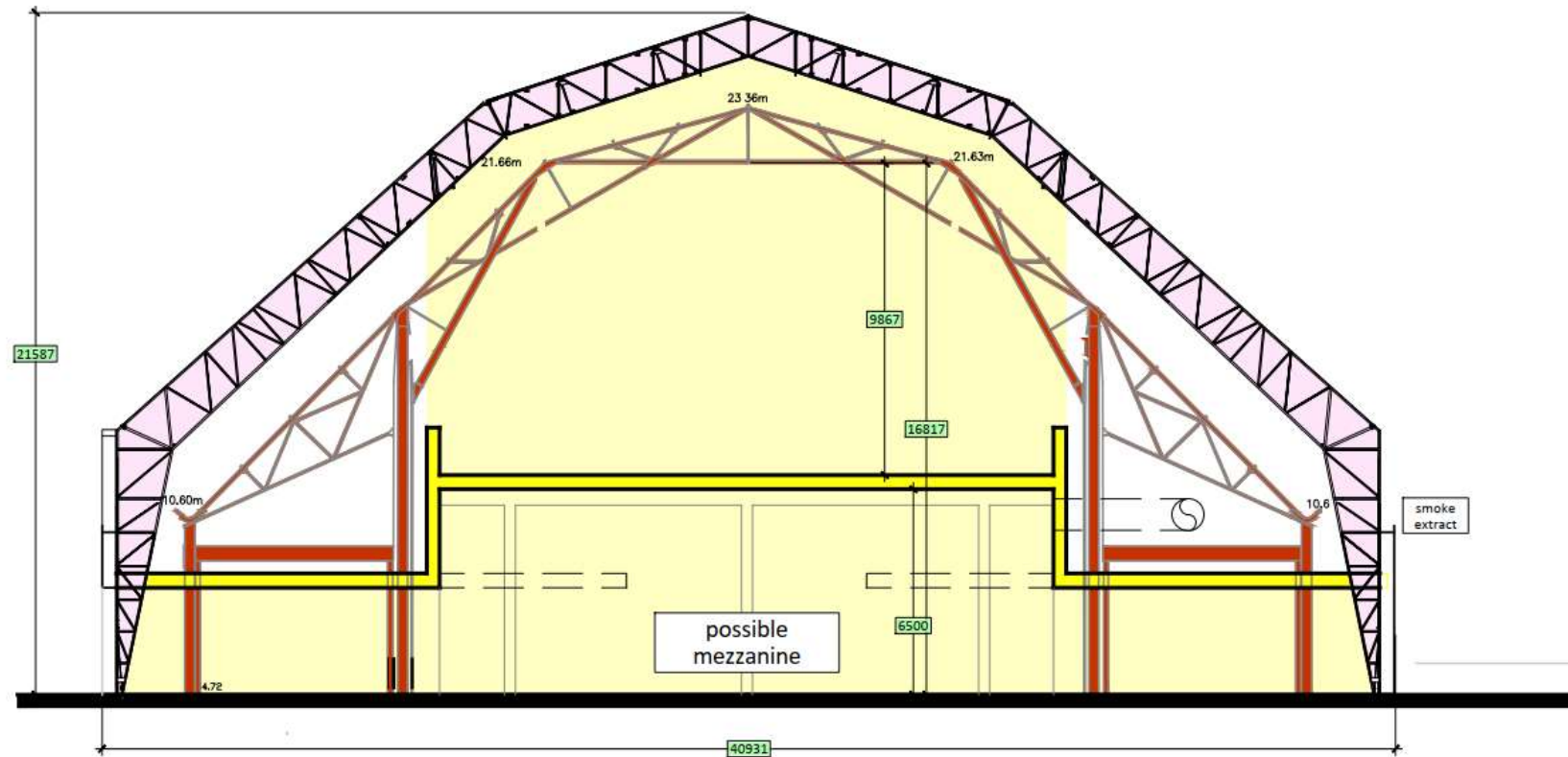


Proposed Floor Plans (as indicative)



Notes	Rev	Description	Date	By
PROPOSED CHANGE OF USE				
NOTE: This Planning Application is to establish consent for the change of use of part of the extant Planning Consent MC/17/0930 from Consented D2 Use Use to:				
Use 1 Class E(d): Indoor sport and recreation Up to 3924sqm, 42,237sqft,				
Use 2 Class F1: Learning and Non-residential institutions: Up to 1068sqm, 11,500sqft				
Use 3 Sui Generis Live Music / catering and entertainment: Up to 1068sqm, 11,500sqft				
Use 4 Class E (b) Food and drink which is mostly consumed on the premises: Up to 836sqm, 9000sqft - in 2 separate units				
Use 5 Class E (a) Retail Sale of Specialist Bulky Goods Up to 325sqm, 3500sqft				
-				
THE TOTAL SPACE IS NOT TO EXCEED GIFA: 3924sqm, 42,237sqft				

