

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 6 October 2022

Time: 6.30pm

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

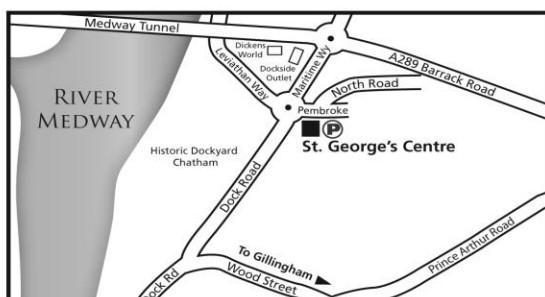
Items

18 Additional Information - Presentation

**(Pages
3 - 148)**

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

Date: 11 October 2022



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available on our website
www.medway.gov.uk

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

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Planning Committee

6th October 2022

MC/22/2225

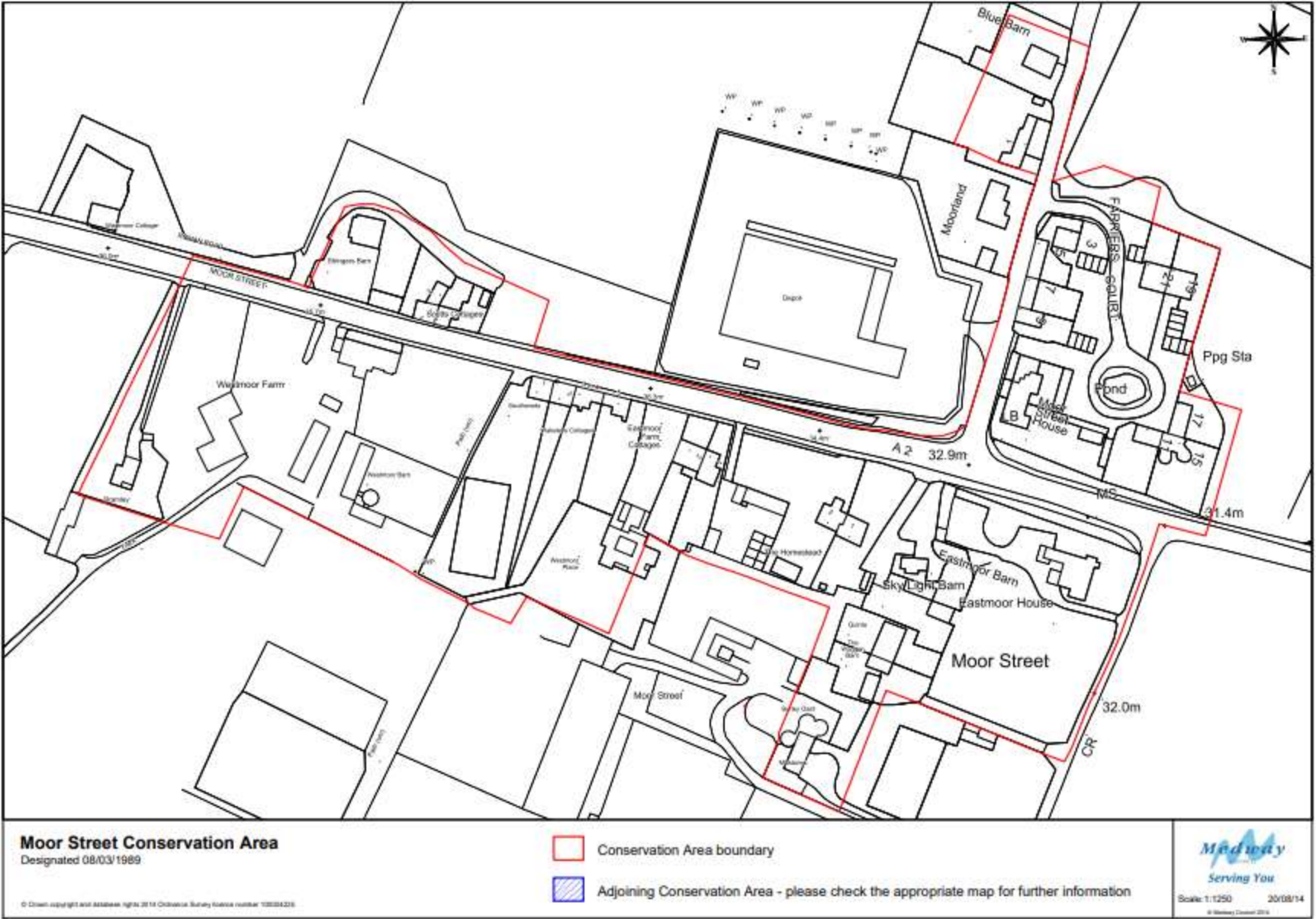
Land To The East Of Seymour Road And North Of London Road, Rainham



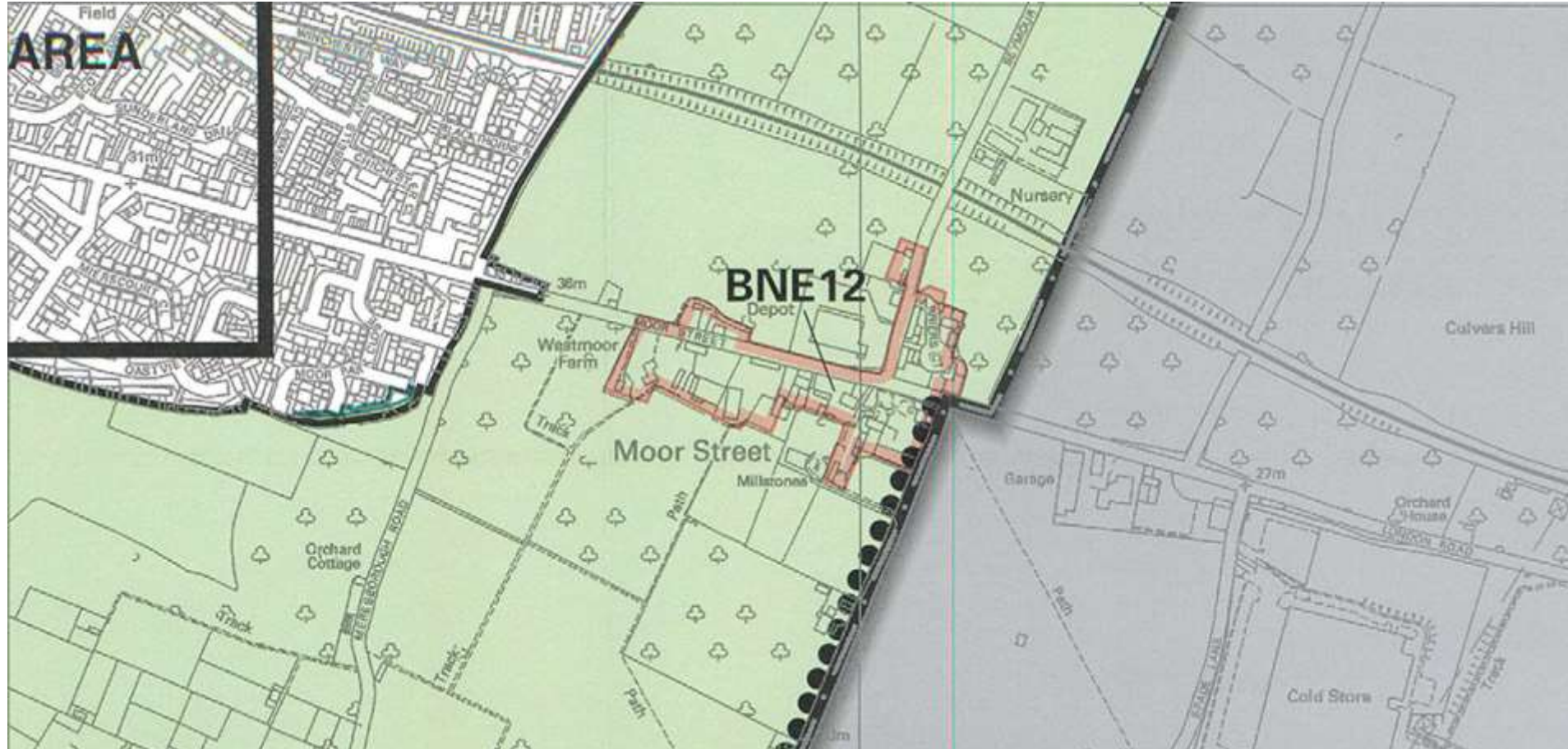
Ariel Photograph Wider Relationships



Moor Street Conservation Area Map



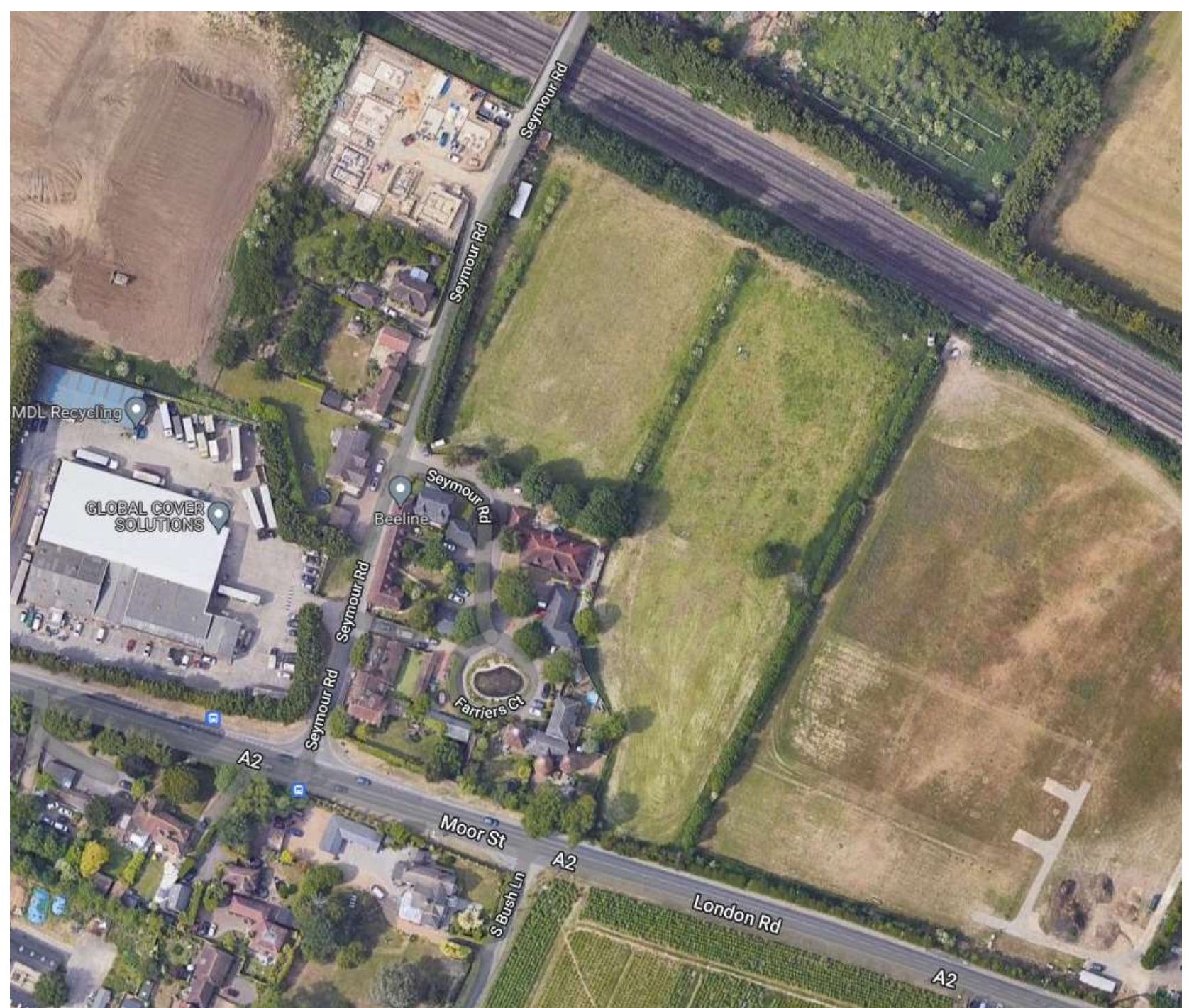
∞ Moor Street Conservation Area (Local Plan)



Closer Ariel Photograph and Relationship to conservation area and listed buildings



Figure 3: Site location plan showing the (approximate) location of the Moor Street Conservation Area (green wash) and listed buildings



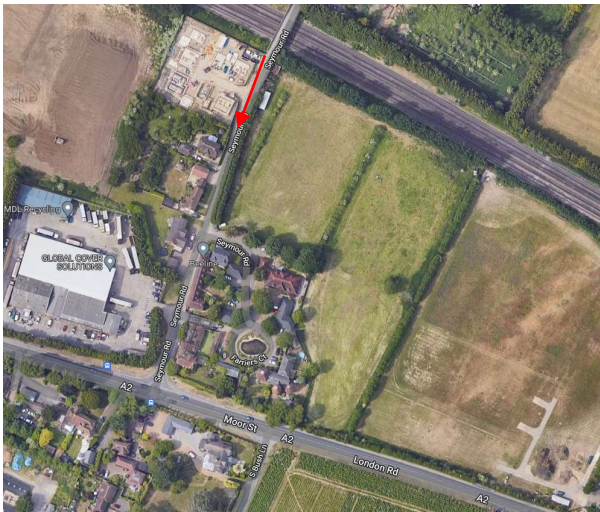
Northern Boundary



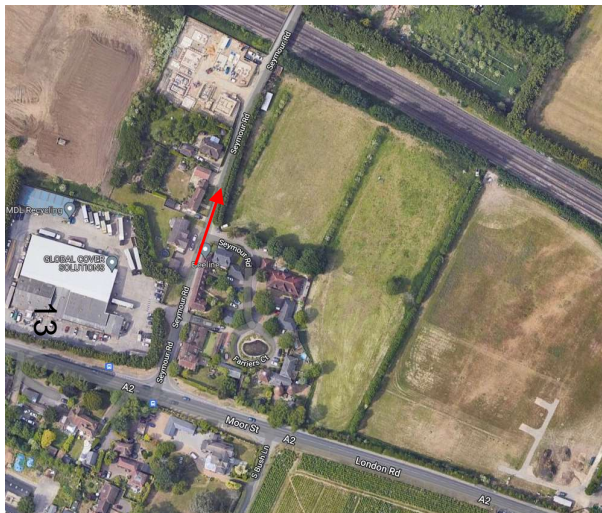
8 Houses approved adjacent site



View up Seymour Road From Bridge new development



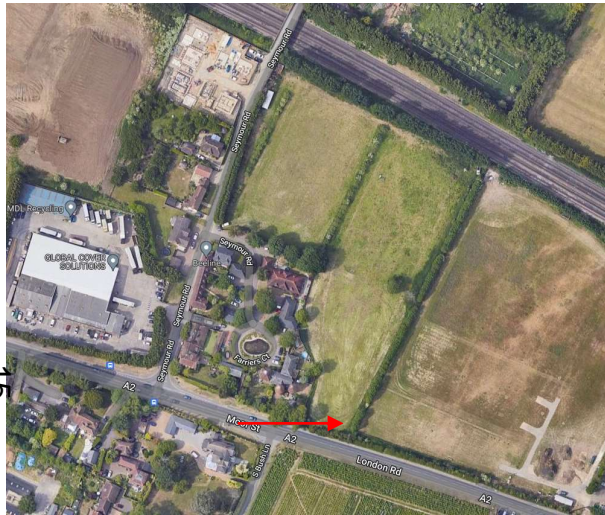
View Down Seymour Road adjacent Farriers Court



Boundary of Farriers Court and Site



Site Fronting A2 and Listed Oast house circled is area of boundary treatment to be relocated to provide vision splays



Entrance location

16



Site viewed traveling towards Rainham on A2



Photos inside site

18



Photos inside site



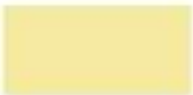
Photos inside site

20



Parameters Plan

Key:



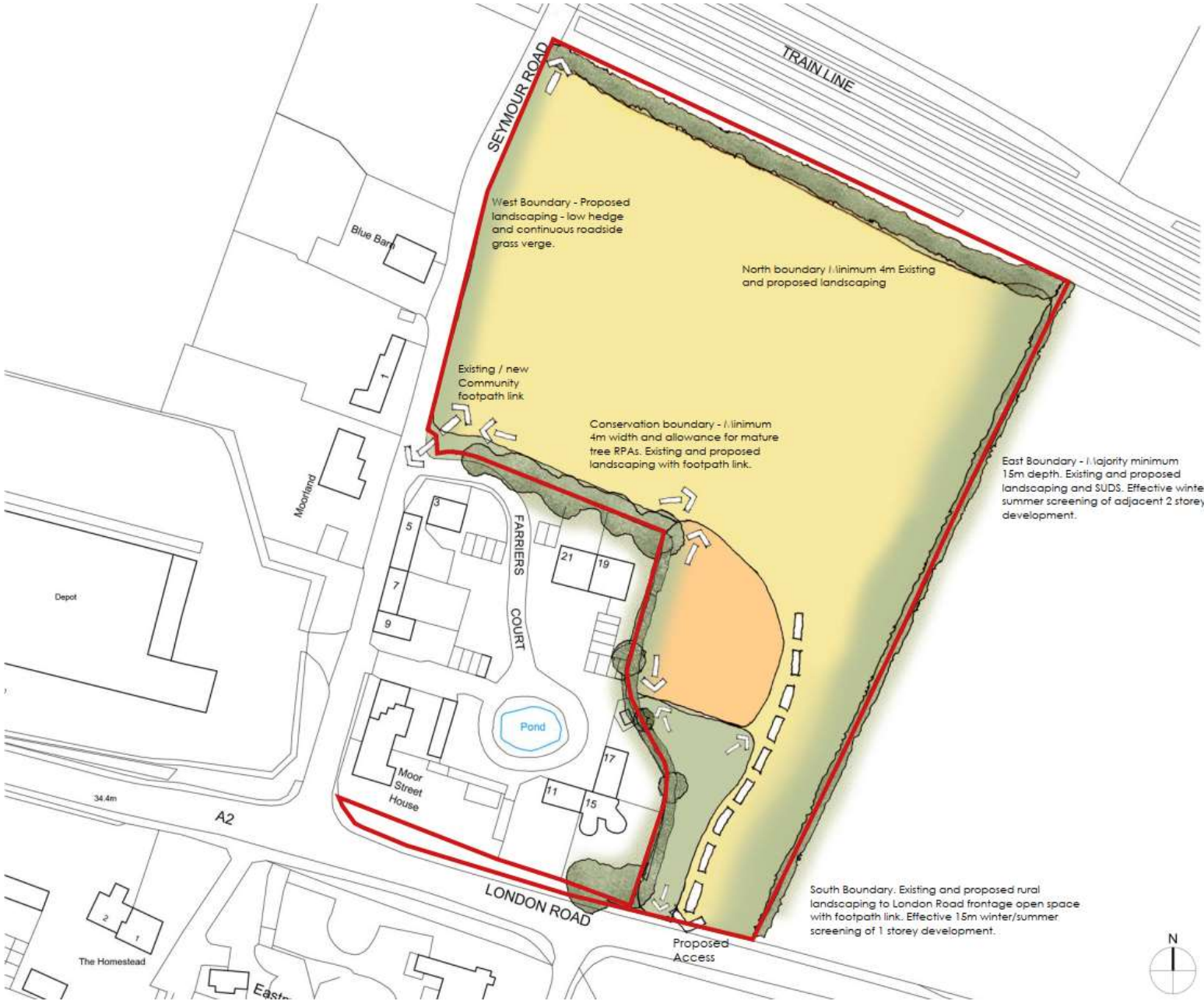
- 2 Storey Development Area, including residential, parking, internal roads, open space & Play. SUDS if required.



- 1 Storey Development Area, including residential, parking & internal roads.



