

Planning Committee – Supplementary agenda No.2

A meeting of the Planning Committee will be held on:

Date: 24 August 2022

Time: 6.30pm

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

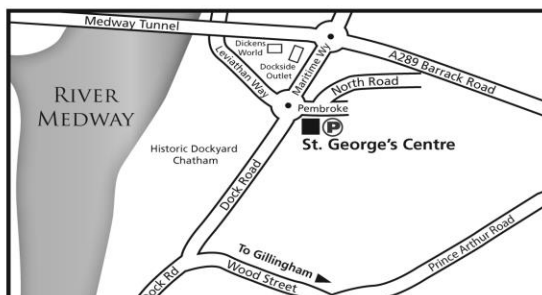
Items

17 Additional Information - Presentation

(Pages
3 - 126)

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

Date: 25 August 2022



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

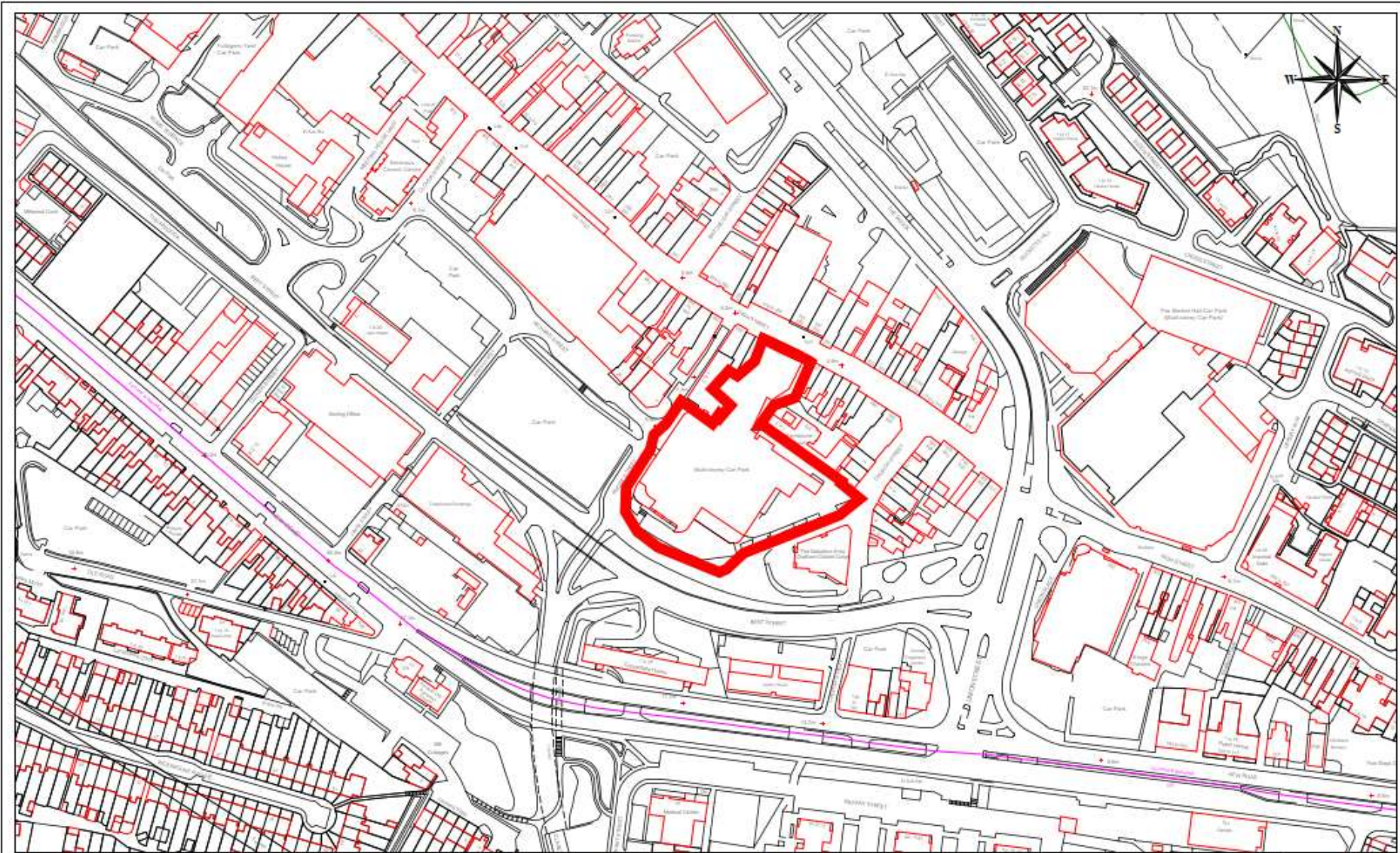
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Planning Committee

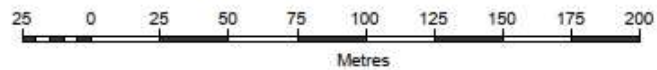
24th August 2022

MC/21/3671

Former Trafalgar Centre & Multi Storey Car Park, High Street/Rhode
Street/ Whittaker Street



**MC/21/3671- Former NCP and Trafalgar Centre Rhode Street, Chatham,
ME4 4AL**



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Scale: 1:2500 08/06/22

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Aerial Photo of
site



High Street Photos



∞

Rhode Street

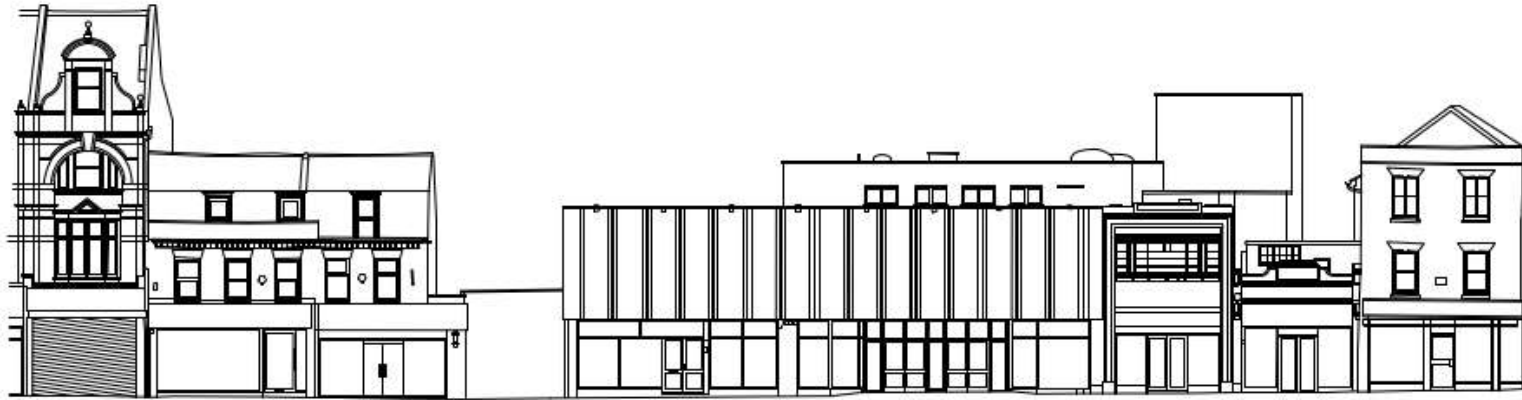


Whittaker Street

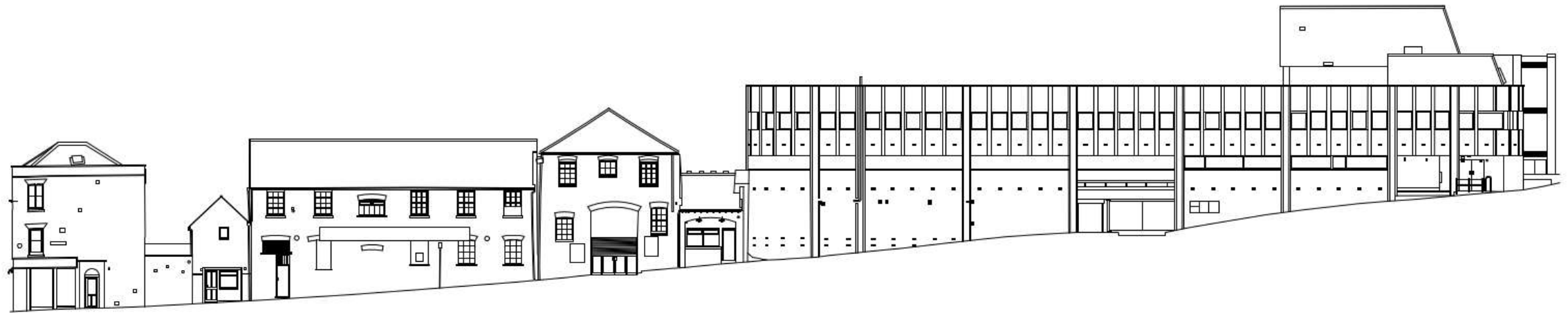
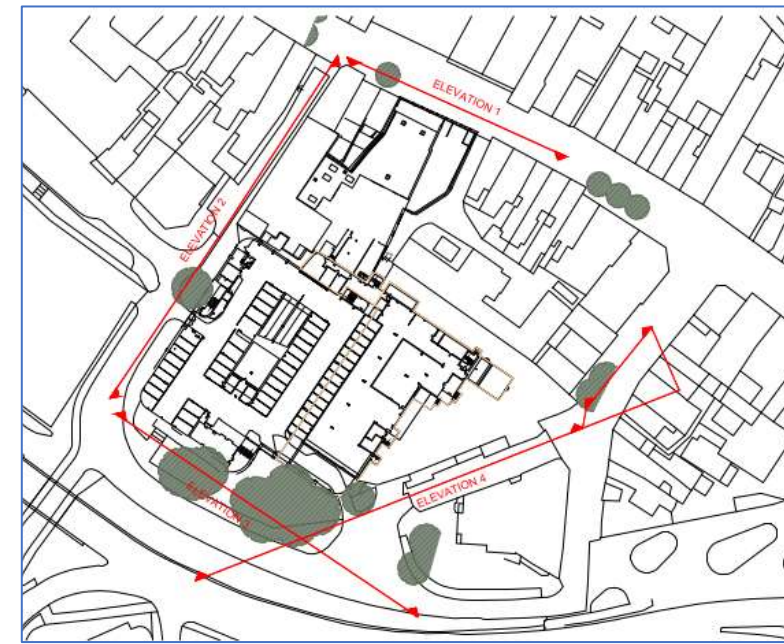


Existing Elevations

10

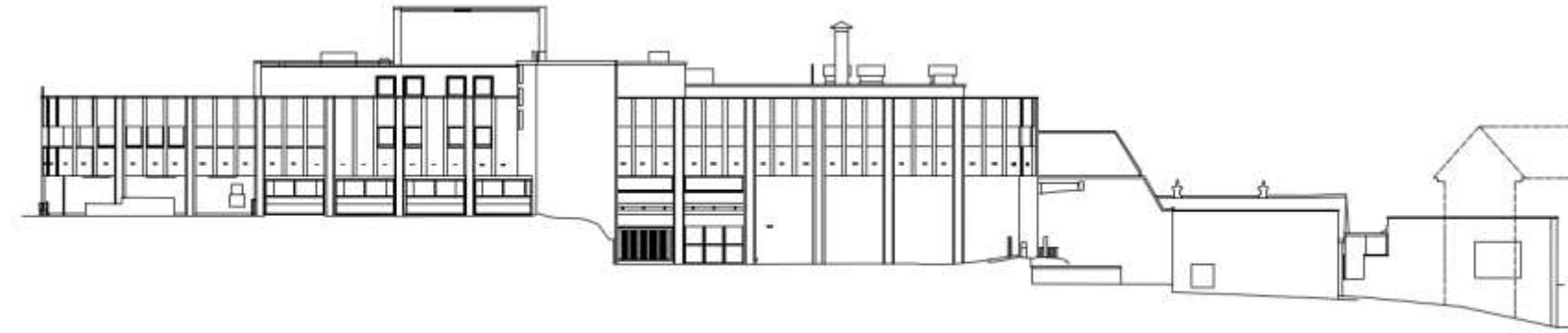


Elevation 01 - Existing High Street Elevation

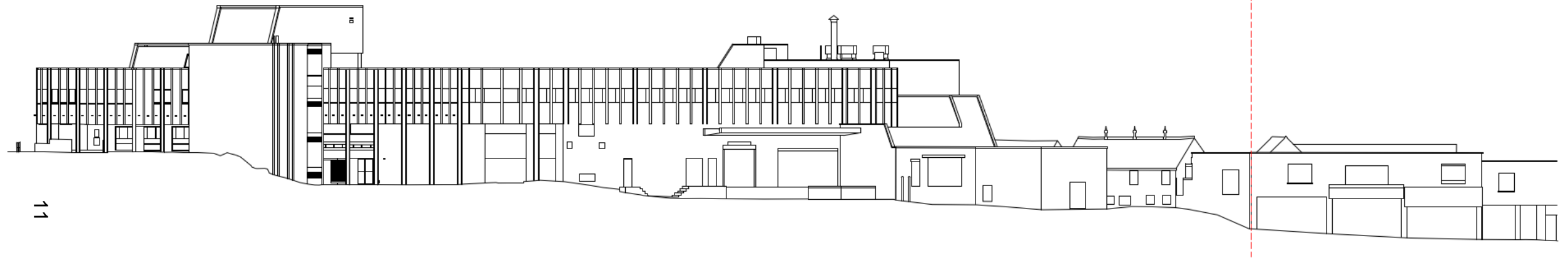
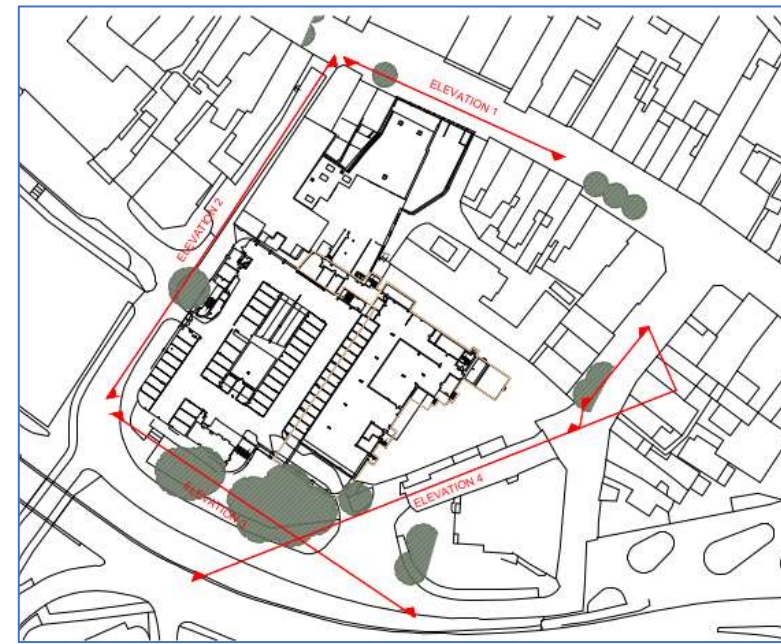


Elevation 02 - Existing Rhode Street Elevation

Existing Elevations



Elevation 03 - Existing Rhode Street Elevation



11

Elevation 04 - Existing Whittaker Street Elevation

Indicative Demolition Plan



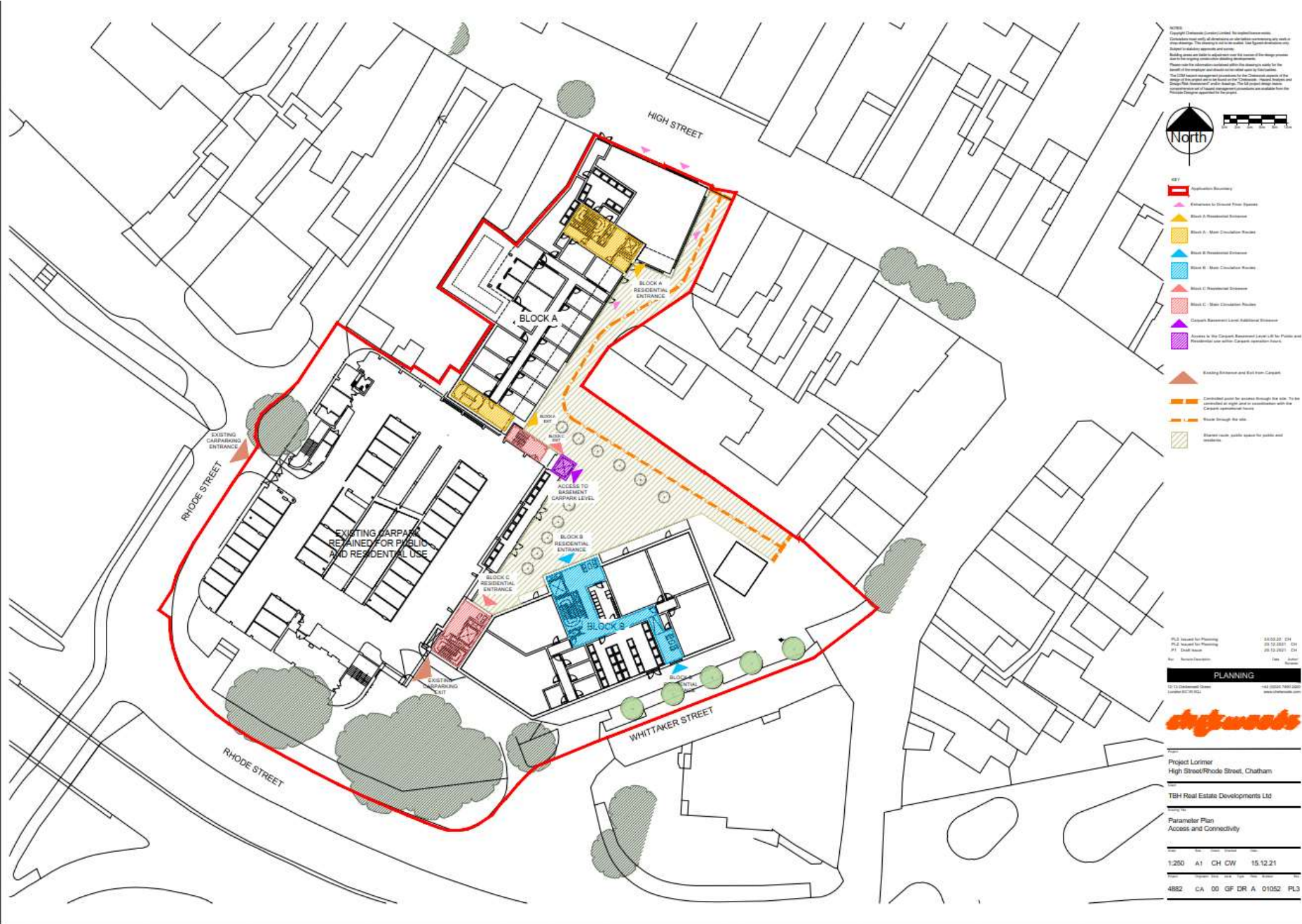
Indicative Uses Ground Floor Plan



Indicative Landscape Plan



Access Parameter Plan (would be an approved plan)



Height Parameter Plan (would be an approved plan)