Proposed Section showing frame that will be placed over existing MS8 Structure



SECTION

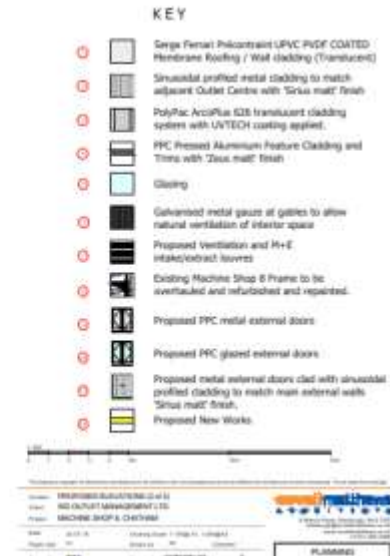
Indicative example of Enclosure



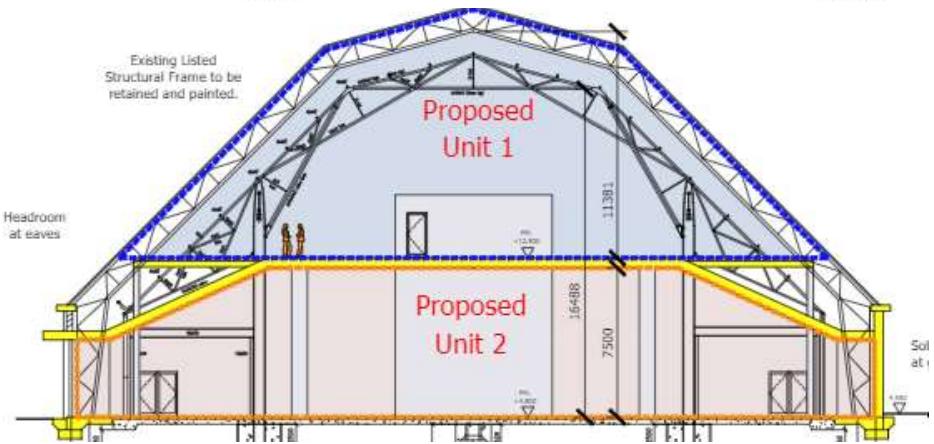
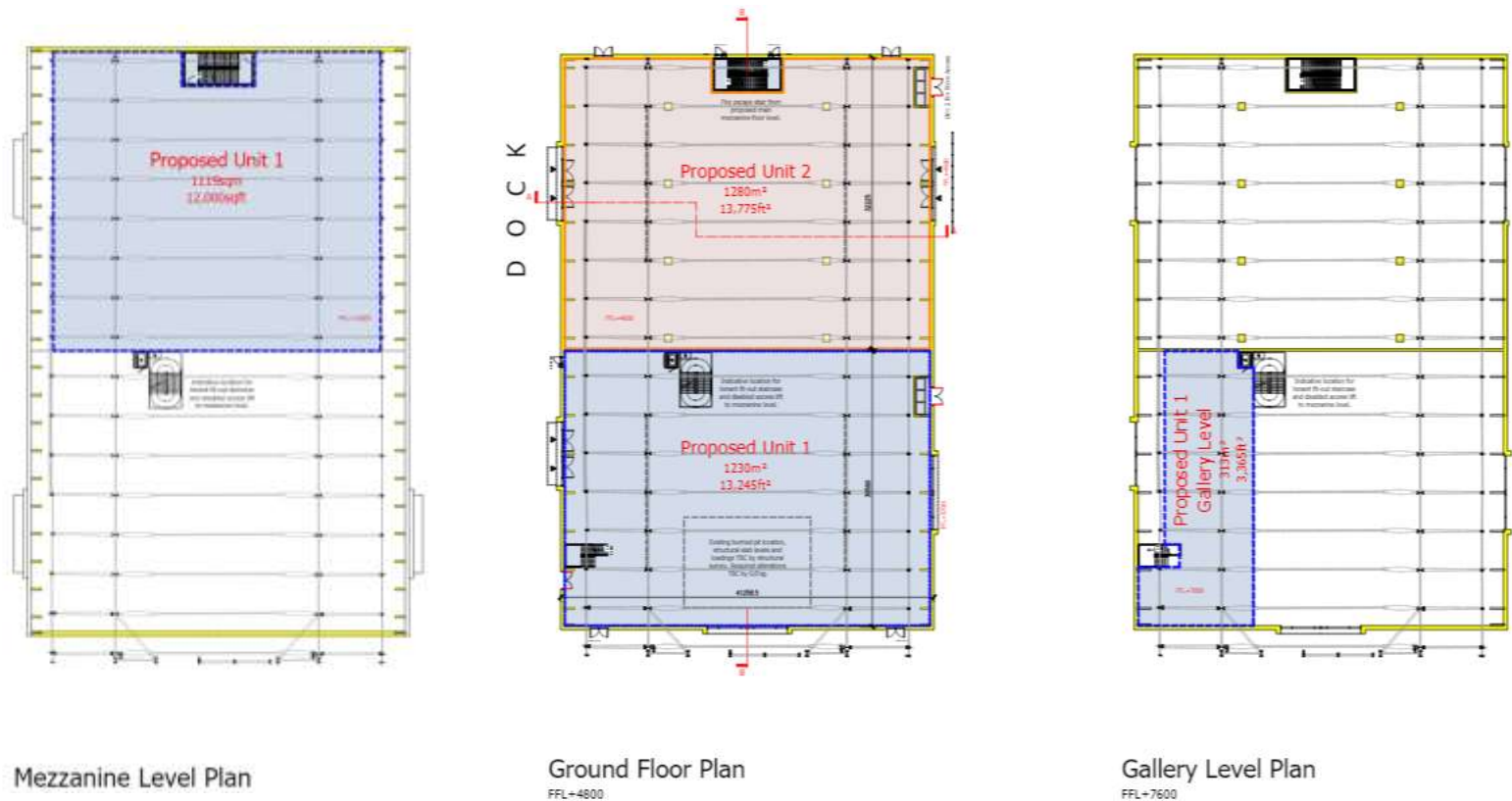
Previous approval MC/17/0930 as varied under MC/18/0137 & MC/18/0512