- Existing and proposed landscaping and open space, to be replaced/ enhanced/ provided including planting open spaces, SUDS, play equipment, features and other associated infrastructure. [See Plan annotations]



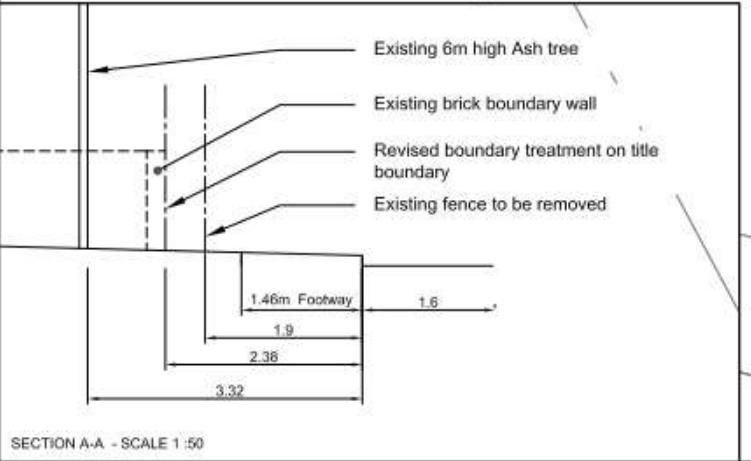
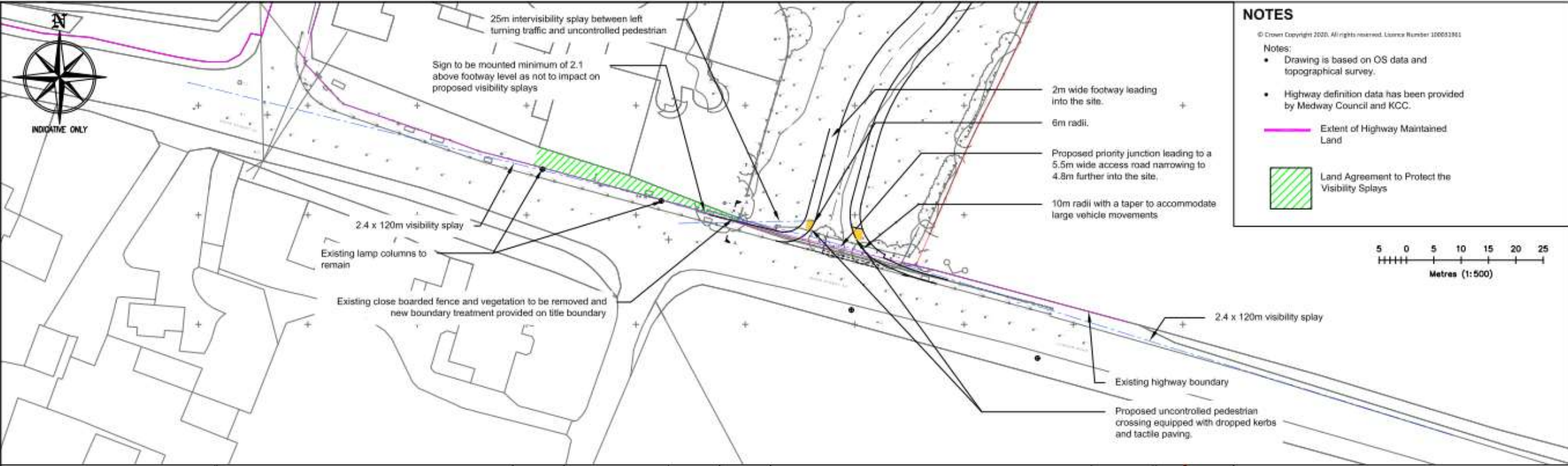
Parameter Plan
Proposed Residential Development, Land north of London Road, Rainham, Kent



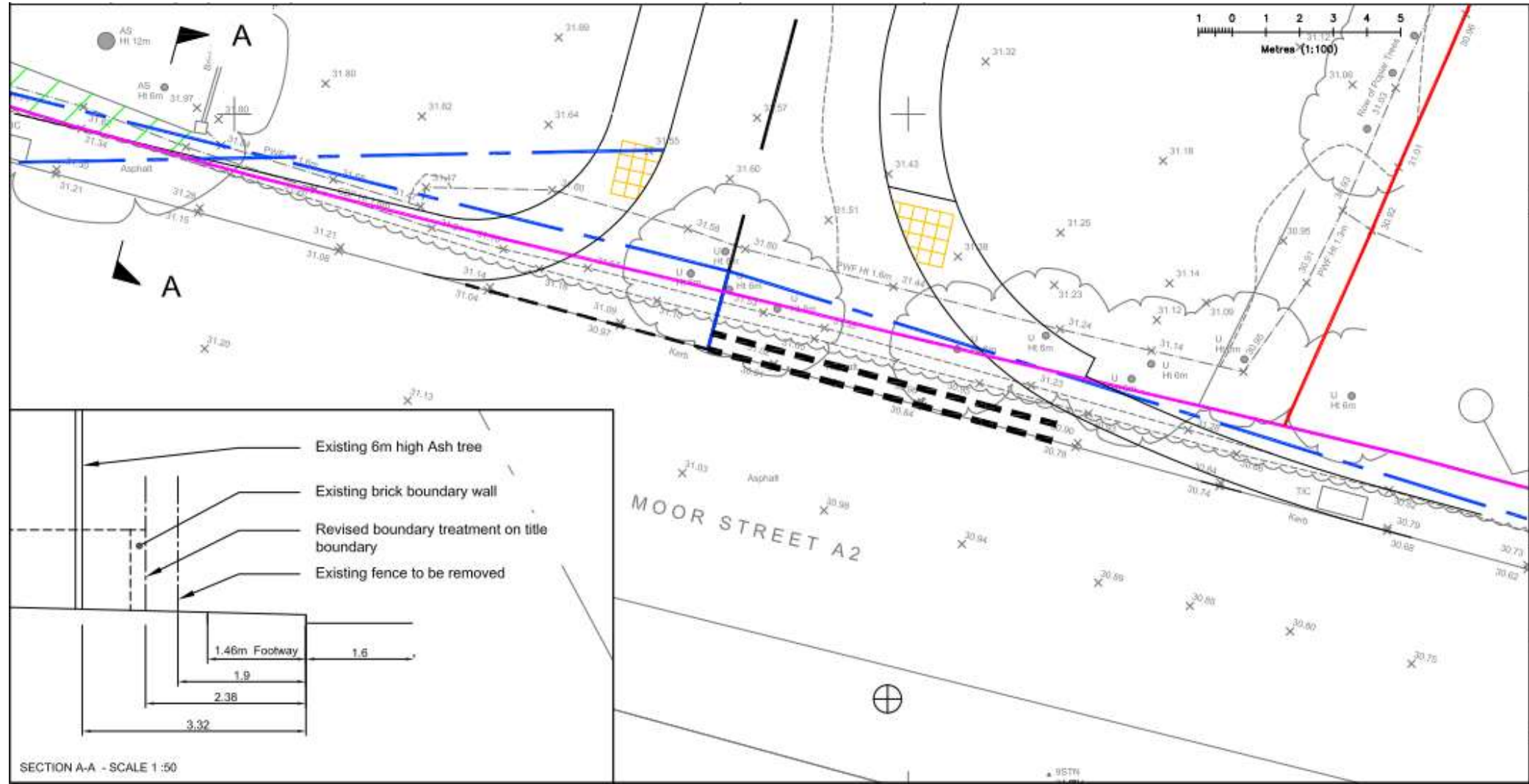
Illustrative Layout Plan



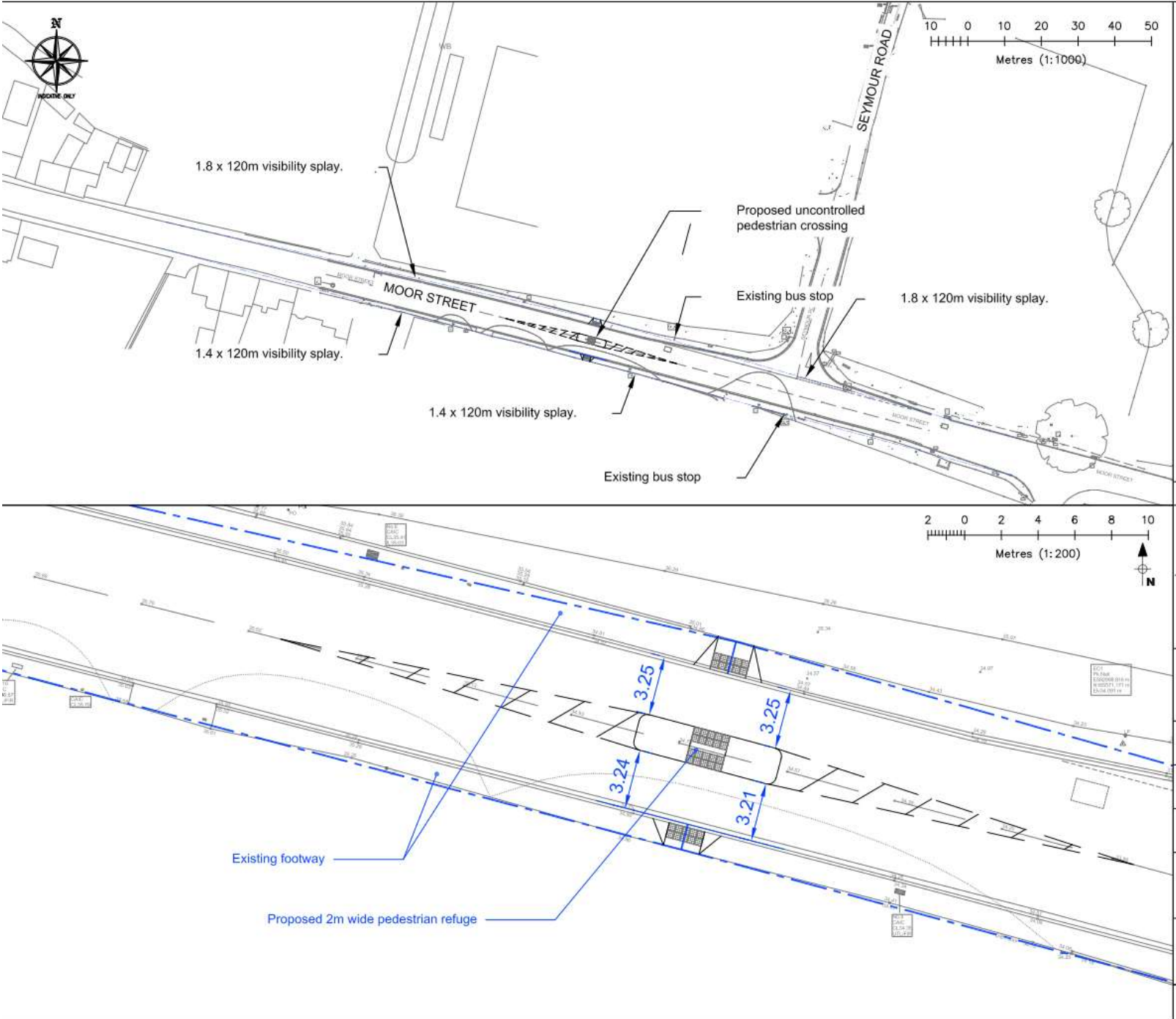
Access Plan – Matter for full consideration



Access Plan – Larger scale to see site lines (blue dashed lines)

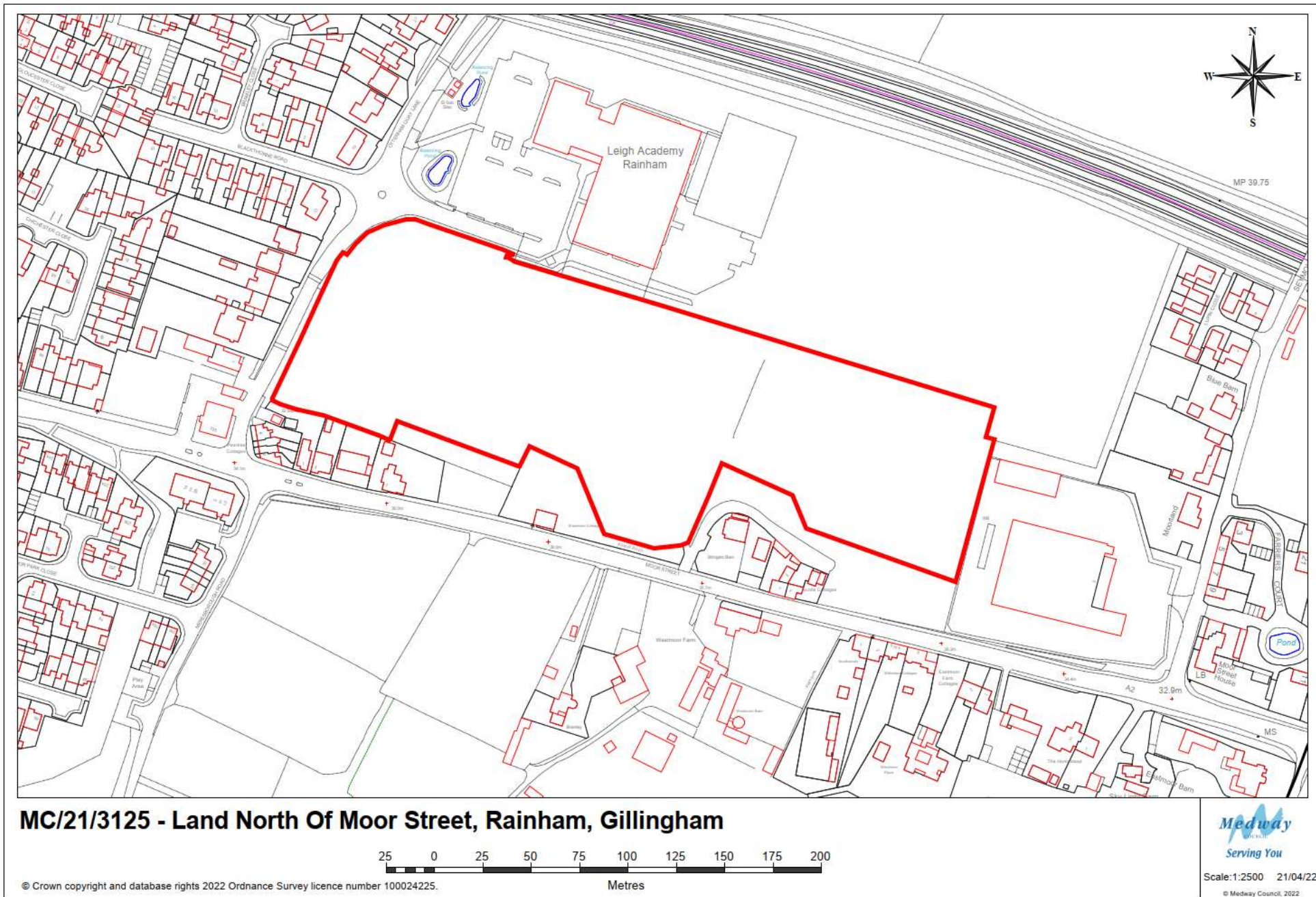


Proposed A2 pedestrian crossing for mitigation



MC/21/3125

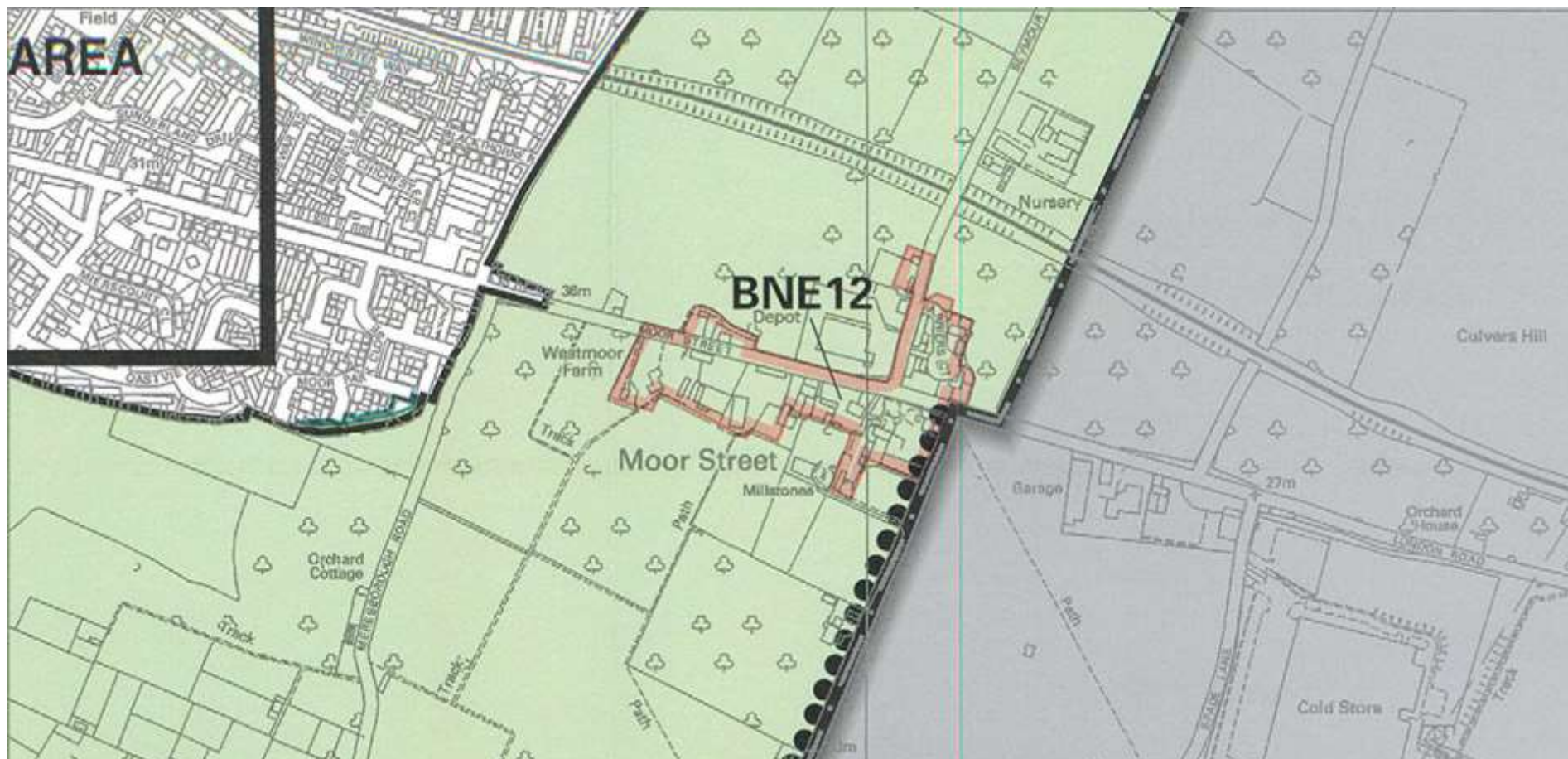
Land North Of Moor Street, Rainham



Ariel
Photograph
Approx site
boundary in
red



Moor Street Conservation Area (Local Plan)