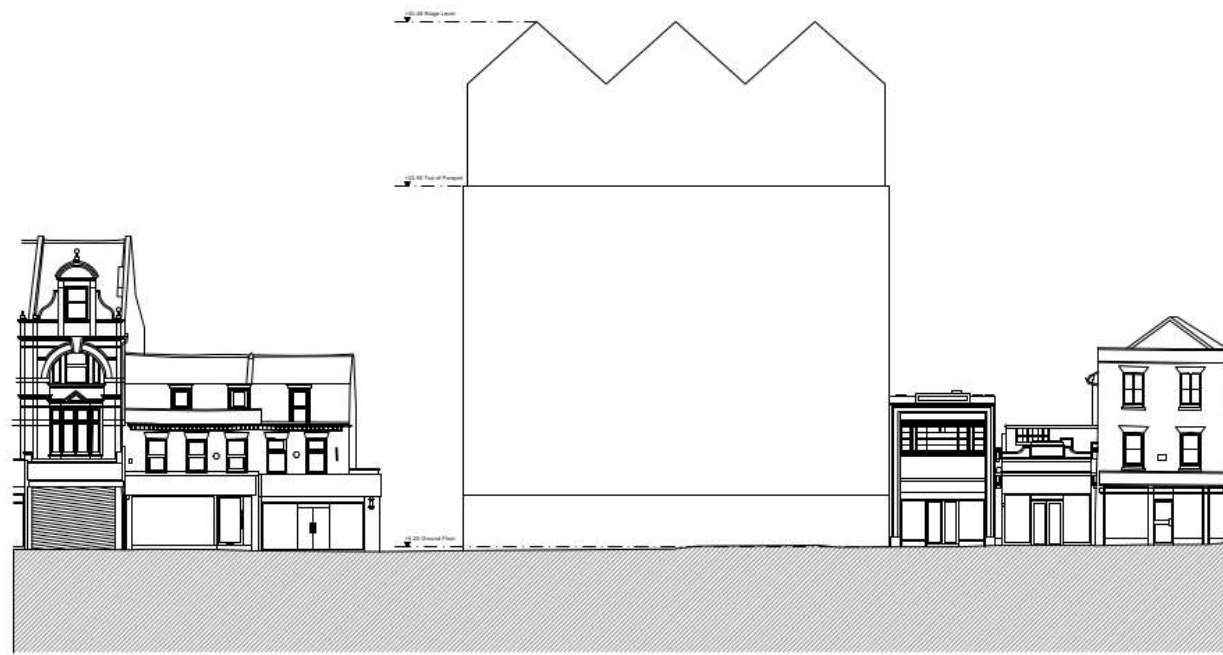
Block A – 22.55m – 31.25m

Block B – 28m – 36.7m

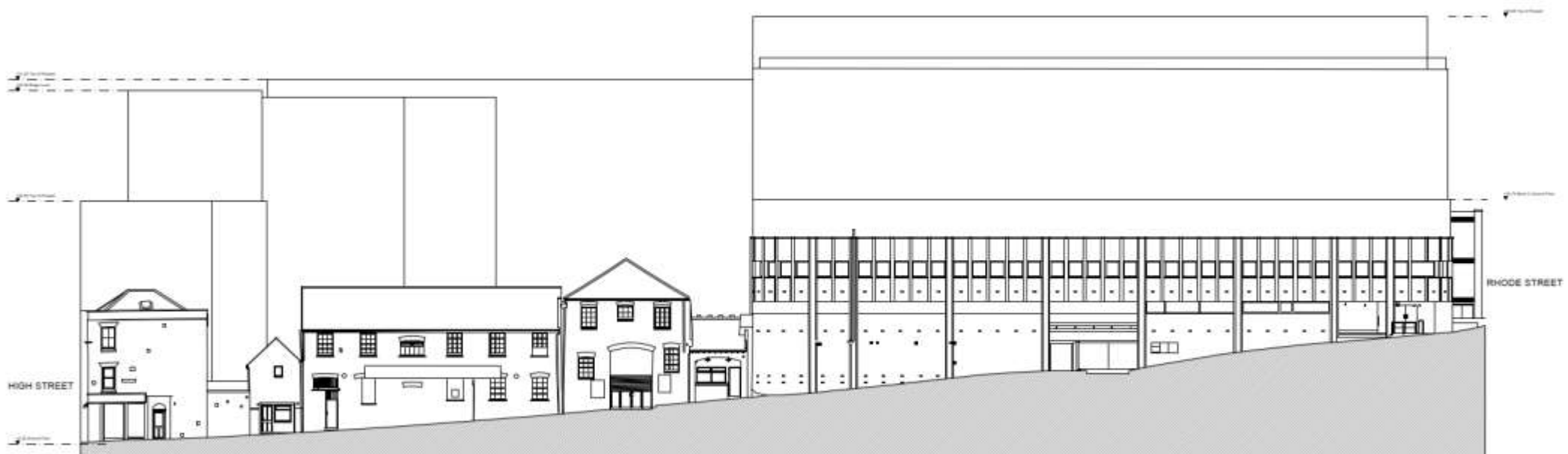
Block C – 32.8m – 35.8m



Indicative Proposed Wireline Elevations



Elevation 01 - Proposed High Street Elevation

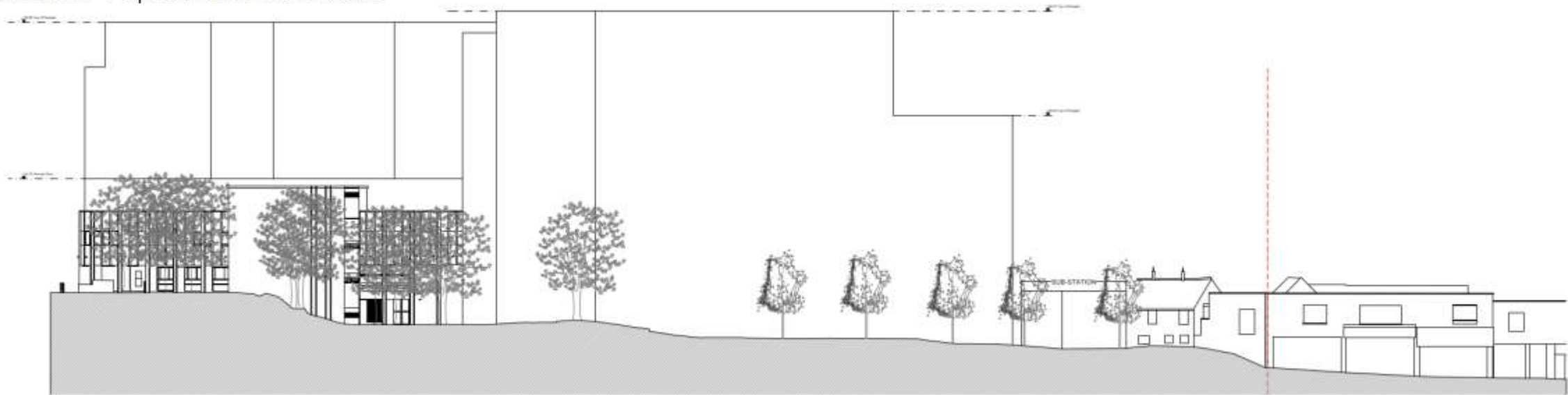


Elevation 02- Proposed Rhode Street Elevation

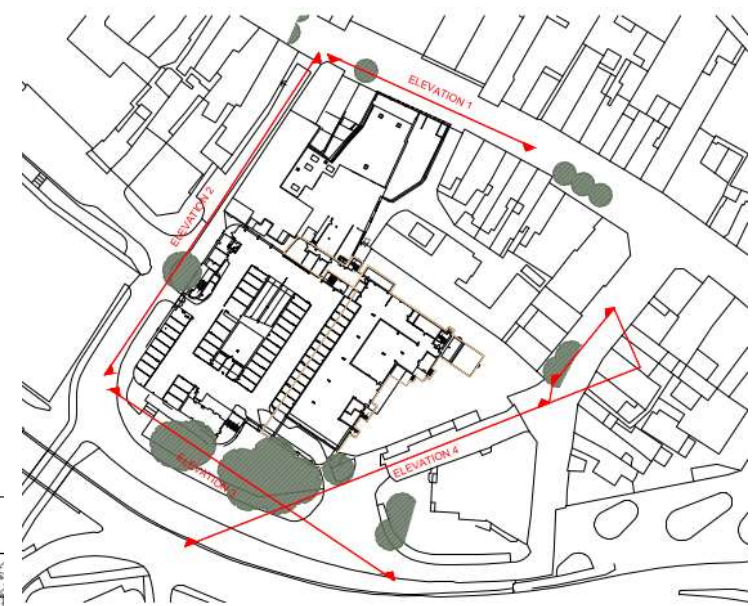
Indicative Proposed Wireline Elevations

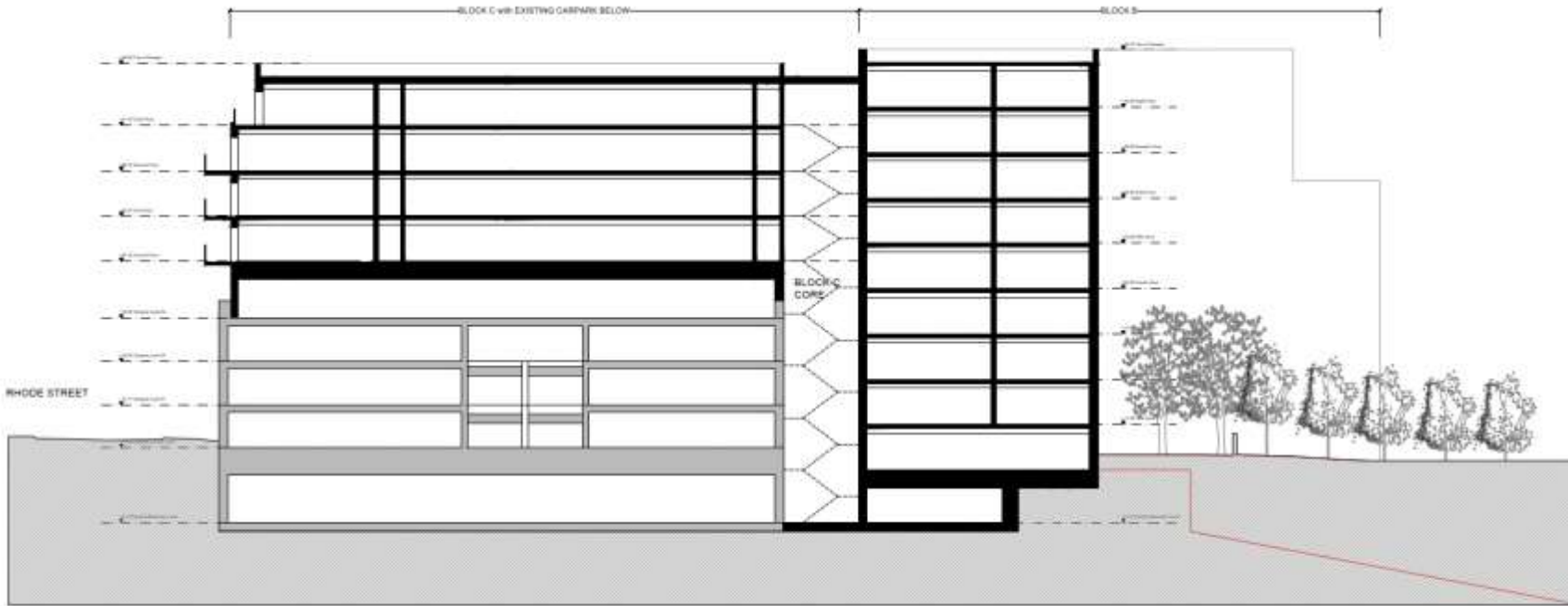


Elevation 03 - Proposed Rhode Street Elevation



Elevation 04 - Proposed Whittaker Street Elevation

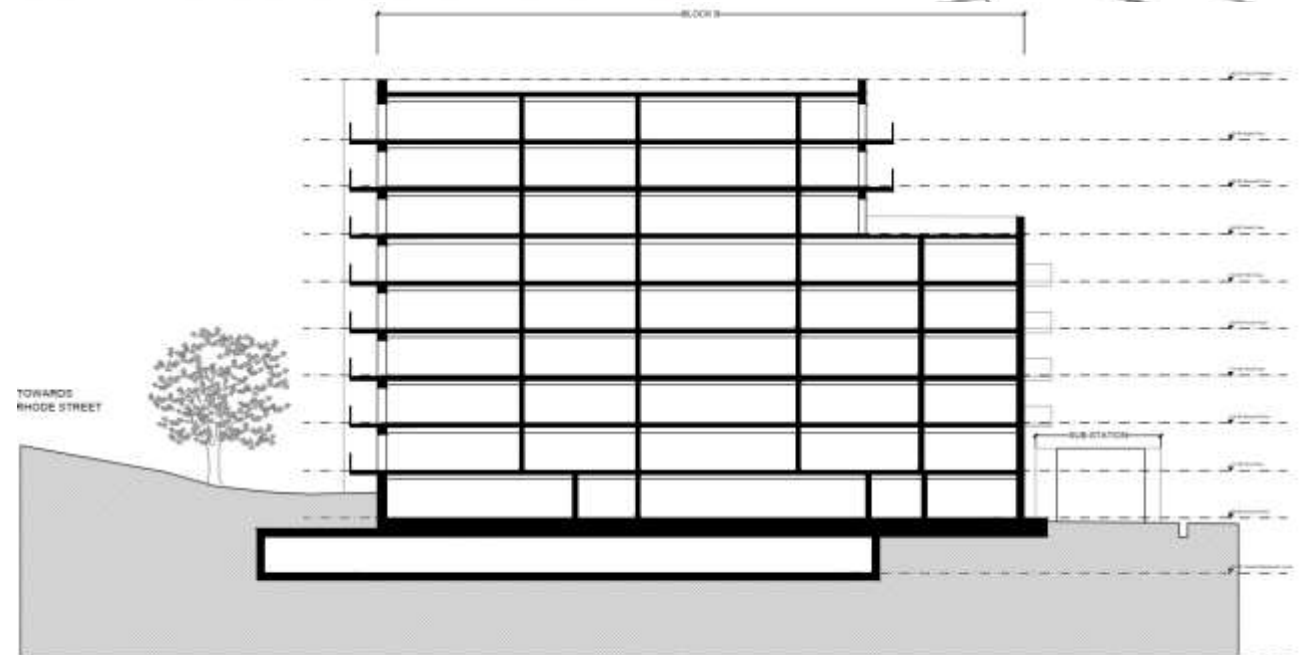




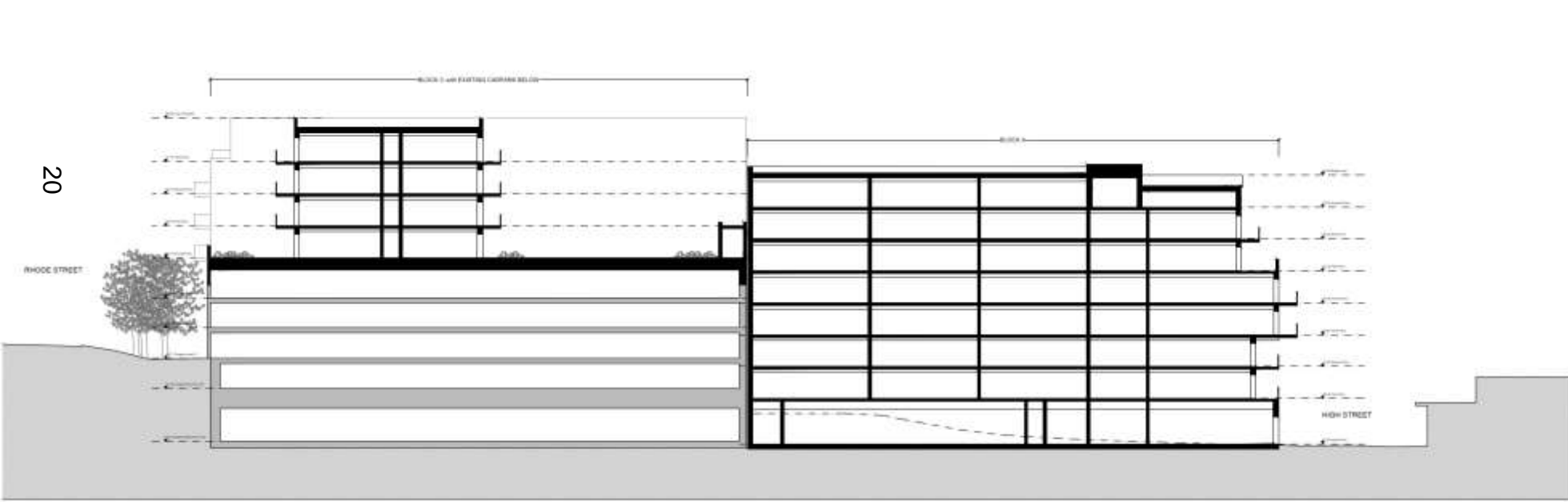
01 - Proposed Section AA



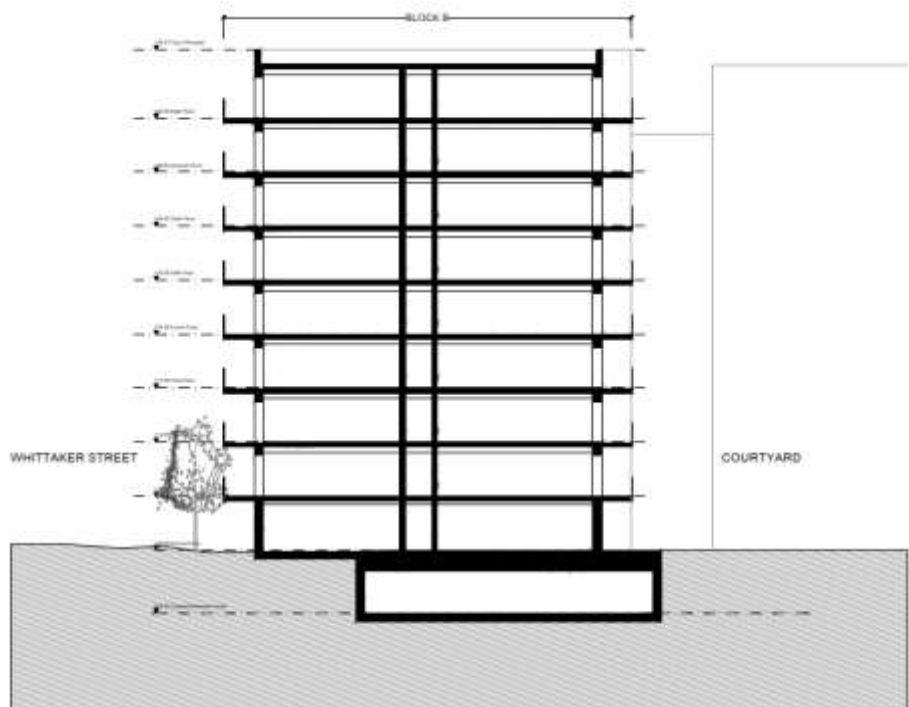
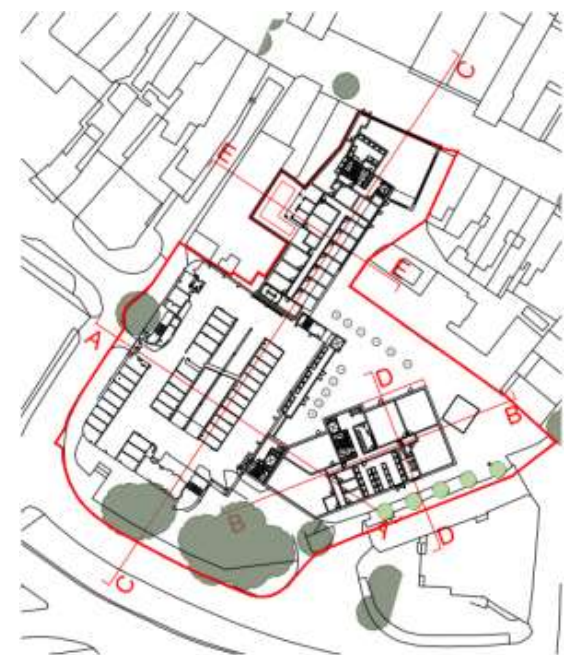
Indicative Proposed Sections



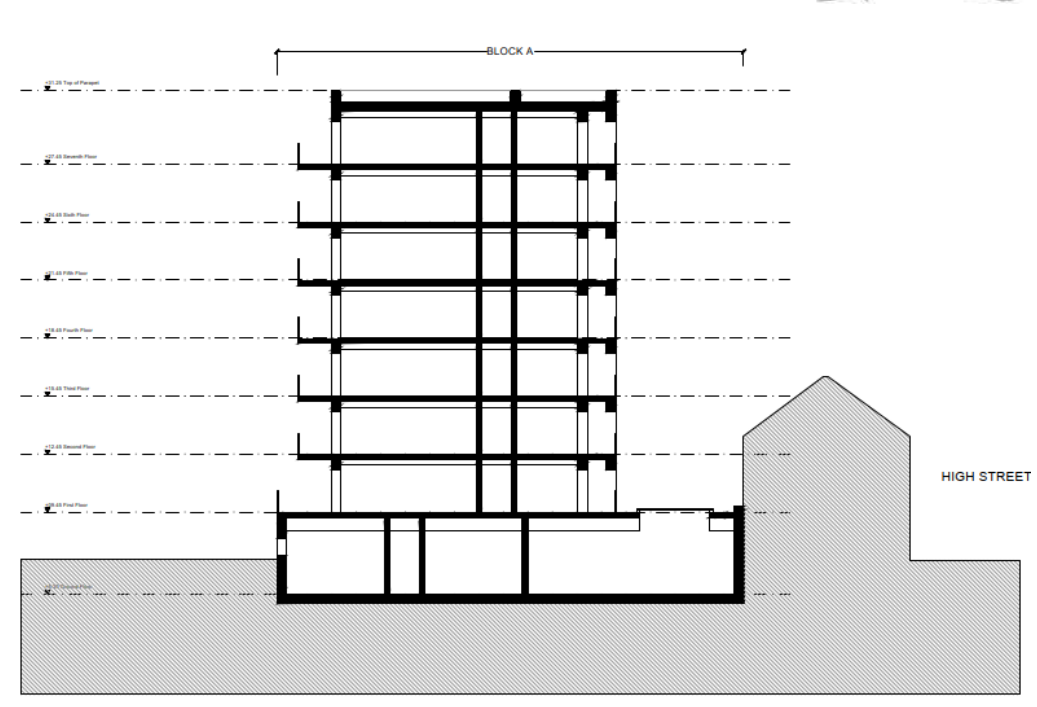
01 - Proposed Section BB



01 - Proposed Section CC



01 - Proposed Section DD



02 - Proposed Section EE

Indicative Basement Plan

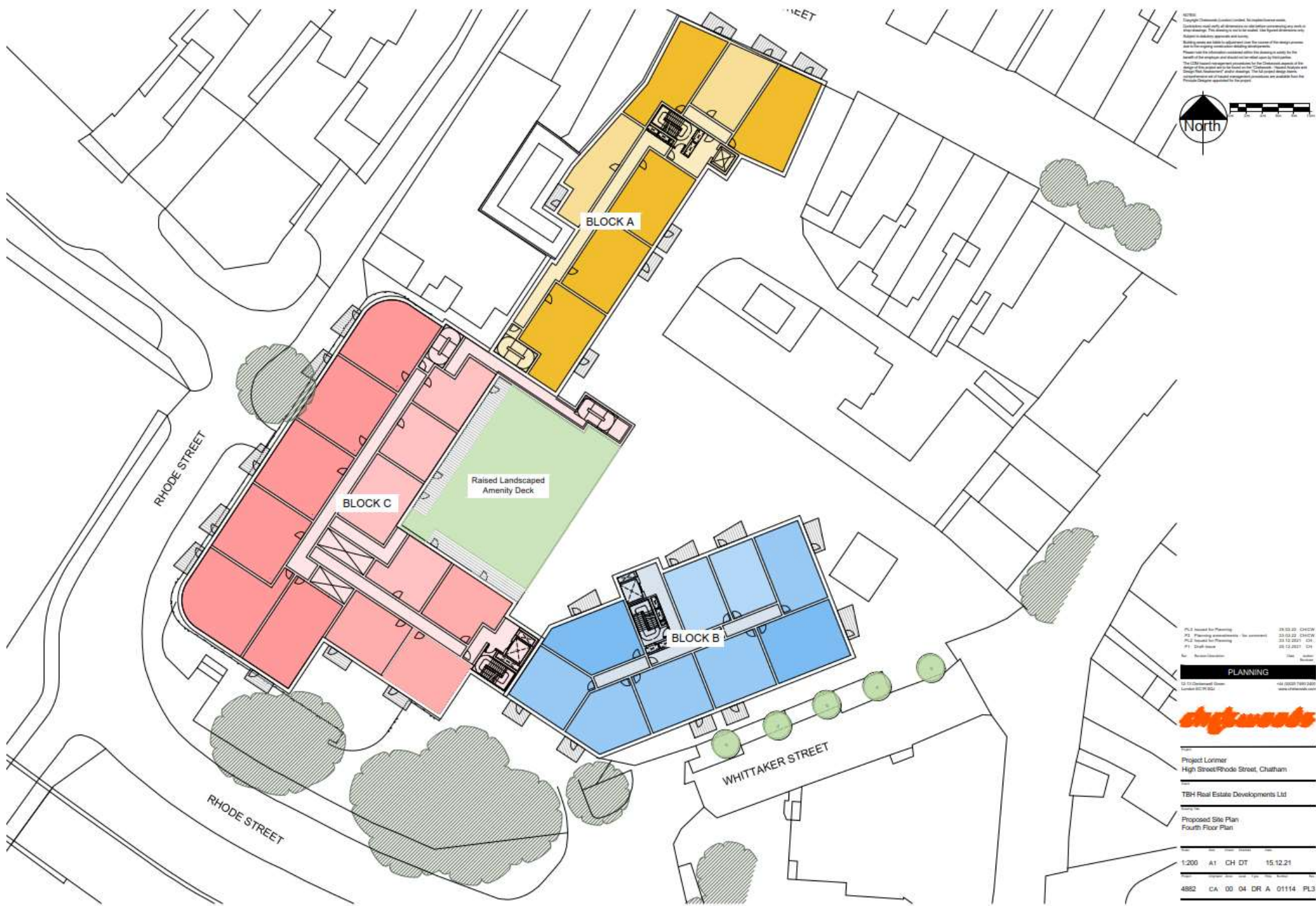


Indicative First Floor Plan.

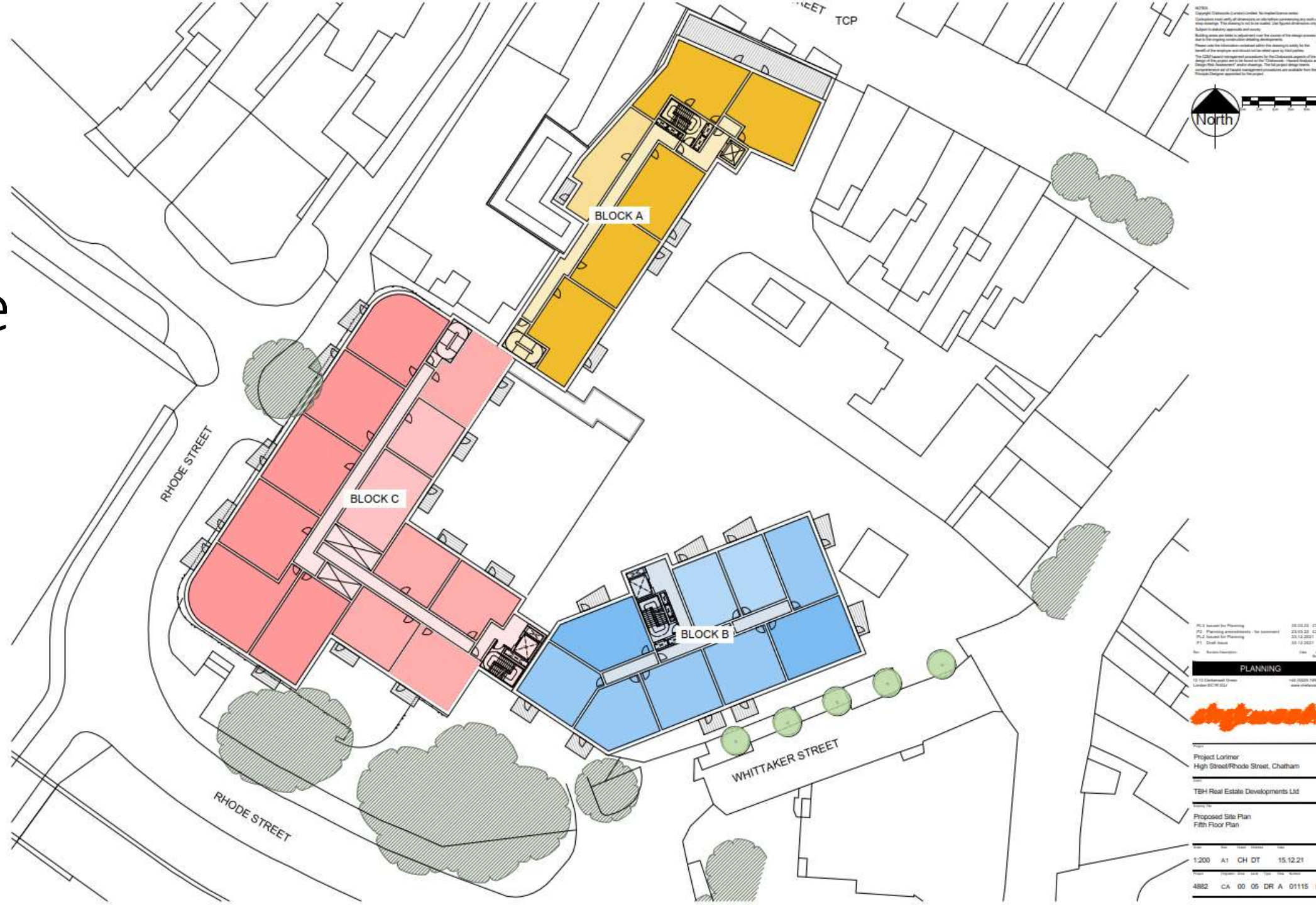
Second floor and third floors are similar



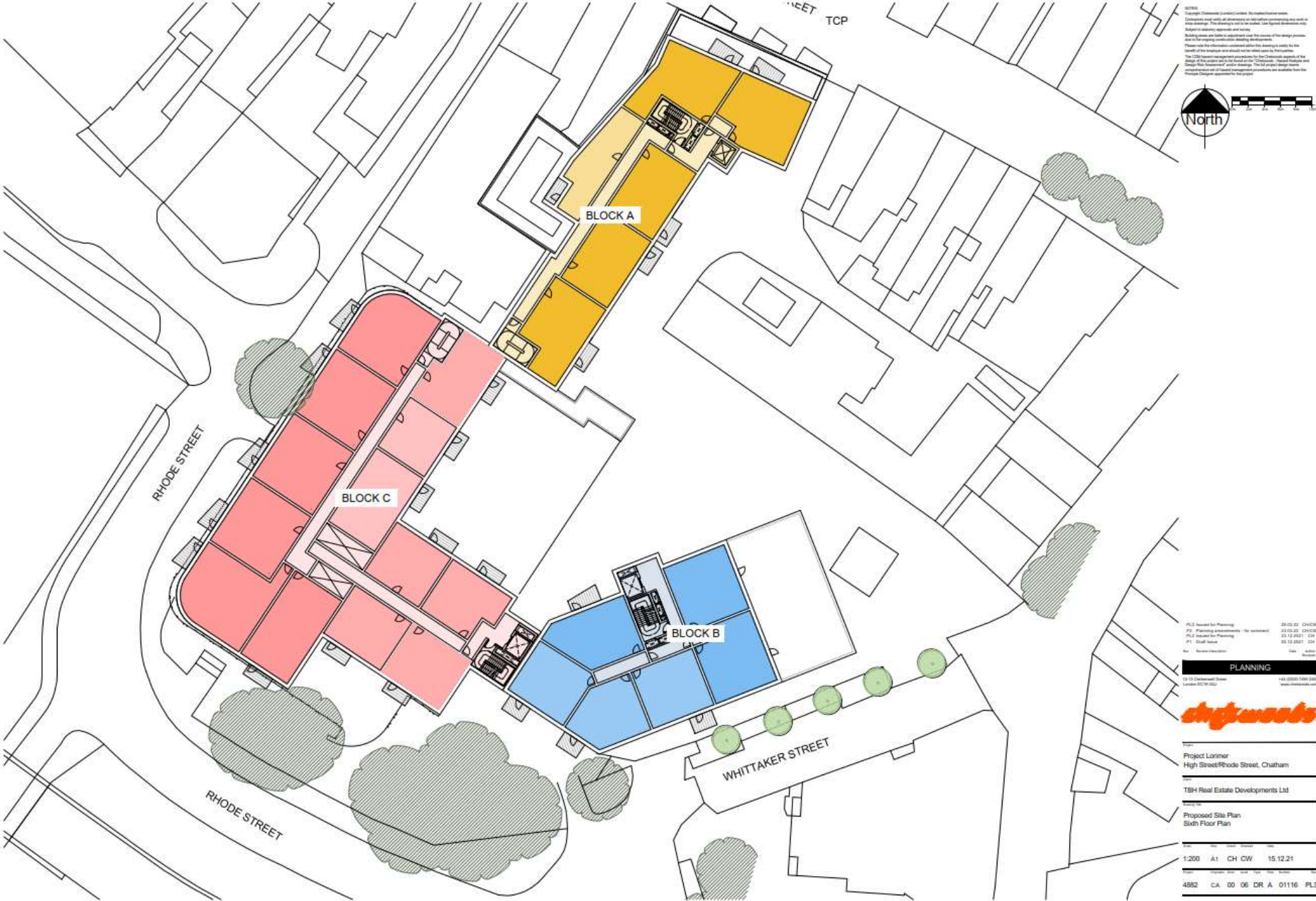
Indicative Fourth Floor



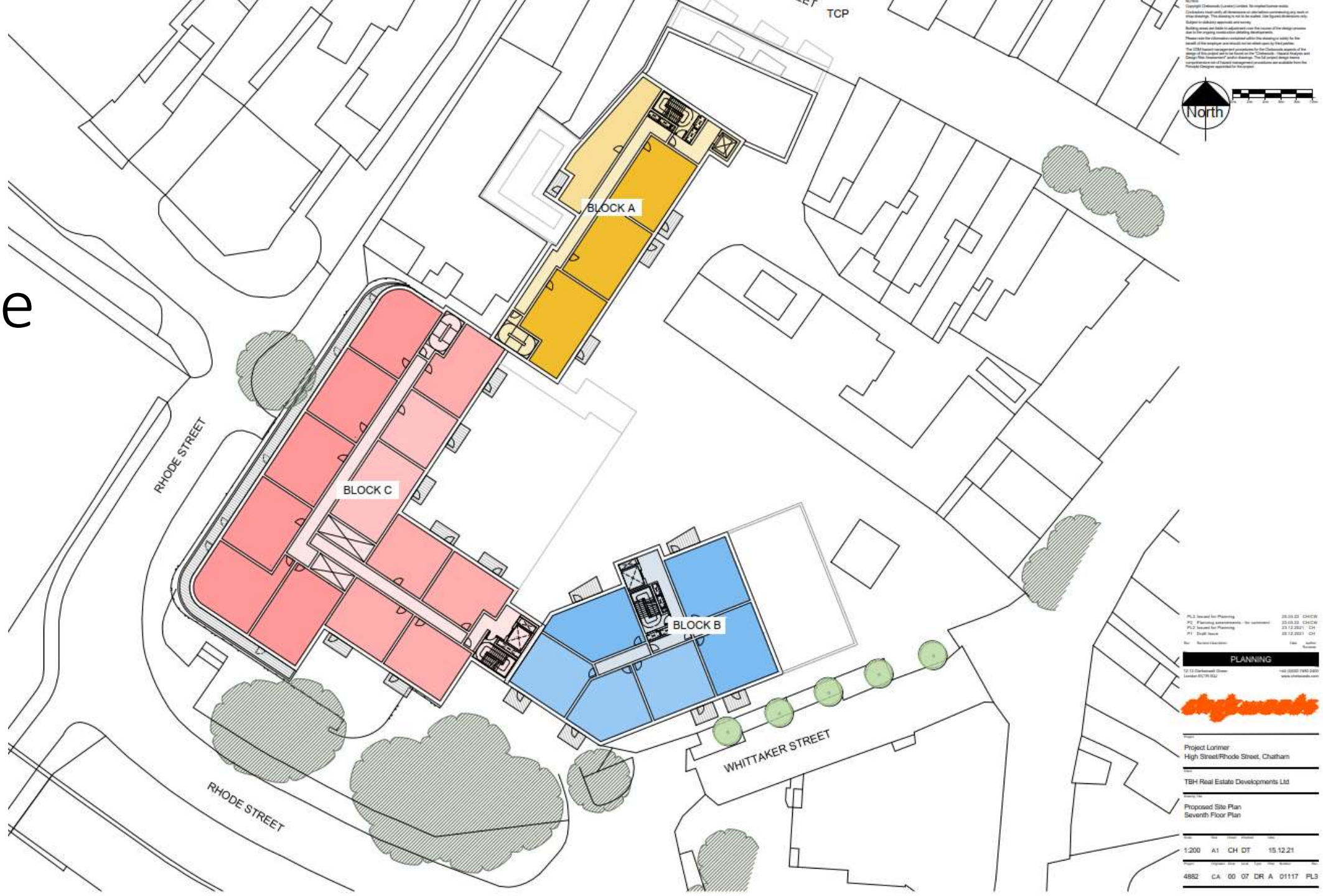
Indicative Fifth Floor



Indicative Sixth Floor Plan



Indicative Seventh Floor



Indicative Eighth Floor



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PLC issued for Planning	15.03.20	DM/CA
PLC Planning amendments for comment	20.03.20	DM/CA
PLC issued for Planning	23.12.2021	CH
PLC Draft Issue	23.12.2021	CH