Site plan as previously approved





Floor Plans and Section as previously approved



MC/22/0923

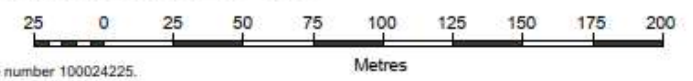
44 High Street

Chatham

ME4 4DS



MC/22/0923 - 44 High Street, Chatham, ME4 4DS

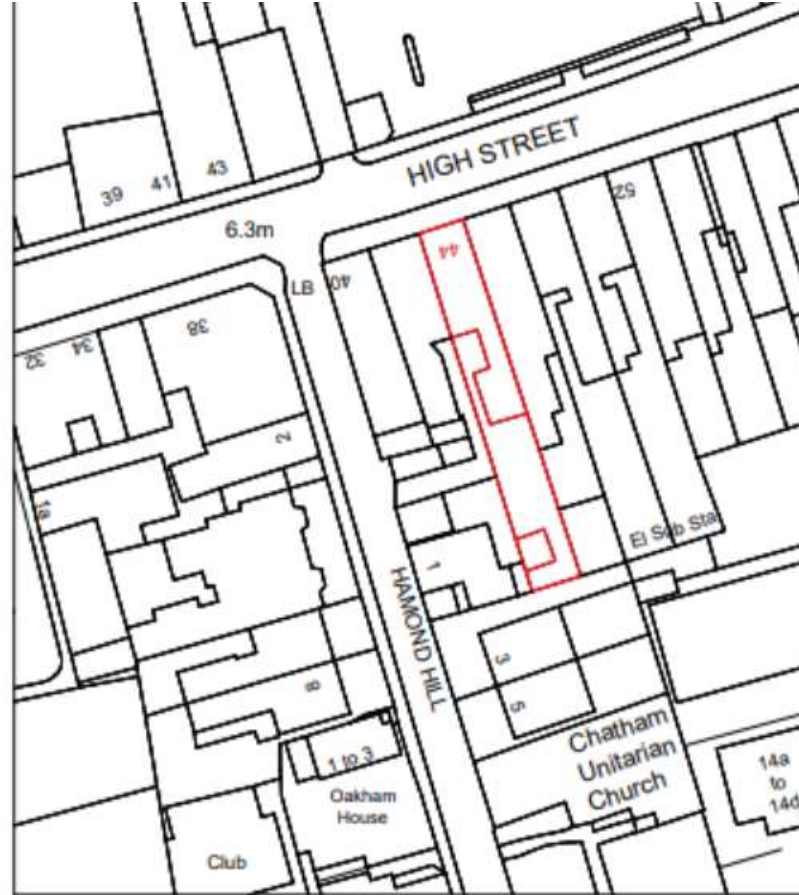


© Crown copyright and database rights 2022 Ordnance Survey licence number 100024225.