Site photos – Site entrance and wider site

30



Site photos – View from Otterham Quay Road



Site photos – View inside site towards A2

32



Site photos – Typical Boundary of site on A2



Site photos – Views between trees on A2

34



Site photos – View from Stingers Barn access

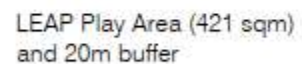


36



Landscape Master Plan

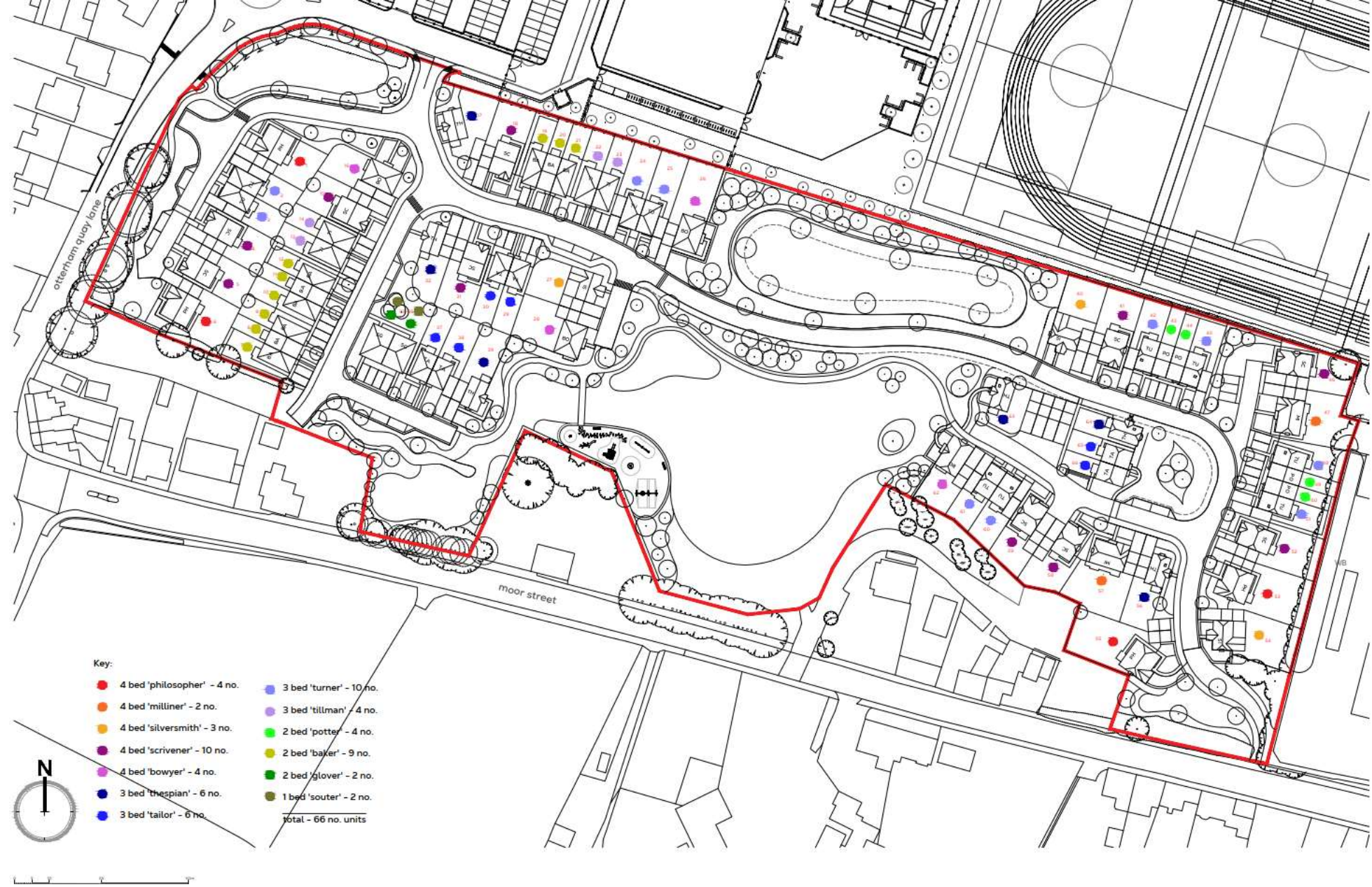




Total Play Area: 421m² / 0.04ha



House Types Site Plan



House types

40



first floor plan



front elevation

side elevation

TF - brick feature
plot no.
16
standard 28



ground floor plan



rear elevation

side elevation

CB - brick
plot no.
62



first floor plan



front elevation

side elevation

TT - tile hanging
plot no.
26



ground floor plan



rear elevation

side elevation

TB - brick
plot no.
15
31



first floor plan



front elevation

side elevation



first floor plan



front elevation

side elevation



ground floor plan



rear elevation

side elevation



ground floor plan



rear elevation

side elevation



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

TF - brick feature
plot no.
4
standard 5
standard 16



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

CB - brick
plot no.
(handed) 41

CT - tile hanging
plot no.
52
58
standard 59



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

CW - Weatherboarding
plot no.
46



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

TT - tile hanging
plot no.
27



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

CW - Weatherboarding
plot no.
54



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

CW - Weatherboarding
plot no.
40



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

TT - tile hanging
plot no.
(bonded) 16



first floor plan



front elevation

side elevation



ground floor plan



rear elevation

side elevation



first floor plan



front elevation

side elevation



ground floor plan



rear elevation

side elevation

CT - tile hanging
plot no.
(handed) 53
55

CB - brick
plot no.
(handed) 47
(handed) 57



first floor plan



front elevation

side elevation



ground floor plan



rear elevation

side elevation



first floor plan



front elevation

side elevation



ground floor plan



rear elevation

side elevation

TT - tile hanging
plot no.
17
32
39

plot no.
(handed) 56
64



first floor plan



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

CW - Weatherboarding
plot no.
63



first floor plan



ground floor plan

TF - brick feature
plot no.
29
30



front elevation

side elevation



rear elevation

side elevation



first floor plan



ground floor plan



front elevation

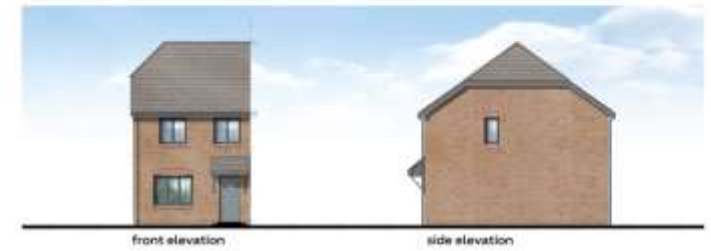
side elevation



rear elevation

side elevation

TB - brick
plot no.
37
38



front elevation

side elevation



rear elevation

side elevation

CB - brick
plot no.
65
66



first floor plan



ground floor plan



front elevation

side elevation



rear elevation

side elevation

TT - tile hanging
plot no.
2
3

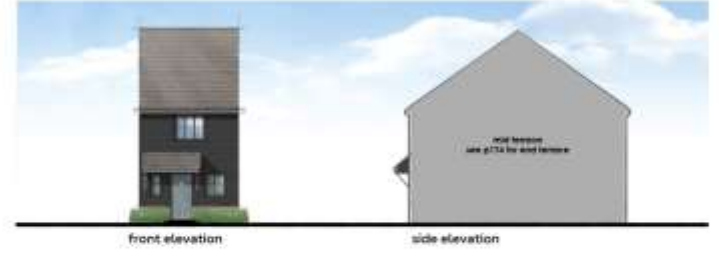


first floor plan



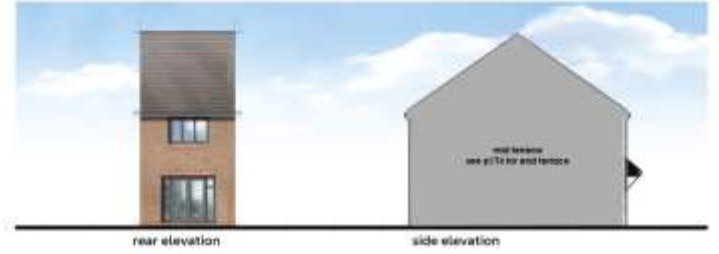
ground floor plan

CW - Weatherboard
plot



front elevation

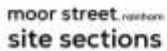
side elevation



rear elevation

side elevation

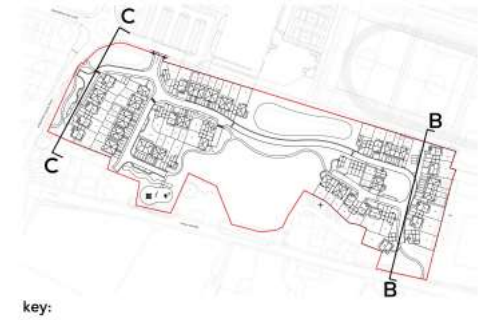
46



number: 4215/p300b | date: mar 2022
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stand: Delivery
subject to site survey and I.S. approval
gdm architects

Sections

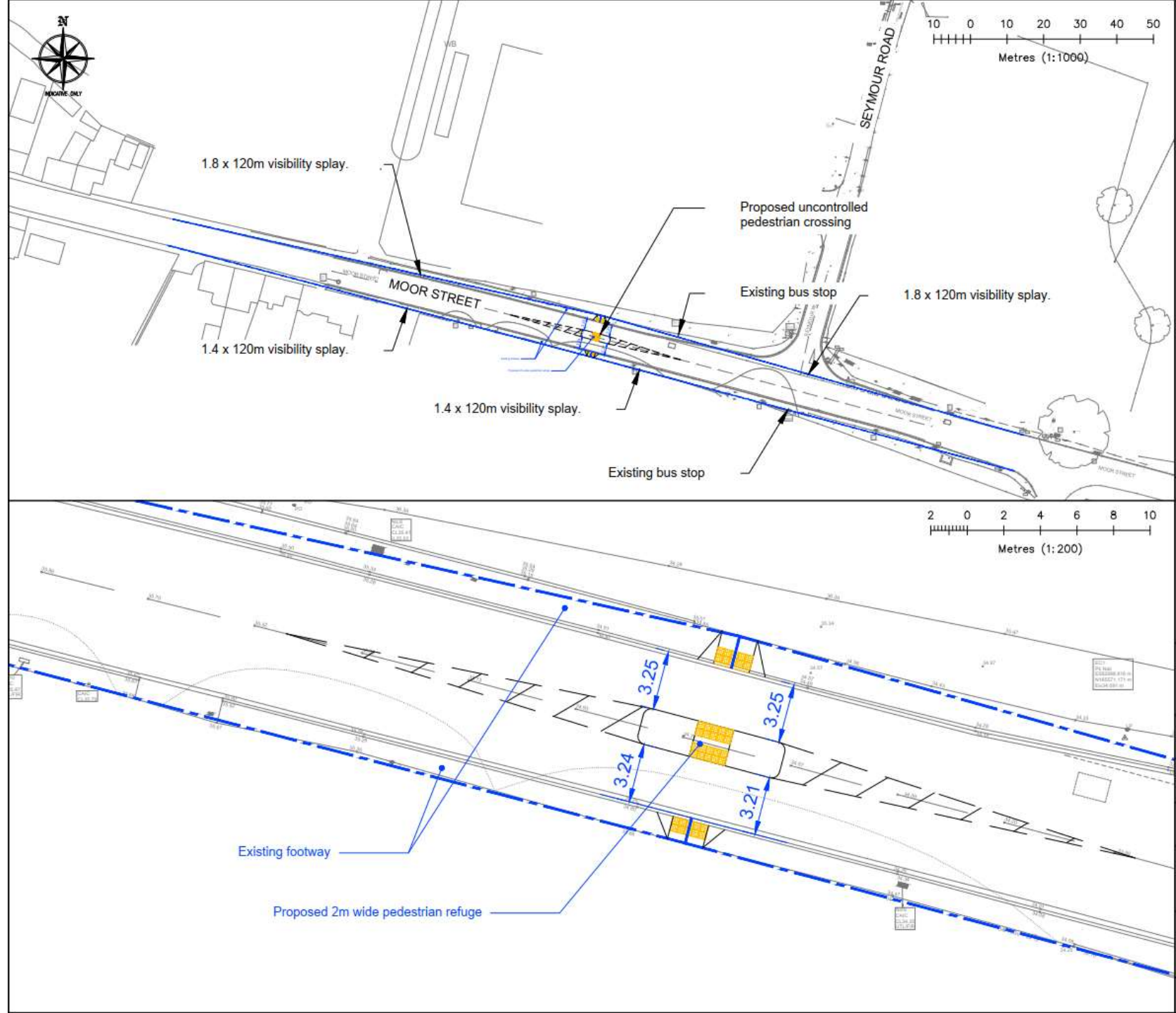




CGI

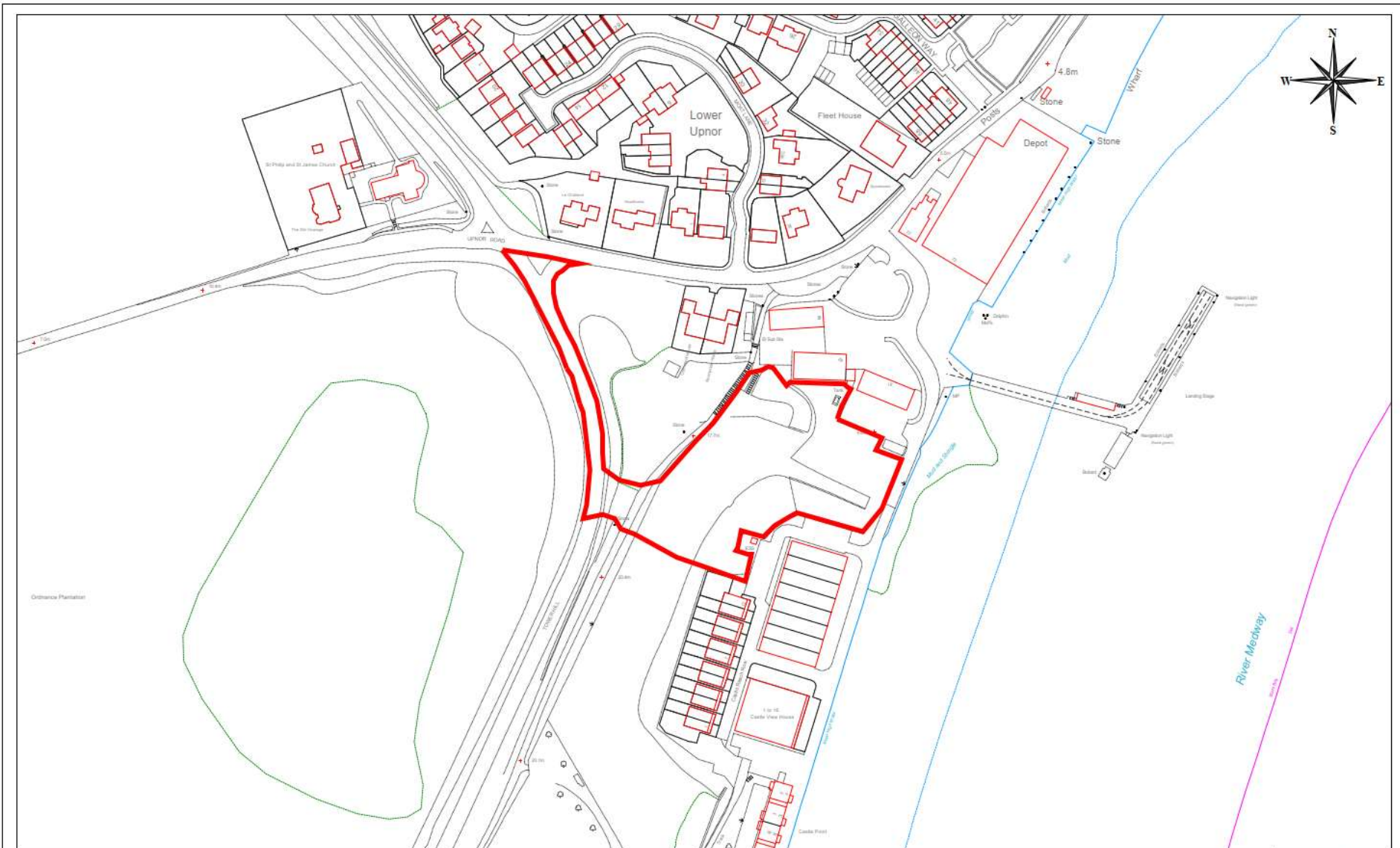


Proposed A2 pedestrian crossing for mitigation

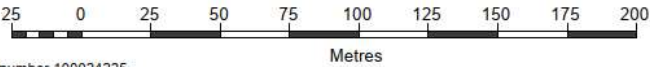


MC/21/3663

Plot 10 Ordnance Yard, Lower Upnor, Rochester




MC/21/3663 - Plot 10, Ordinance Yard, Lower Upnor, Rochester



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An aerial photograph of the Lower Upnor Ordnance Depot. A red line outlines a specific area within the depot, which includes a large building with a dark roof and a parking lot. Dotted lines extend from two points on the red boundary towards the bottom left corner of the image. The depot is situated along a river or canal, with several large barges or ships moored nearby. The surrounding area includes dense green trees and some residential buildings.

Lower Upnor Ordnance Depot



Recent Development of Ordnance Yard

The Site

- Land excavated from the 1810 magazine sheds formed this elevated mound
- Empty site other than an air raid bunker, gun mounting point & bell tower

Commercial Units

- Recently completed development of existing buildings to change of use to business use class B1 & A3
- Orchard Plumbing - client owned business



Upnor Castle

- Former gunpowder magazine from 1668
- Defended Chatham Dockyard
- Until recently, owned by the Royal School of Military Engineering



River Medway - North Sea

- Views across the river widening towards the sea

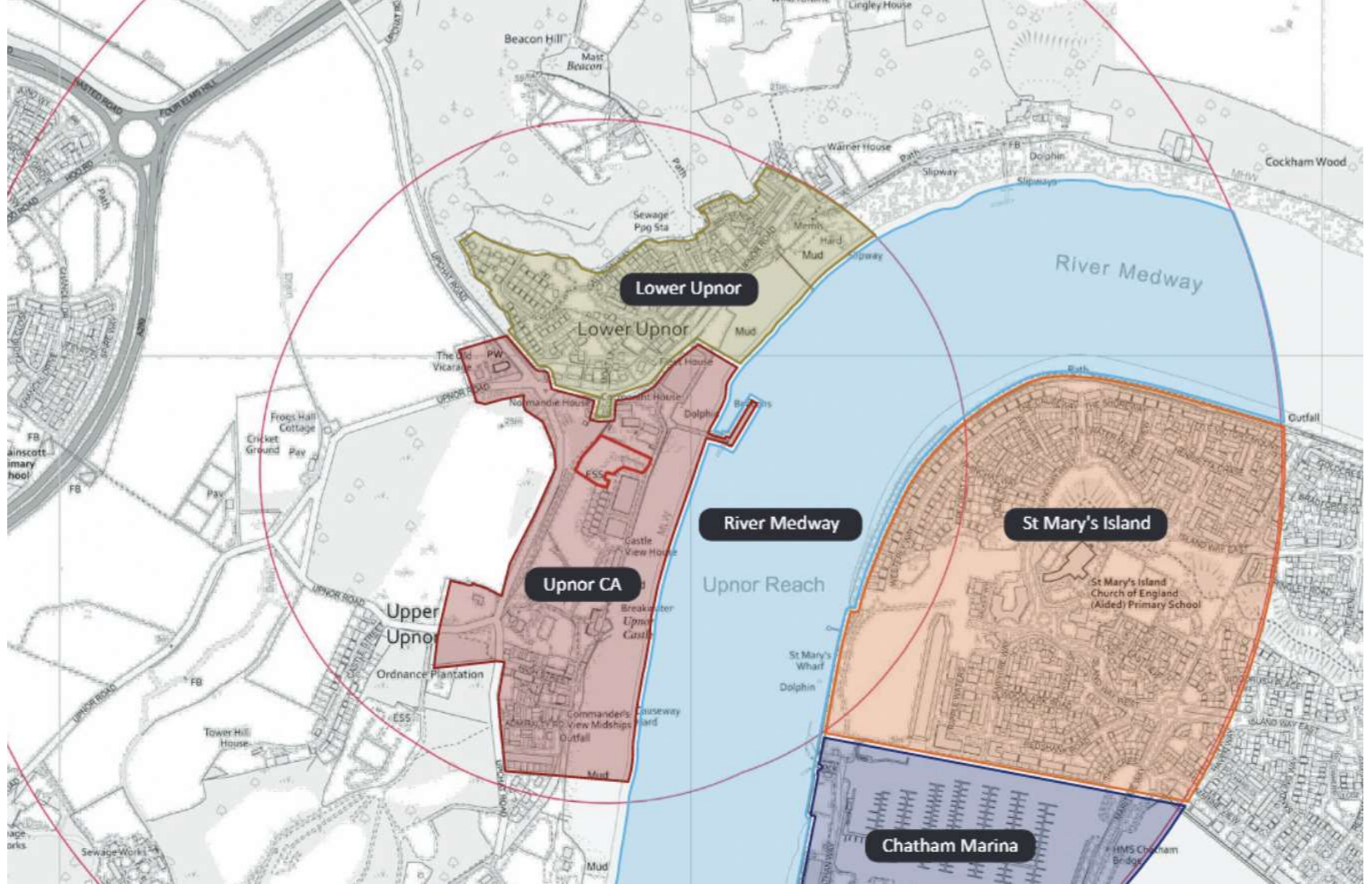


Lower Upnor Ordnance Depot

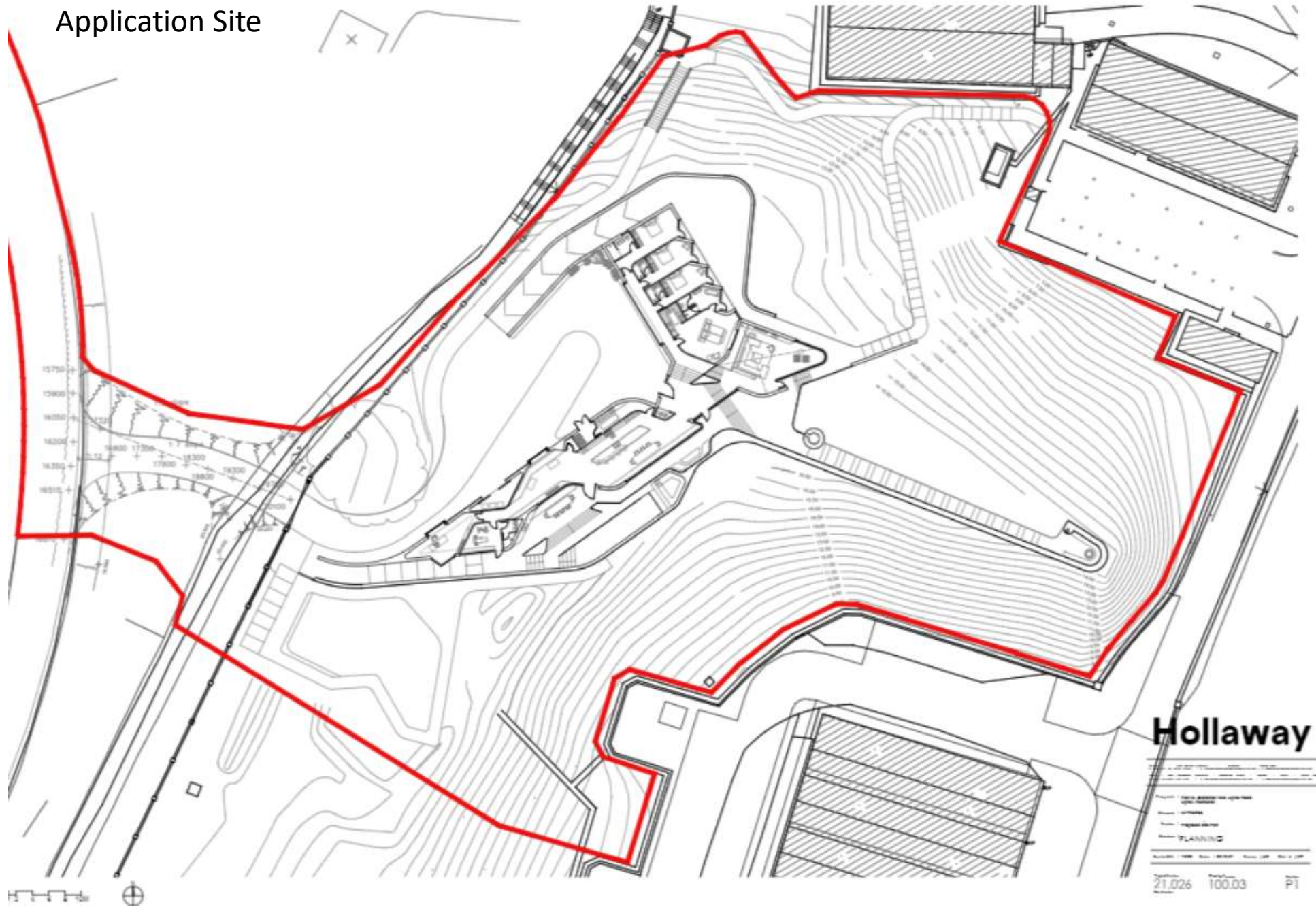
- Once the castle magazine was at capacity, further magazine sheds were built in 1810
- Further shell stores and blast bunkers constructed 1860
- 20 new build homes recently completed