PLANNING



Project Lorimer
High Street/Rhode Street, Chatham

TBH Real Estate Developments Ltd

Proposed Site Plan
Eighth Floor Plan

1:200 A1 CH DT 15.12.21

4882 CA 00 08 DR A 01118 PL

Indicative 3d Modelling

28



Fig 4.11 Development model views



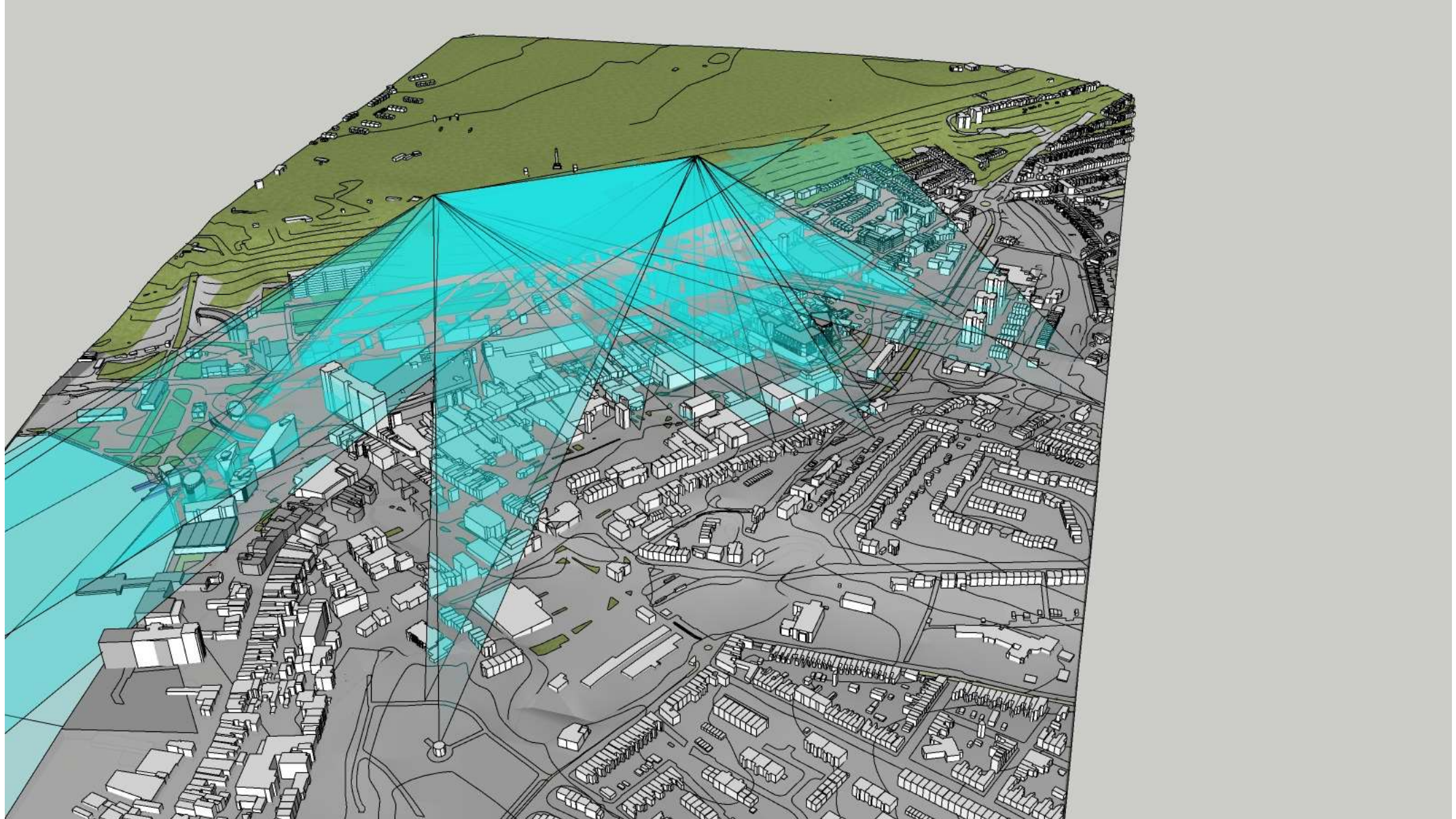
Comparison of Indicative model and height parameters



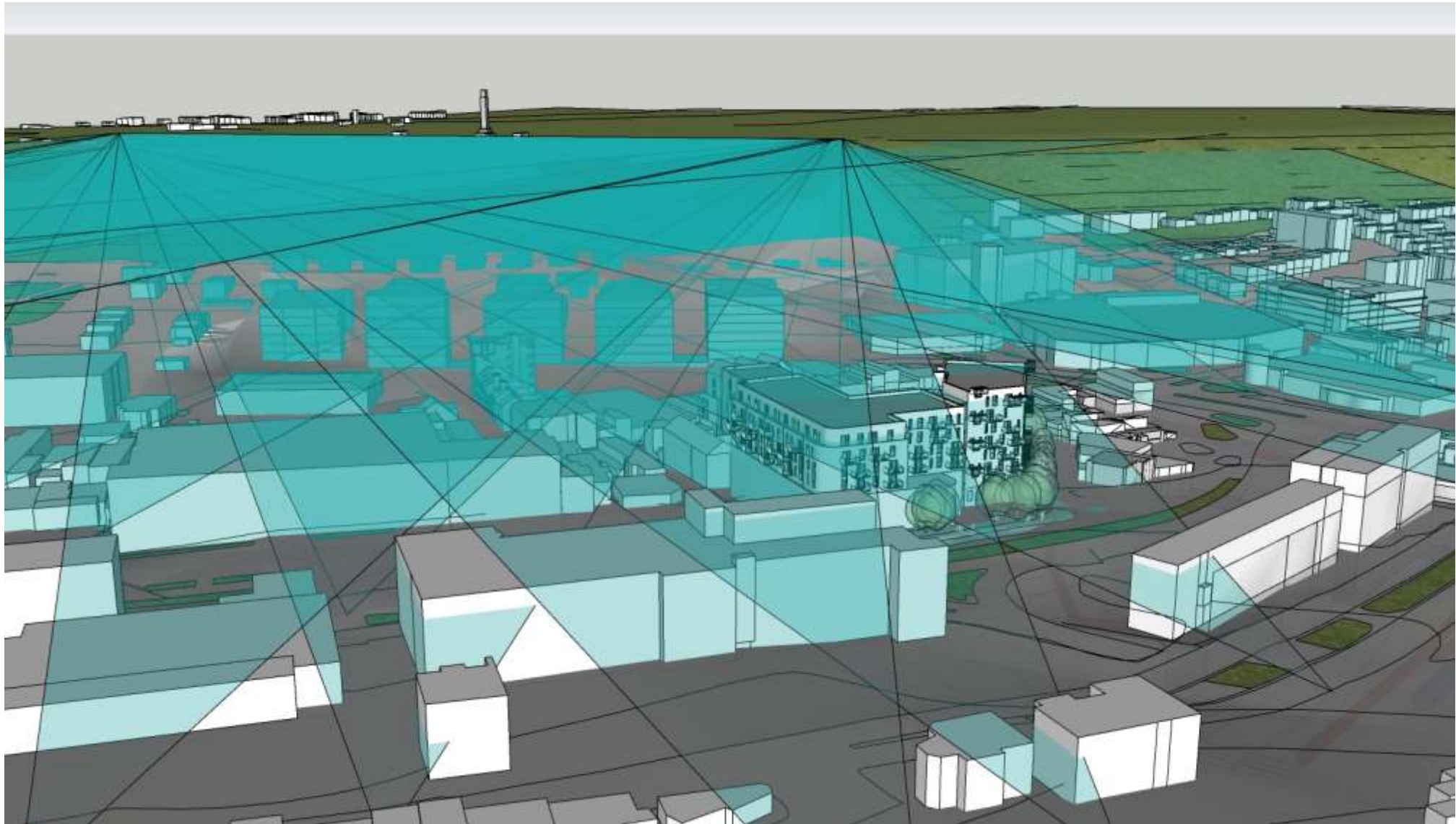
29
The yellow areas show the height caps by the parameter plan which would secure the step backs and split levels in any scheme coming forward at reserve matters.

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

30



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



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

32



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



Originally Submitted



Current Proposal



TVIA View analysis – View 6 Jenkins Dale

36



Originally Submitted



Current Proposal

TVIA View analysis – View 7 New Road adj Otway Terrace



Originally Submitted



Current Proposal



TVIA View analysis – View 9 Great Lines

38



Originally Submitted



Current Proposal



Views from indicative model

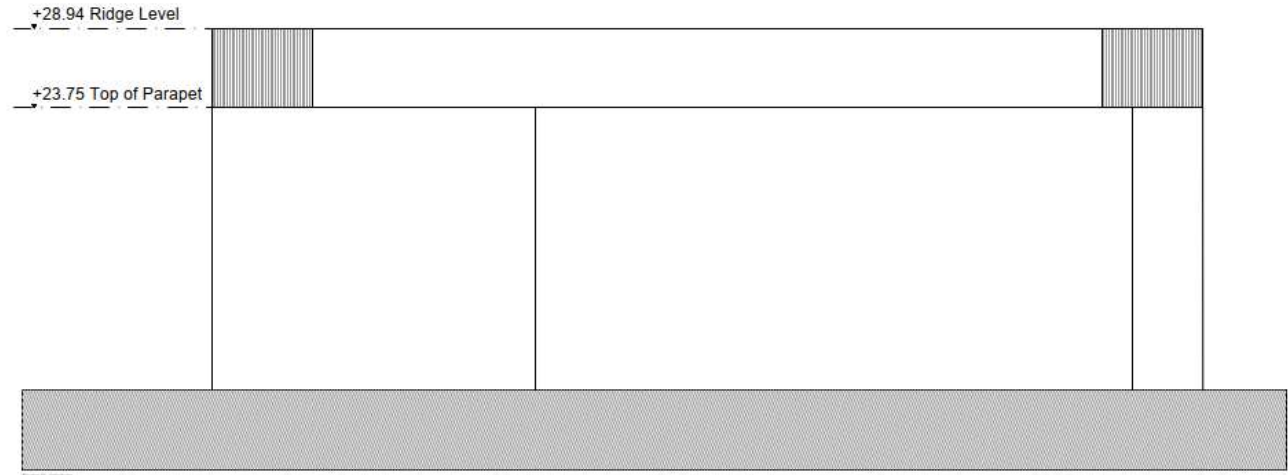
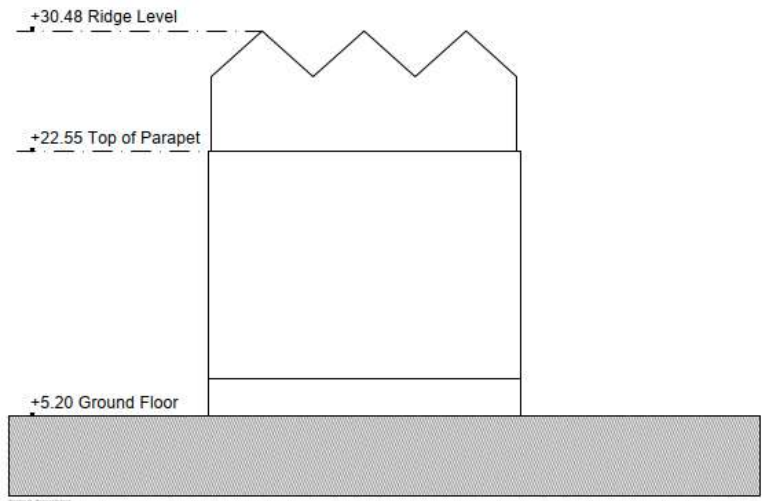


Views from Chatham Hill within Model

40

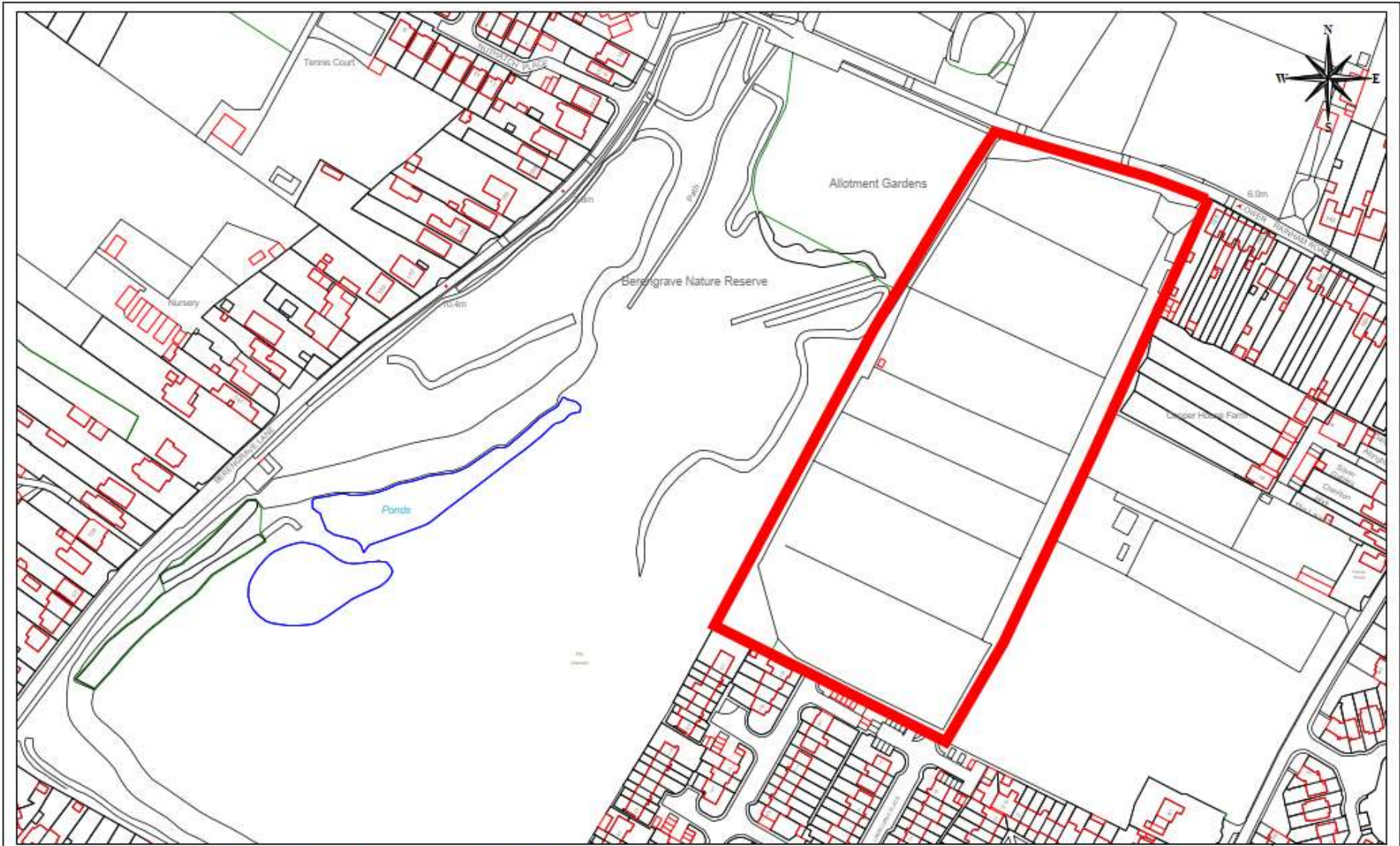


Comparison of High street frontage and Debenhams building

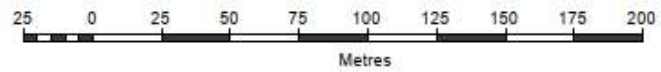


MC/21/3235

Land Off Lower Rainham Road, Rainham, Gillingham



MC/21/3235 - Land off Lower Rainham Road, Rainham



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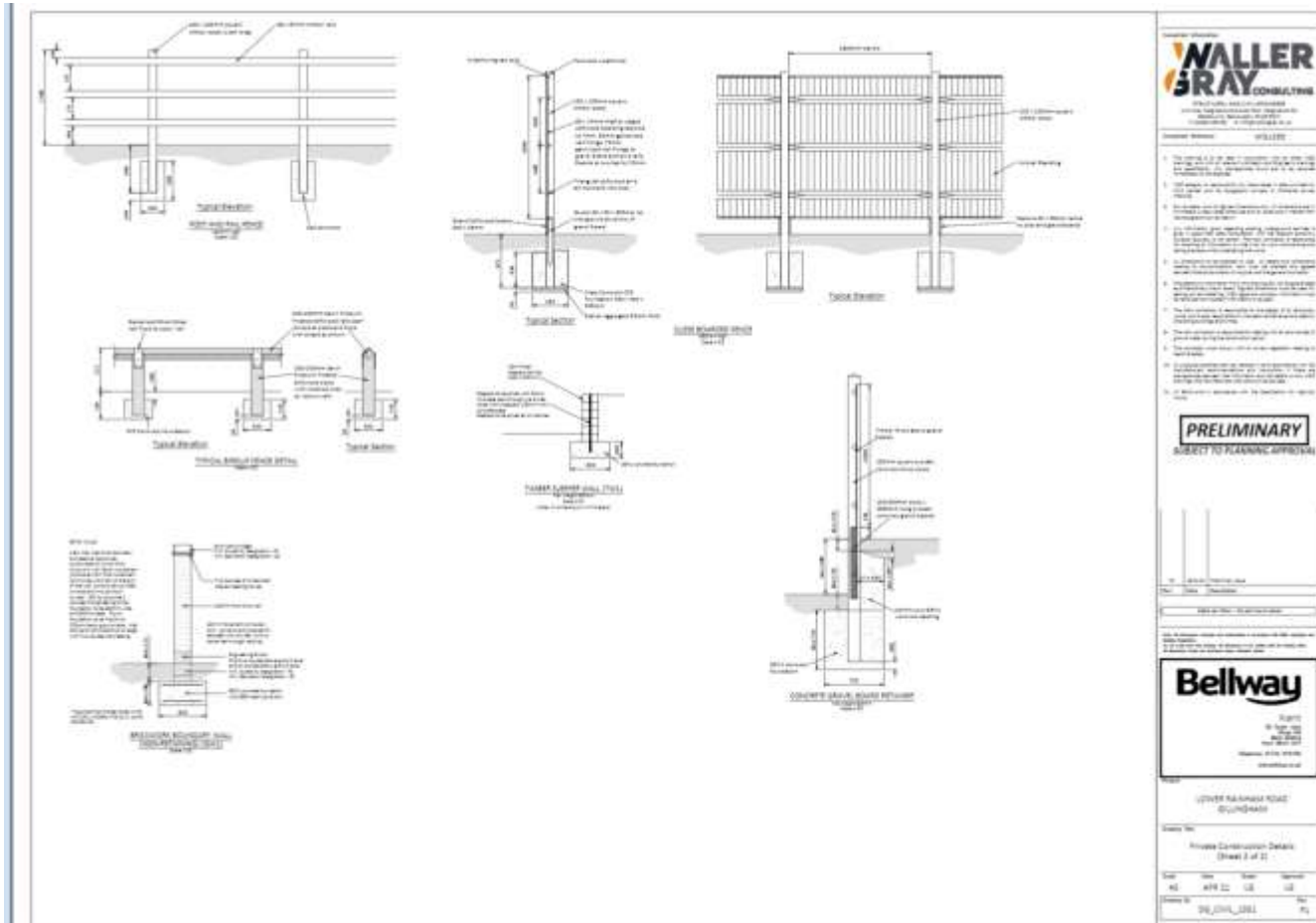
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Hard Landscaping and Fencing detail



Fencing construction detail

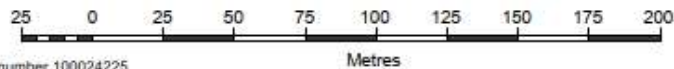


MC/22/0384

Land At Port Victoria Road, Port Victoria Road, Isle of Grain



MC/22/0384 - Land At Port Victoria Road, Port Victoria Road, Isle of Grain, ME3 0EN



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Ariel Photograph

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Outline Permission Site Plan –

Access, layout and Landscape were matters for consideration



Proposed Layout –

Minor change in layout of houses 1, 2 and 3 due to marked sewer and wayleave.

No change to access



Comparison



Outline



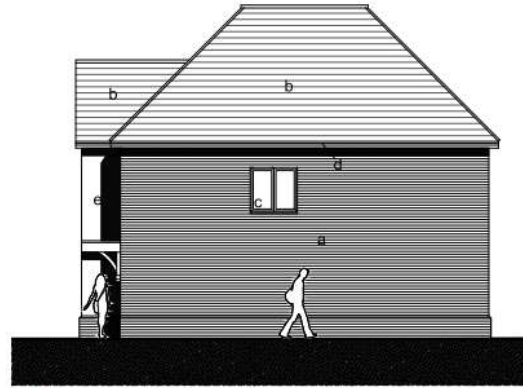
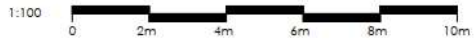
Proposed

Houses 1 and 3

52



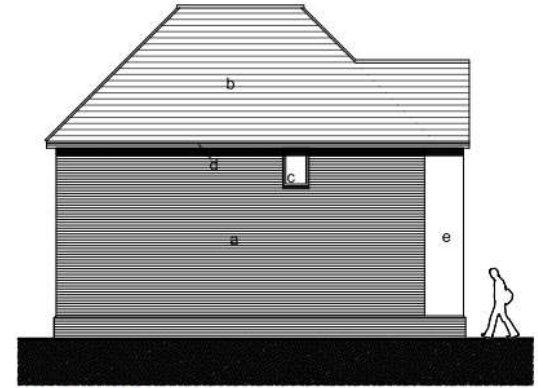
FRONT ELEVATION SCALE 1:100



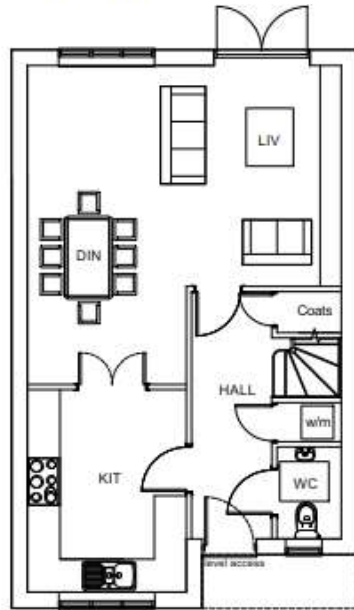
SIDE ELEVATION



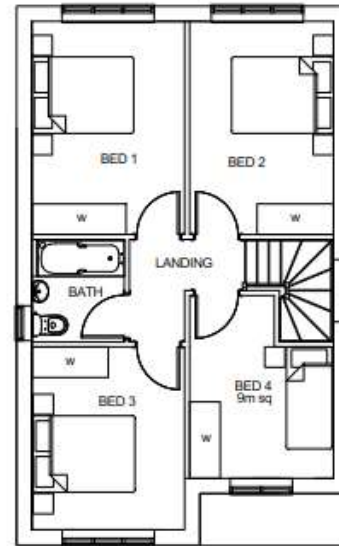
REAR ELEVATION



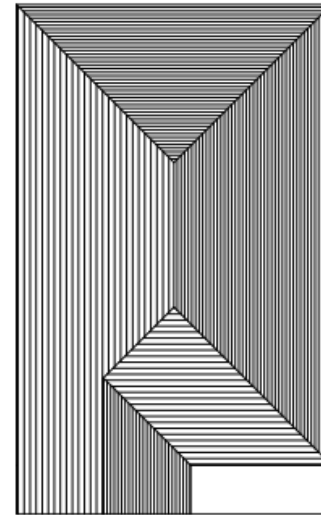
SIDE ELEVATION



GROUND FLOOR PLAN
GIA = 56m²



FIRST FLOOR PLAN
GIA = 56m²



ROOF PLAN

Houses 2, 4 and 5



FRONT ELEVATION SCALE 1:100



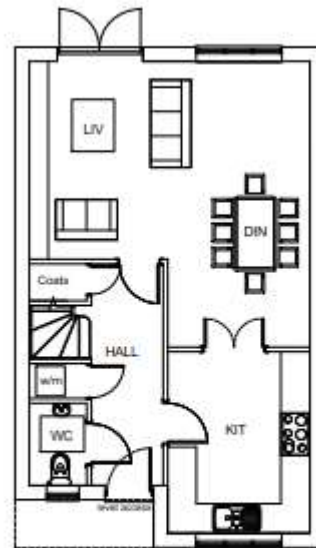
SIDE ELEVATION



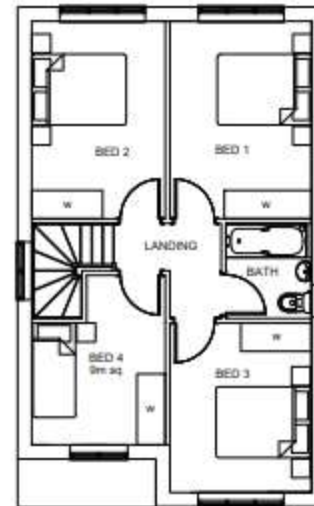
REAR ELEVATION



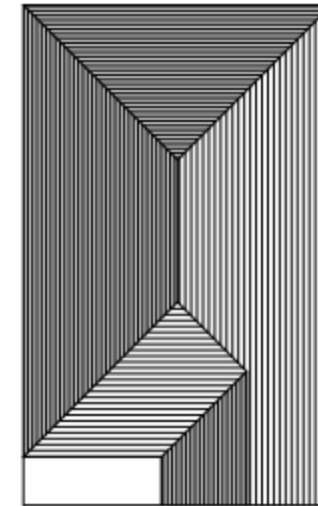
SIDE ELEVATION



GROUND FLOOR PLAN
GIA = 56m²



FIRST FLOOR PLAN
GIA = 56m²



ROOF PLAN

Street Scene

54



STREET SCENE A-A 1:100



Site levels for condition 9



MC/22/1359

Garages At Berkeley Mount, Old Road, Chatham



MC/21/1359 - Garages At Berkeley Mount, Old Road, Chatham, ME4 6BW



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Ariel Photographs

58



Application site and relationship to Hazel View flats and rear of properties in New Road



Application site and relationship to Upper Mount Car Park
subject to a planning application still under consideration



Site from The Mount – s106 request for barrier agreed



62 and 64 New Road opposite site

29



Close ground floor window obstructed by stairs

62 Outdoor first floor amenity area fronting Old Road



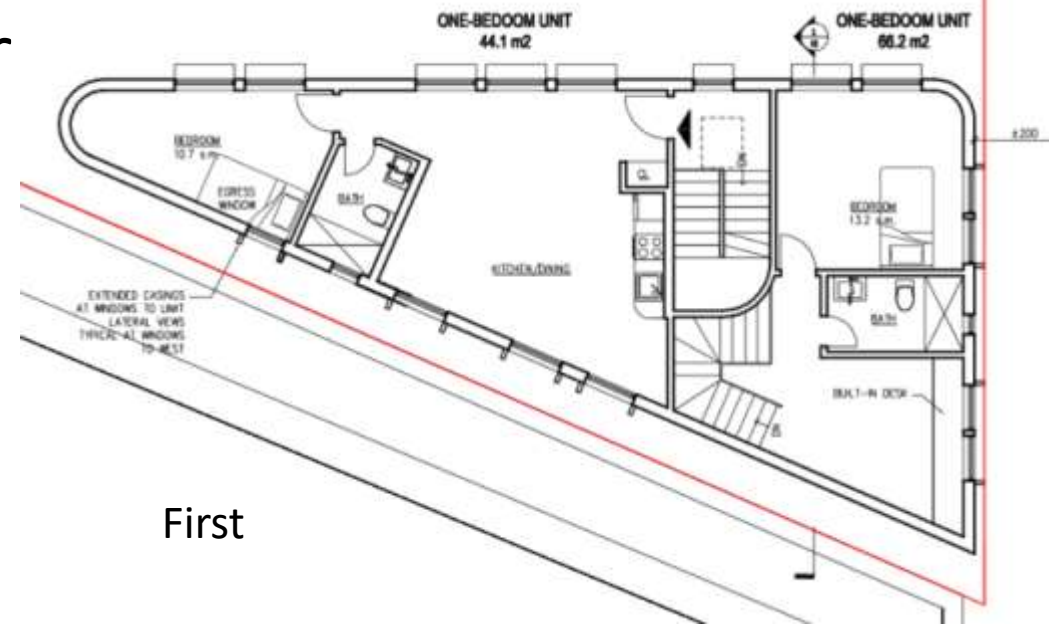
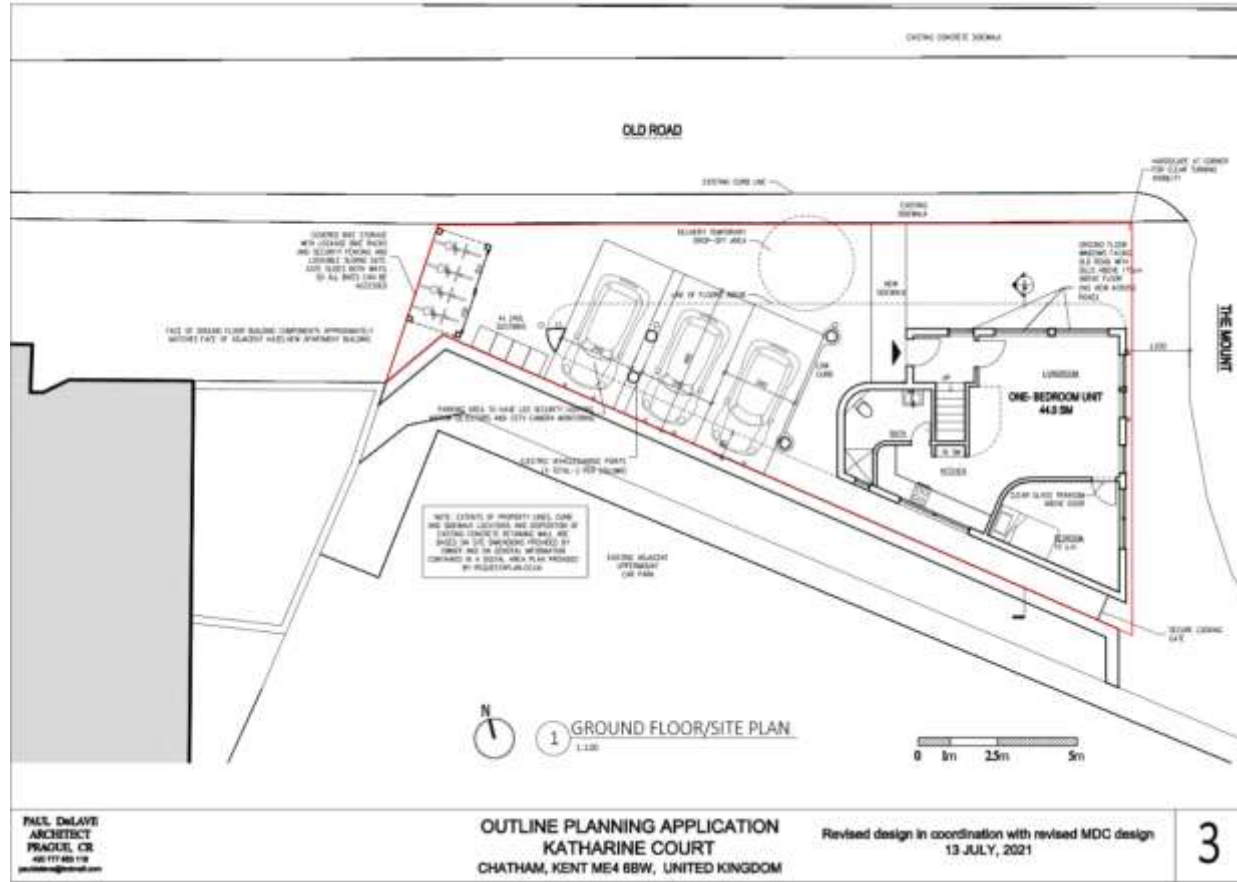
64b Ground floor obscure glazed window fronting application site.