Scale: 1:2500 12/05/22
© Medway Council 2022

Block Plan



View of frontage



Looking towards Rochester, application site
on Right hand side

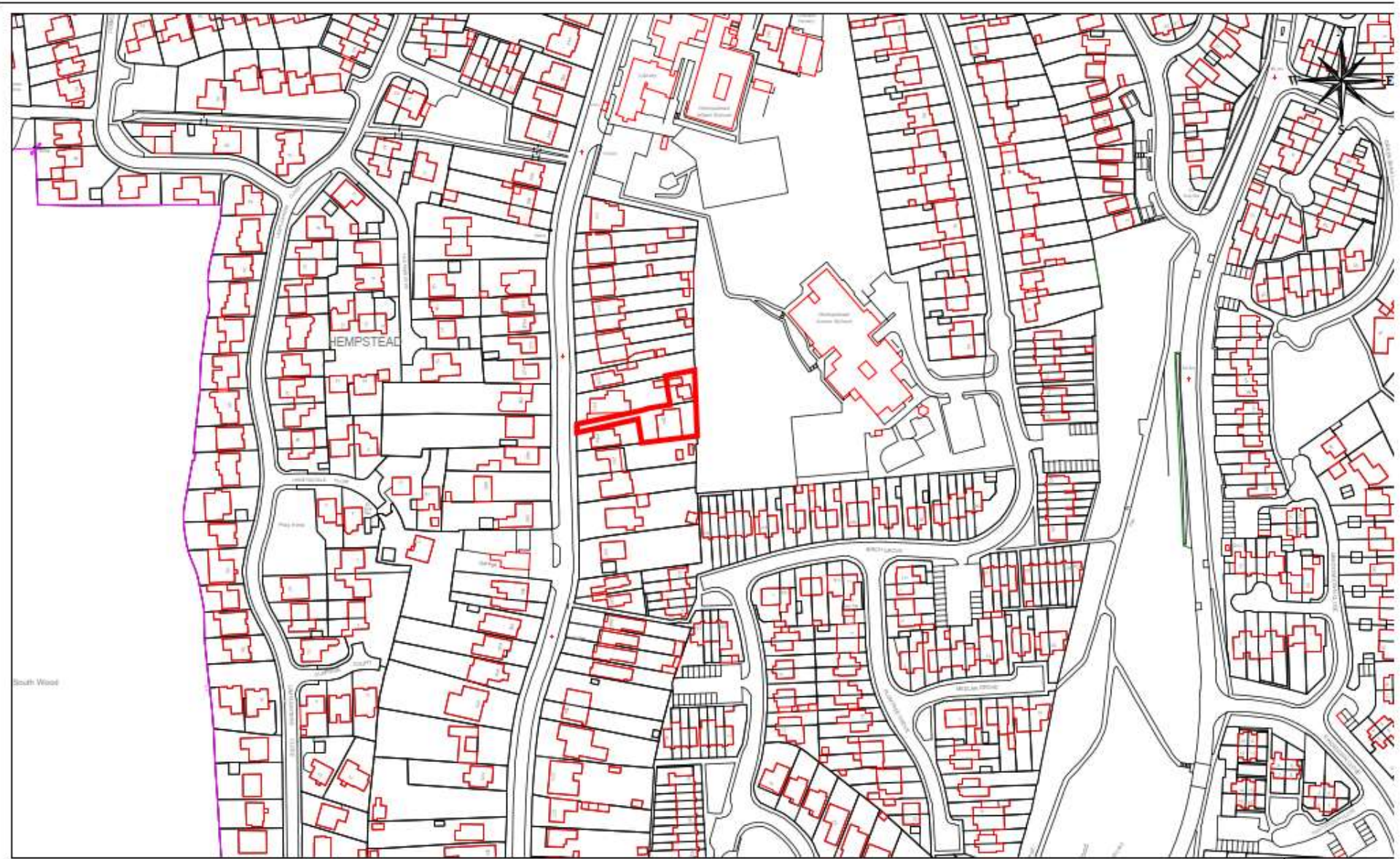


MC/22/1099

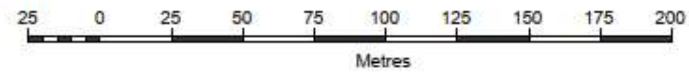
233 Hempstead Road

Hempstead

Gillingham



MC/22/1099 233 Hempstead Rd Gillingham



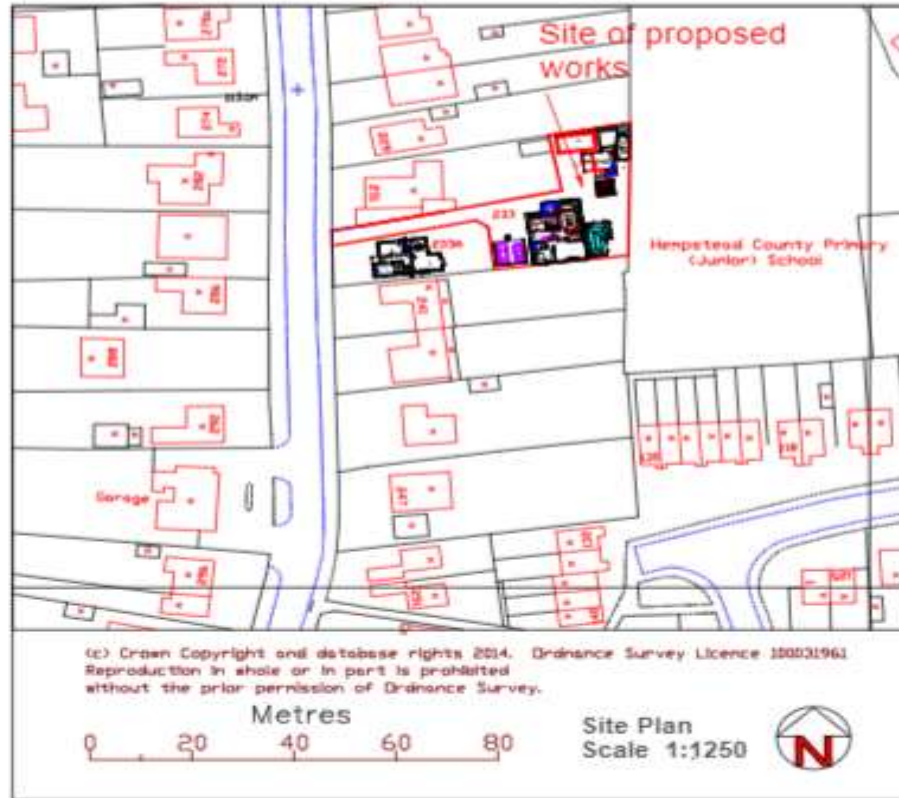
© Crown copyright and database rights 2022 Ordnance Survey licence number 100024225.