New Residential Units

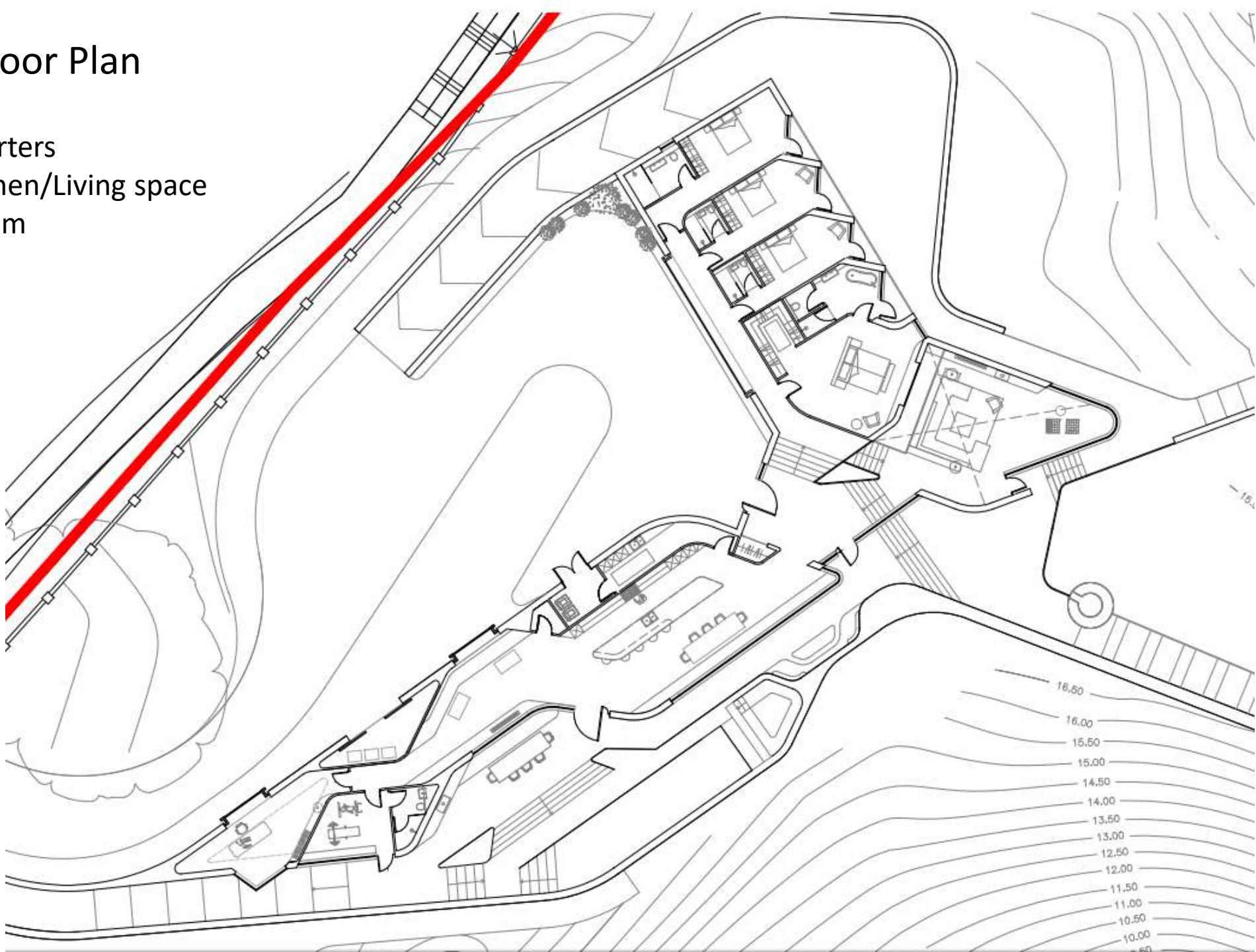


Application Site



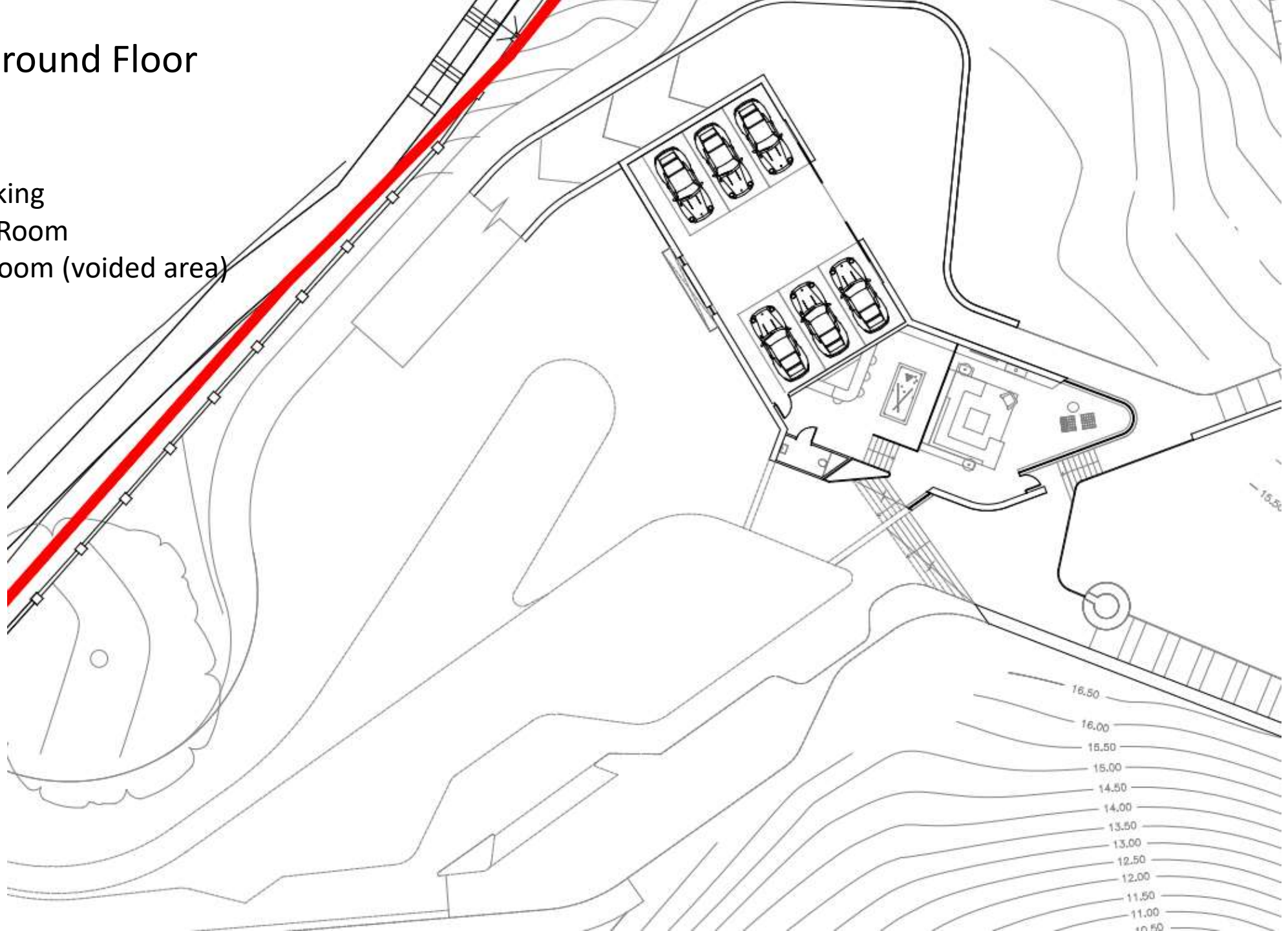
Ground Floor Plan

- 88 Sleep quarters
- Main Kitchen/Living space
- Living Room



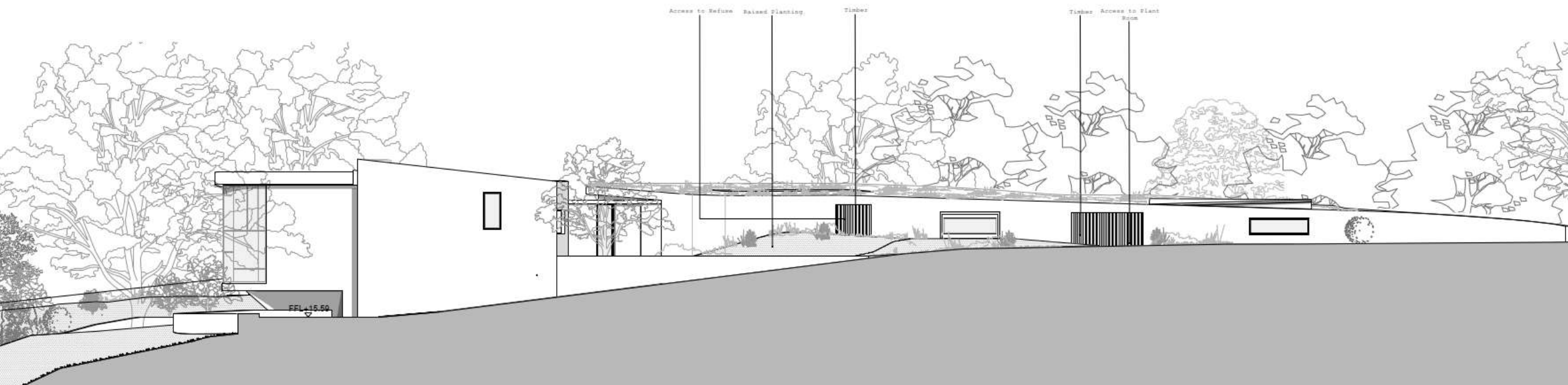
Lower Ground Floor Plan

- Car parking
- Games Room
- Living Room (voided area)



Elevation fronting Upchat Road

09

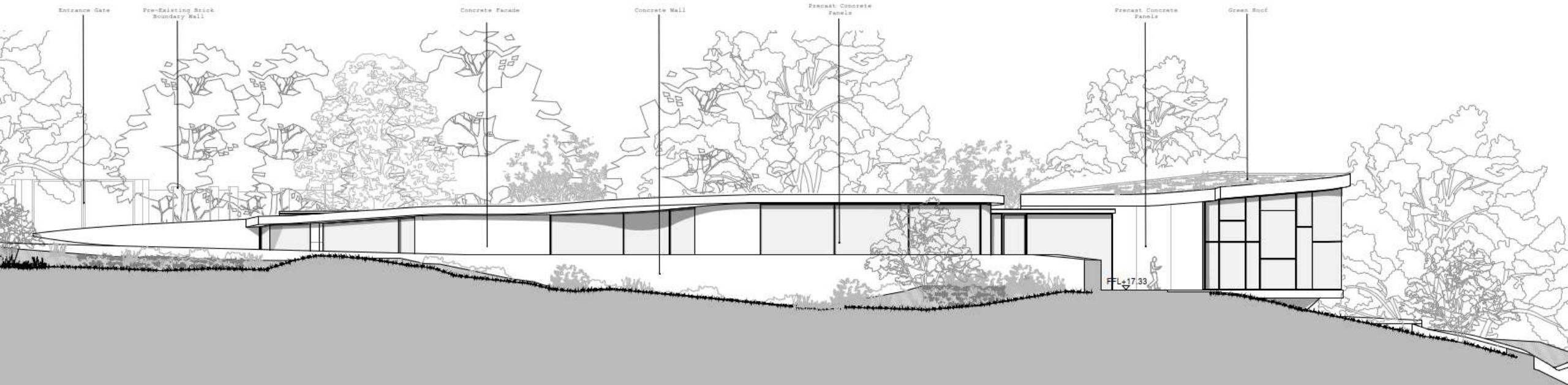
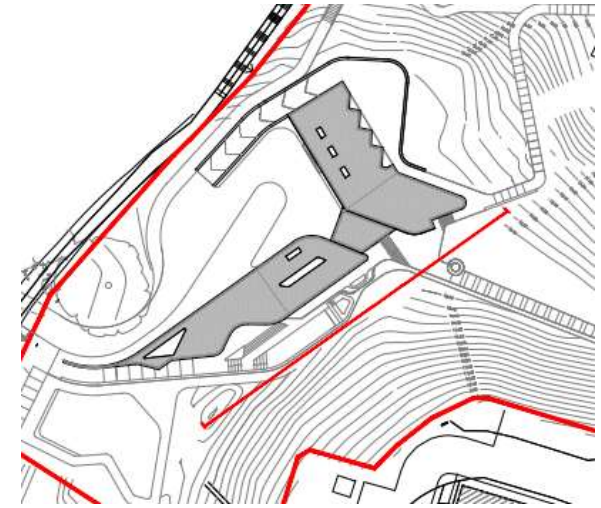


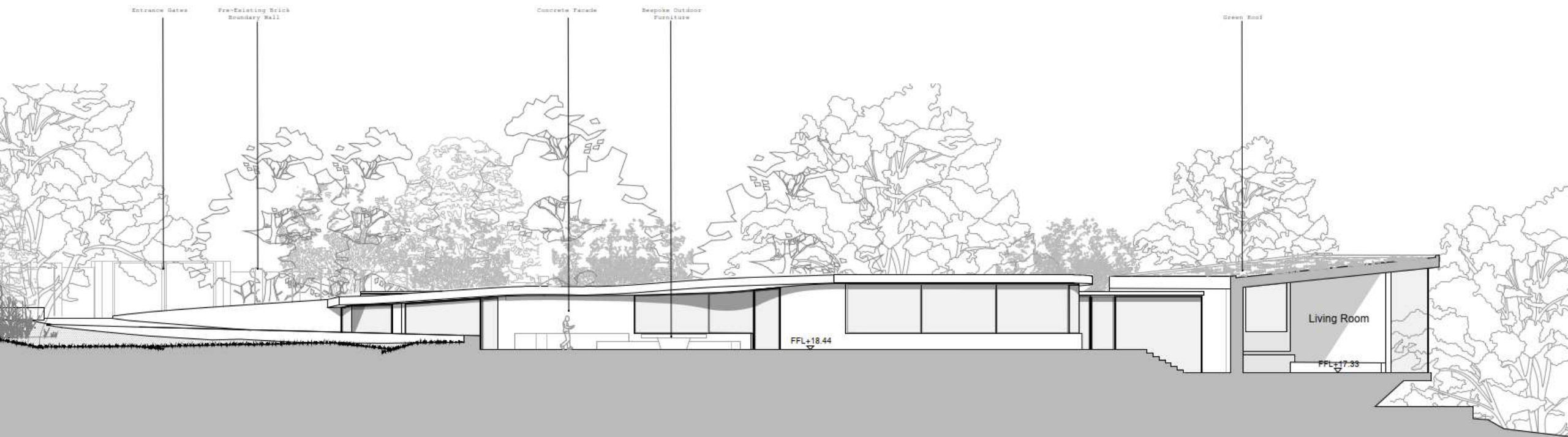
Elevation facing east – toward the commercial units within depot



Elevation facing south – toward the river front and the main traverse area

29





Section from within property – looking east

64

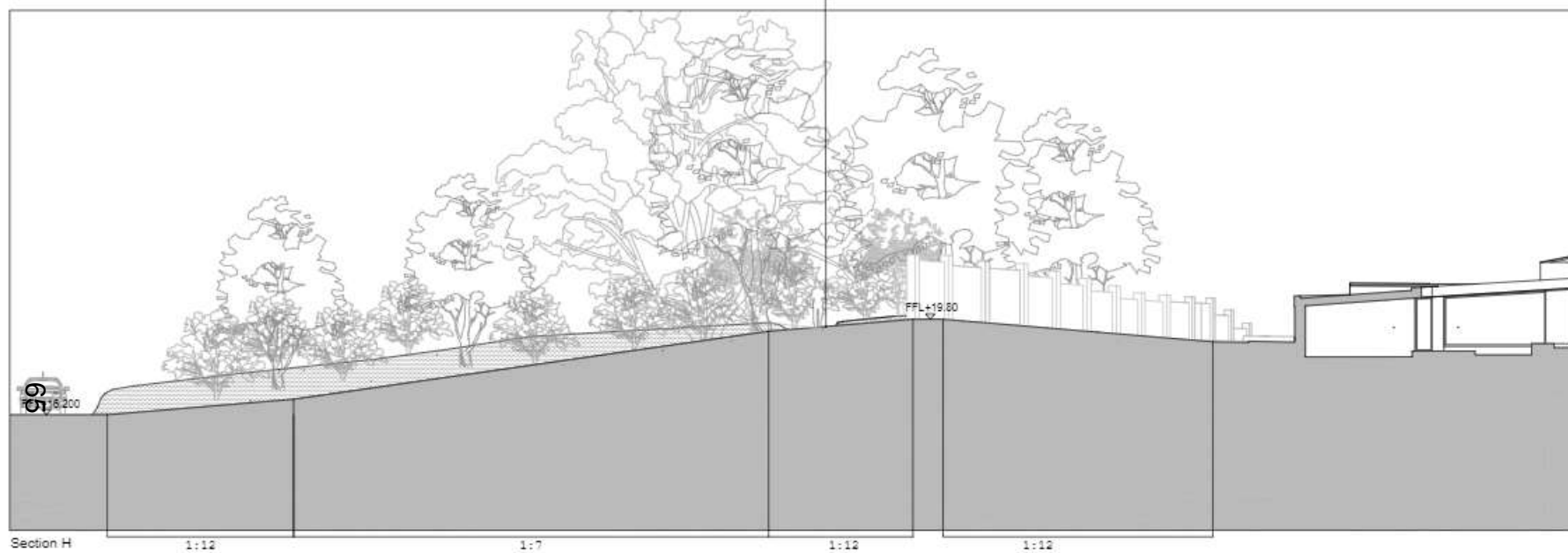




Application Site Boundary



HIGHWAYS DETAIL 1:500 SCALE



Section H

HIGHWAY PHOTOS MARKING ENTRY POINT TO ACCESS ROAD



1.



2.



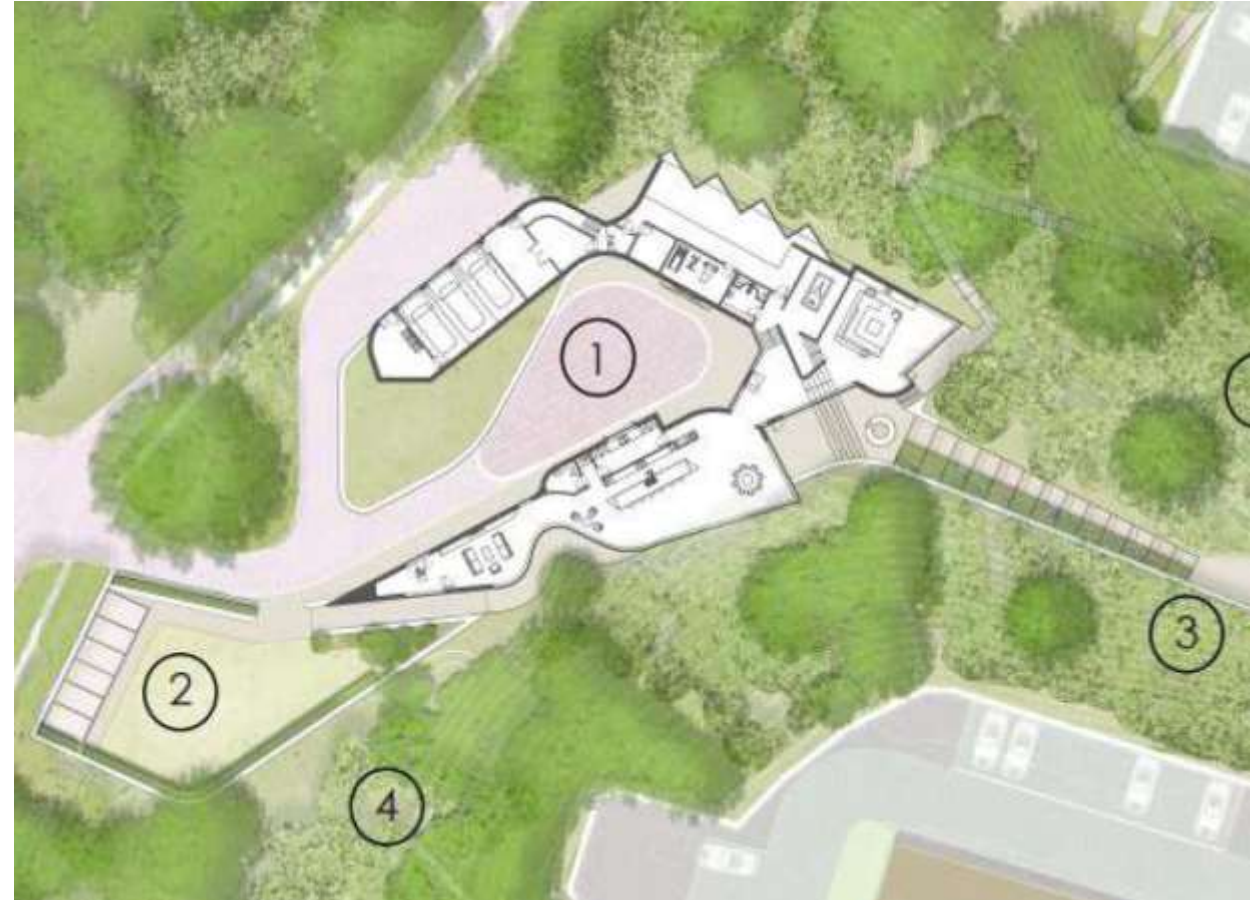
3.