Rear of 66 and 68 New Road

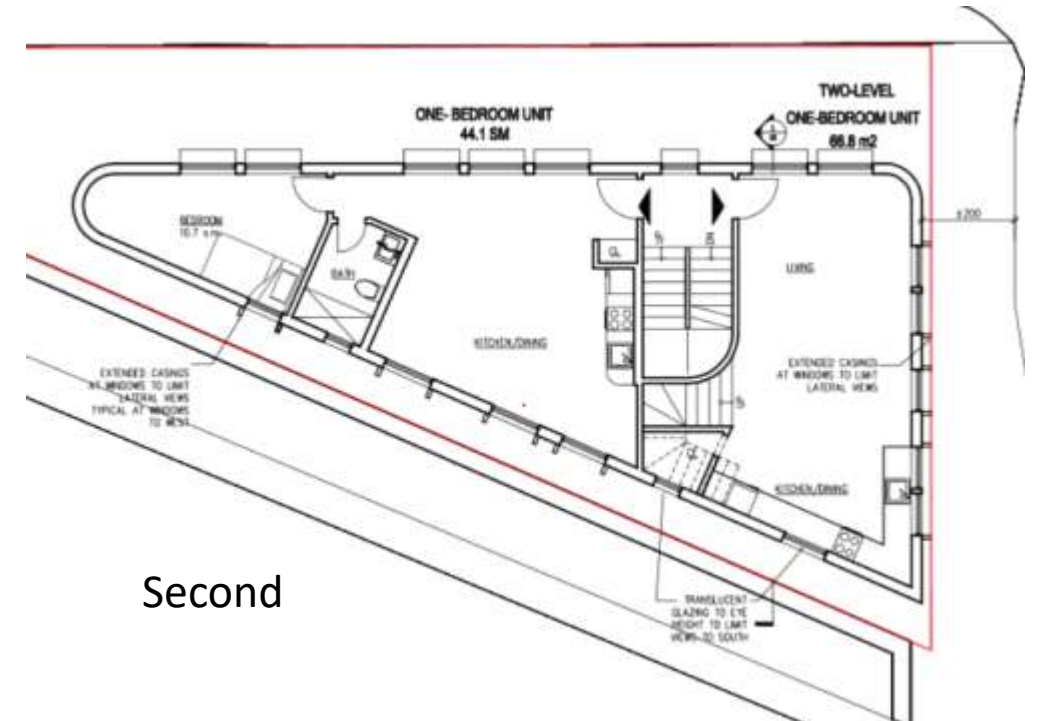


Previous application Indicative Floor Plans

64



First

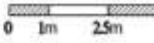


Second

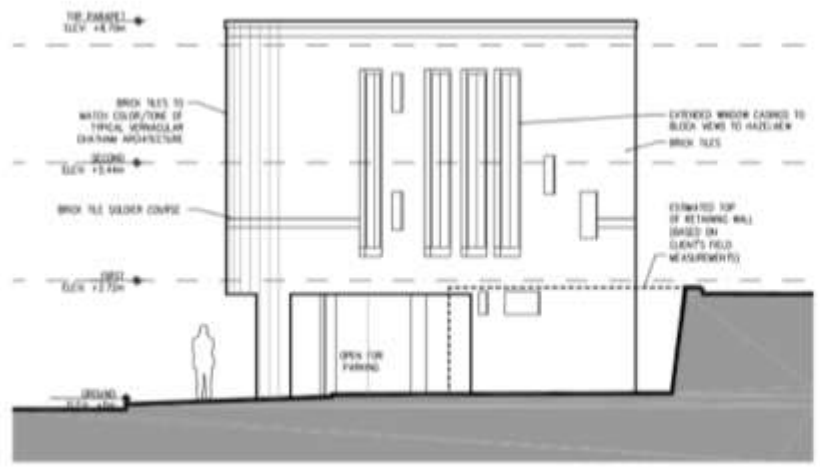
Previous Application Indicative Elevations



1 NORTH ELEVATION (OLD ROAD)
1:100



1 SOUTH ELEVATION (RETAINING WALL)
1:100

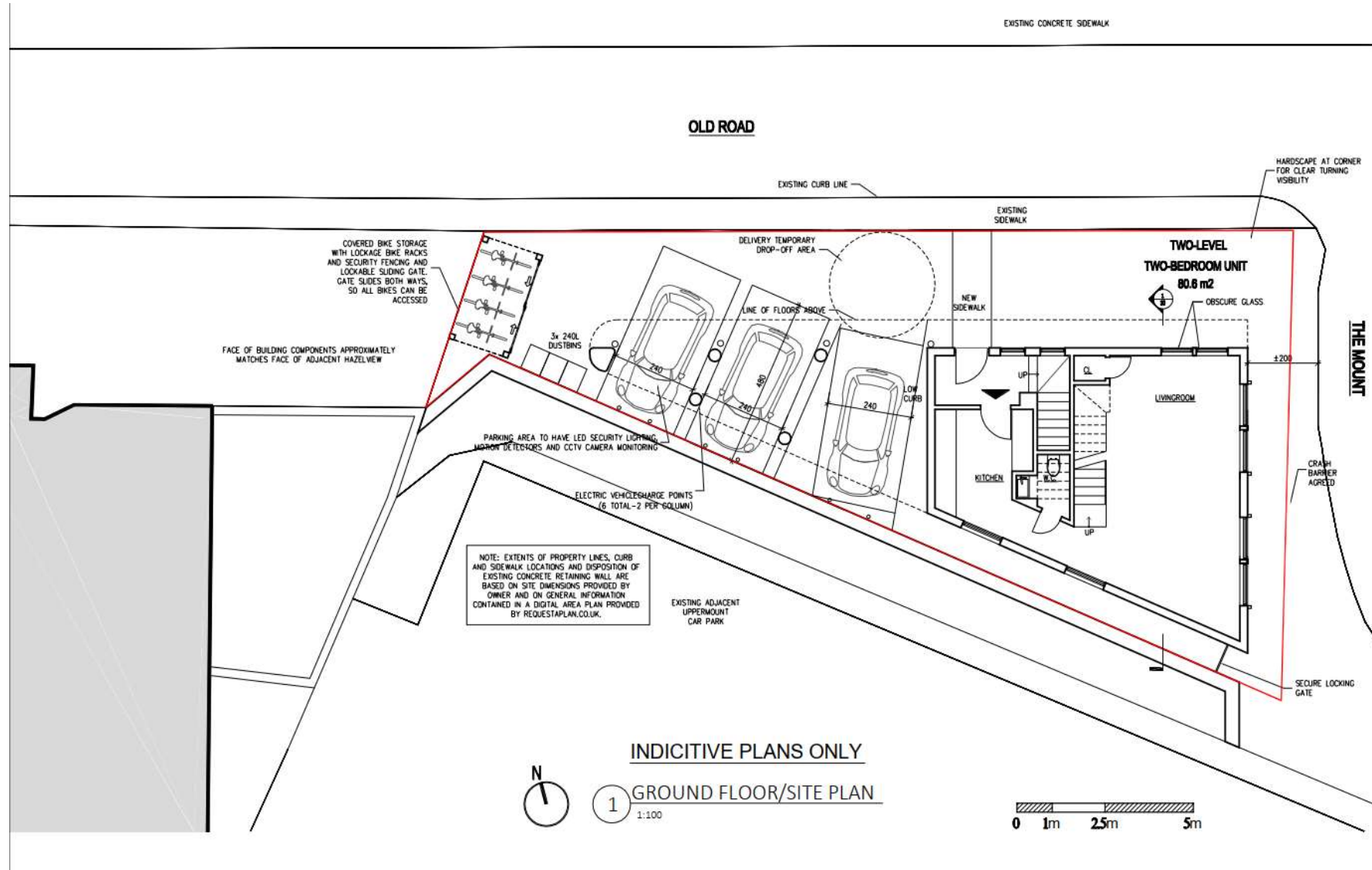


2 WEST ELEVATION
1:100

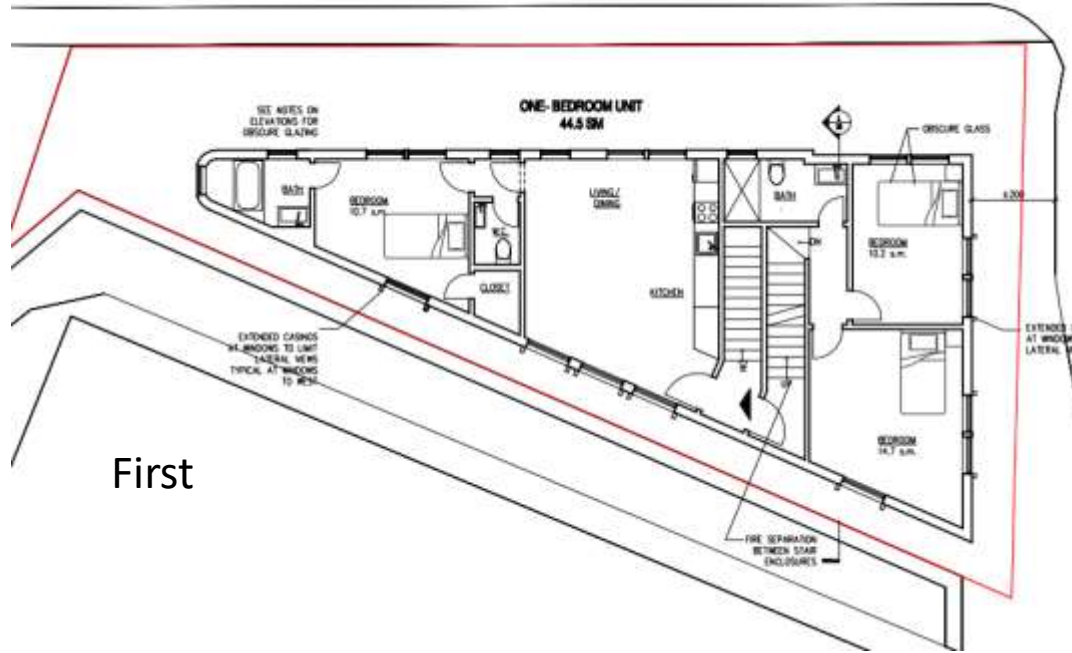


1 EAST ELEVATION (THE MOUNT)
1:100

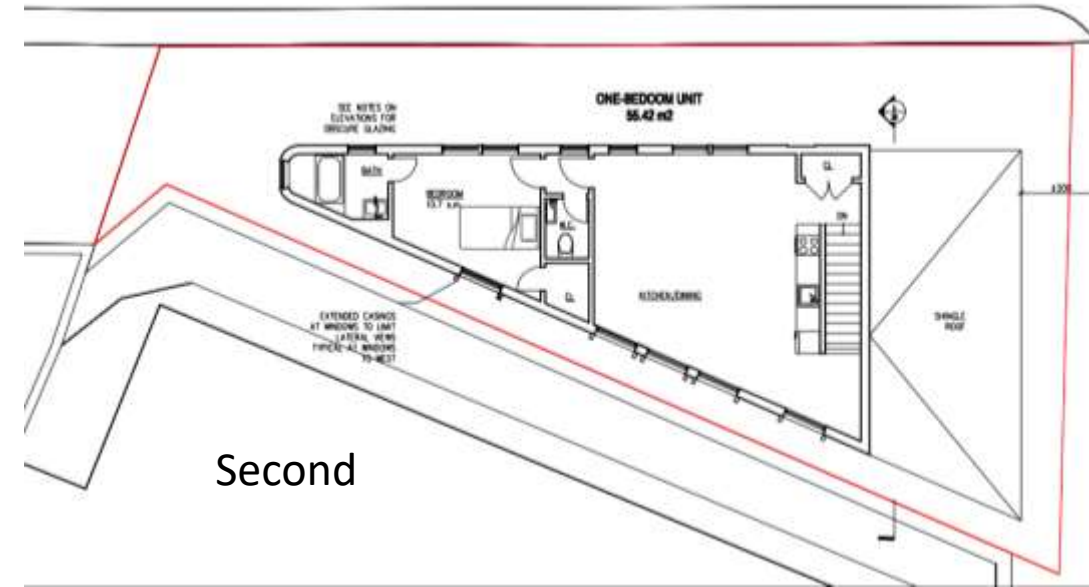
Proposed Indicative Ground Floor Layout



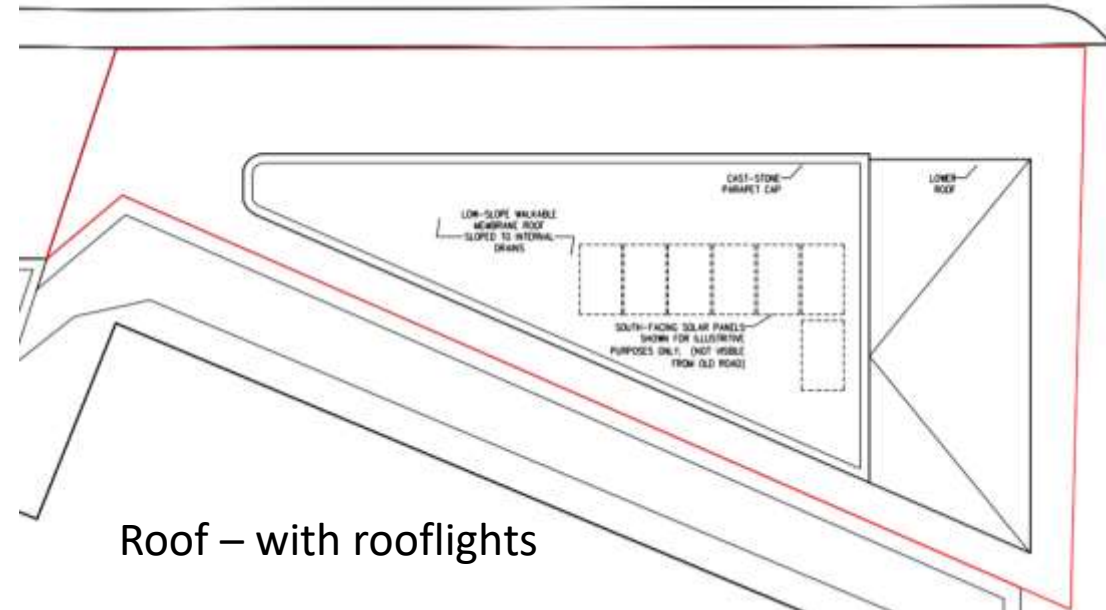
Proposed Indicative First and Second Floor and Roof Plans



First



Second



Roof – with rooflights

Layouts altered from previous scheme to show they do not have to be located within the curved corner

Proposed Indicative Front Elevation

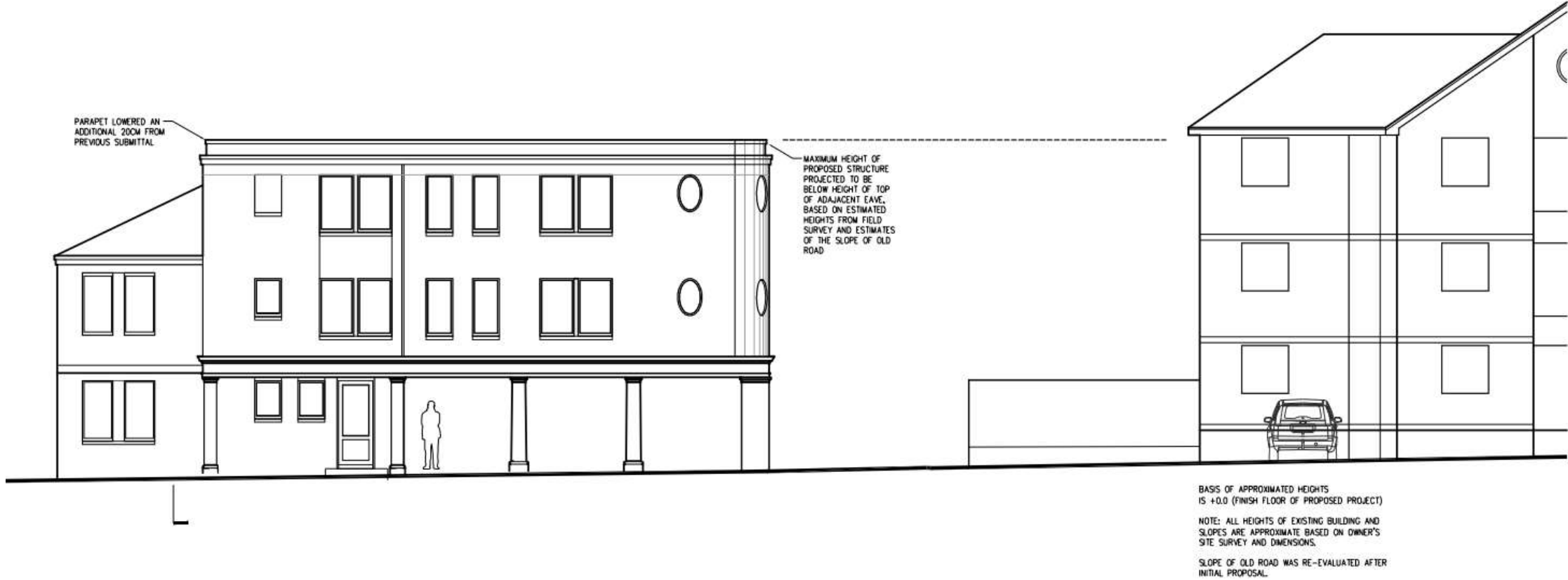
88



1 NORTH ELEVATION (OLD ROAD)
1:100



Proposed Indicative Street Elevation



Proposed Indicative Rear Elevation

70



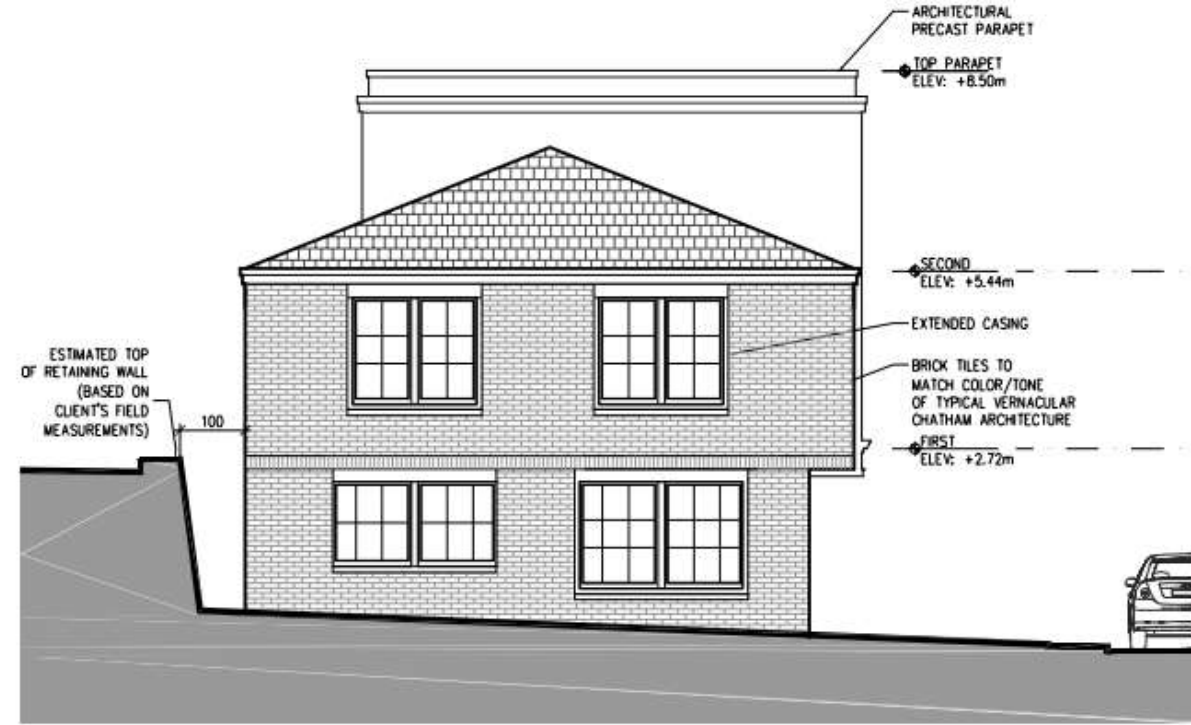
1 SOUTH ELEVATION (RETAINING WALL)
1:100



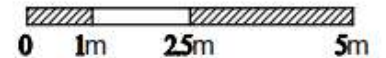
Proposed Indicative Side Elevations



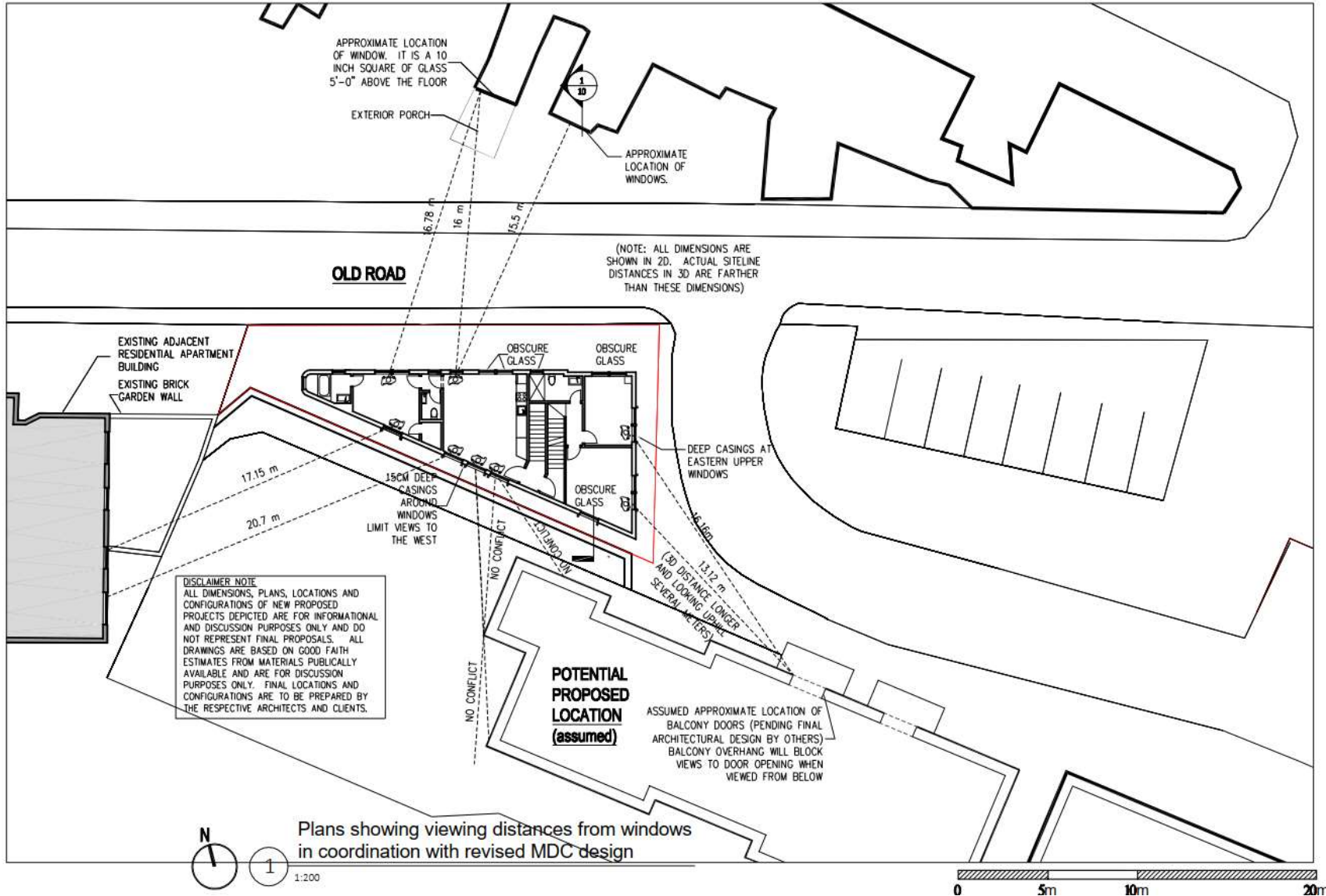
2 WEST ELEVATION
1:100



1 EAST ELEVATION (THE MOUNT)
1:100



Proposed Indicative Plan and Relationship to New Road Properties



Upper Mount Development – Current plans (however applicants in process of amending)