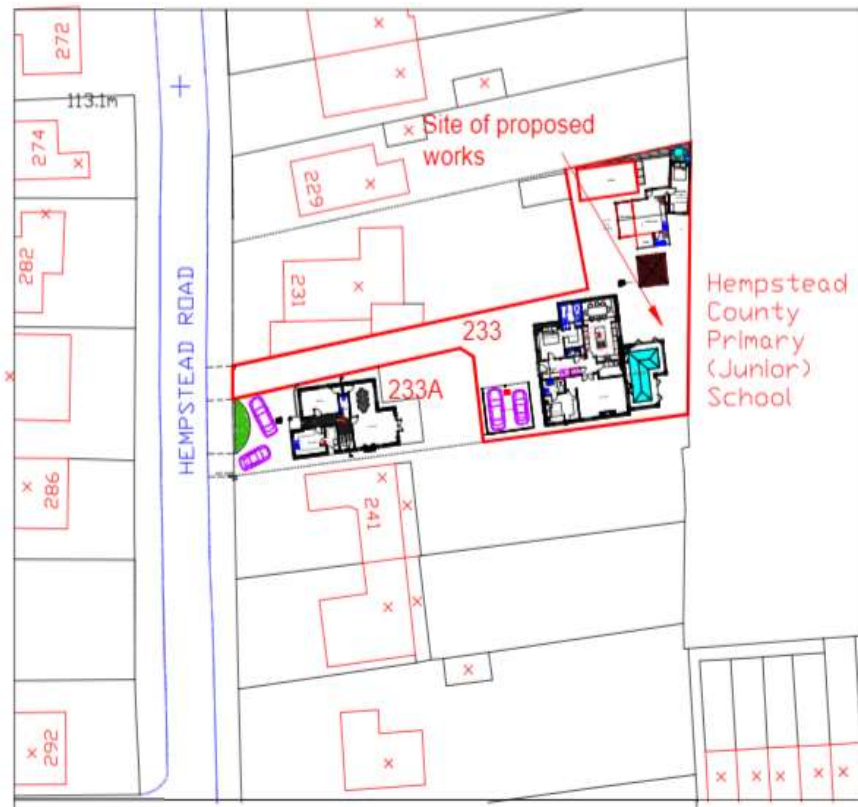
Scale: 1:2500 11/07

© Medway Council, 2022

Site Location Plan



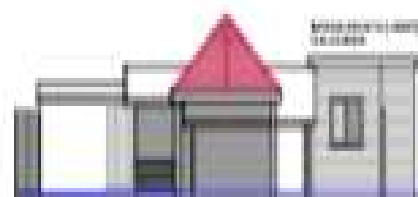
Existing Block Plans



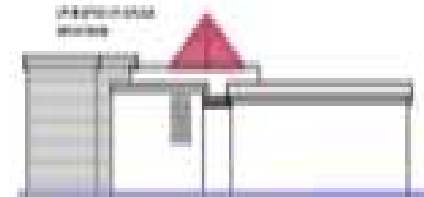
Building A – Garden shed



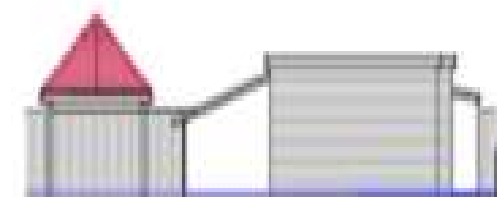
East Elevation



North Elevation



South Elevation

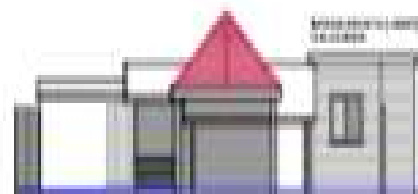


West Elevation

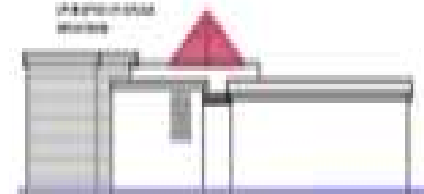
Building B – Annex/holiday let



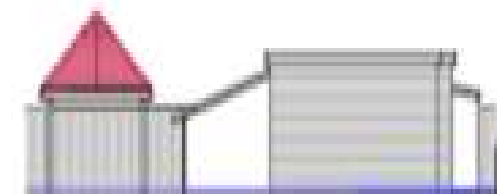
East Elevation



North Elevation