1st Scheme that went to Design Review Panel



- Bulkier
- Bedrooms fronting traverse
- More dominant

2nd Scheme that went to Design Review Panel



- More akin to application
- Garage block has been removed
- Sits further forward by traverse



Entrance Court

PV Panels

Secluded Garden

Footpath Link to Offices

Species-Rich Grassland and specimen Trees

Look-Out Garden

Managed Woodland

Birdseye CGI over traverse



Birdseye CGI over peninsular



CGI from peninsular

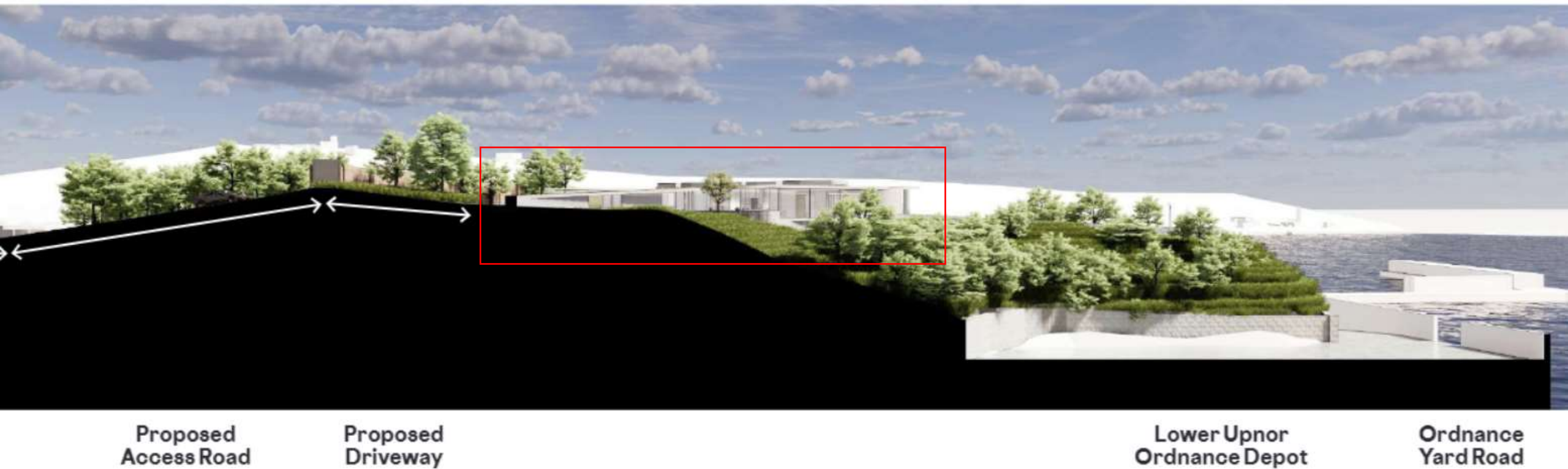


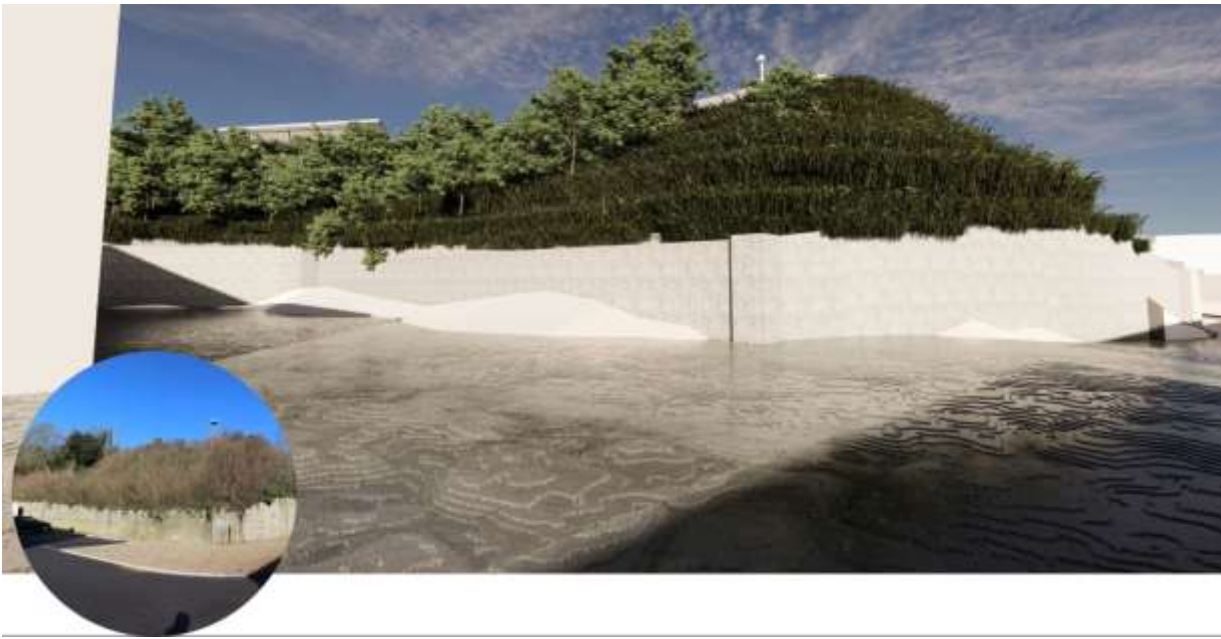
CGI from within the site showing the parking and sleeping quarters area



CGI showing the outside space facing toward traverse

72 Section of the traverse showing how house sits in relation to the lower depot and the main boundary wall







AVR – Accurate Visual Representations

St Marys Island public footpath – ‘Convicts Riot’

St Marys Island public footpath – near Preserved Blue Crane

Chatham Dockside – footpath by ‘Broadside’ MHS building





Upper Upnor end of footpath



Lower Upnor end of footpath



Bell Tower



77



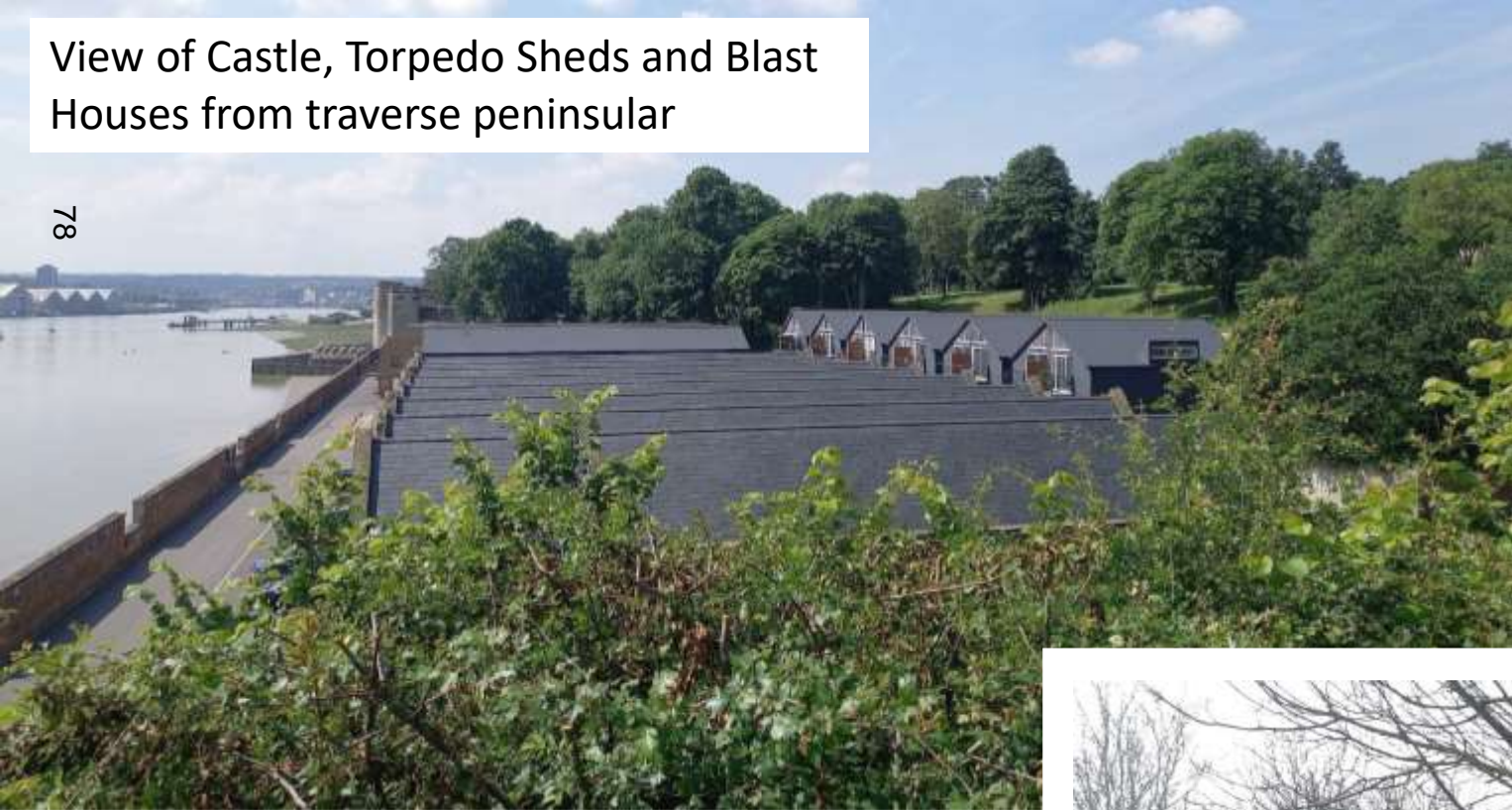
Main flat area between traverse and boundary wall

Orchard Plumbing building



View of Castle, Torpedo Sheds and Blast Houses from traverse peninsular

78



Main access from Upchat Road to be utilised



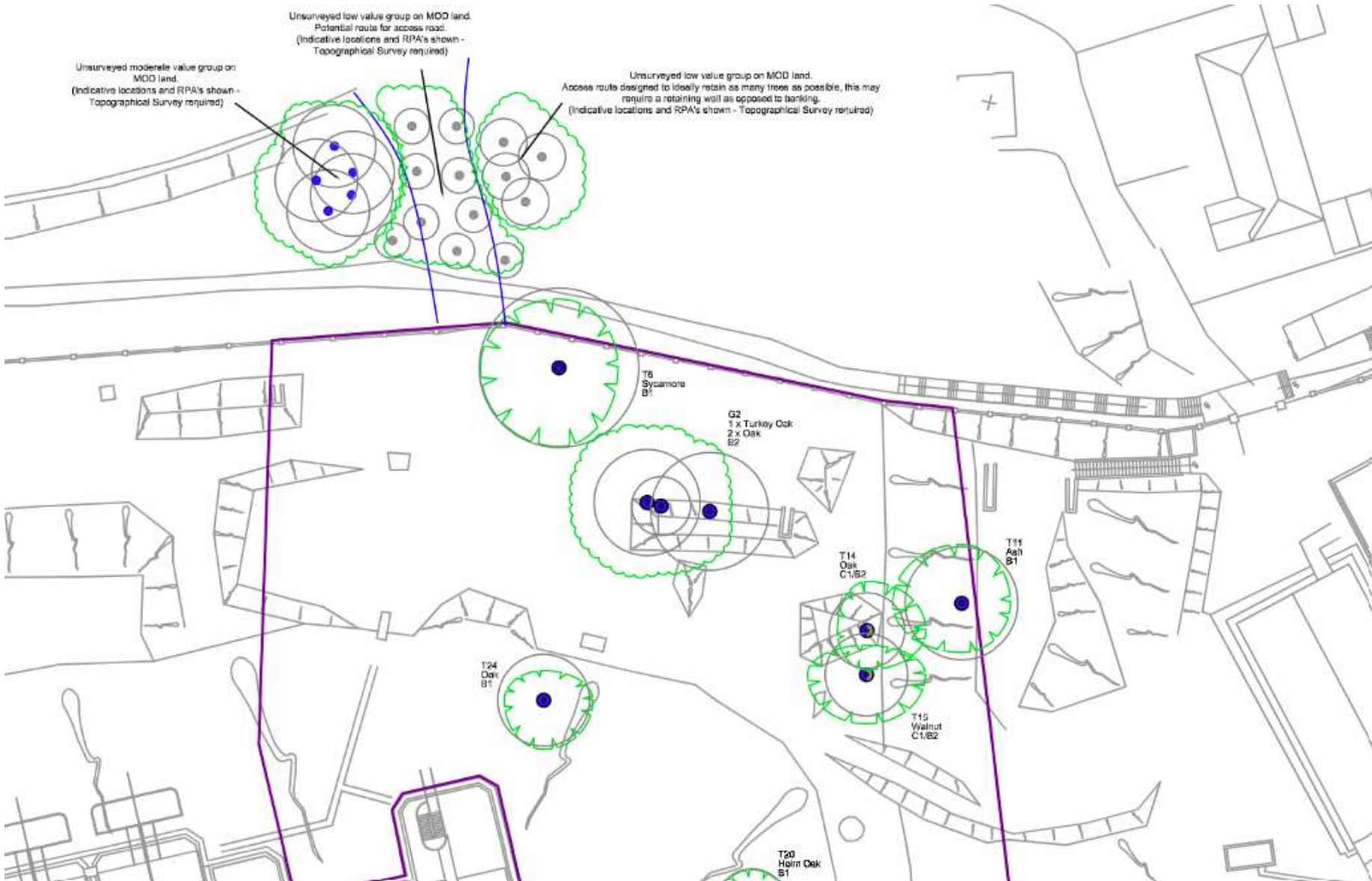
View of traverse
from car parking
area at rear of
Torpedo sheds



79

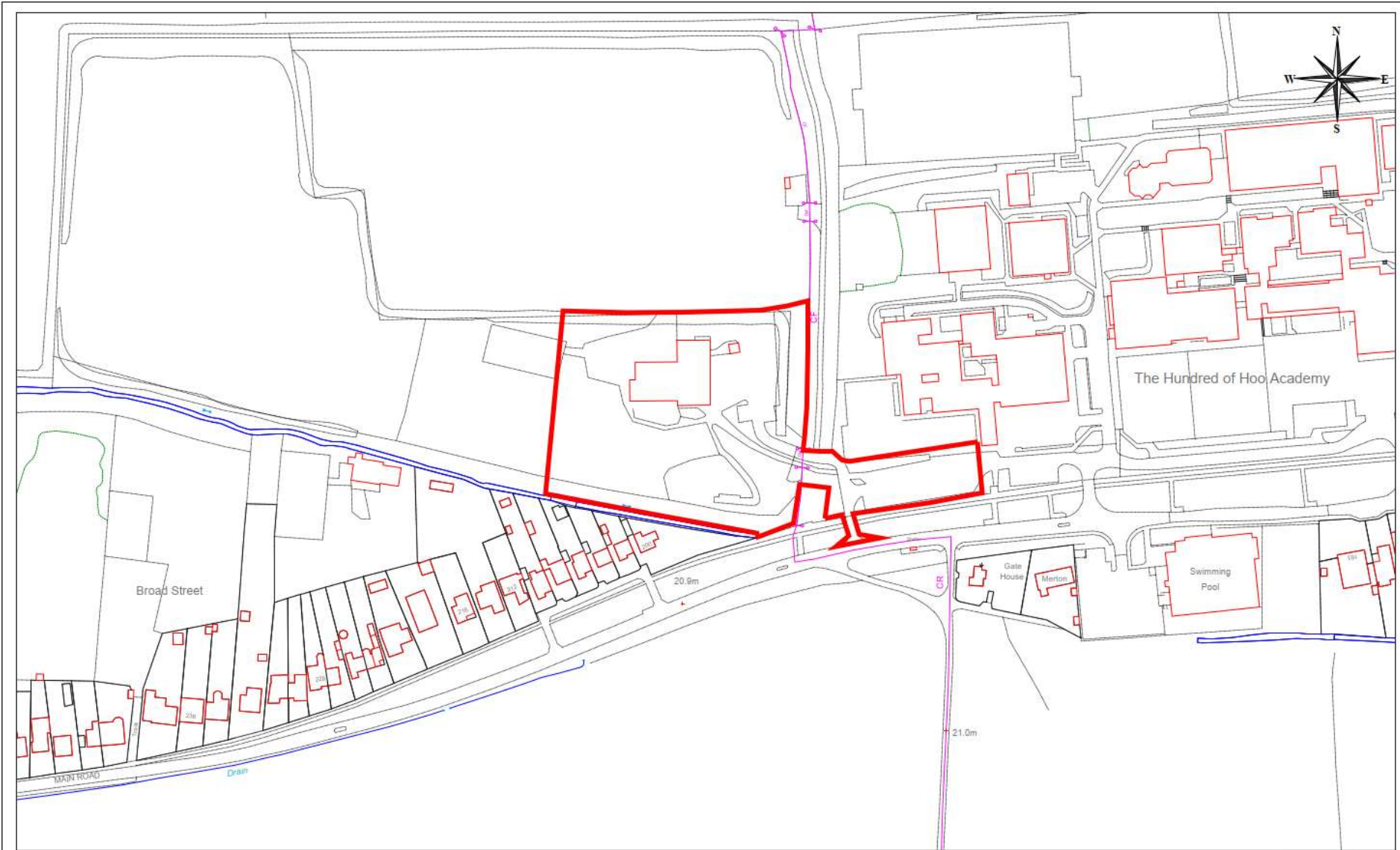


View from traverse edge showing density of growth on traverse

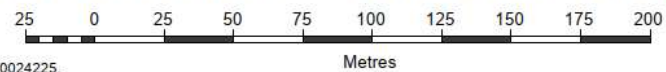


MC/22/0974

The Hundred Of Hoo Primary School, Main Road, Hoo St Werburgh,
Rochester



MC/22/0974 - The Hundred Of Hoo Primary School, Main Road, Hoo St Werburgh, Rochester, ME3 9HH



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Scale: 1:2500 02/09/22

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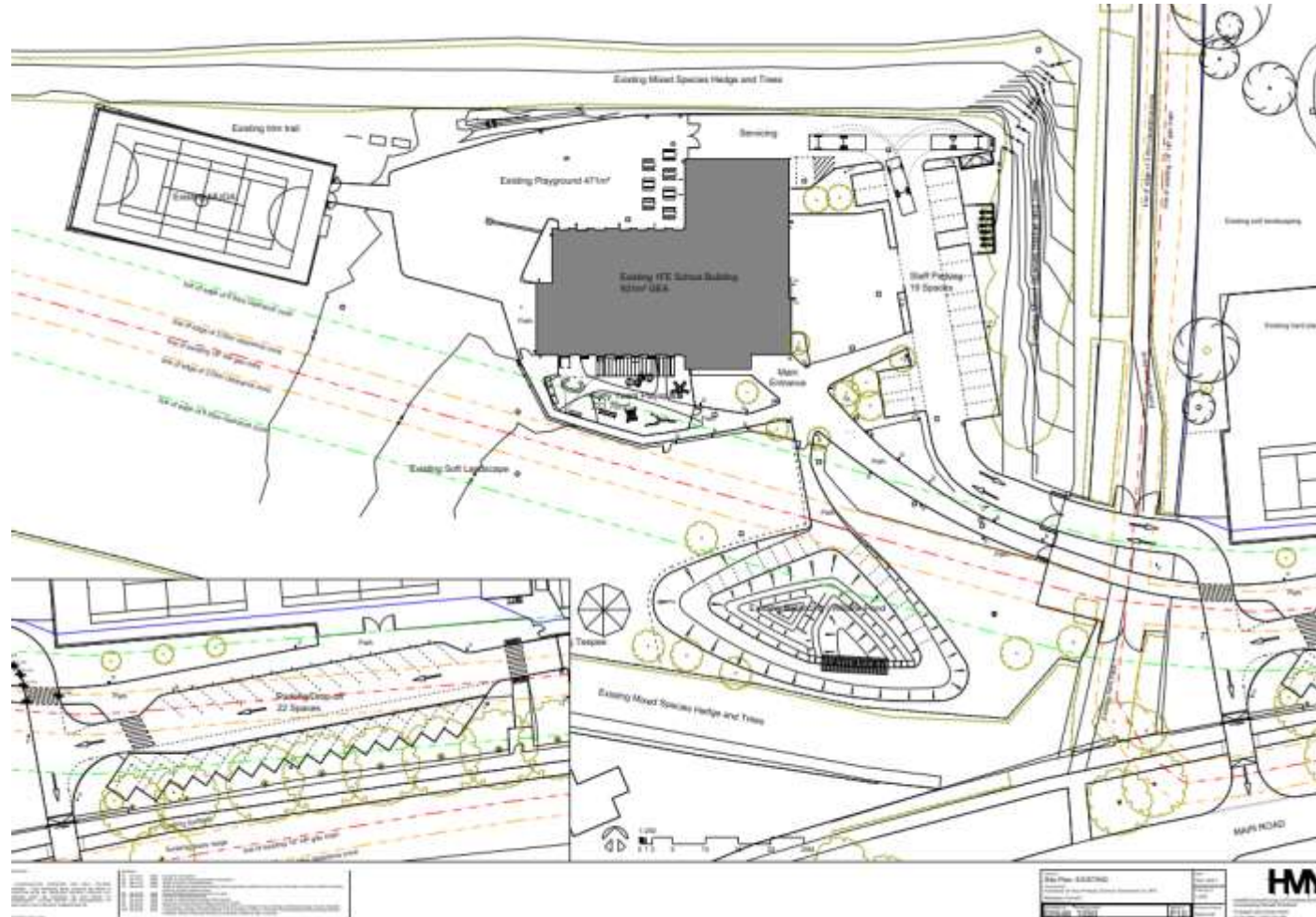
83