Upper Mount Development –

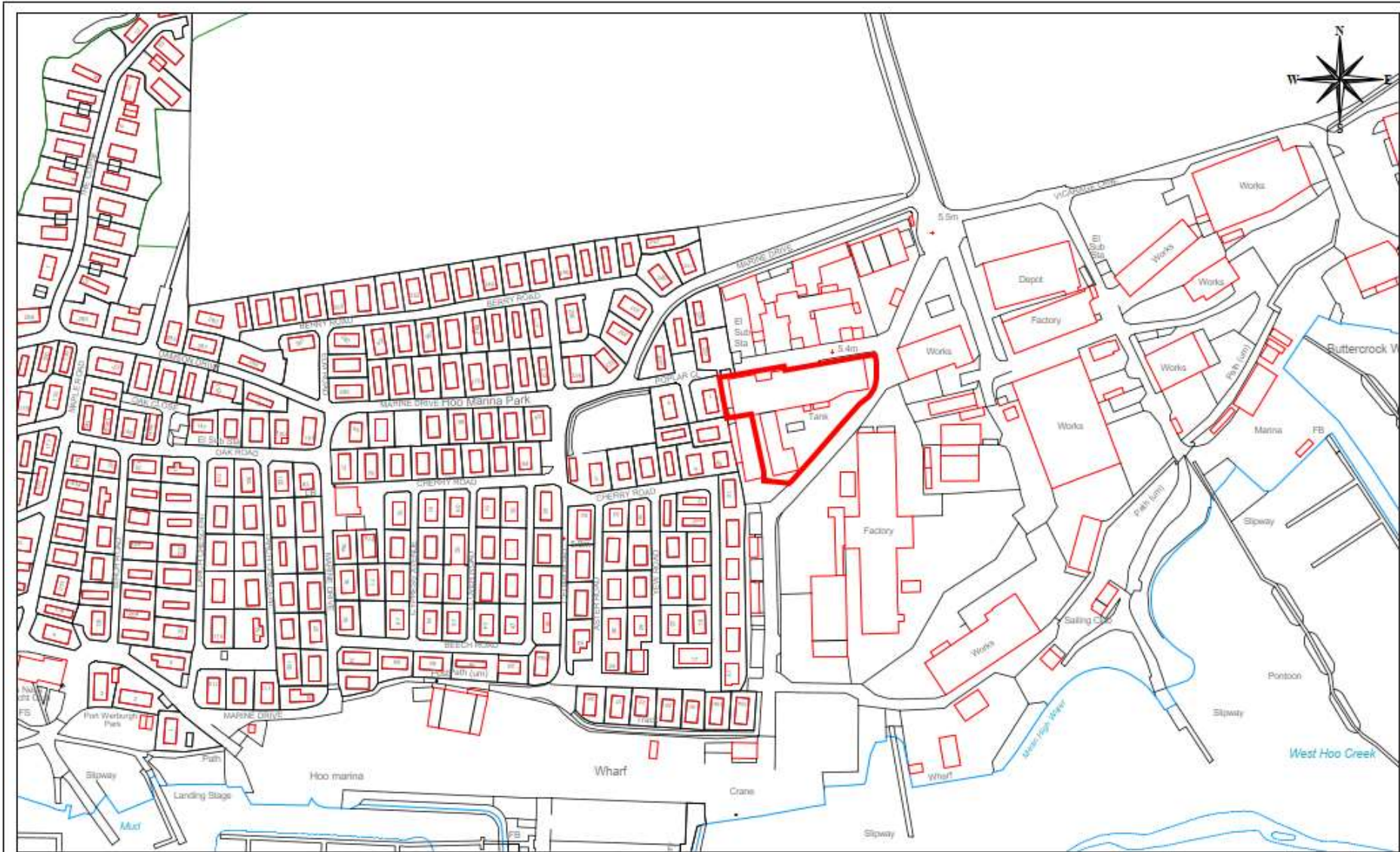
Current plans (however applicants in process of amending) Blue dotted line is this application

74



MC/22/0475

Net Tex Industries, Hoo Marina Industrial Estate, Vicarage Lane, Hoo St
Werburgh



MC/22/0475 Net Tex Industries, Hoo Marina Industrial Estate, Vicarage Lane, Hoo St Werburgh, ME3 9LB



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Metres



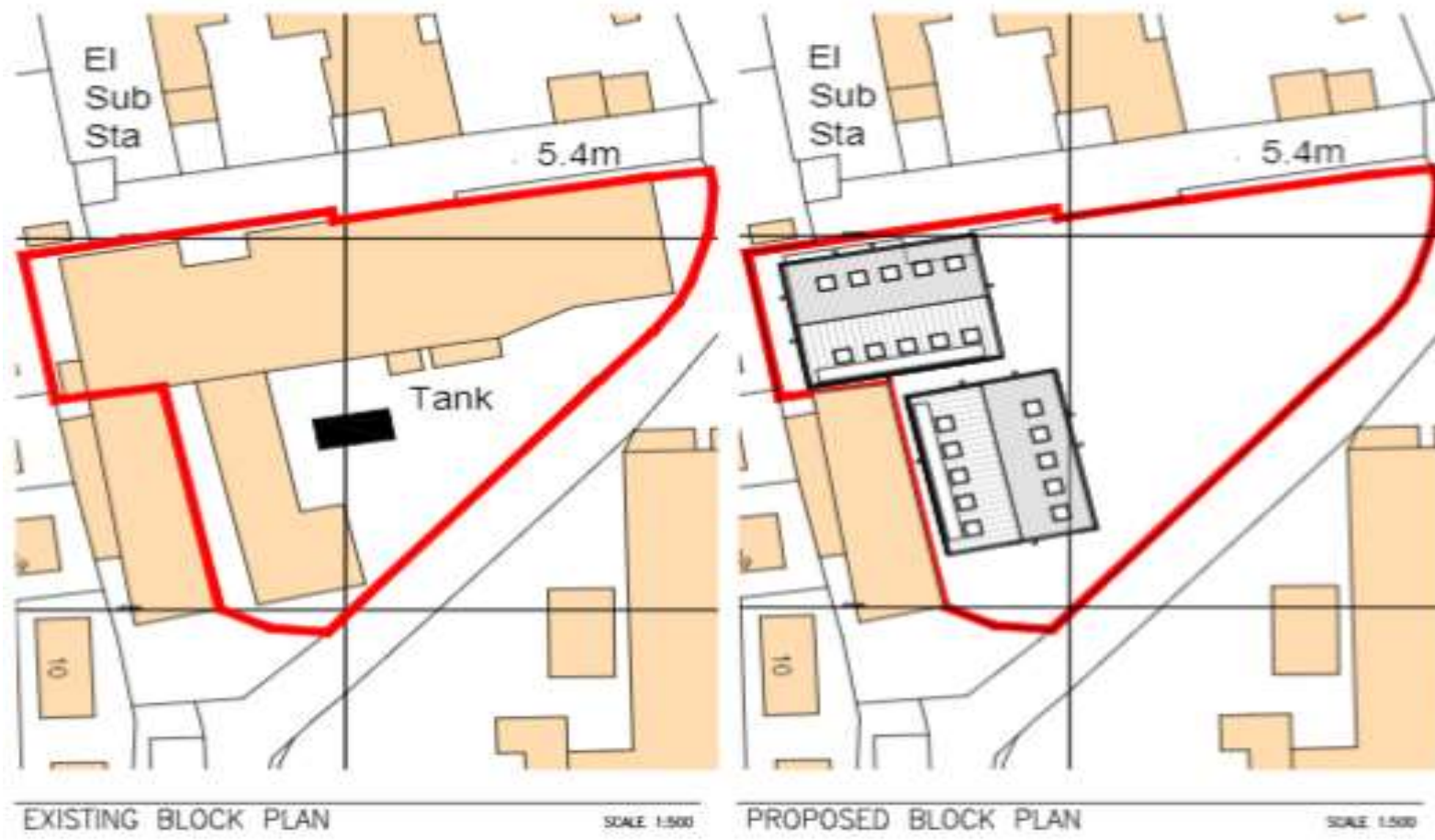
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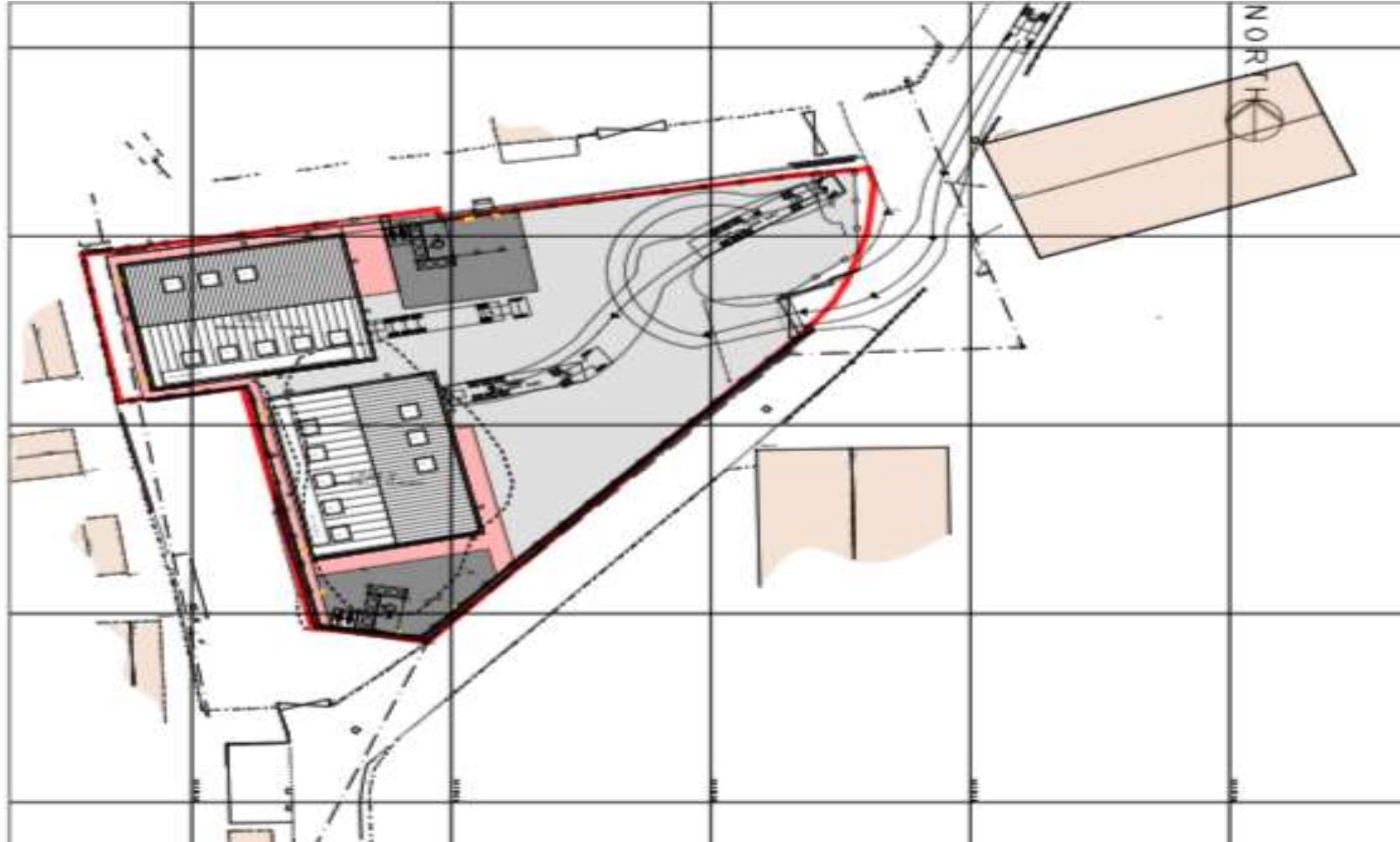
Site Location Plan



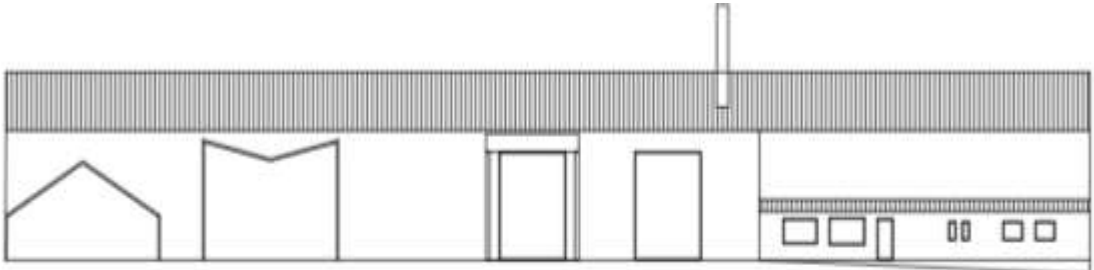
Pre Existing and Proposed Block Plans



Proposed Site Layout

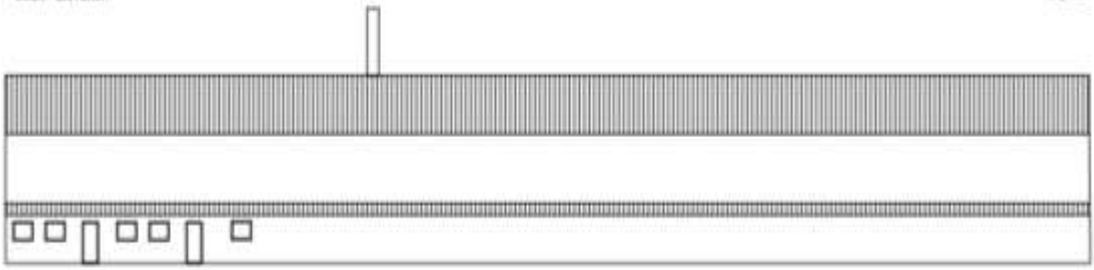


Pre Existing Elevations



South Elevation

1/8\"/>



North Elevation

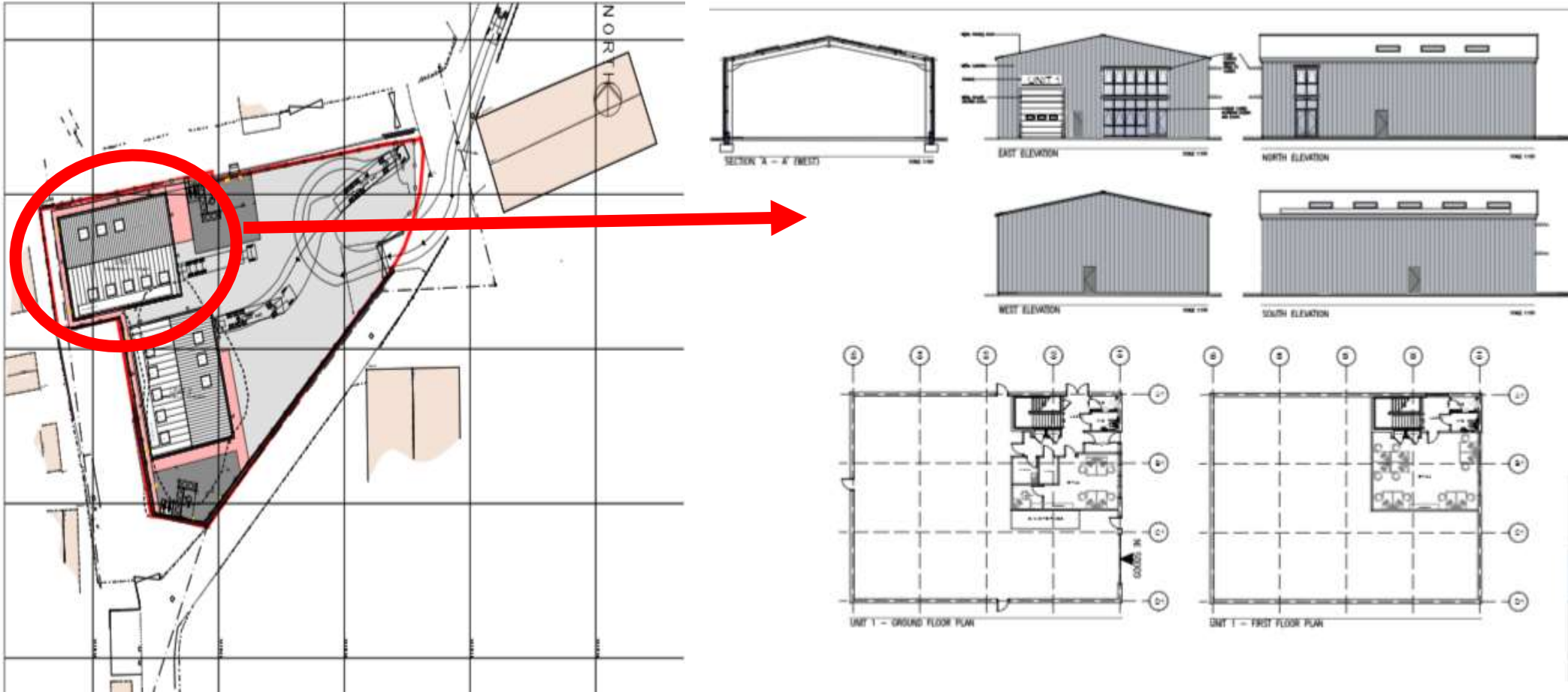
1/8\"/>



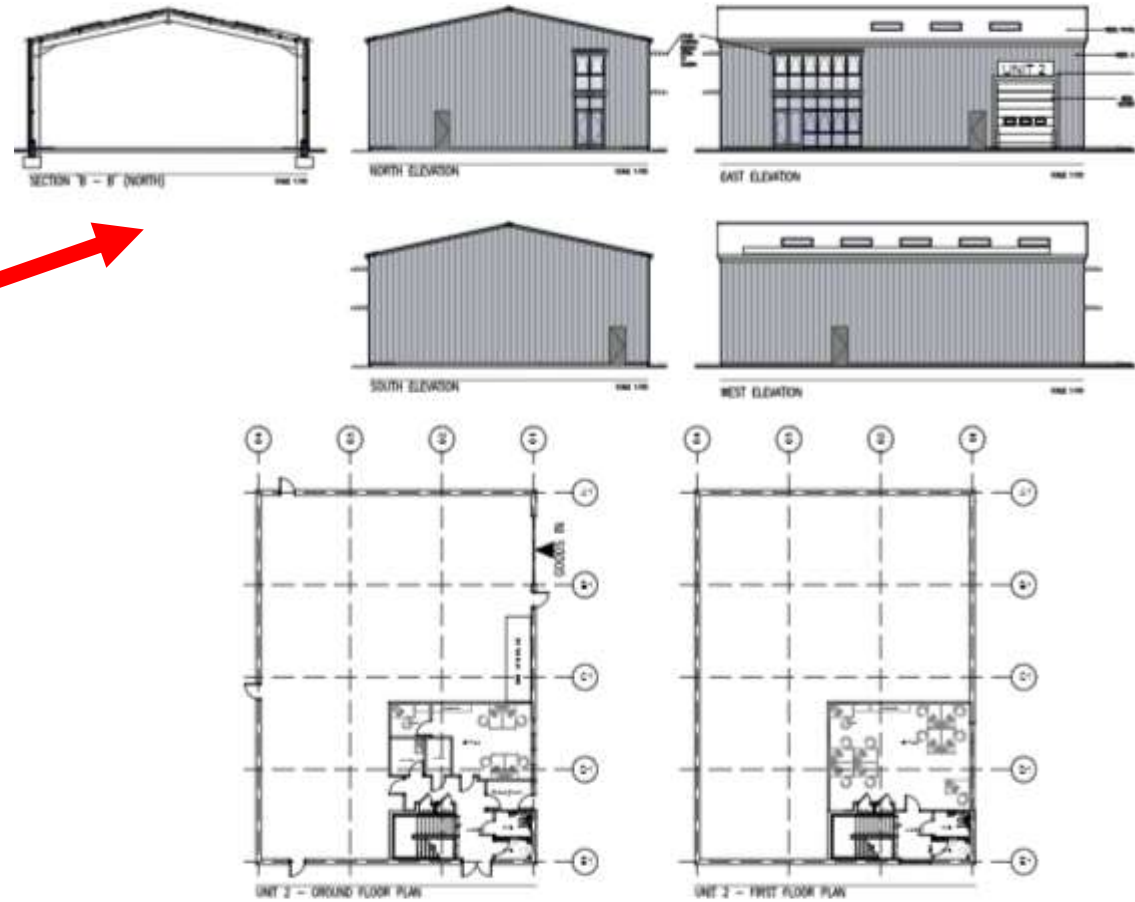
East Elevation

1/8\"/>

Proposed Unit 1

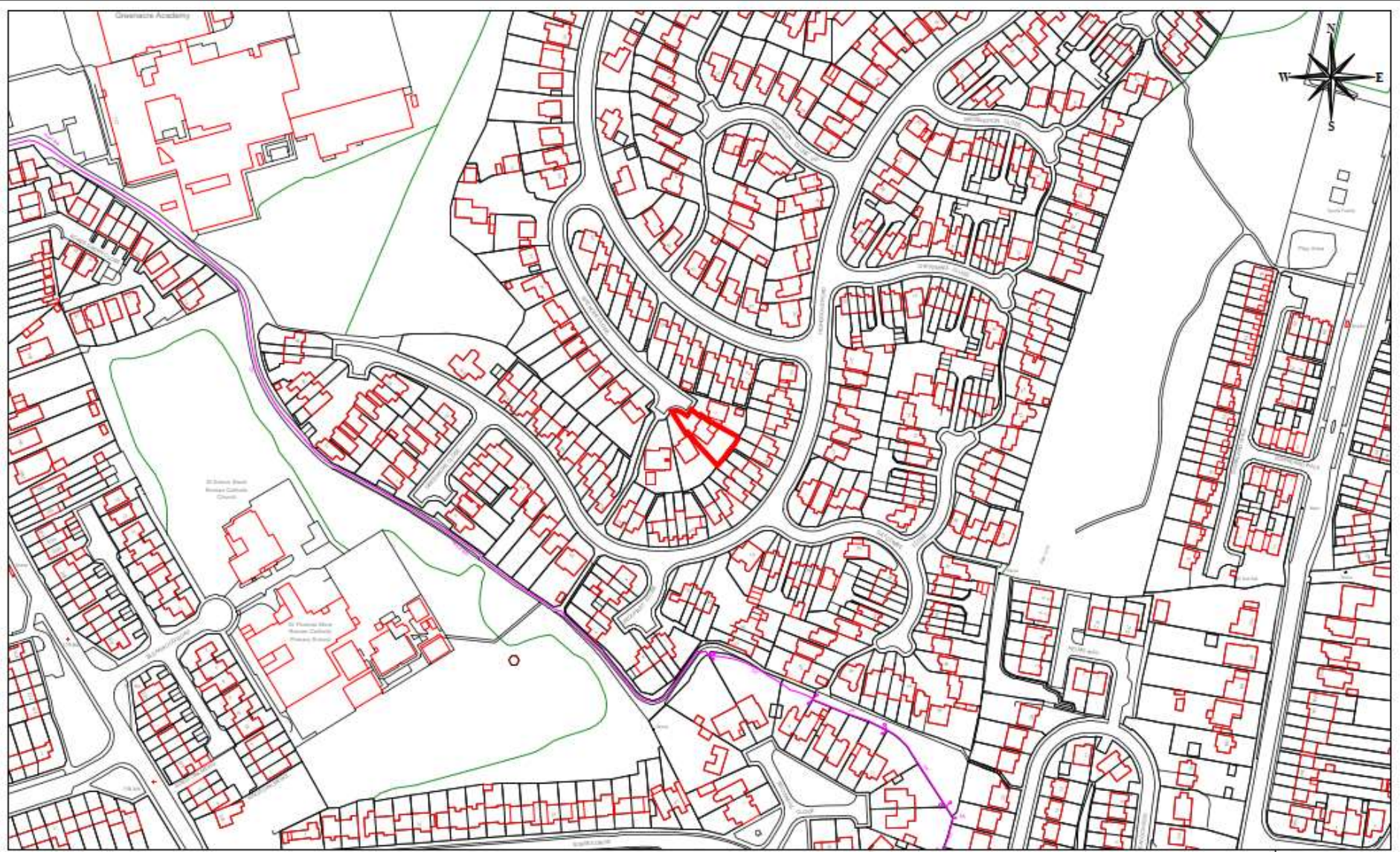


Proposed Unit 2

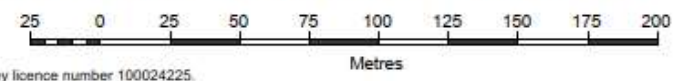


MC/22/0854

2 Spencer Close, Princes Park, Chatham



MC/22/0854 - 2 Spencer Close, Princes Park, Chatham, ME5 7RE



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Photo from front of property