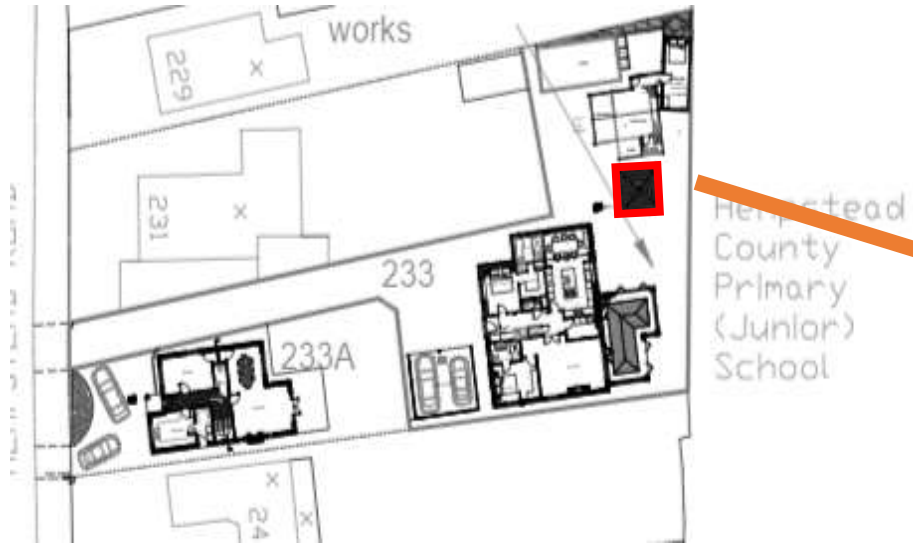


South Elevation

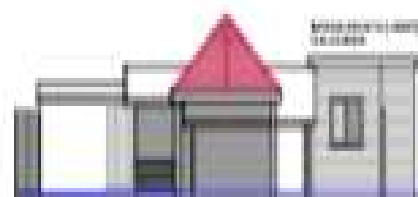


West Elevation

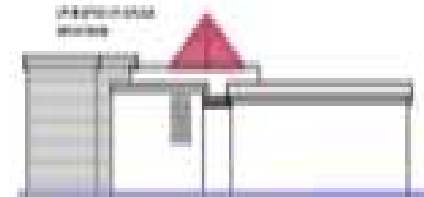
Building C - Pergola



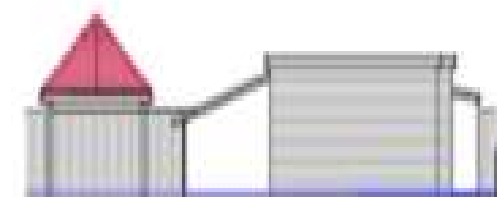
East Elevation



North Elevation



South Elevation



West Elevation

MC/22/0700

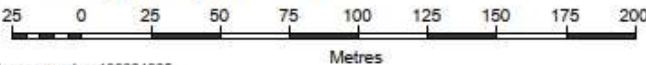
78 Mill Road

Gillingham

ME7 1JB



MC/22/0700 - 78 Mill Road, Gillingham, ME7 1JB



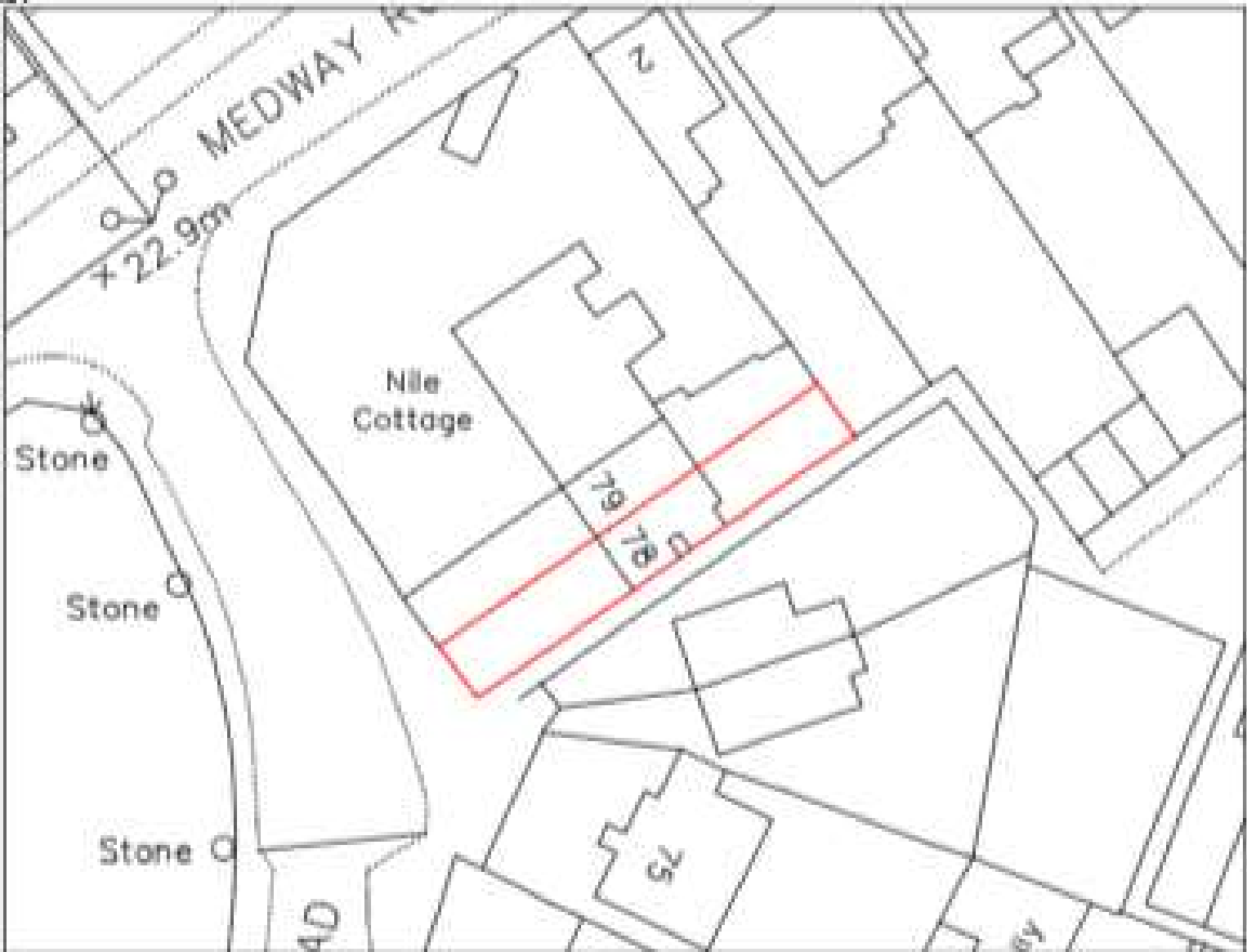
© Crown copyright and database rights 2022 Ordnance Survey licence number 100024225.