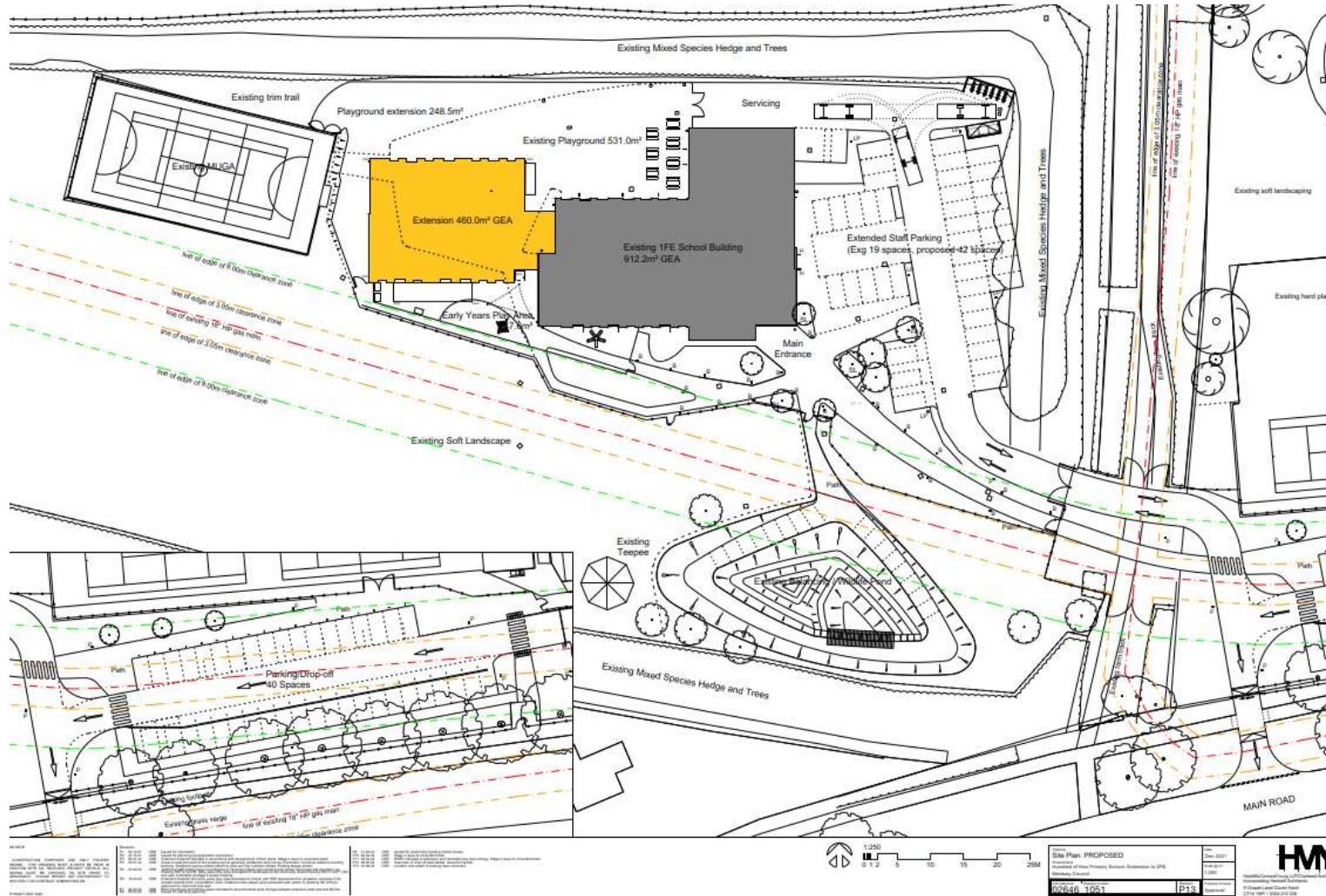
Ariel photo of the site

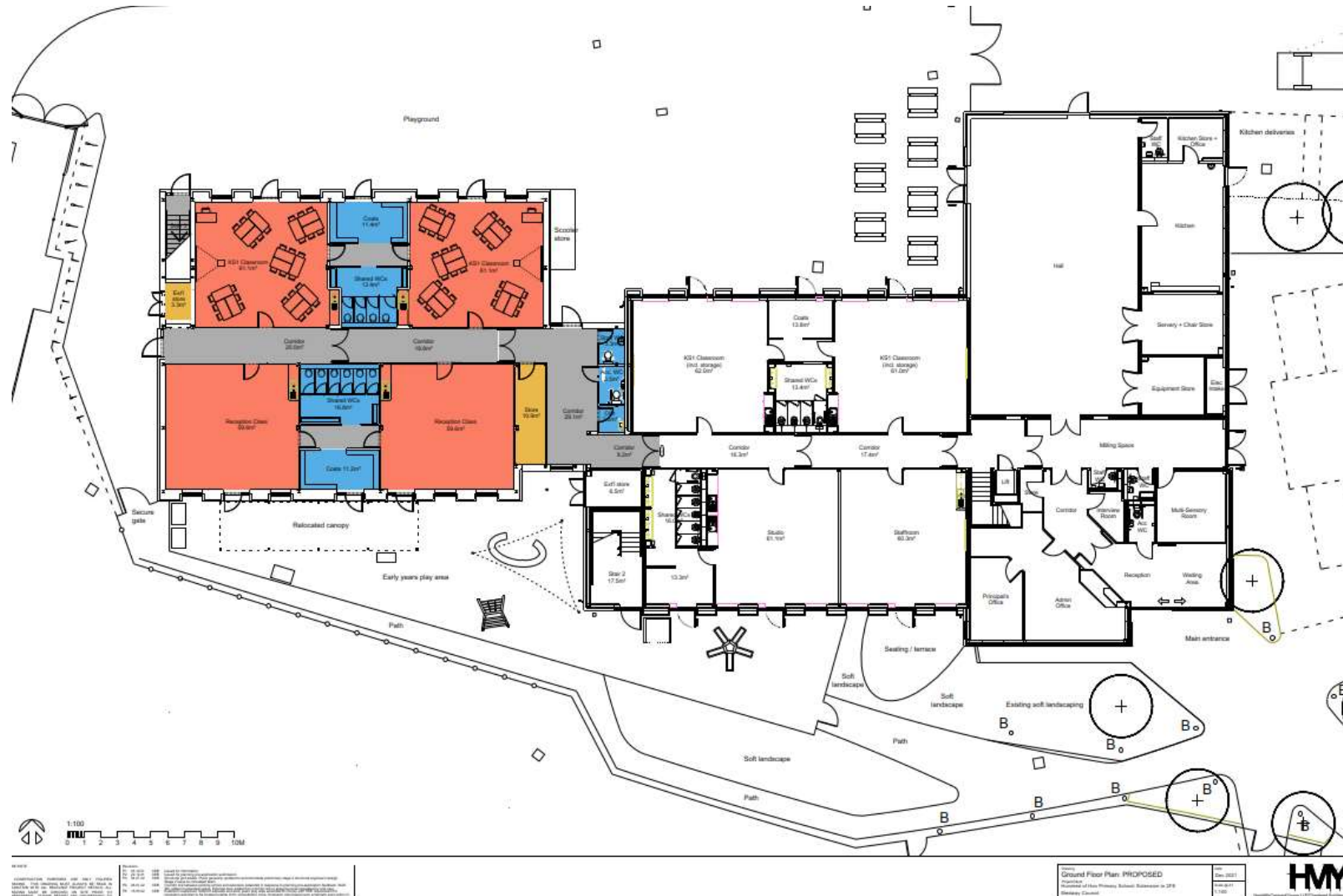


Existing site plan

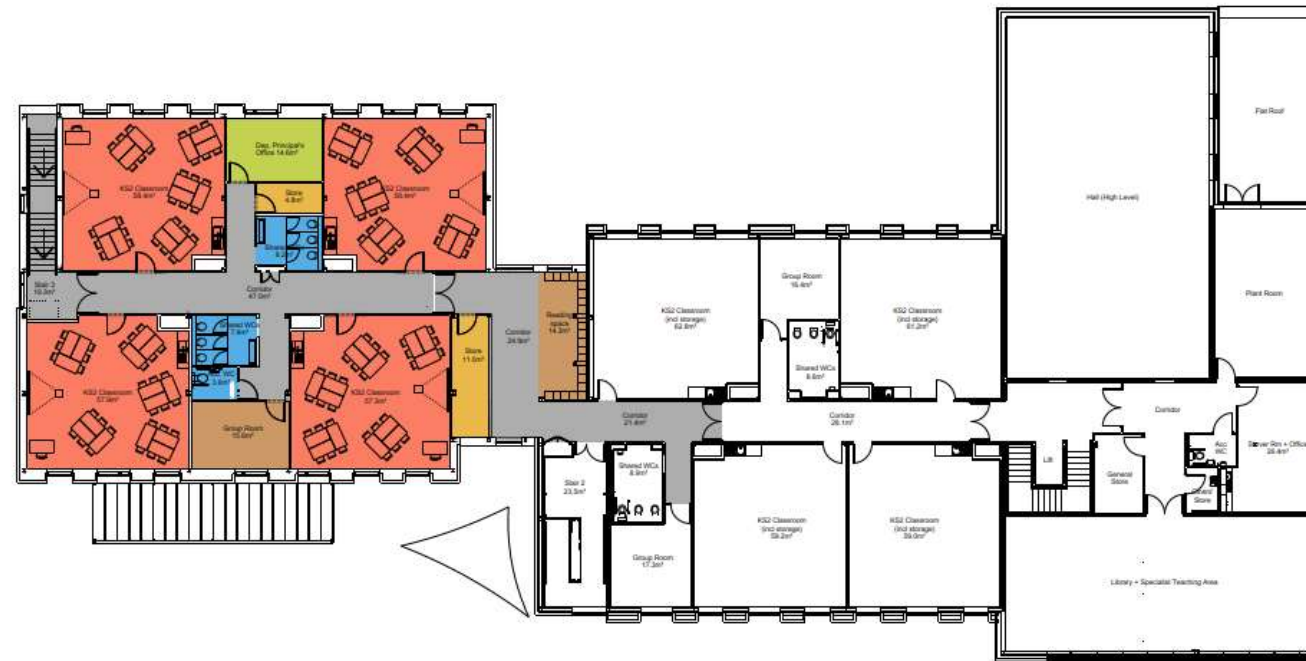


Proposed site plan





First Floor Plan - existing and proposed



Elevations - existing and proposed



NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING STANDARDS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING STANDARDS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING STANDARDS.

ELEVATION KEY

- 1. EXISTING SCHOOL BUILDING
- 2. PROPOSED EXTENSION
- 3. EXISTING SCHOOL BUILDING
- 4. PROPOSED EXTENSION
- 5. EXISTING SCHOOL BUILDING
- 6. PROPOSED EXTENSION

1:100
0 1 2 3 4 5 6 7 8 9 10

Project Information - Group 1	
Project Name	Project Name
Project Location	Project Location
Project Date	Project Date
Project Status	Project Status

HMY

HMY

Photos of the existing school



Photos of the current staff car park

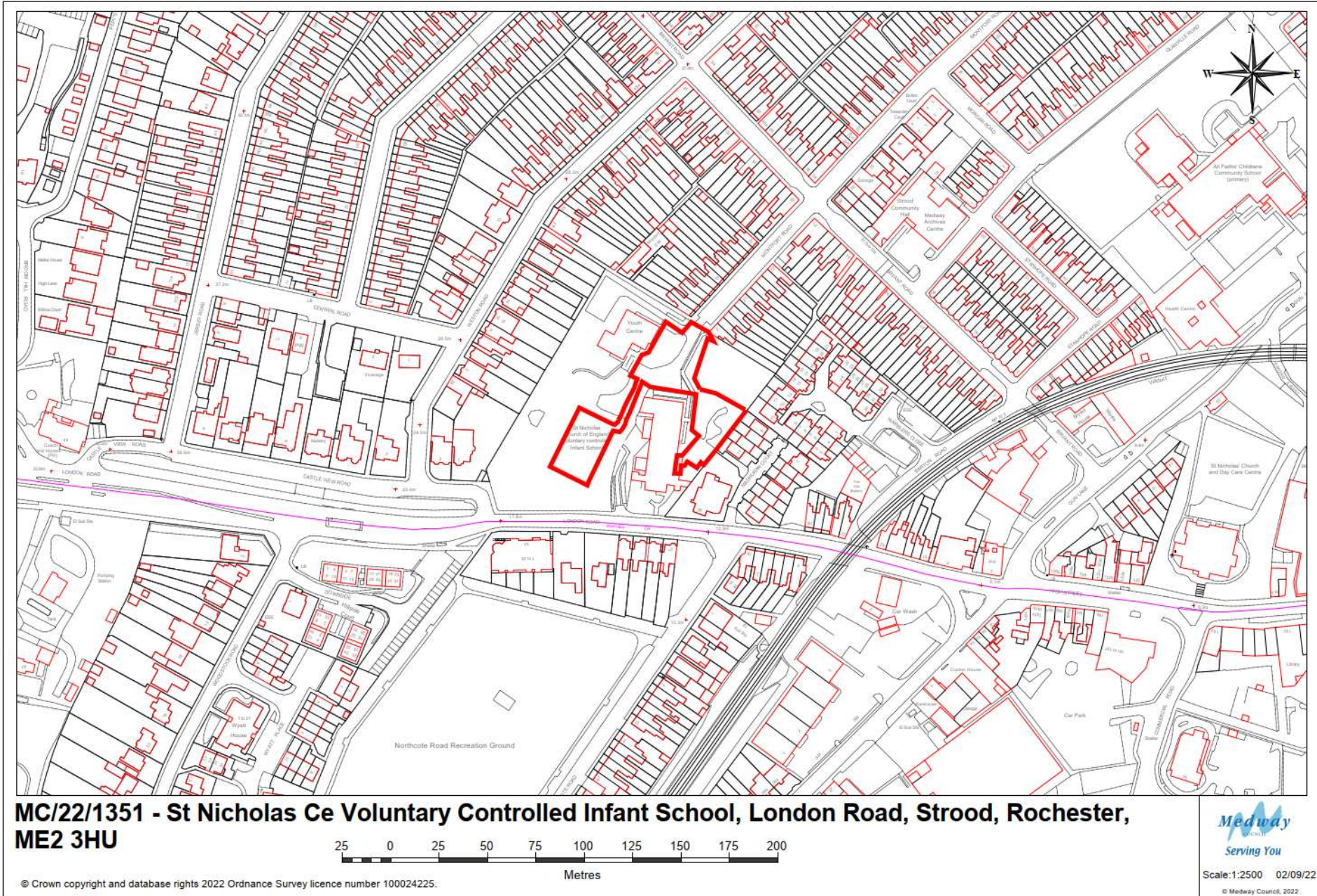


Looking towards playing field and site of extension



MC/22/1351

St Nicholas Ce Voluntary Controlled Infant School, London Road, Strood



Ariel Photograph

96



Location of School Building on Play area and relation to 38 London Road and properties in Madhuran Court



View from First floor Livingroom/Kitchen 11 Madhuran Court



Rear Garden of 11 Madhuran Court



View from Second floor Bedroom 11 Madhuran Court



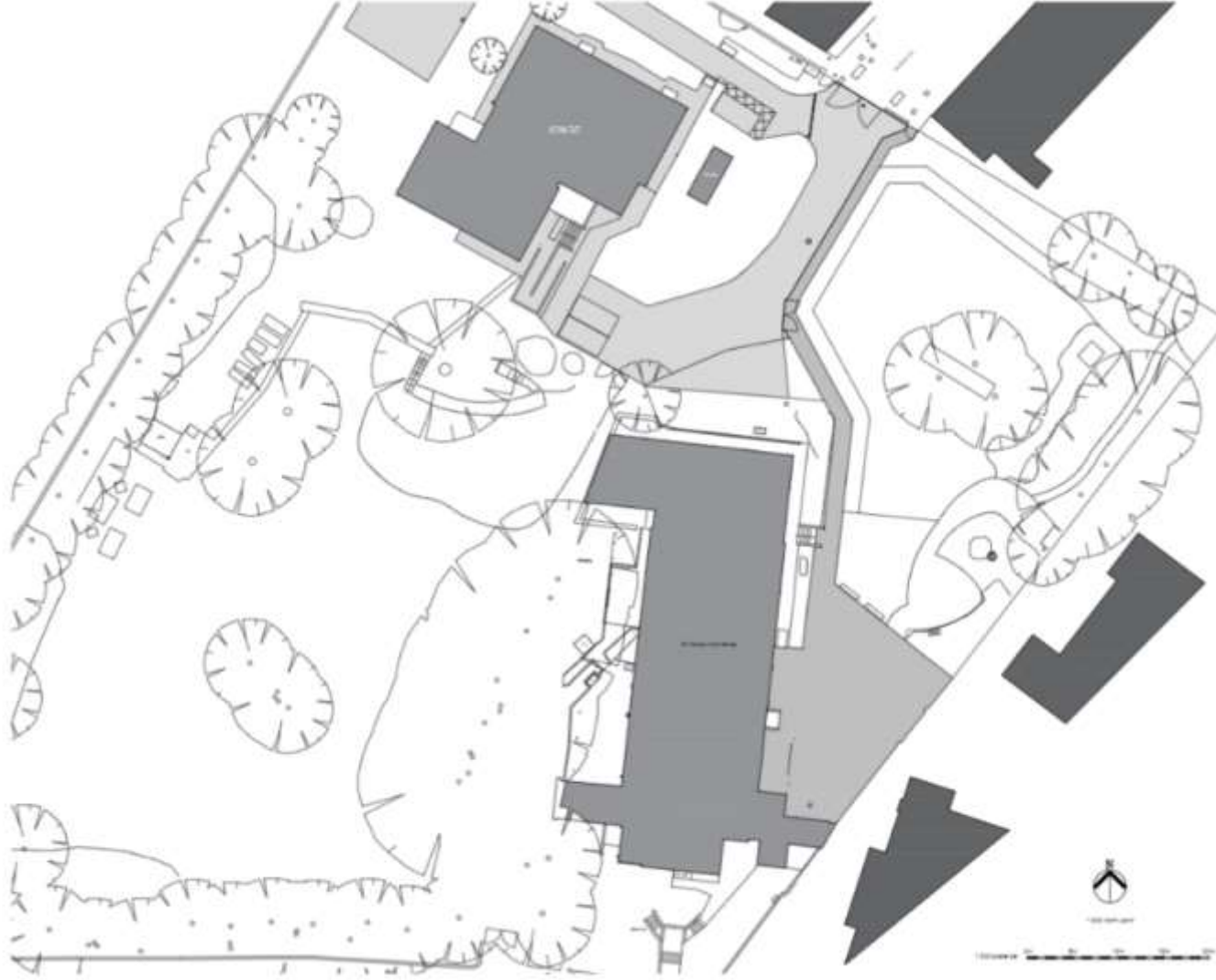
Location of MUGA facing the youth Centre and Tree 3 and Group G9



MUGA field Trees (G11) to be removed.