86



Photo from rear of property



Existing Elevations



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



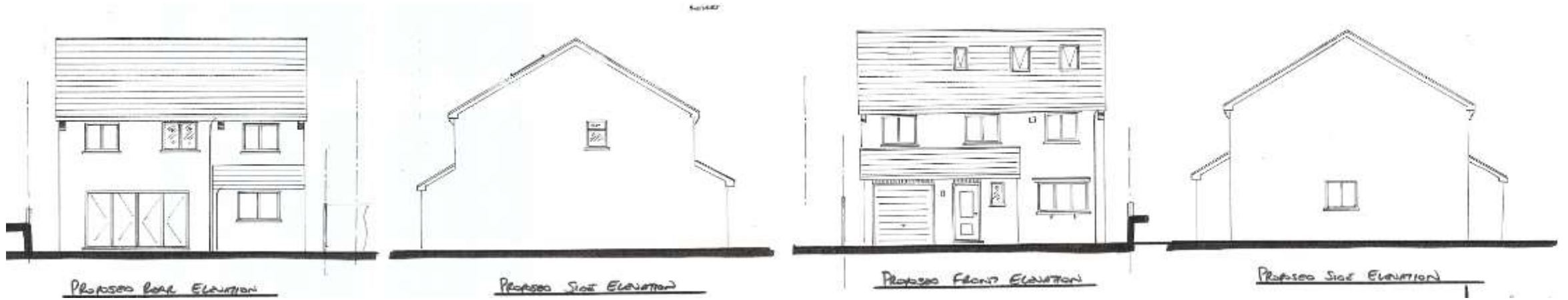
EXISTING SIDE ELEVATION



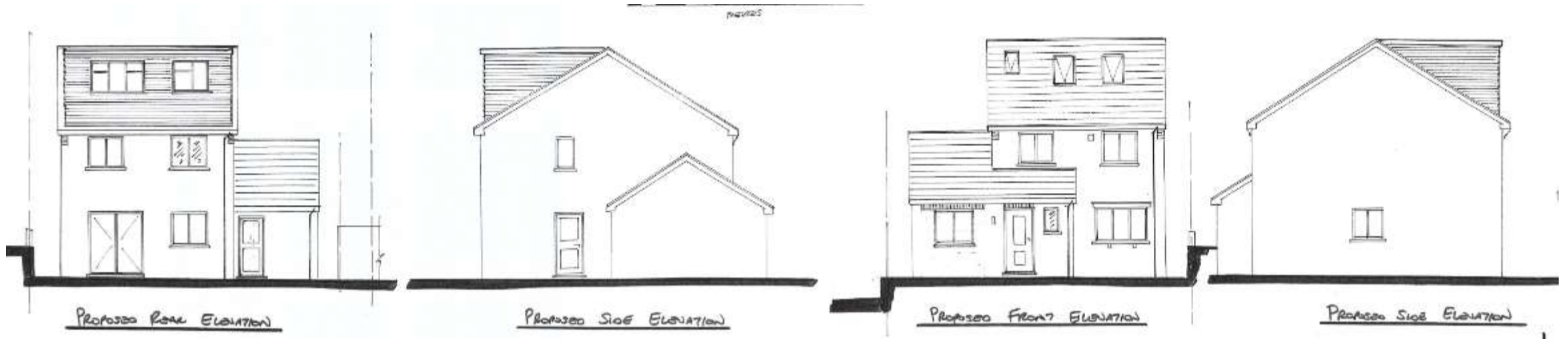
EXISTING SIDE ELEVATION

Previously approved planning application MC/21/1064

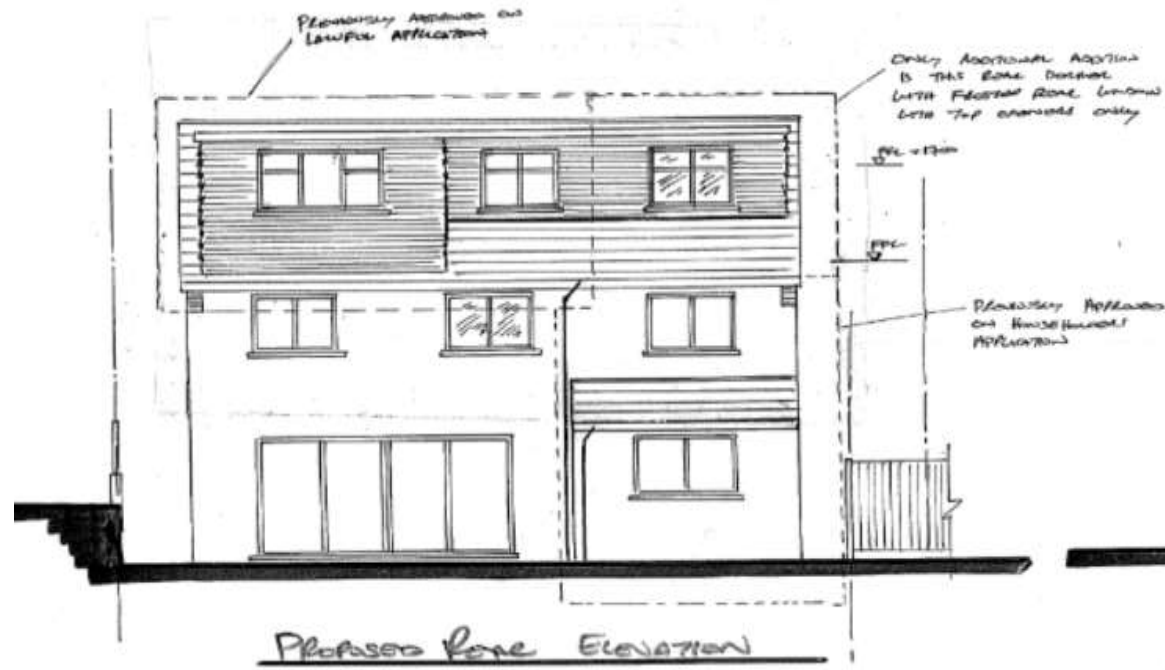
88



Previously approved Lawful Development Certificate MC/21/1780



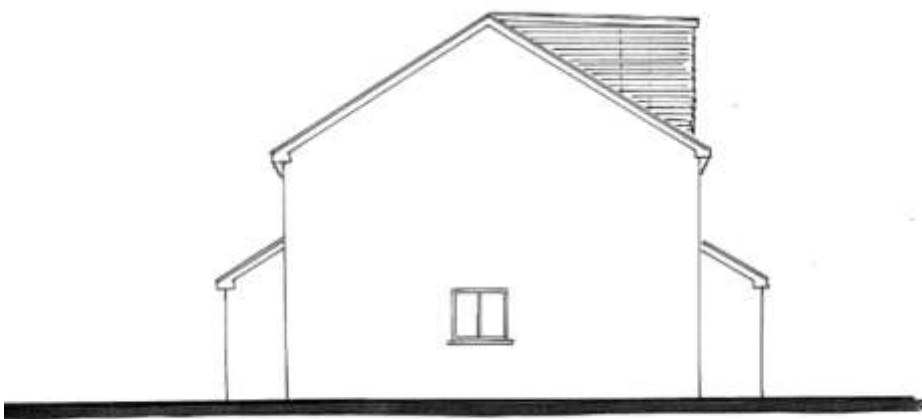
Proposed Elevations



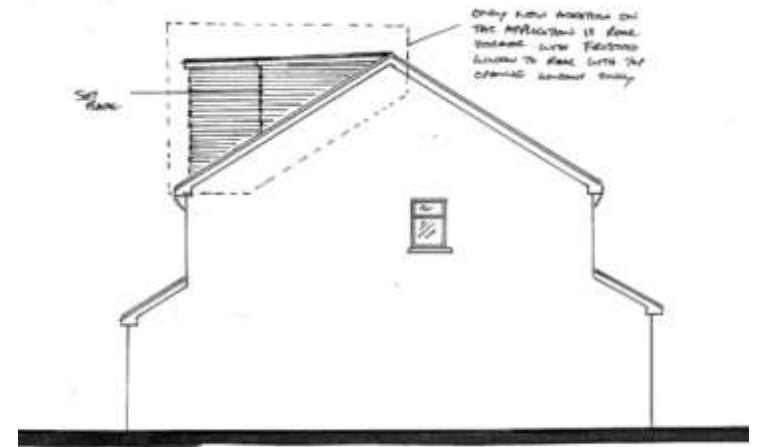
Proposed Rear Elevation



Proposed Front Elevation



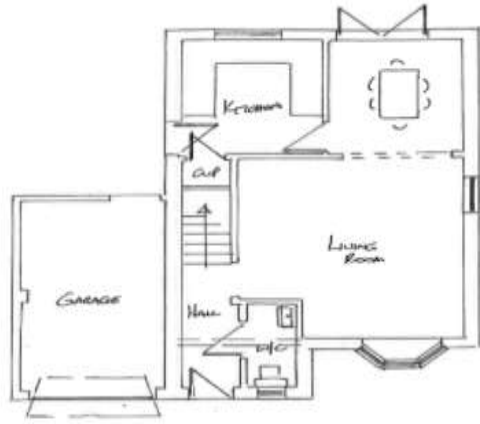
Proposed Roof Elevation



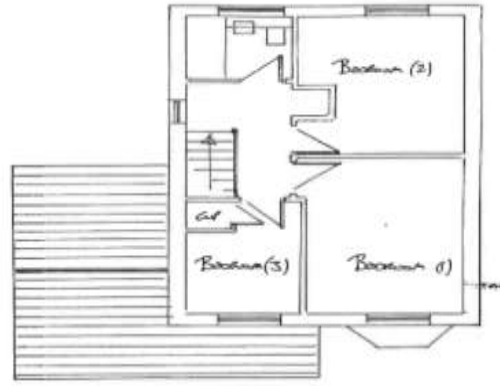
Proposed Side Elevation

Existing and Proposed Floor Plans

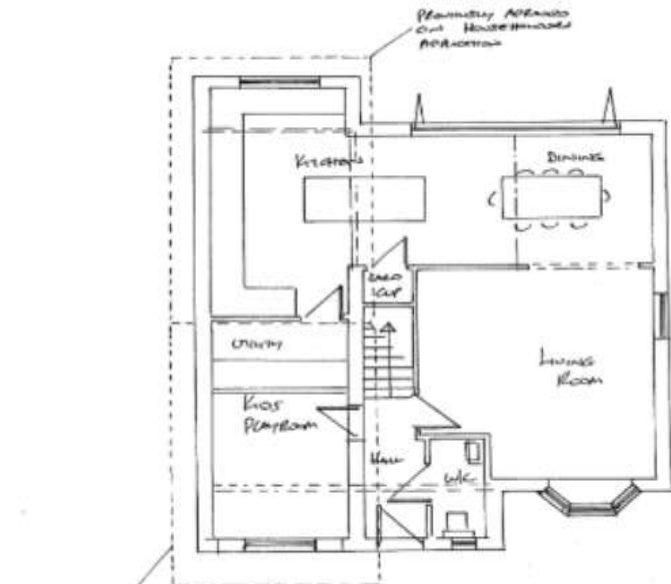
90



EXISTING Ground Floor GA

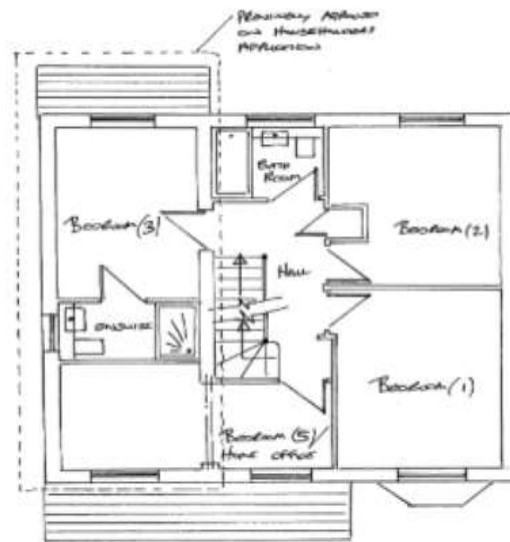


EXISTING First Floor GA

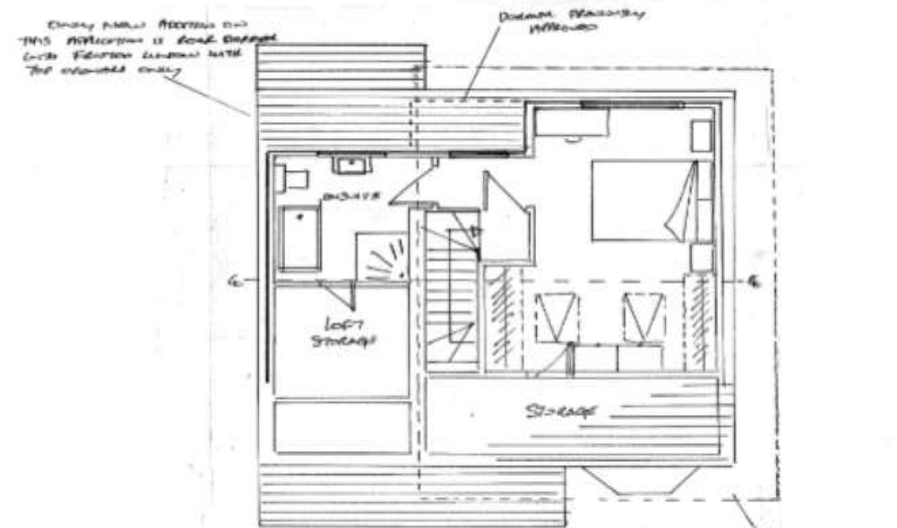


Proposed Addition on Household Applications

Proposed Ground Floor GA



Proposed First Floor GA

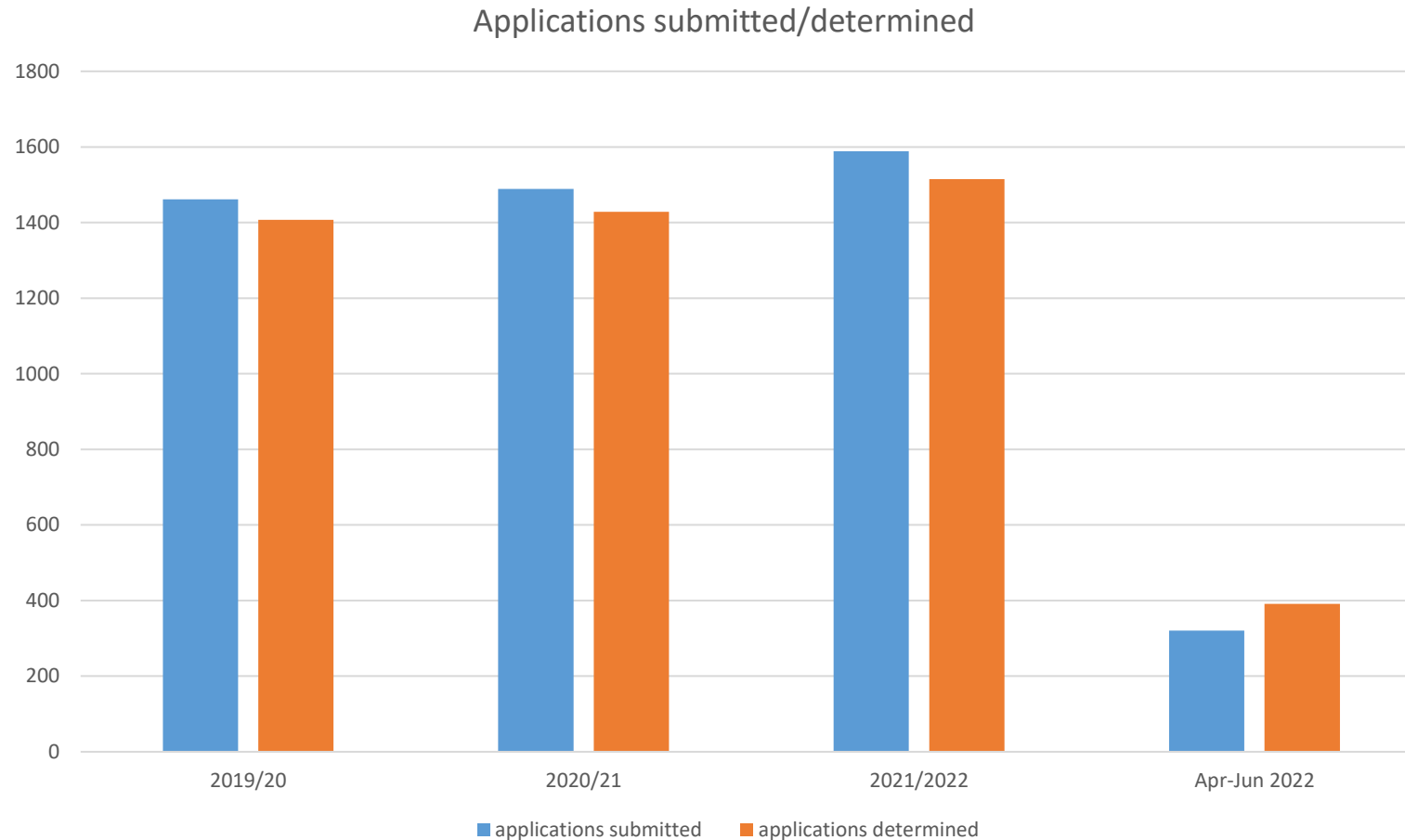


Other walls existing on this application is local building code floor level with the existing only

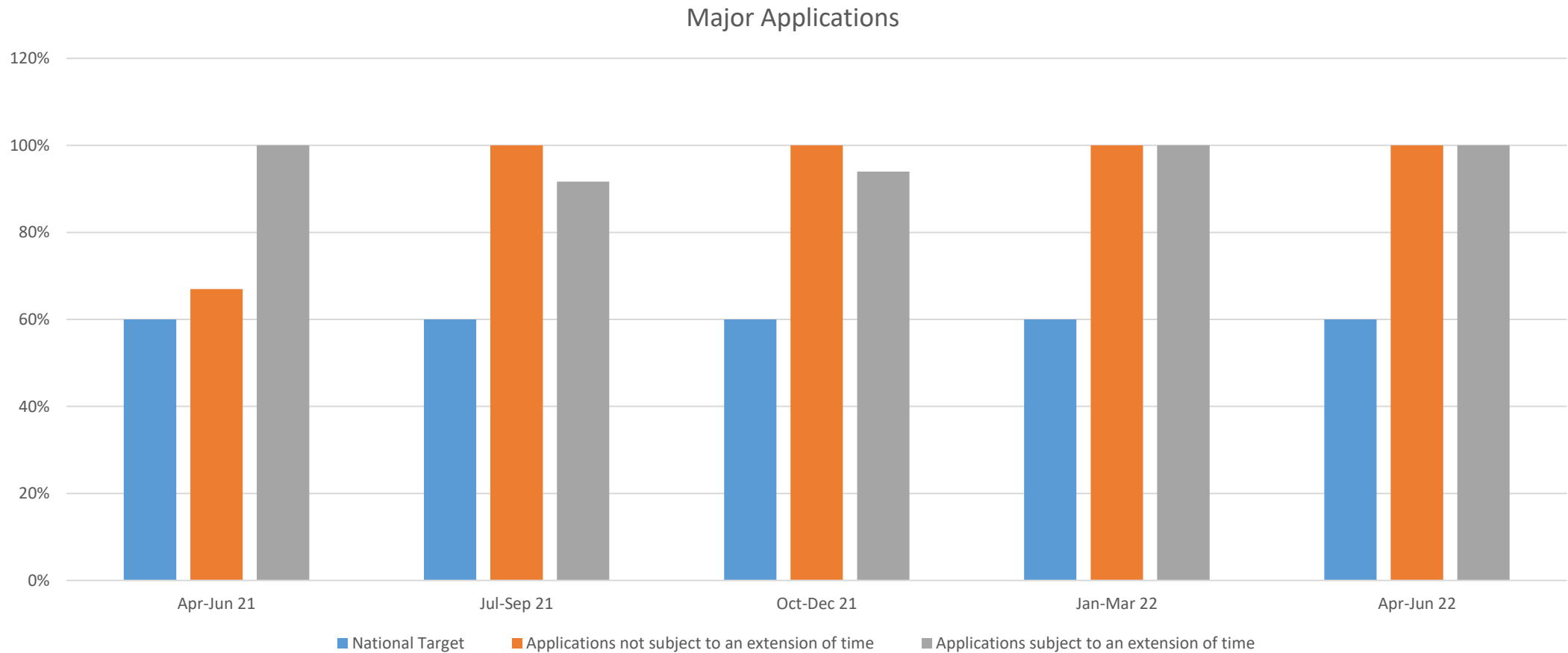
Proposed Second Floor GA

Performance Report

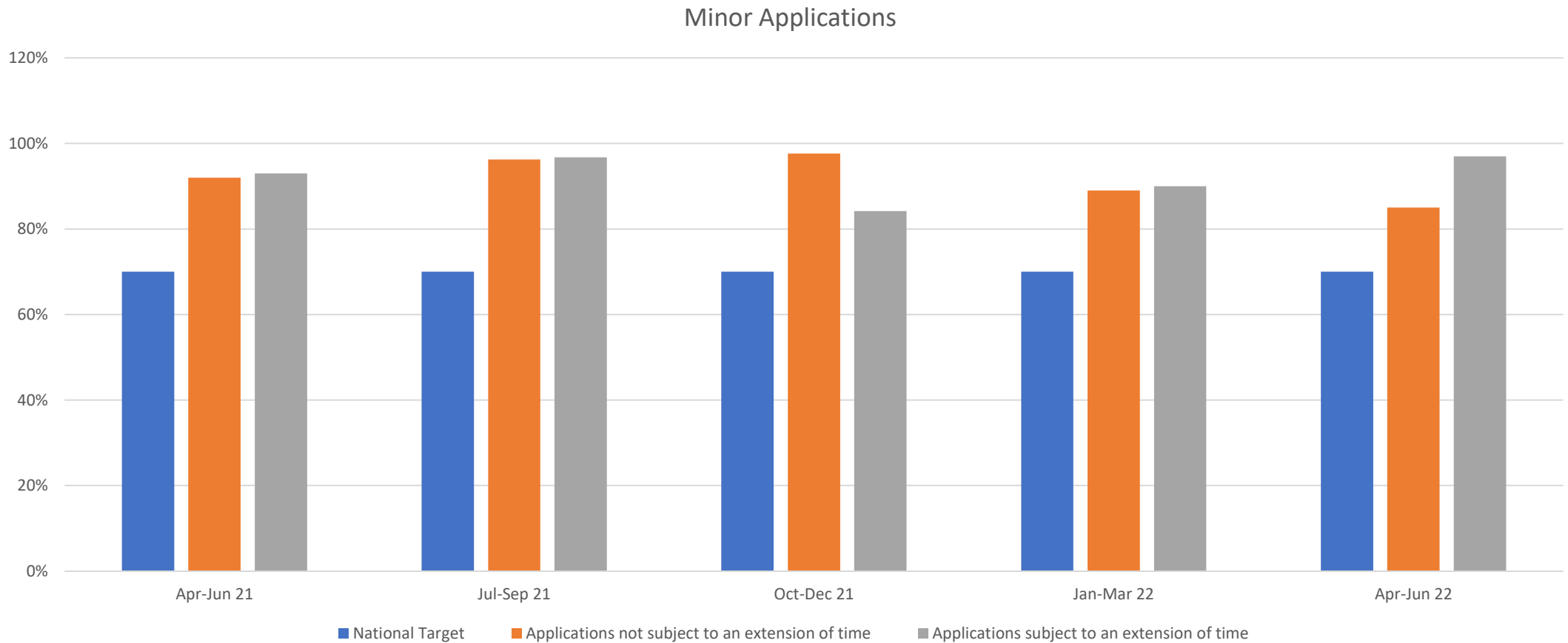
Number of applications received and determined 2019/20 to June 2022



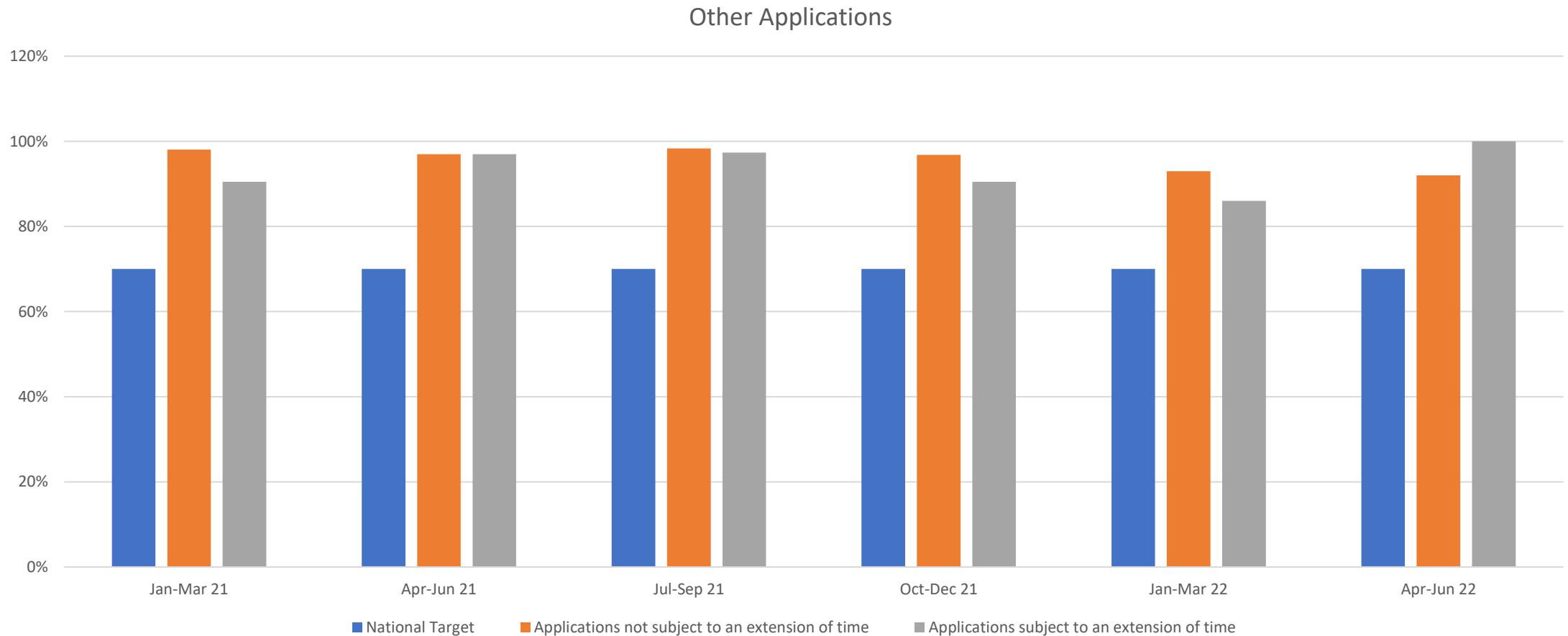
Percentage of “Major” applications determined against performance target April 2021 to June 2022



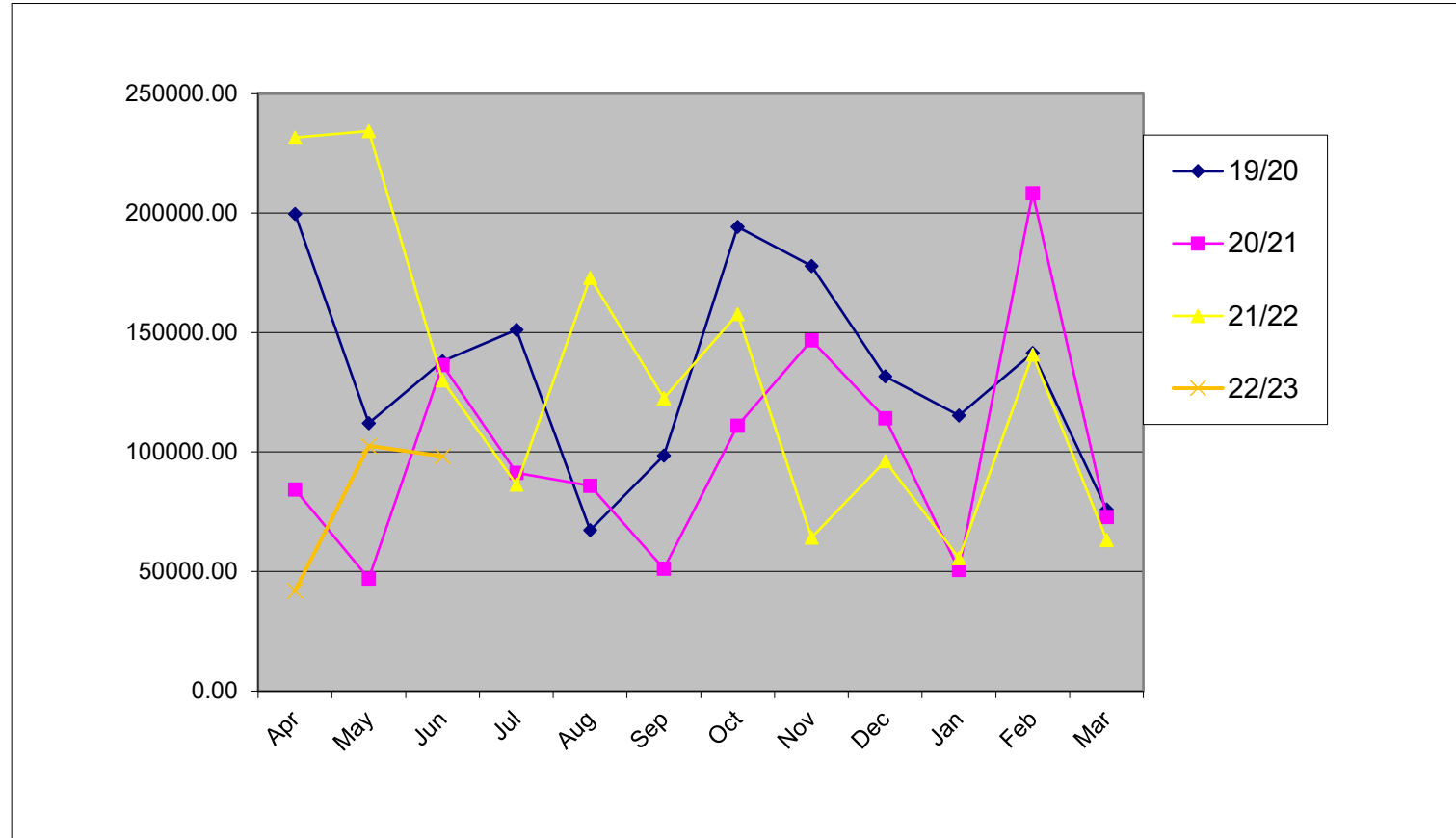
Percentage of “Minor” applications determined against performance target April 2021 to June 2022



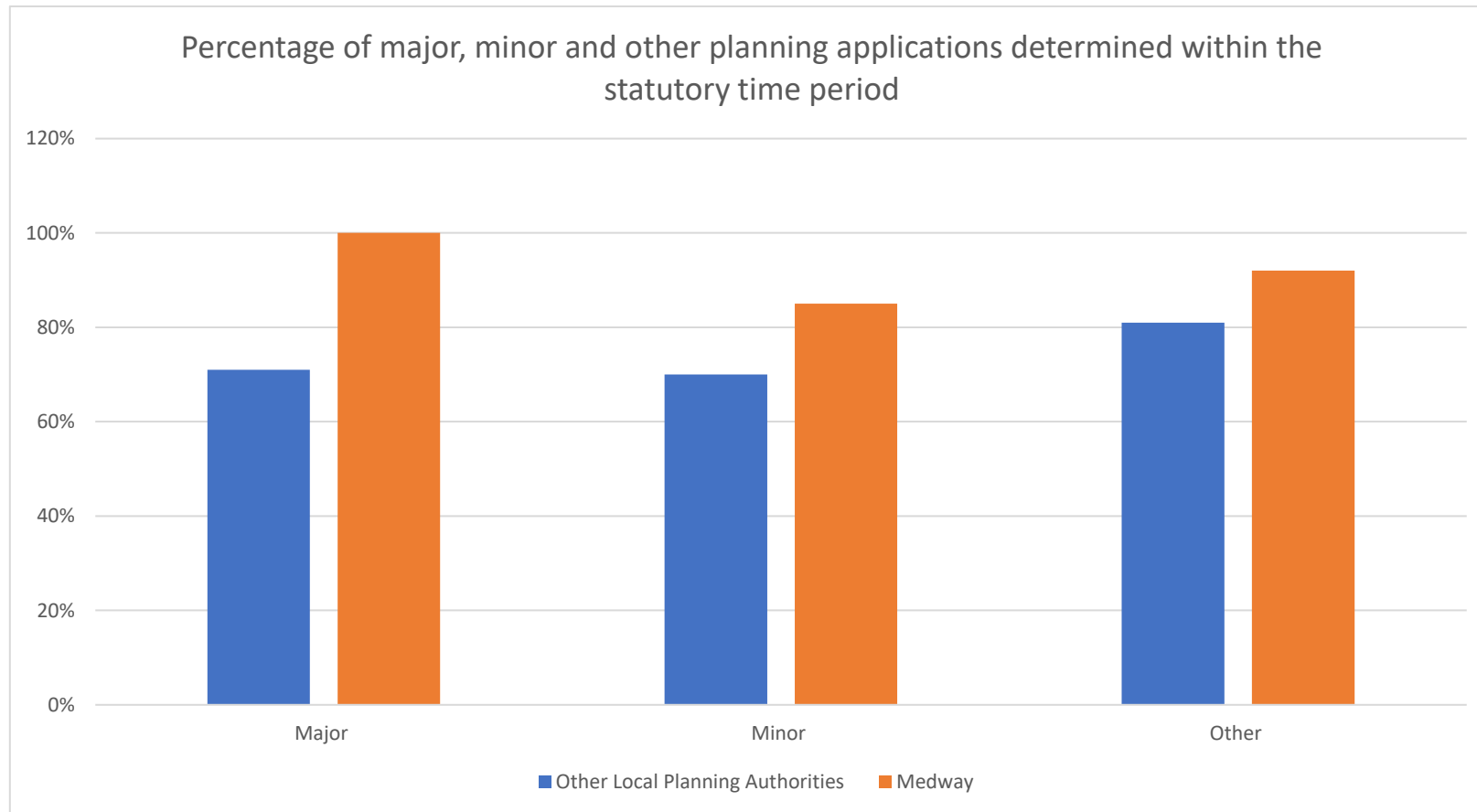
Percentage of “Other” applications determined against performance target April 2021 to June 2022