Scale: 1:2500 25/04/22

© Medway Council, 2022

Site Location Plan



Aerial View



Photos of existing side from public footpath

122



Existing Elevations



2 Front
1 : 100



3 R/H Side
1 : 100



4 Back
1 : 100



5 L/H Side
1 : 100

COPY: THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION IF UNDERTAKEN:
ENSURE THAT THE COPY HAS BEEN PRINTED/PLOTTED ON THE STAT PLOTTING/PRINTING SCALE SET TO A CORRECT RATIO.

Proposed Elevations

124



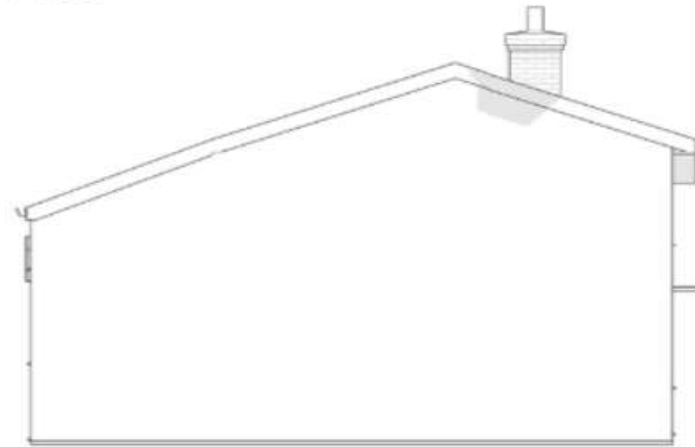
2 Front
1 : 100



3 R/H Side
1 : 100

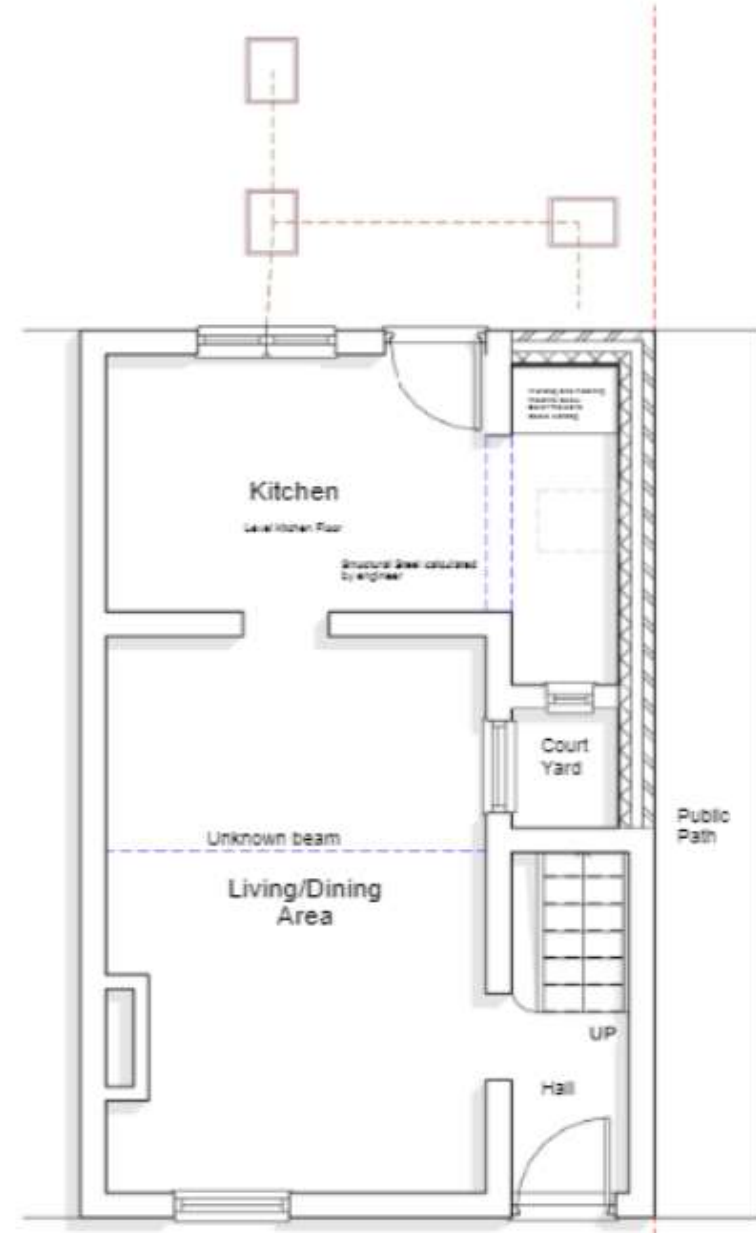


4 Back
1 : 100



5 L/H Side
1 : 100

Existing and Proposed Floor Plans



MC/22/0711

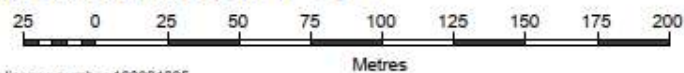
78 Mill Road

Gillingham

ME7 1JB



MC/22/0711 - 78 Mill Road, Gillingham, ME7 1JB



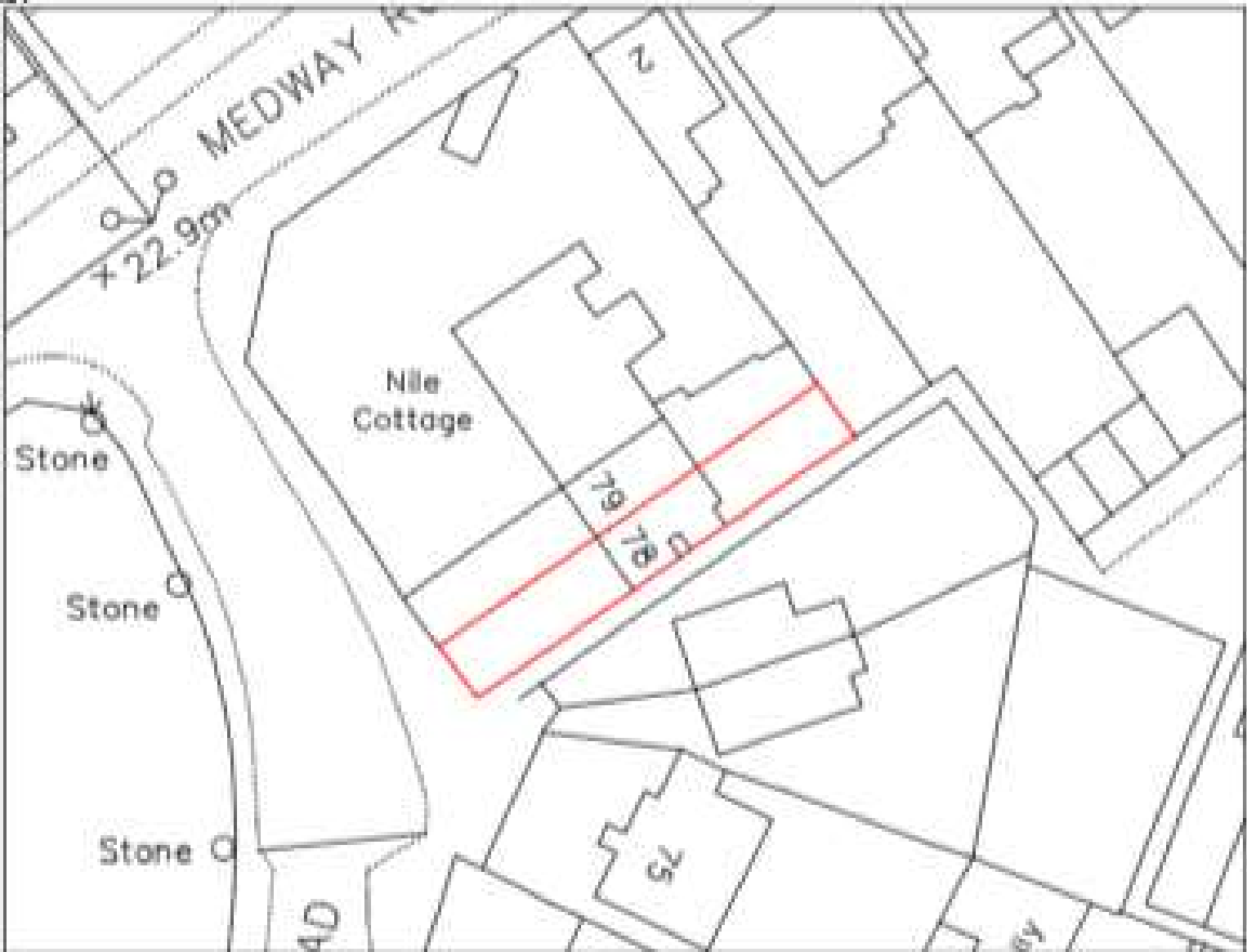
© Crown copyright and database rights 2022 Ordnance Survey licence number 100024225.

Medway
Serving You

Scale: 1:2500 25/04/22

© Medway Council, 2022

Site Location Plan



Aerial View



Photos of existing side from public footpath

130



Existing Elevations



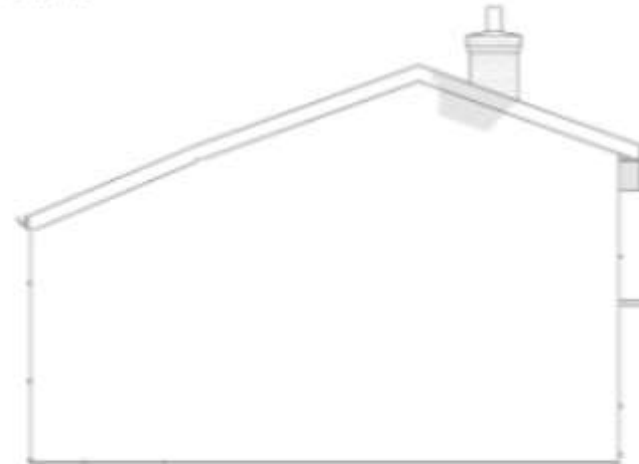
2 Front
1 : 100



3 R/H Side
1 : 100



4 Back
1 : 100



5 L/H Side
1 : 100

COPY: THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION IF UNDERTAKEN:
ENSURE THAT THE COPY HAS BEEN PRINTED/PLOTTED ON THE STAT PLOTTING/PRINTING SCALE SET TO A CORRECT RATIO.