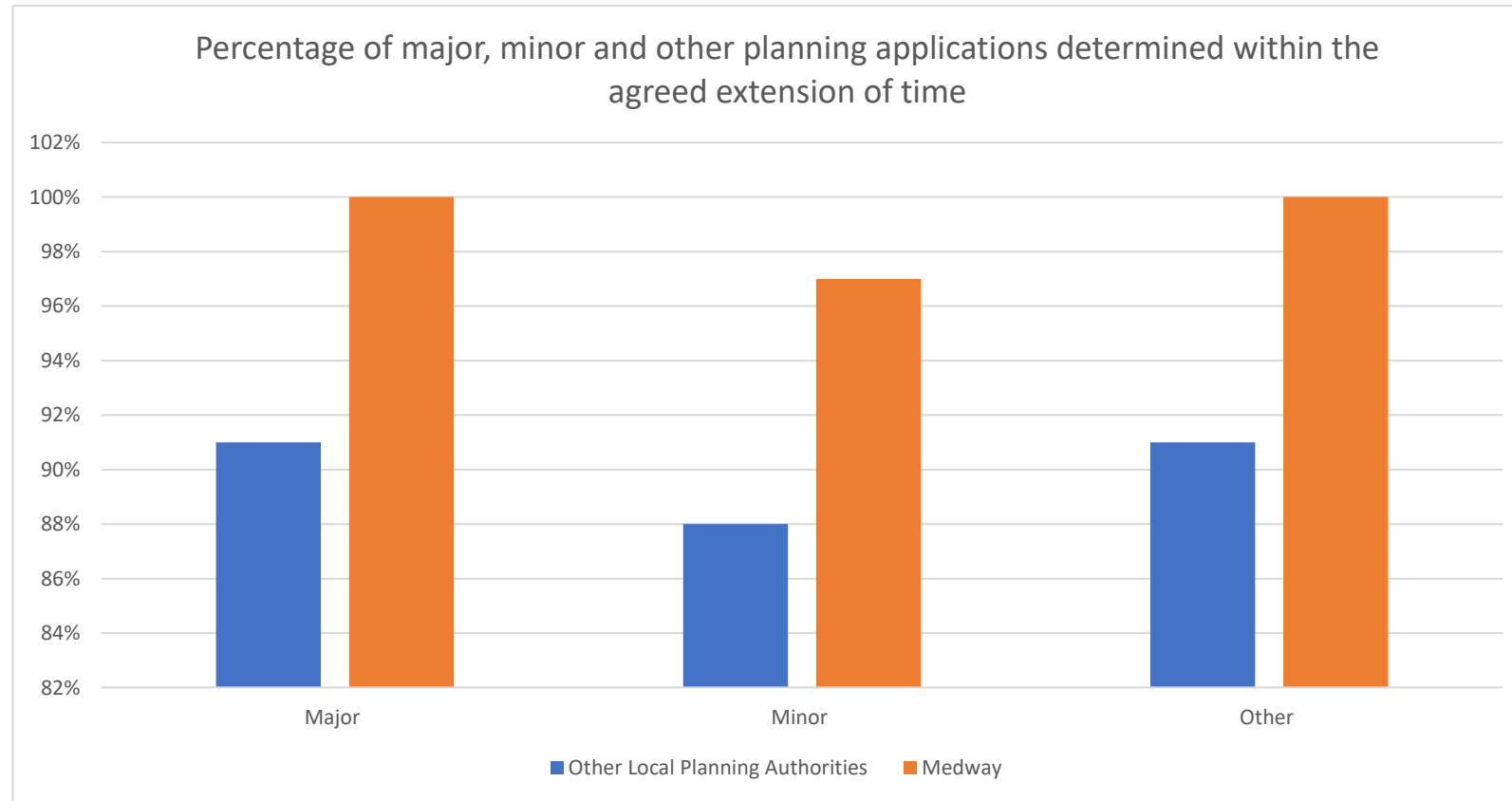
Planning application fees received 2019/20 and 2020/21, 2021/22 and April to June 2022



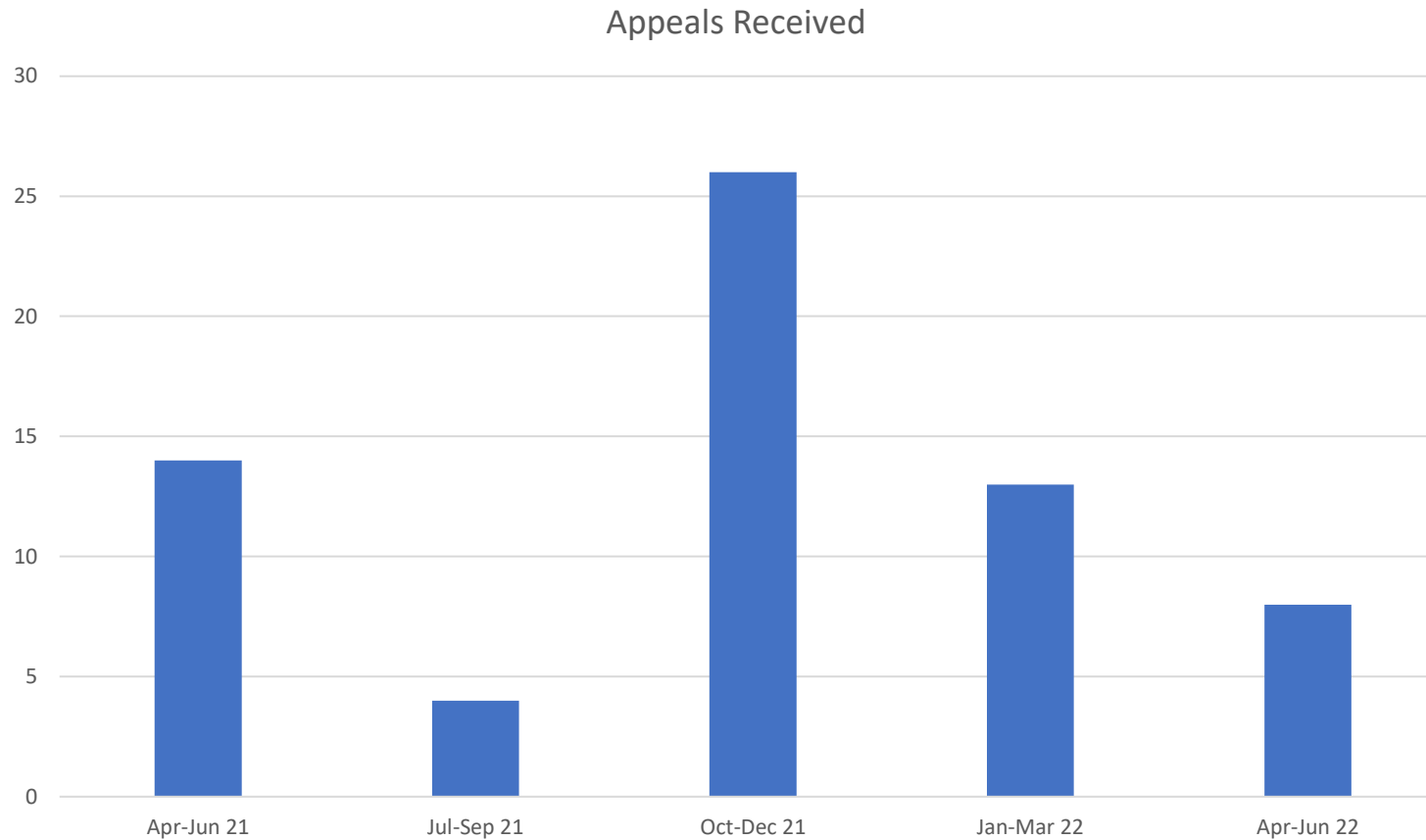
Planning applications determined within the statutory timeframe



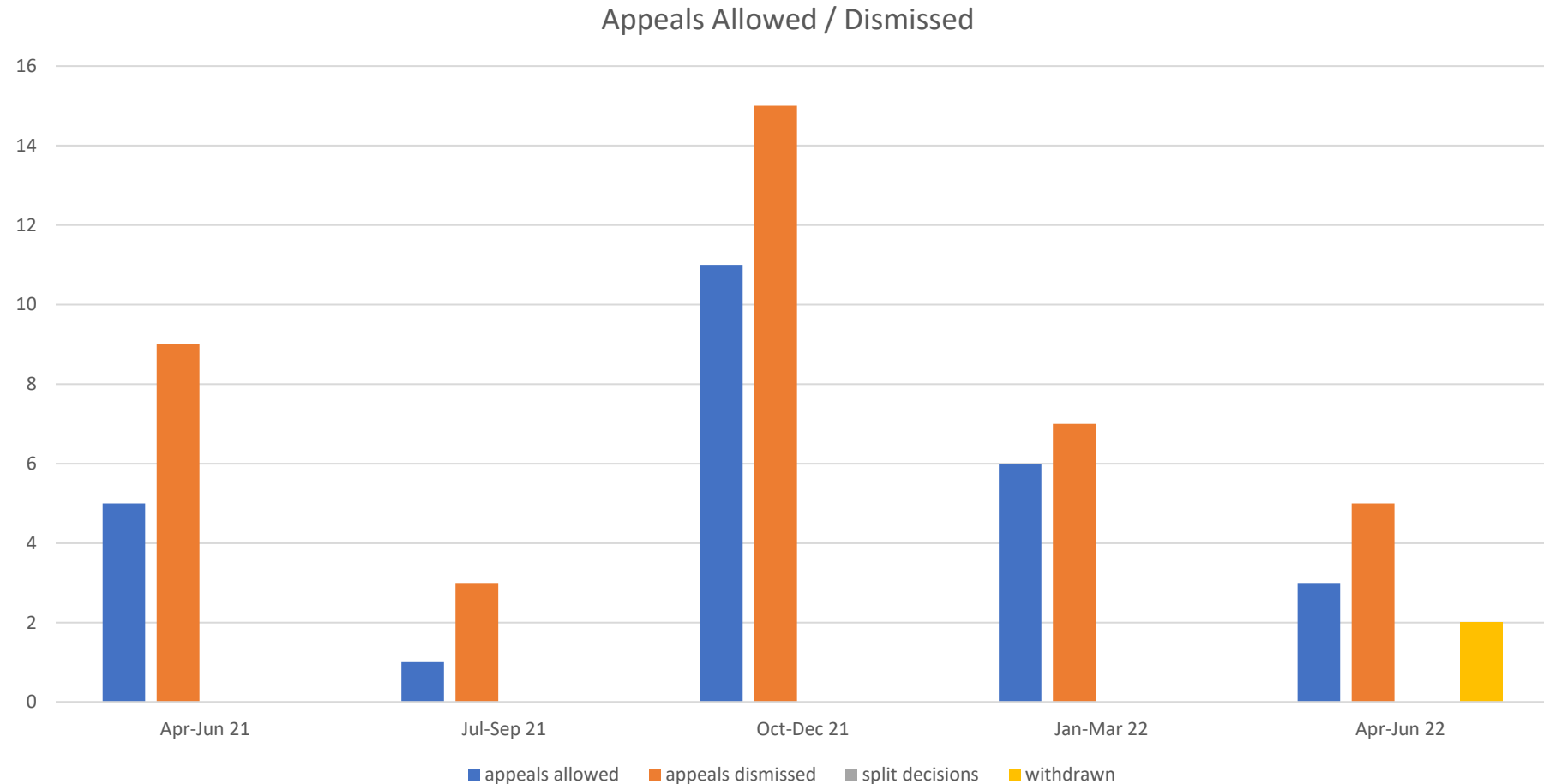
Applications with a Planning Extension Agreement



Number of appeals decisions received from April 2021 to June 2022

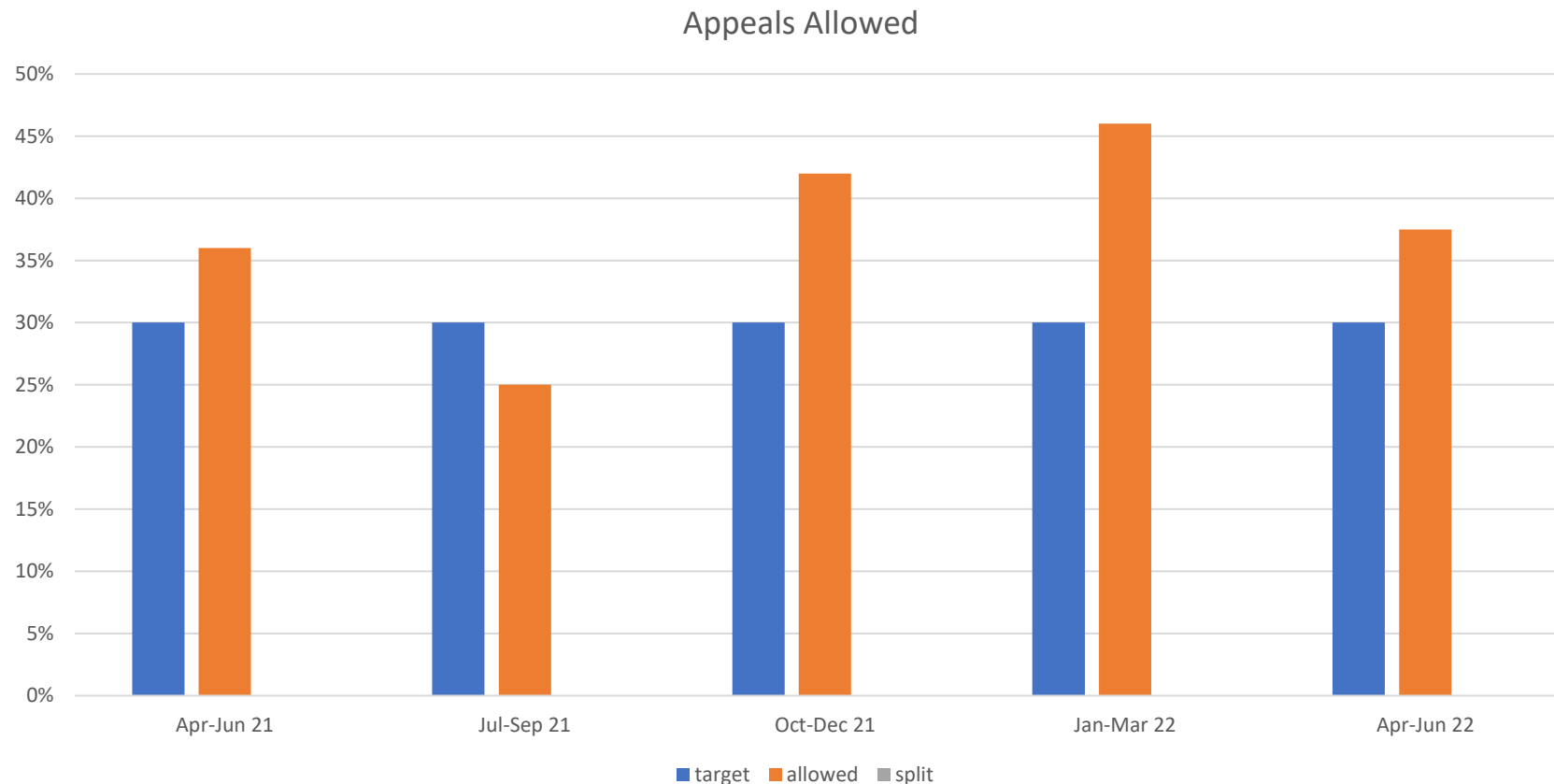


Number of Appeals allowed / dismissed April 2021 to June 2022

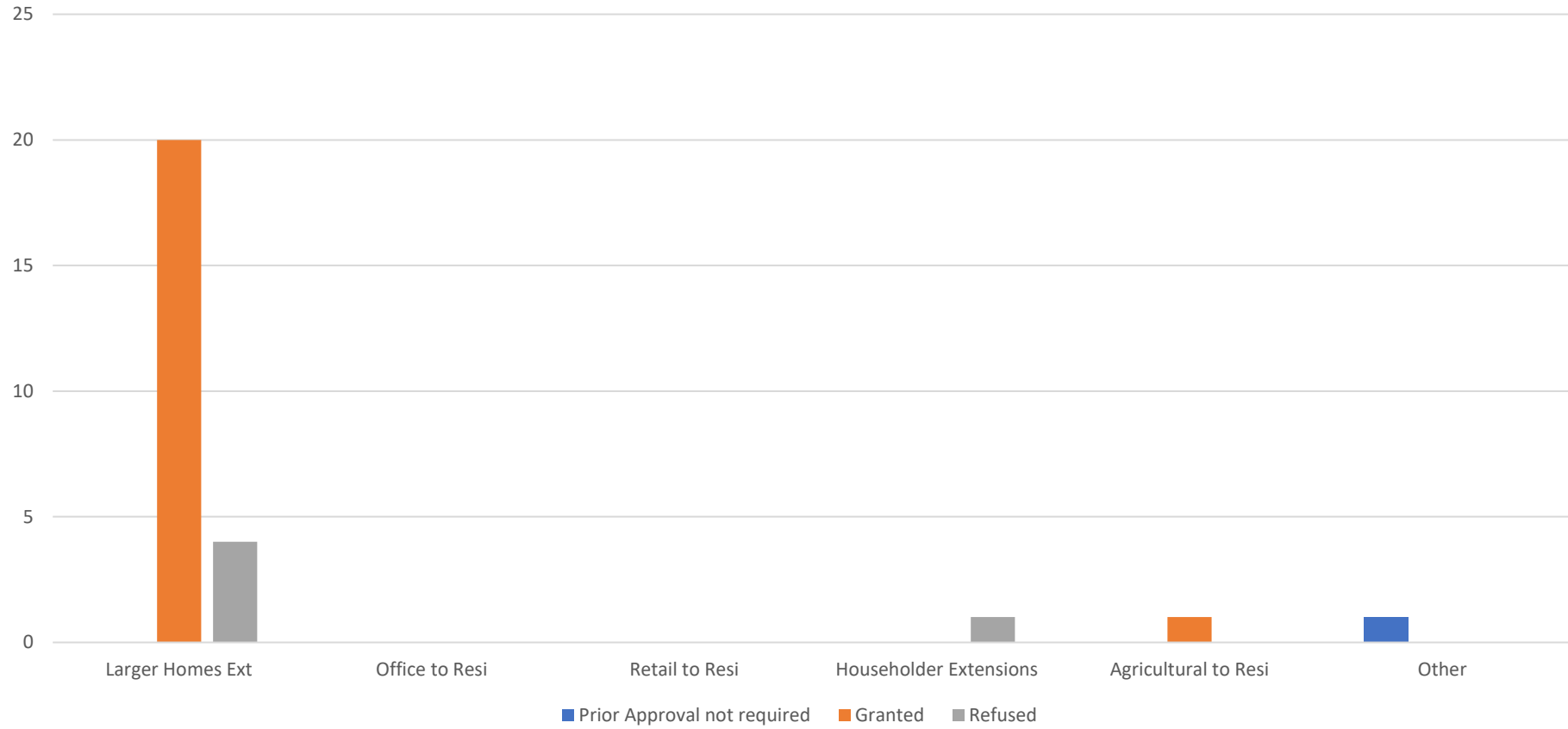


Percentage of appeals allowed against target of 30%

April 2021 to June 2022



Number of prior approvals for permitted developments for the period April to June 2022



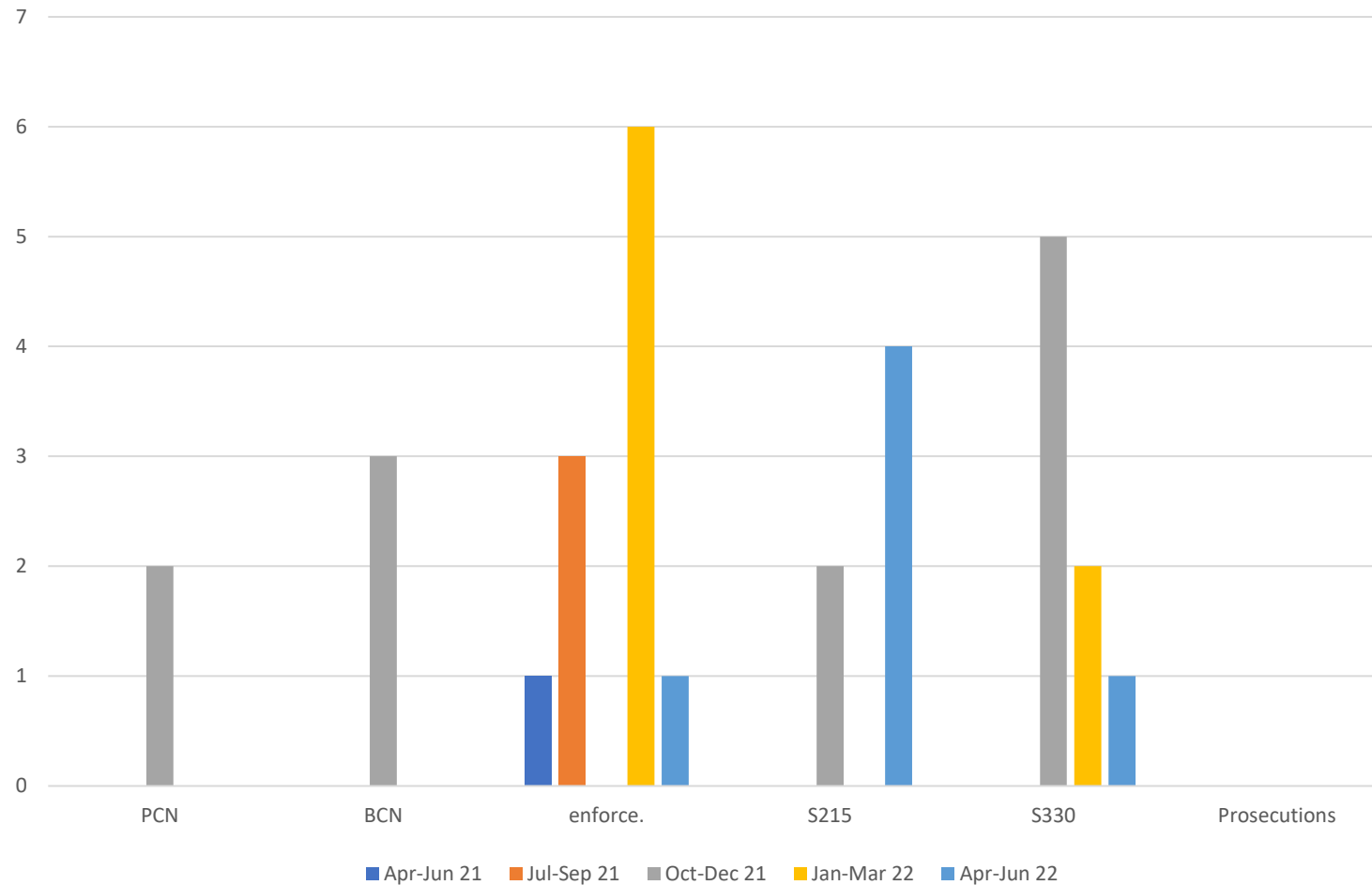
Number of units under construction

Year	No of units under construction as at 31 March (net)
2015	857
2016	760
2017	805
2018	1202
2019	1486
2020	1629
2021	1925

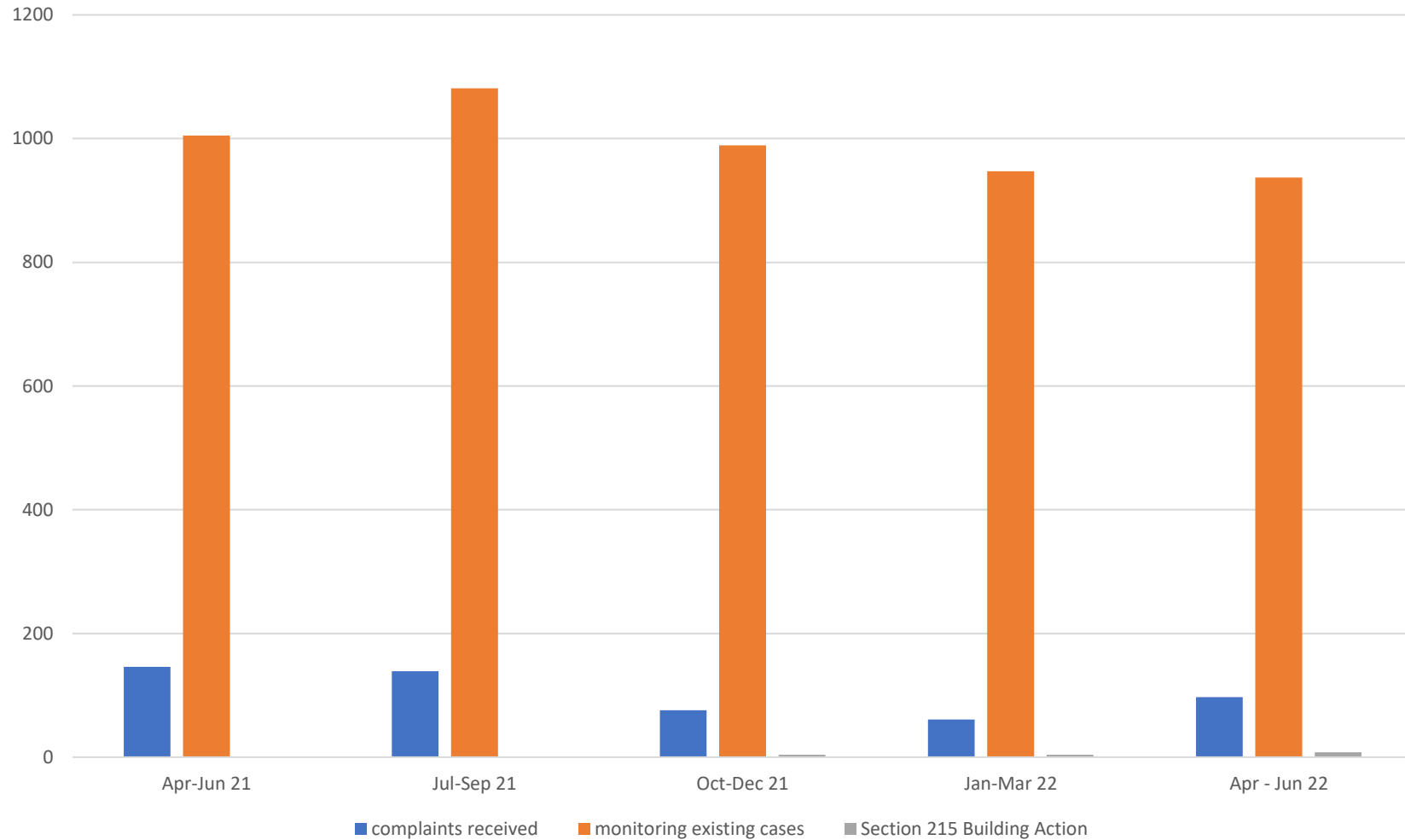
Number of units completed

	Year 2018/19	Year 2019/20	Year 2020/21
Completions	647	1130	1082
Requirement	1683	1662	1586
Surplus/Deficit	-1036	-532	-504

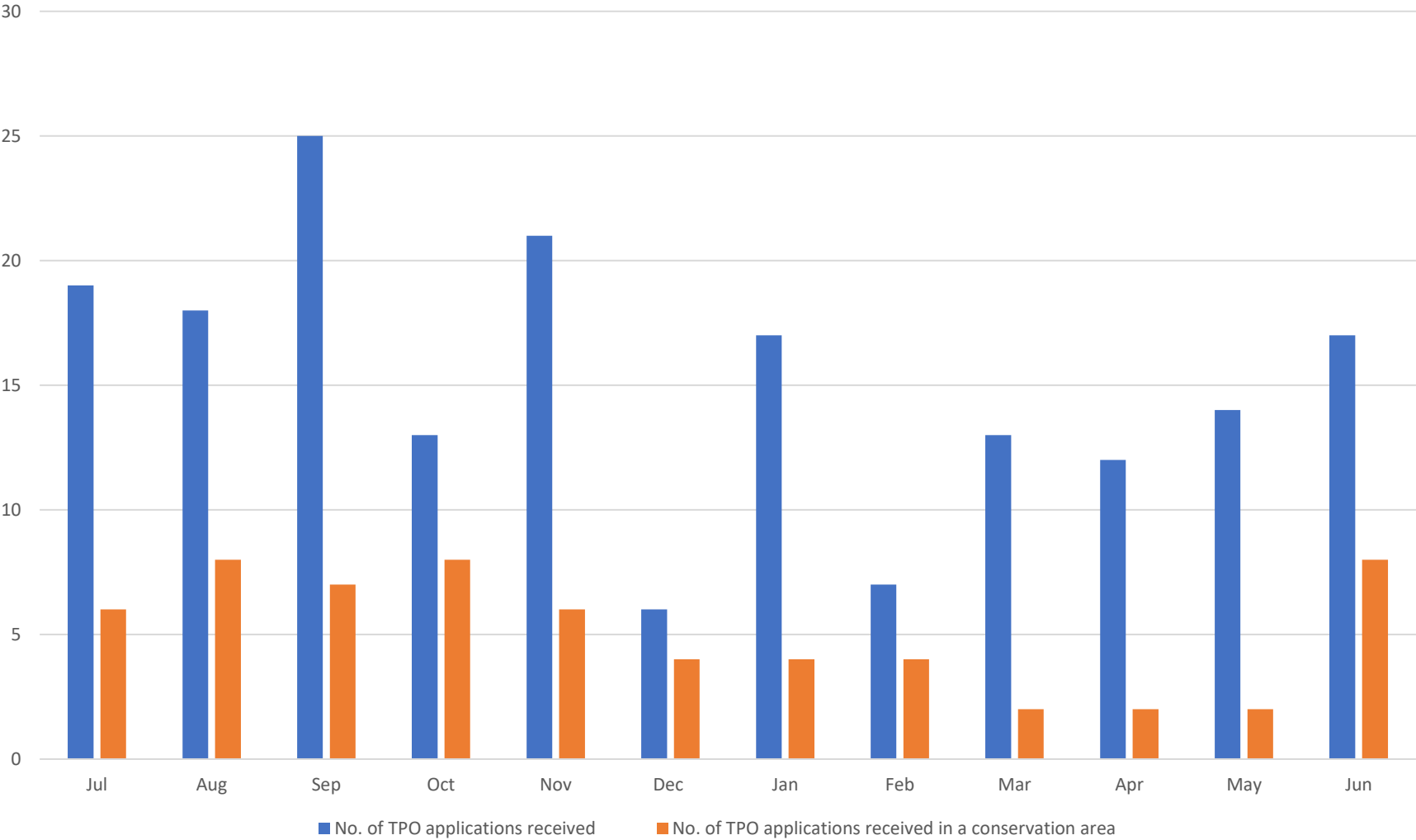
Number of enforcement notices served and prosecutions April 2021 to June 2022



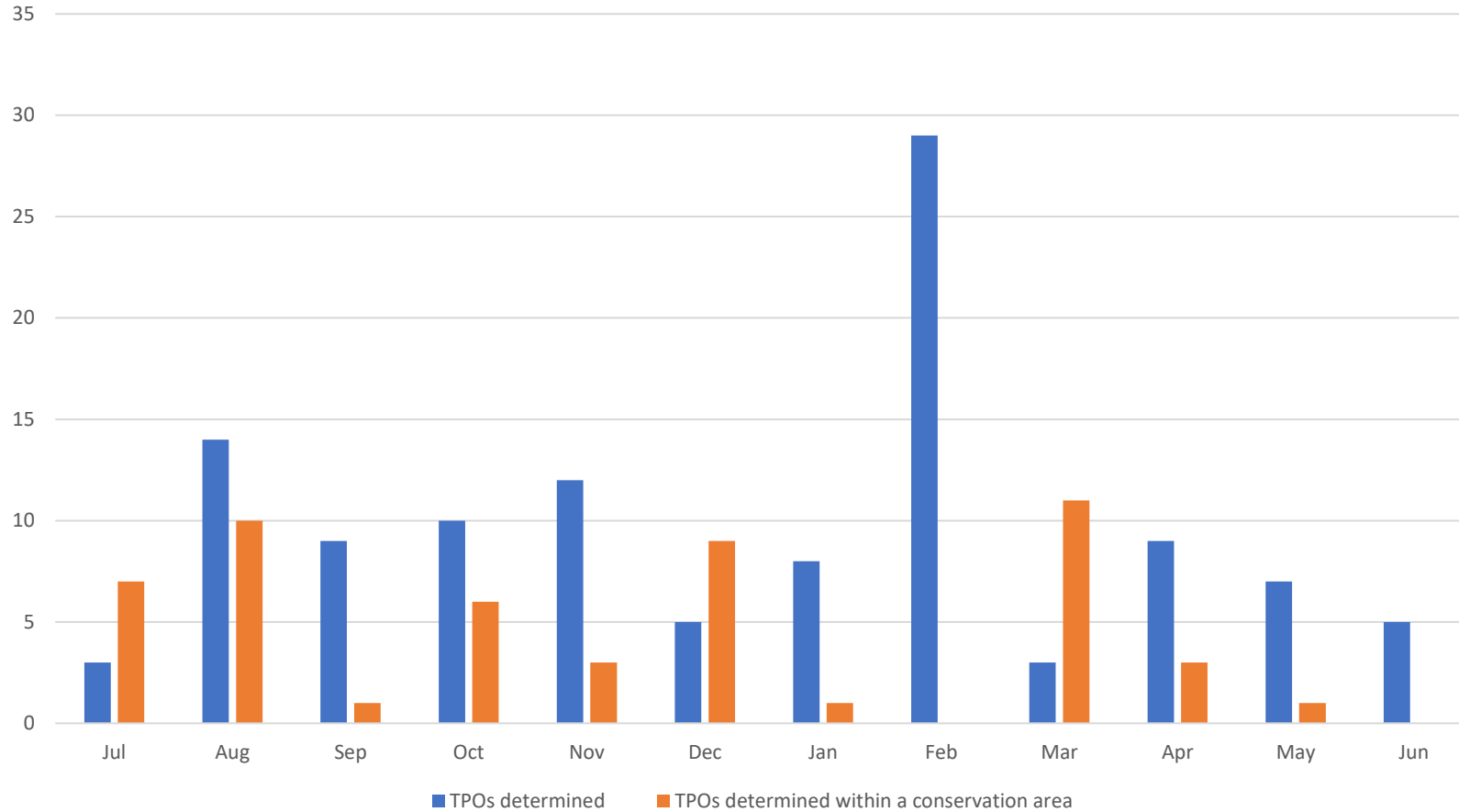
Number of enforcement related complaints and activities April 2021 to June 2022



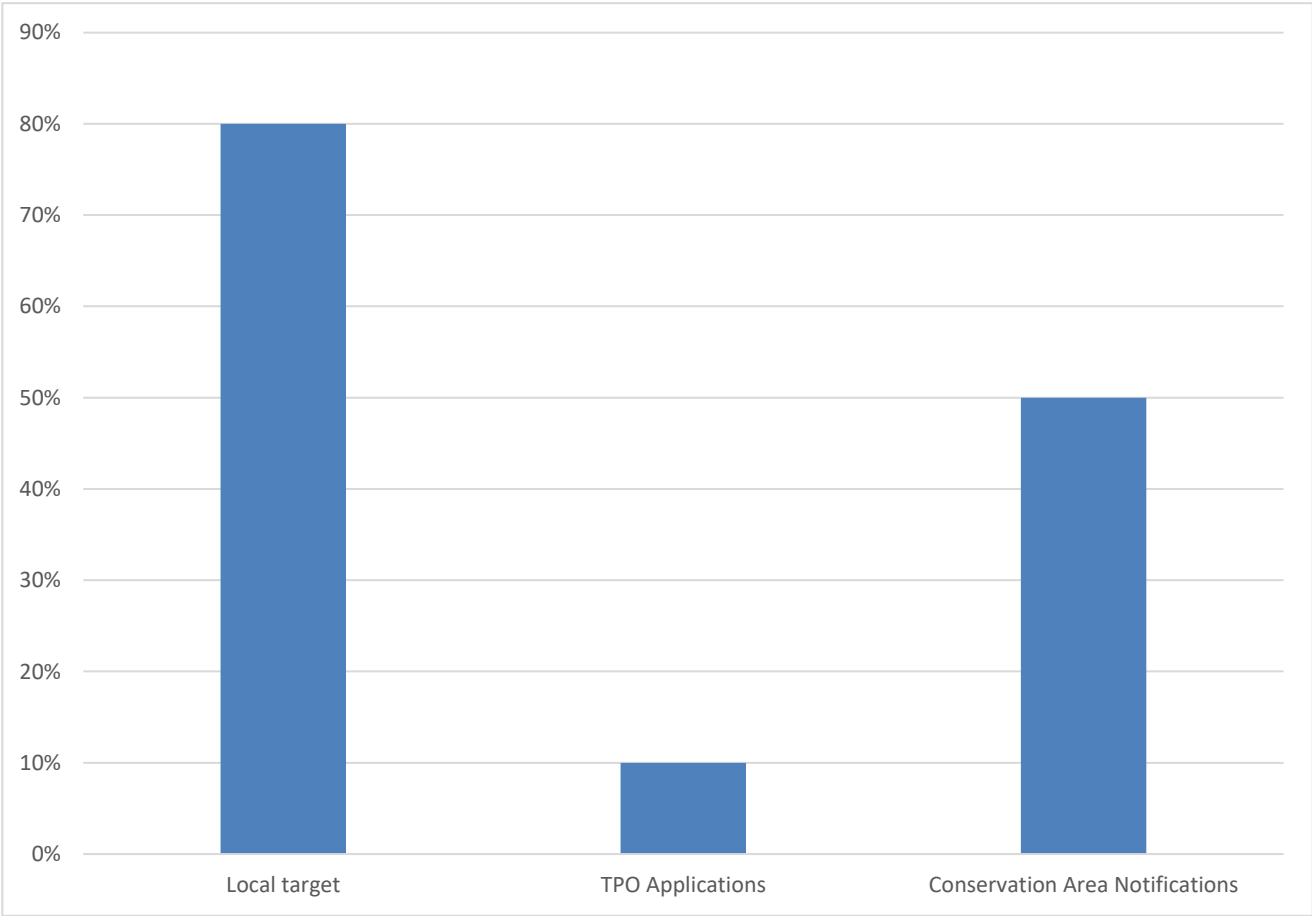
TPO applications received from July 2021 to June 2022



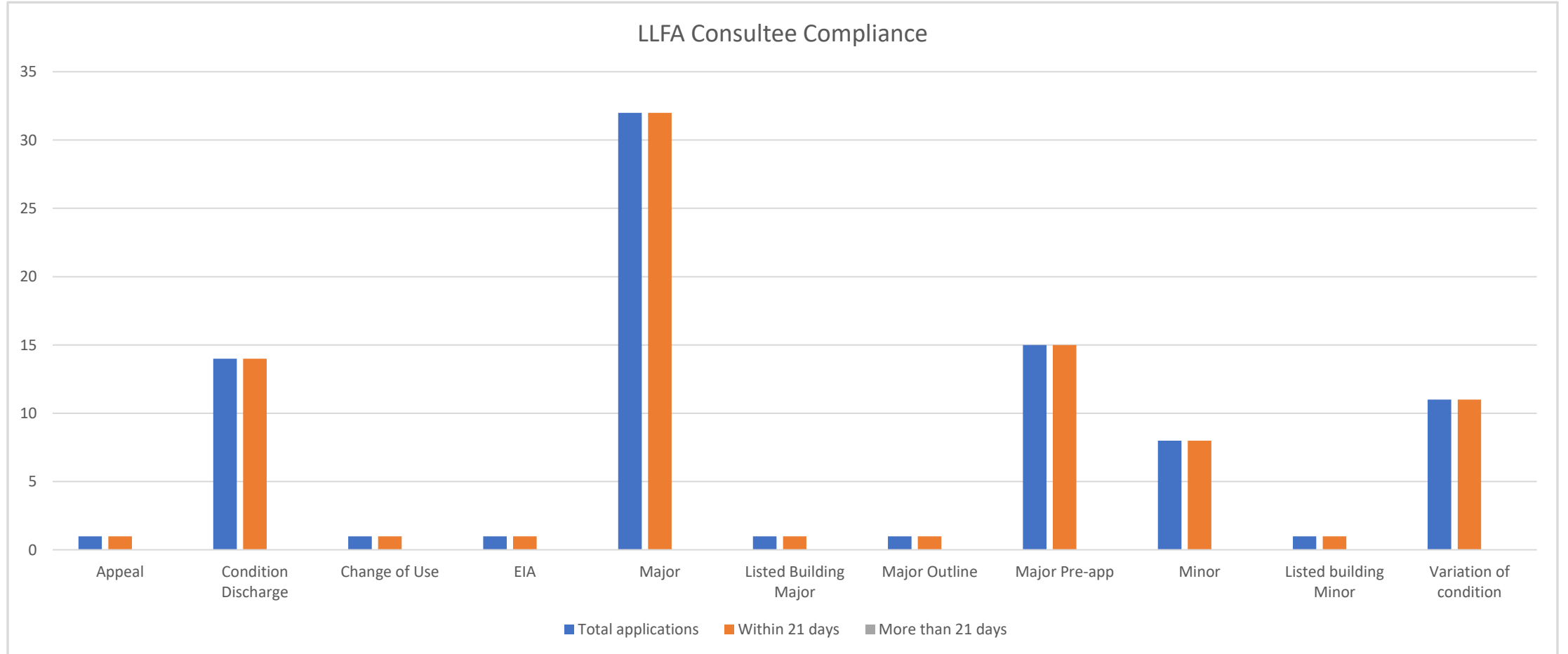
TPO applications determined from July 2021 to June 2022



TPO and Conservation Area Notification applications determined within target time from April 2022 to June 2022

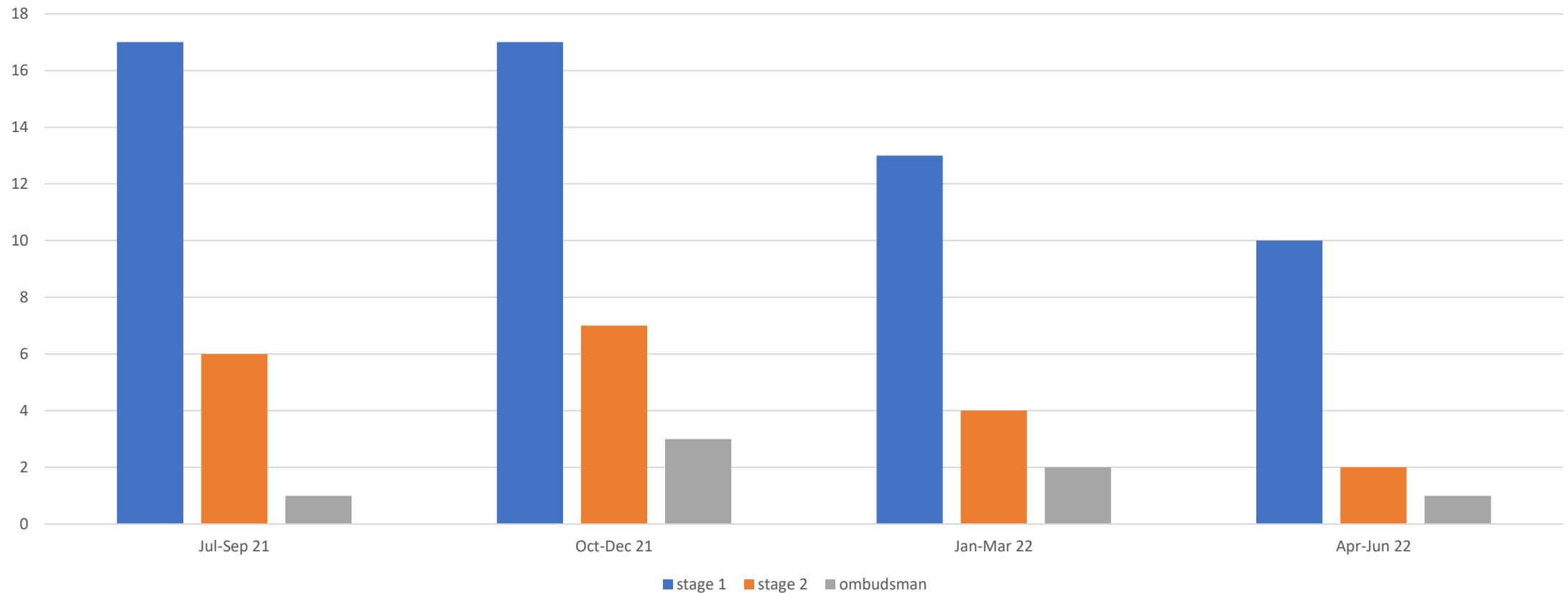


Lead Local Flood Authority Consultee Compliance



Complaints and Compliments

Complaints / Ombudsman Investigations



Appeals

MC/20/3204 and
MC/21/1534

Avenue Tennis Club, Glebe Road,
Gillingham





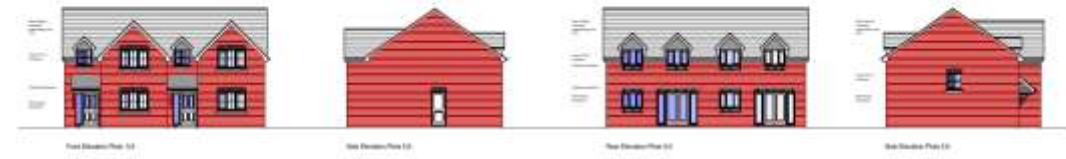
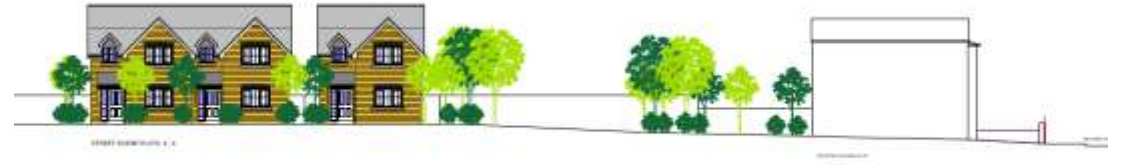
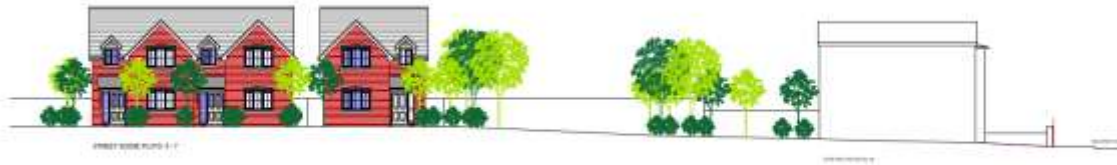




Proposed block plans



Proposed street scenes



MC/21/0790

215 King George Road, Weeds Wood, Chatham

Site Plan



Photo from front of application site



Photo from rear of application site

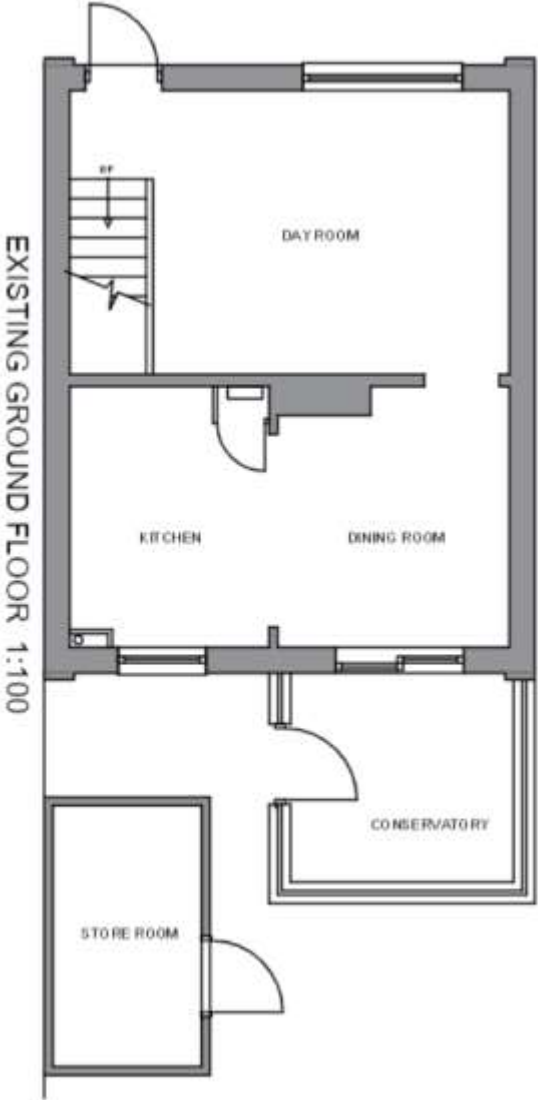


Existing and Proposed Elevations



Existing Floor Plans

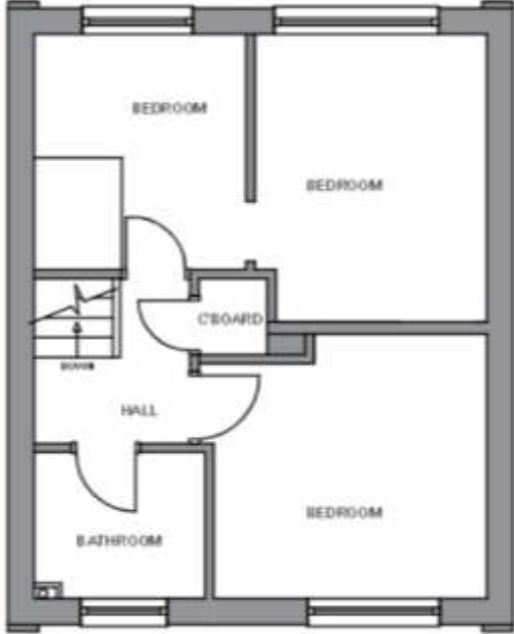
124



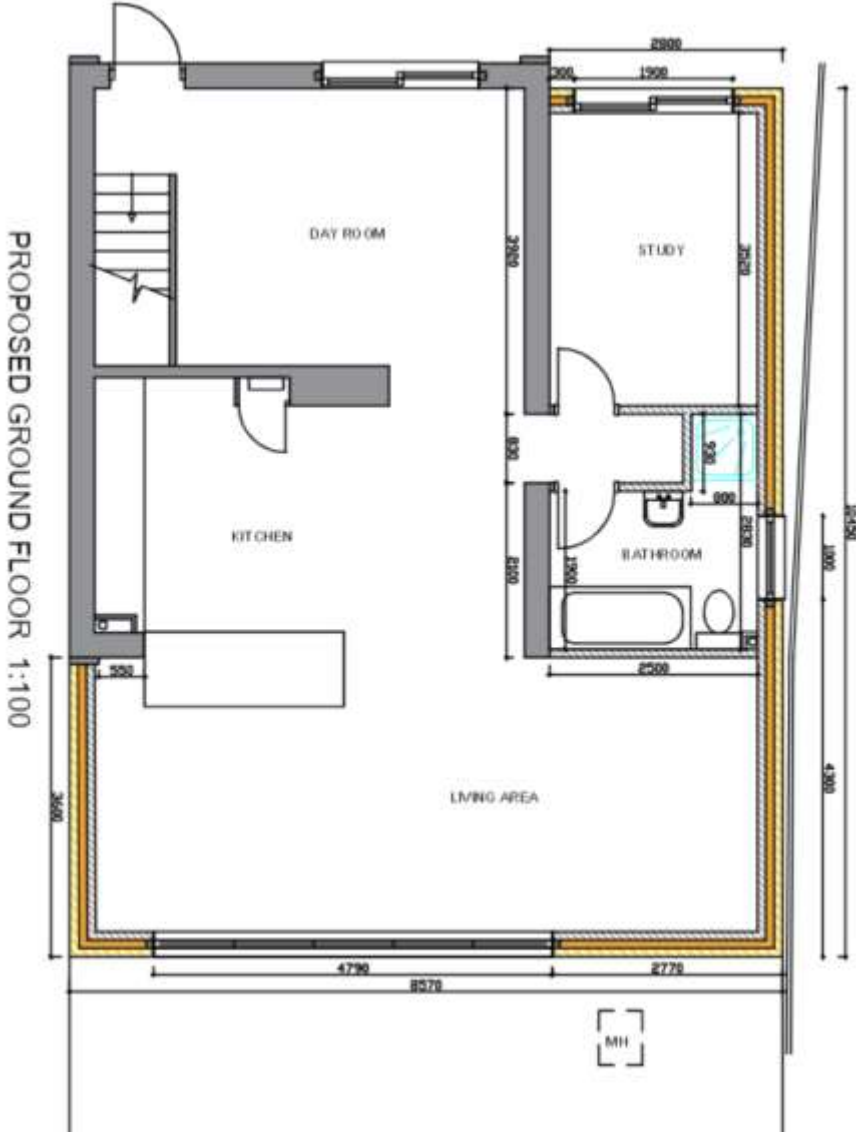
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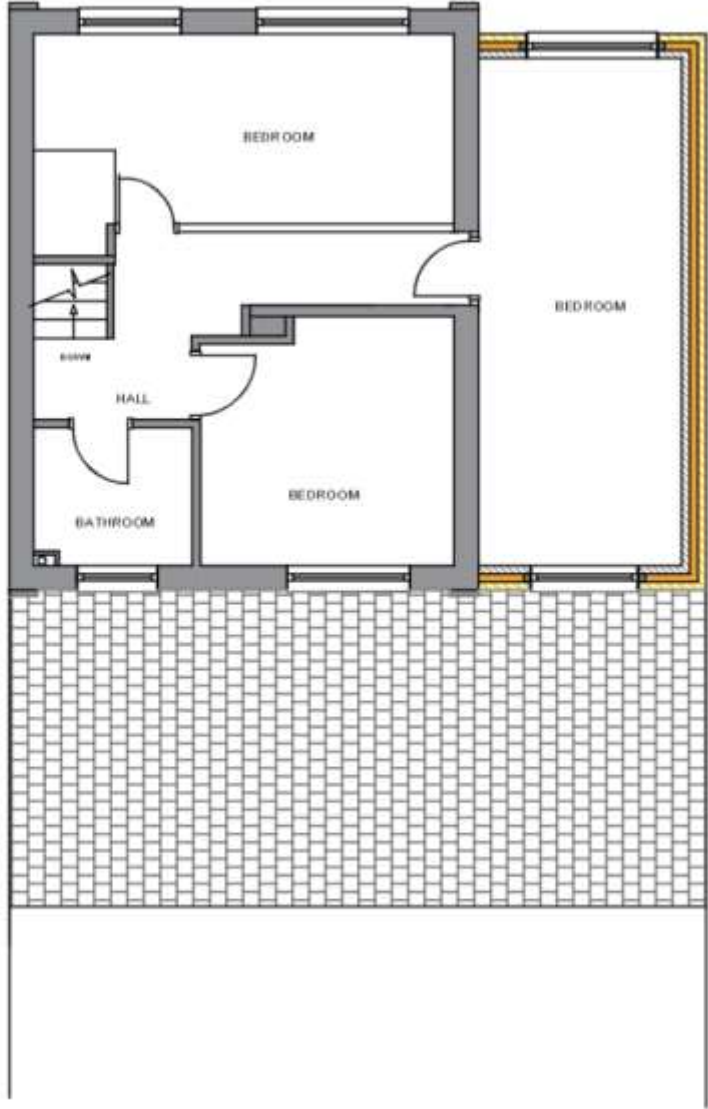
EXISTING FIRST FLOOR 1:100



Proposed Floor Plans



PROPOSED FIRST FLOOR 1:100



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