Proposed Elevations

132



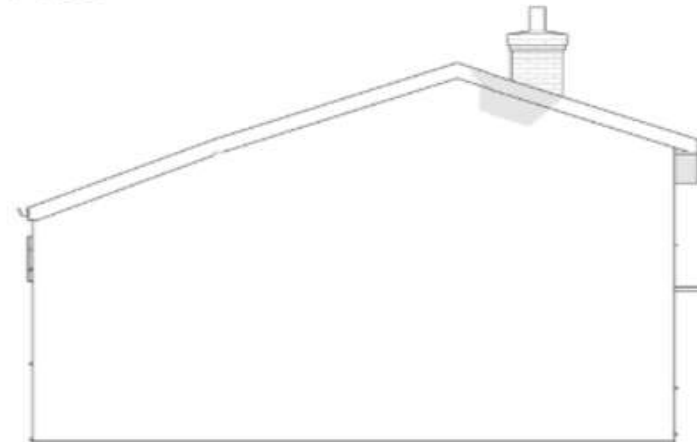
2 Front
1 : 100



4 Back
1 : 100

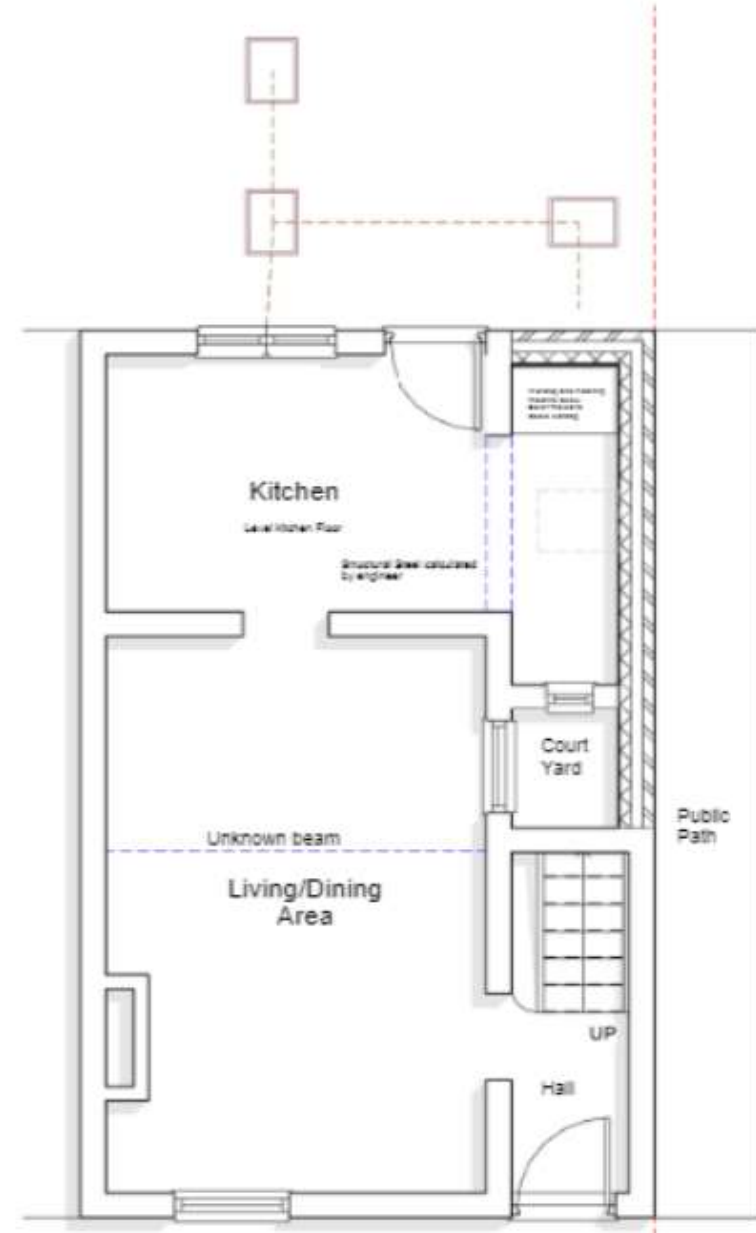
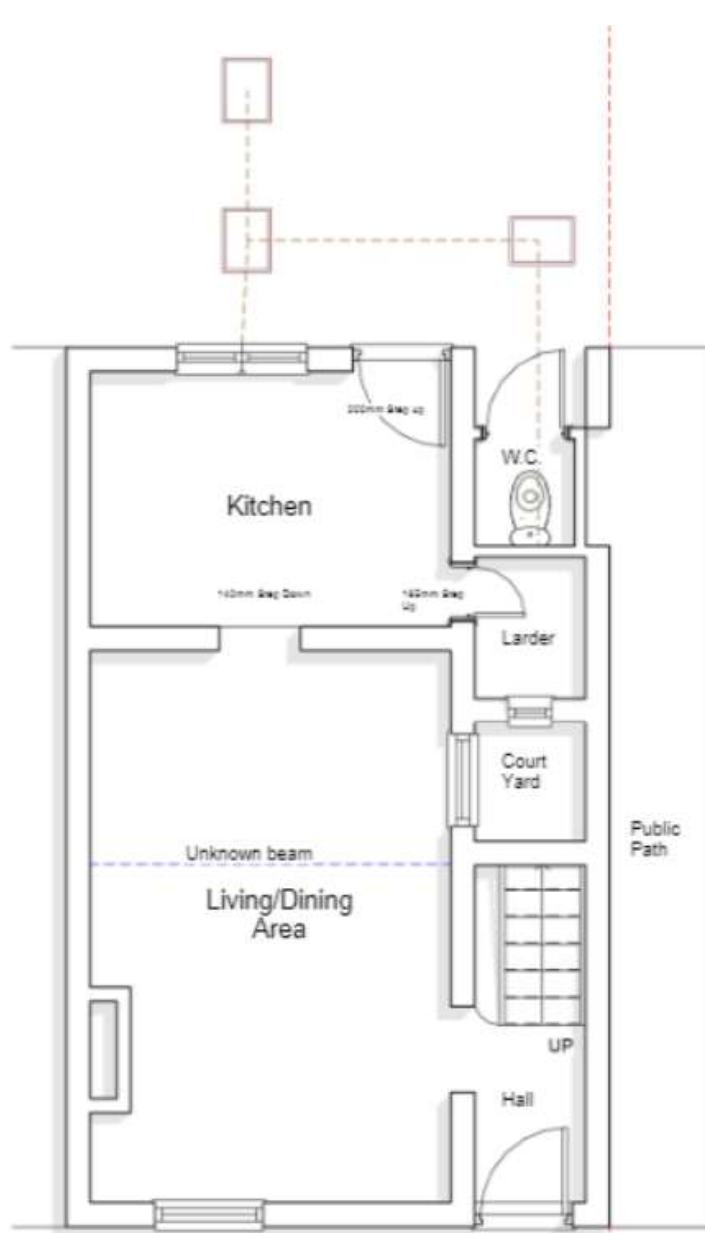


3 R/H Side
1 : 100



5 L/H Side
1 : 100

Existing and Proposed Floor Plans



This page is intentionally left blank