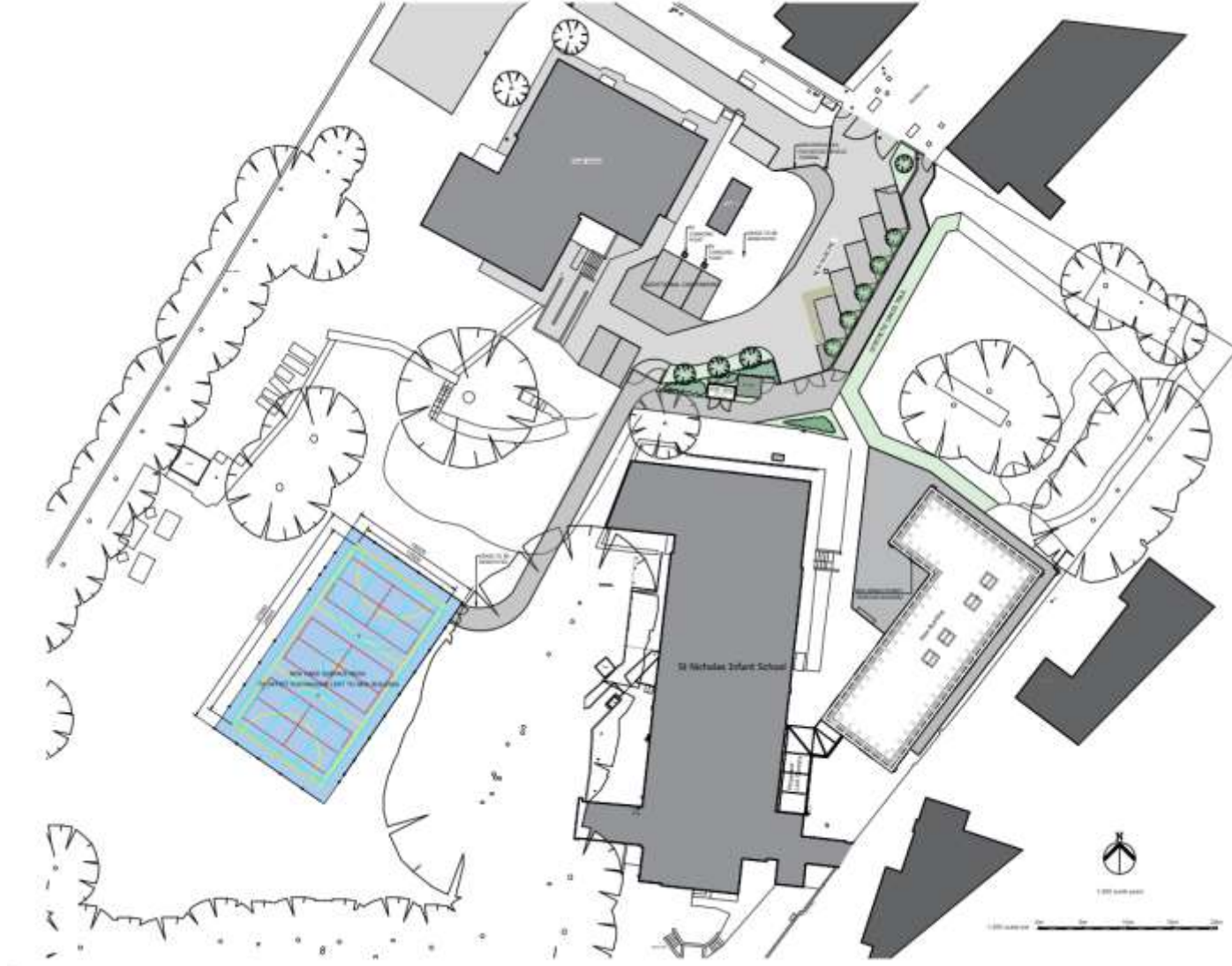


Existing Site Plan

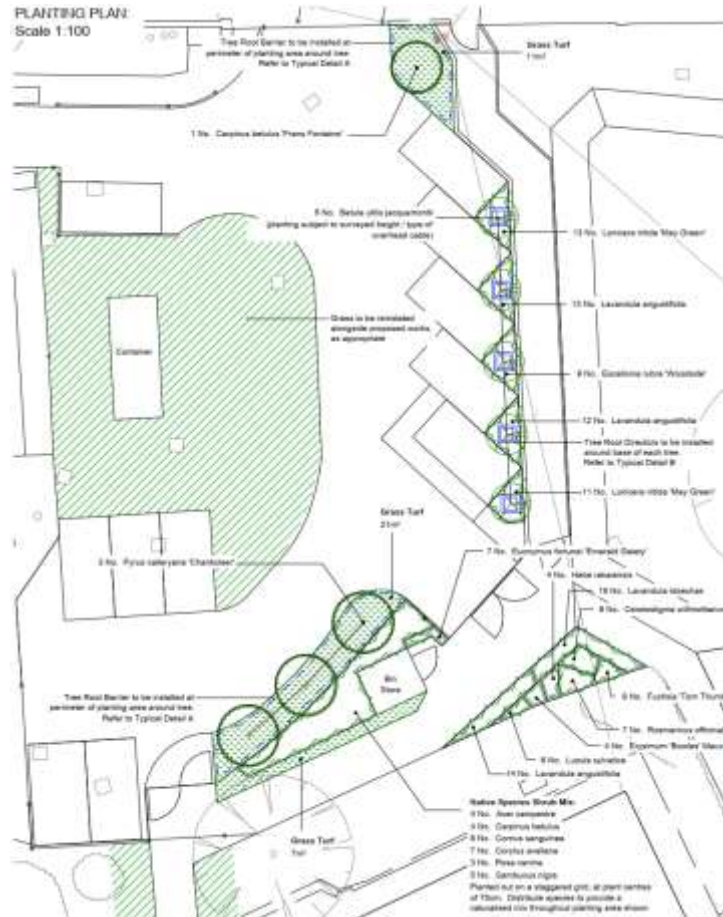


Proposed Site Plan

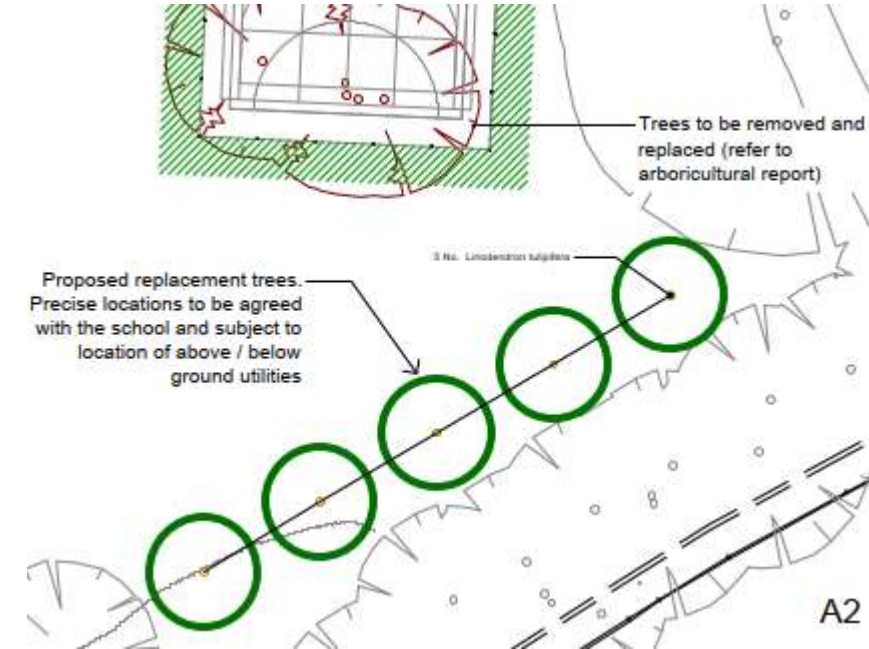
104



Replacement Tree Planting

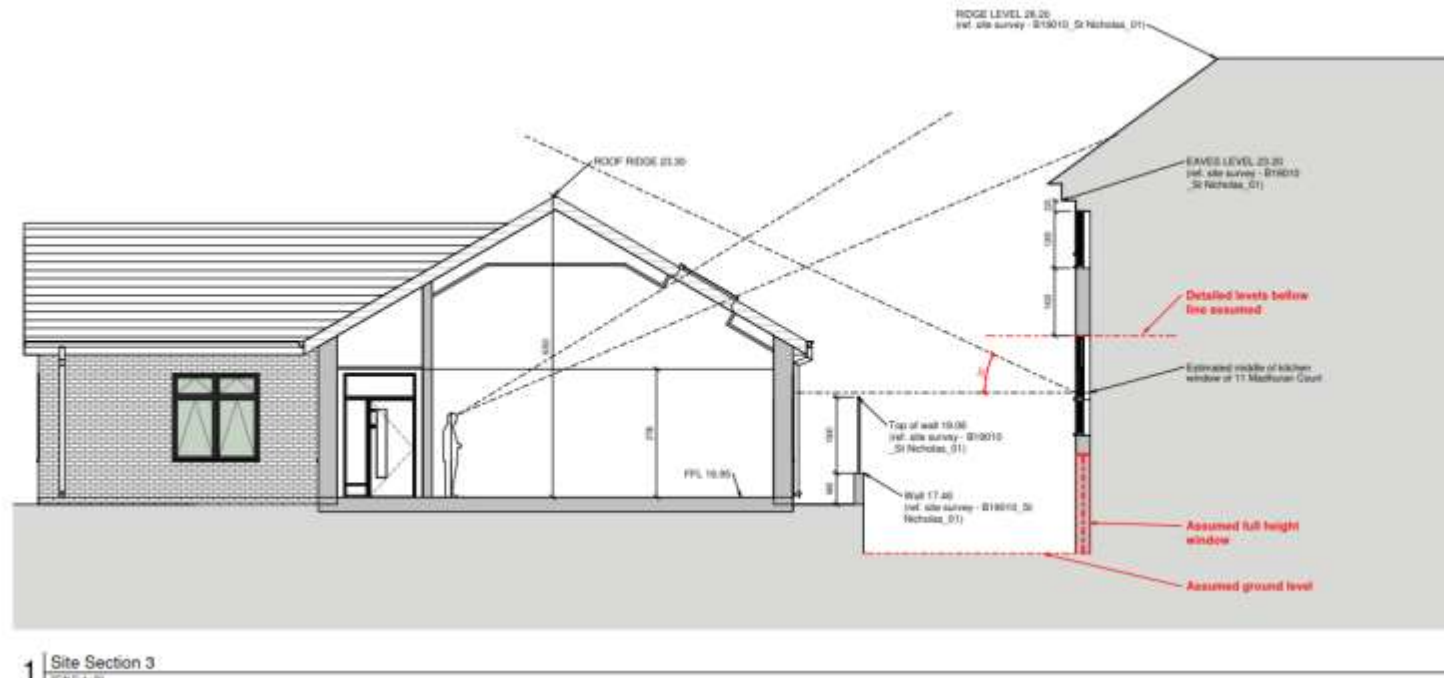


Replacement trees to south of MUGA



Tree planting around entrance and new parking bays

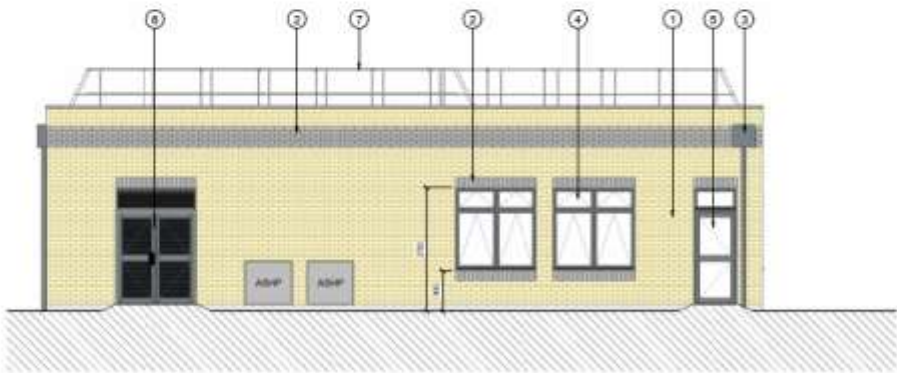
Originally proposed Pitch Roof



Proposed Elevations



1 Planning - Proposed East Elevation
SCALE: 1:50



2 Planning - Proposed North Elevation
SCALE: 1:50

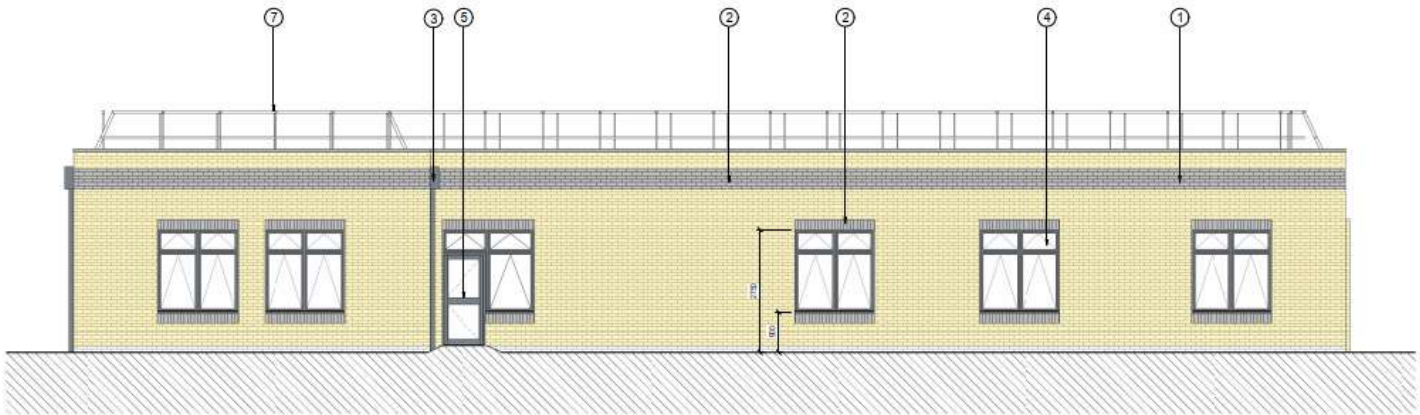
- EXTERNAL MATERIALS
- 1. Brickwork - Colour Yellow cream to match existing
 - 2. Brickwork - Colour Dark grey
 - 3. Anti-Climb powder coated aluminum Rainwater downpipe and gutters-Colour: Iron grey RAL 7011
 - 4. Aluminum PPC Window frames-Colour: Iron grey RAL 7011
 - 5. Aluminum PPC glazed doors-Colour: Iron grey RAL 7011
 - 6. Aluminum PPC framed double doors - Colour Iron grey RAL 7011
 - 7. Inclined Aluminum Handrail

Proposed Elevations

108



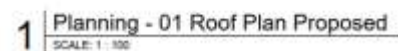
1 Planning - Proposed South Elevation
SCALE: 1 : 50



2 Planning - Proposed West Elevation
SCALE: 1 : 50

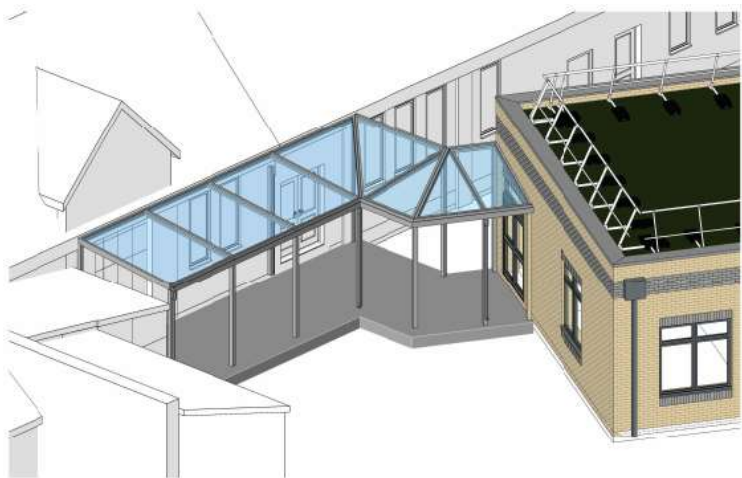
- EXTERNAL MATERIALS
- 1. Brickwork - Colour: Yellow/ cream to match existing
 - 2. Brickwork - Colour: Dark grey
 - 3. Anti-Climb powder coated aluminium Rainwater downpipe and gutters-Colour: Iron grey RAL 7
 - 4. Aluminium PPC Window frames-Colour: Iron grey RAL 7011
 - 5. Aluminium PPC glazed doors-colour: Iron grey RAL 7011
 - 6. Aluminium PPC louvre double doors - Colour: Iron grey RAL 7011
 - 7. Inclined Aluminium Handrail

109

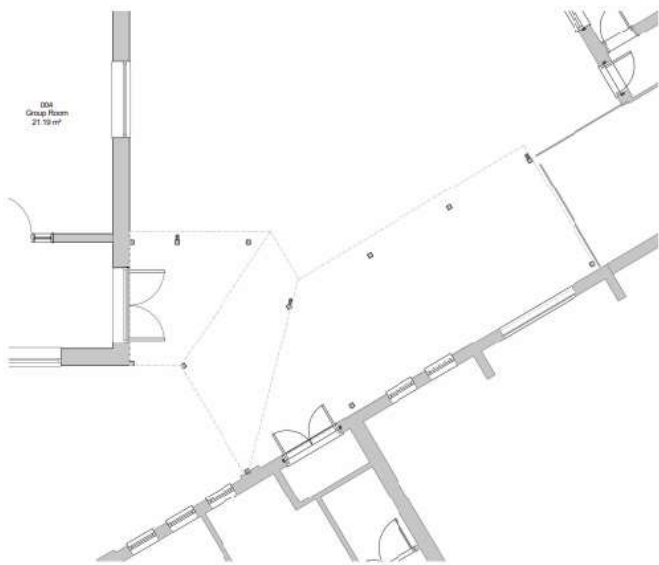


Proposed Canopy Link

110



1 | Planning - 3D Canopy Arrangement
SCALE: NTS



2 | Planning - 00 Ground Floor - Canopy Proposed
SCALE: 1:30

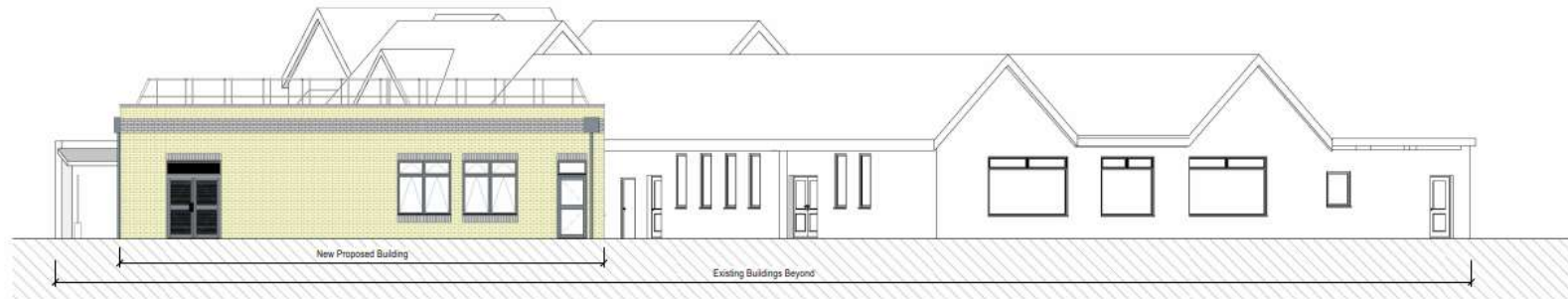


3 | Planning - 01 Roof Plan - Canopy Proposed
SCALE: 1:30

Proposed Sections



1 | Planning - Proposed Site Section 01
SCALE: 1 : 100

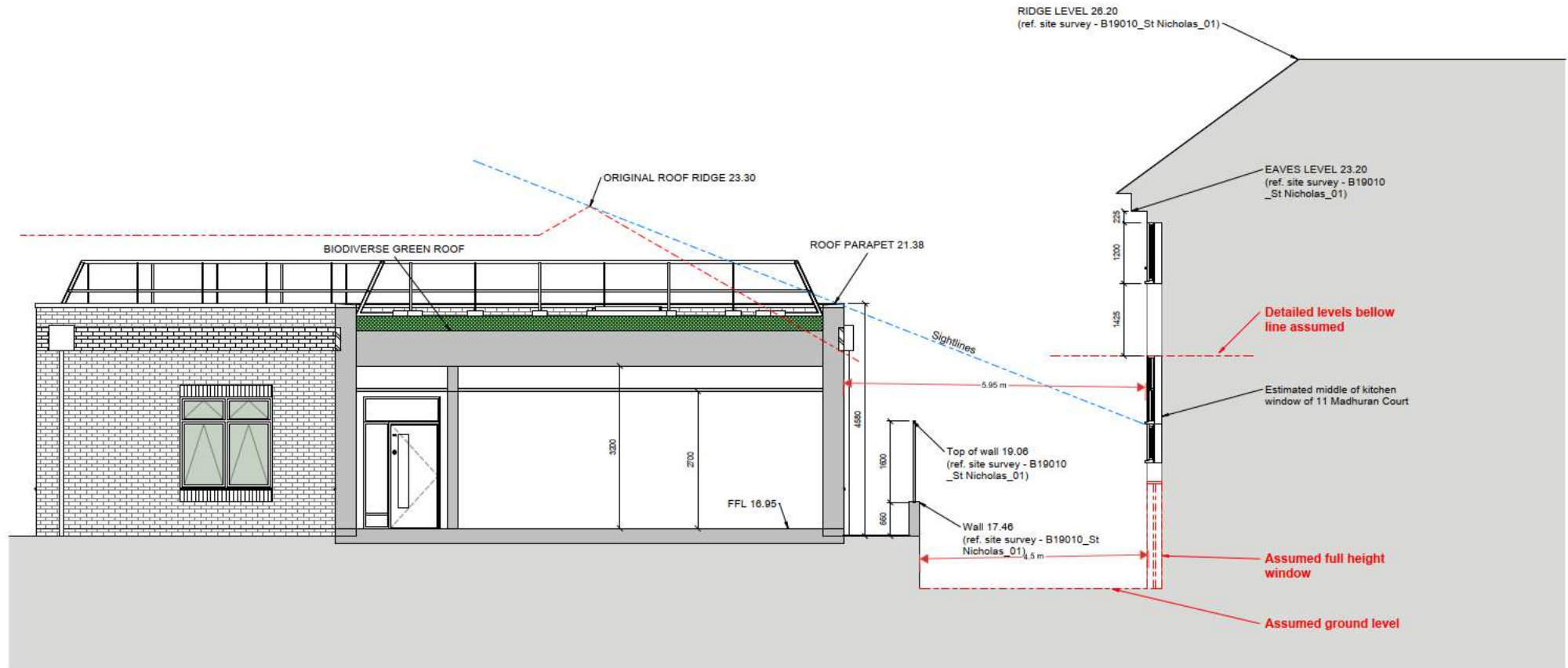


2 | Planning - Proposed Site Section 02
SCALE: 1 : 100

Section and relationship to 11 Madhuran Close

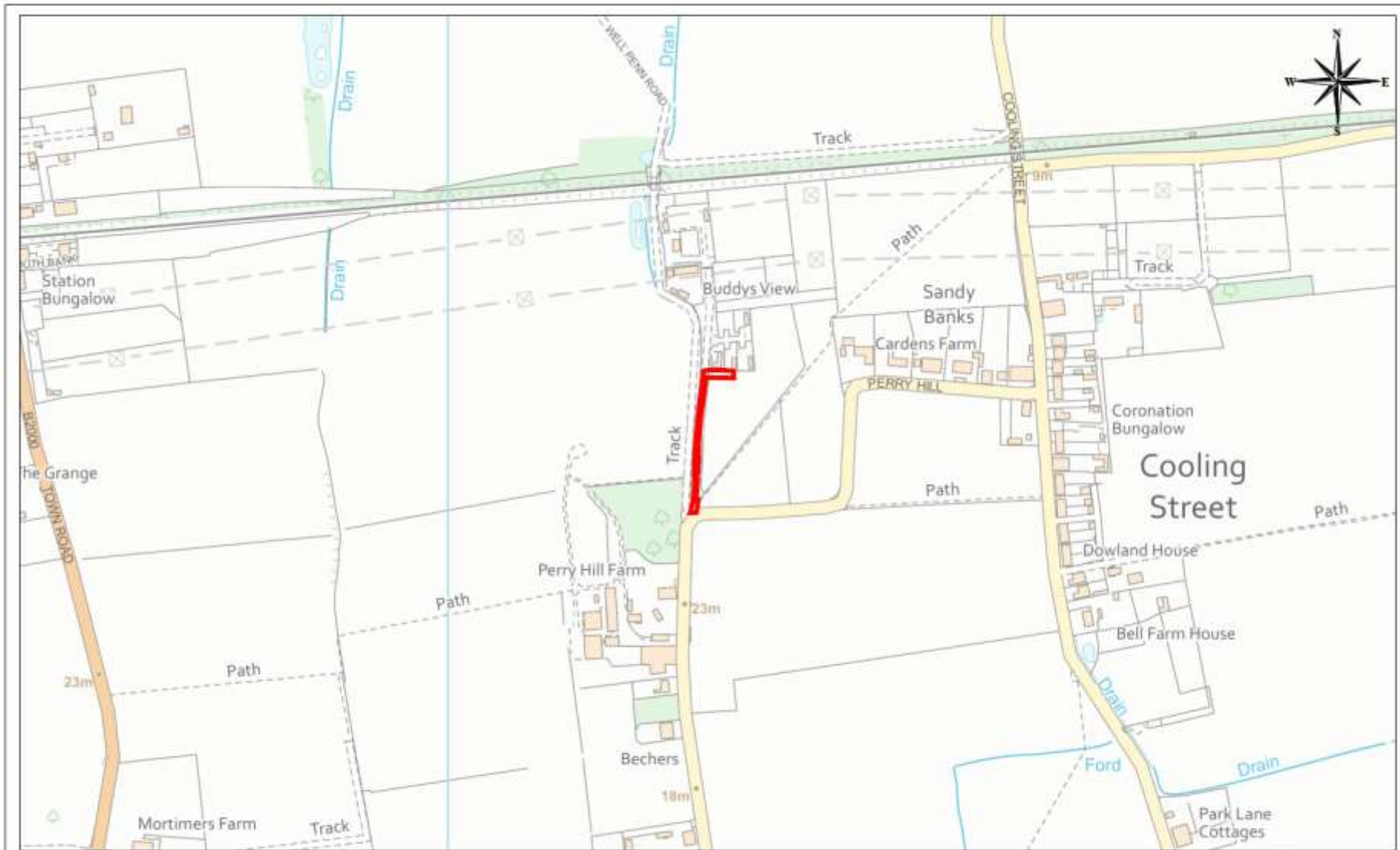
The design of the Biodiverse flat roof is based on:

- 2.7m clear height classroom, based on BB103 guidance.
- 450mm service zone above ceiling
- 700mm roof construction (400mm structure + 250mm insulation + 50mm ballast) to support green roof
- 280mm biodiverse green roof (substrate + system)
- 250mm roof upstand



MC/22/1771

Land To South Of Existing Stables At Buddy's View, Perry Hill, Cliffe,
Rochester



**MC/22/1771 - Land To South Of Existing Stables At Buddy's View, Perry Hill, Cliffe, Rochester,
ME3 7TX**

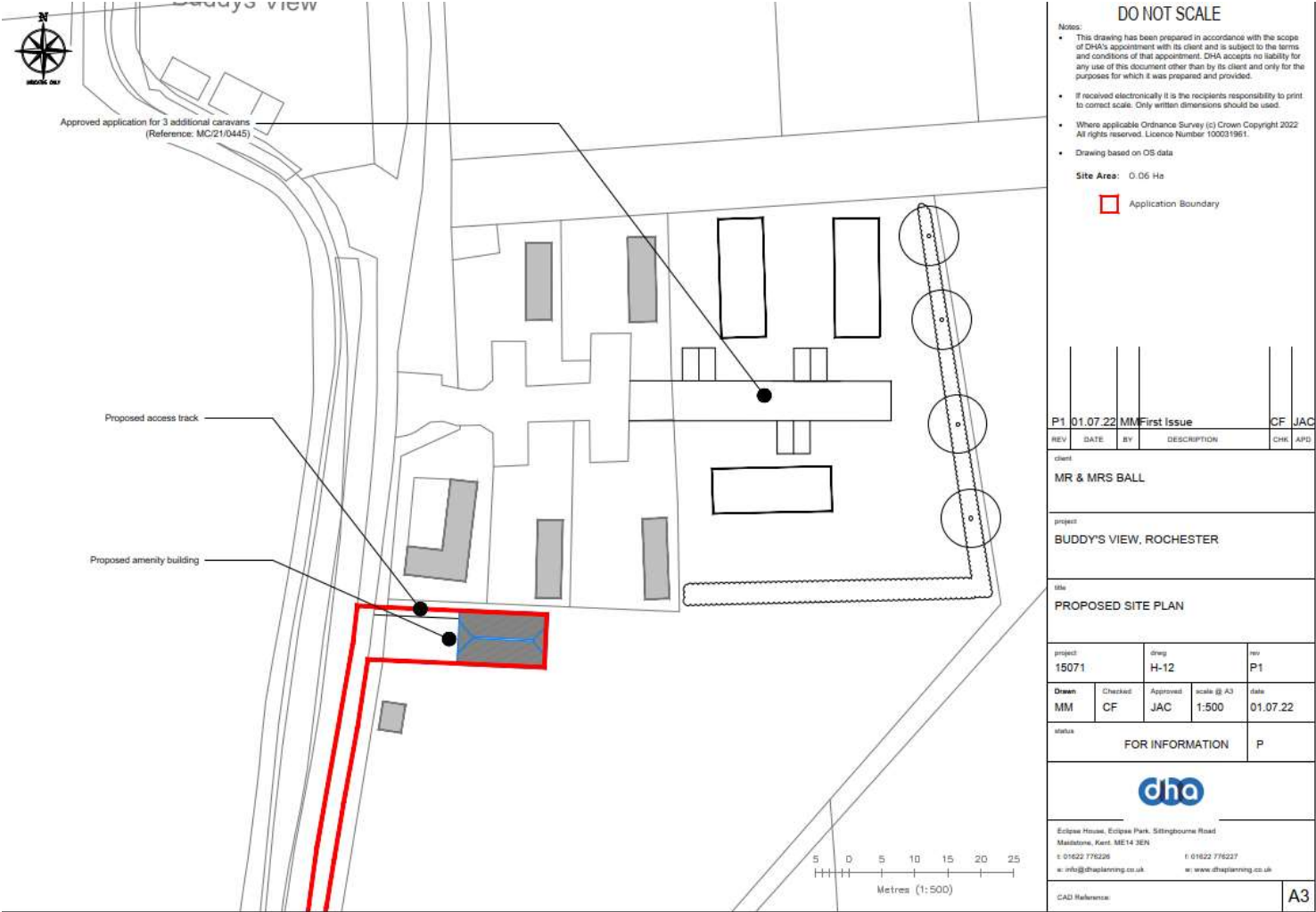
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Medway
Serving You

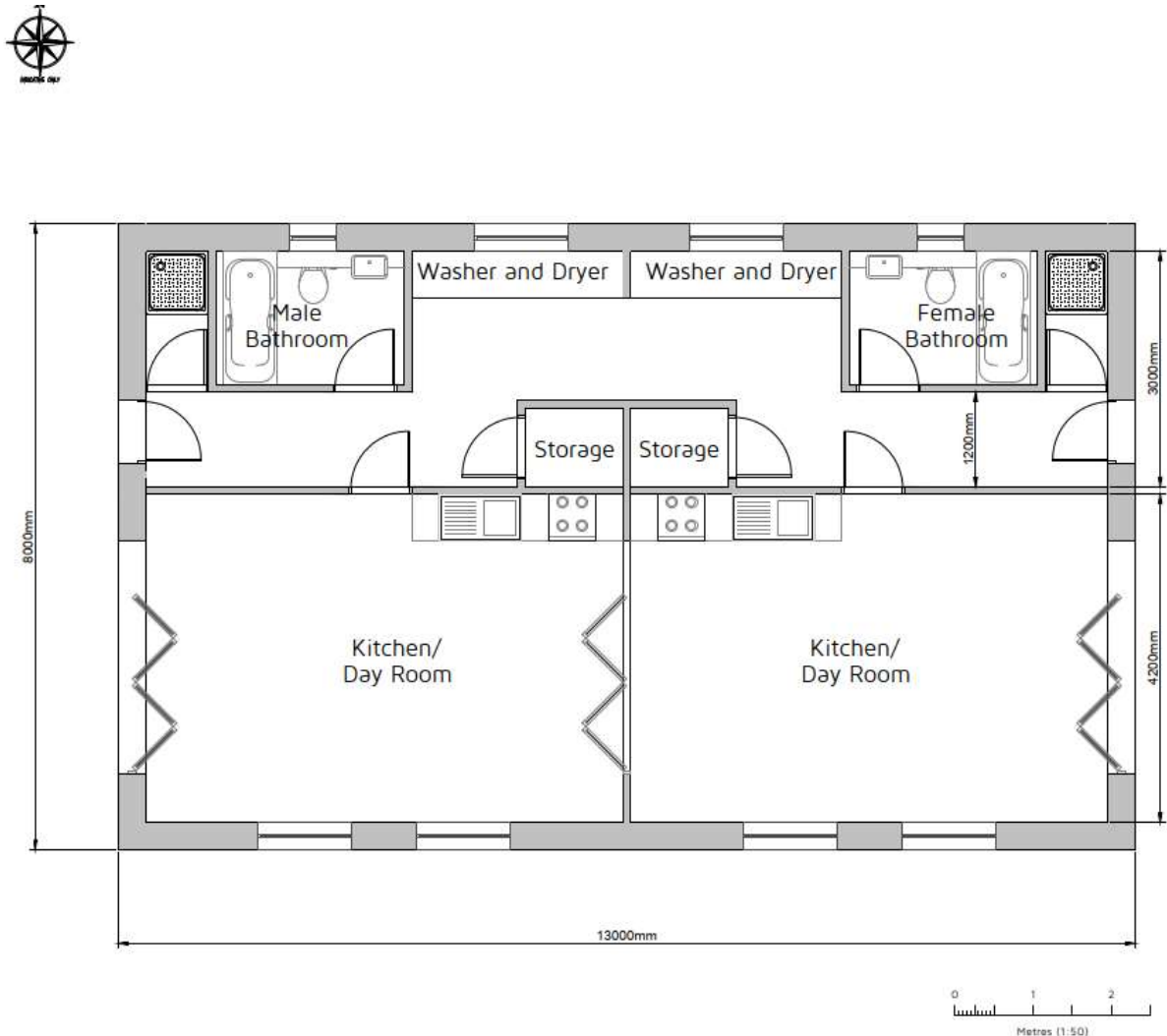
Scale: 1:5000 02/09/22

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Site Plan



Floor Plan



Notes:

- This drawing has been prepared in accordance with the scope of CHA's appointment with its client and is subject to the terms and conditions of that appointment. CHA accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
- Where applicable Ordnance Survey (c) Crown Copyright 2022 All rights reserved. Licence Number 100031961.

REV	DATE	BY	DESCRIPTION	CHK	APD
P1	23.06.22	MM	First Issue	CF	JAC

client:

MR & MRS BALL

project:

BUDDY'S VIEW, ROCHESTER

title:

PROPOSED FLOOR PLAN

project	draw	rev
15071	H-13	P1

Drawn	Checked	Approved	scale (to A3)	date
MM	CF	JAC	1:50	23.06.22

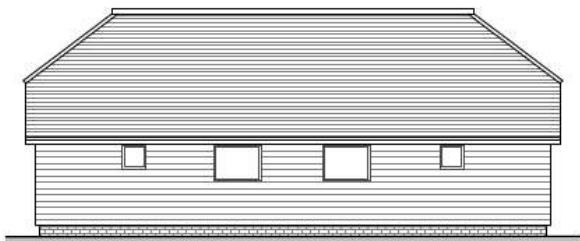
status:

FOR INFORMATION P

Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent, ME14 5EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

CHA's drawings

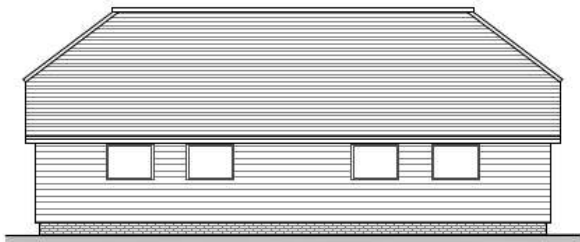
Elevations



1. Proposed Side Elevation
1:100 @ A3



2. Proposed Front Elevation
1:100 @ A3



3. Proposed Side Elevation
1:100 @ A3



4. Proposed Rear Elevation
1:100 @ A3

DO NOT SCALE

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Key Plan

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BY

DESCRIPTION

CHK

APP

P1

01.07.22

MM

First Issue

CF

JAC

client

MR & MRS BALL

project

BUDDY'S VIEW, ROCHESTER

title

PROPOSED ELEVATIONS

project

15071

draw

H-14

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Drawn

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date

01.07.22

status

FOR INFORMATION

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Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent, ME14 3EN

i: 01622 776226
e: info@dhaplanning.co.uk

f: 01622 776227
w: www.dhaplanning.co.uk

CAD Reference:

A3

117



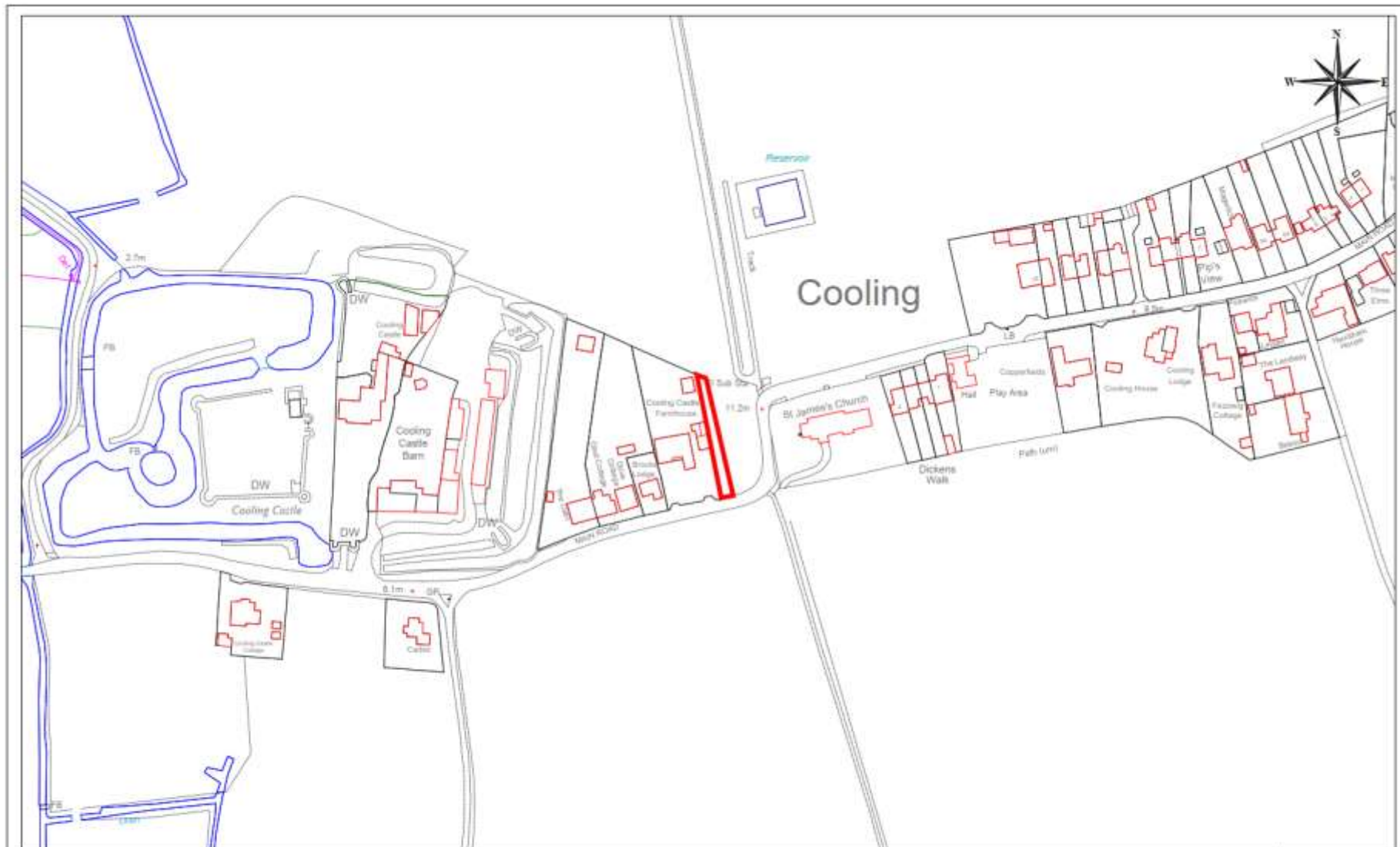
Looking down access track (arrow to show siting)

Site of Amenity Building



MC/22/1780

Abel Barn, Main Road, Cooling, Rochester



MC/22/1780 - Abel Barn, Main Road, Cooling, Rochester, ME3 8DG



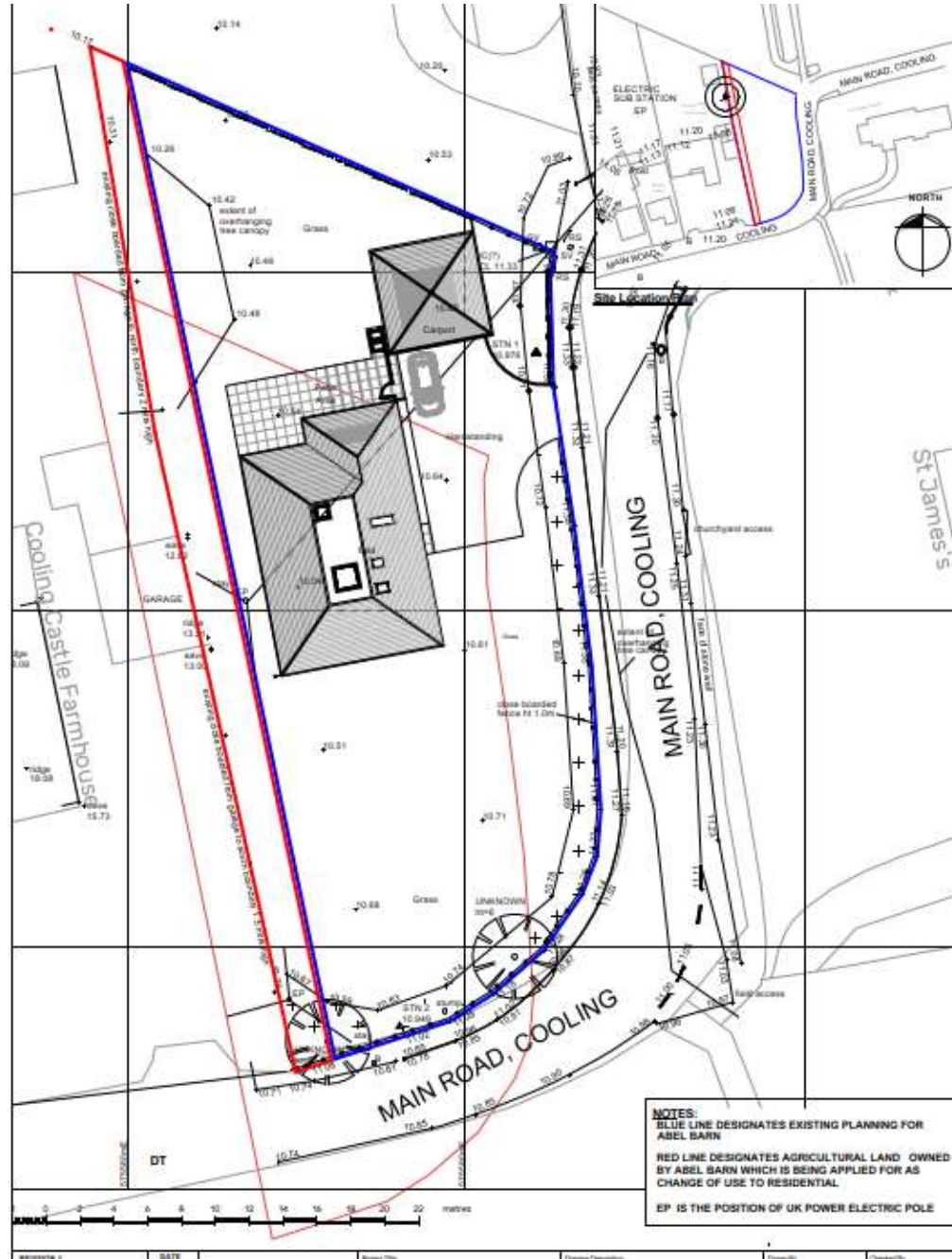
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Medway
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Scale: 1:2500 02/09/22

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Site Layout



Site located in yellow. Note house not shown on this ariel view



Photo of front of site, yellow arrow indicates new fence



Rear of site, yellow arrow indicates site.



New access gate to rear for access



MC/22/1134

Buckhole Farm Cottage, Buck Hole Farm, Buck Hole Farm Road, High
Halstow

Application has been withdrawn by applicant

MC/22/1585

190 Frindsbury Hill, Wainscott, Rochester



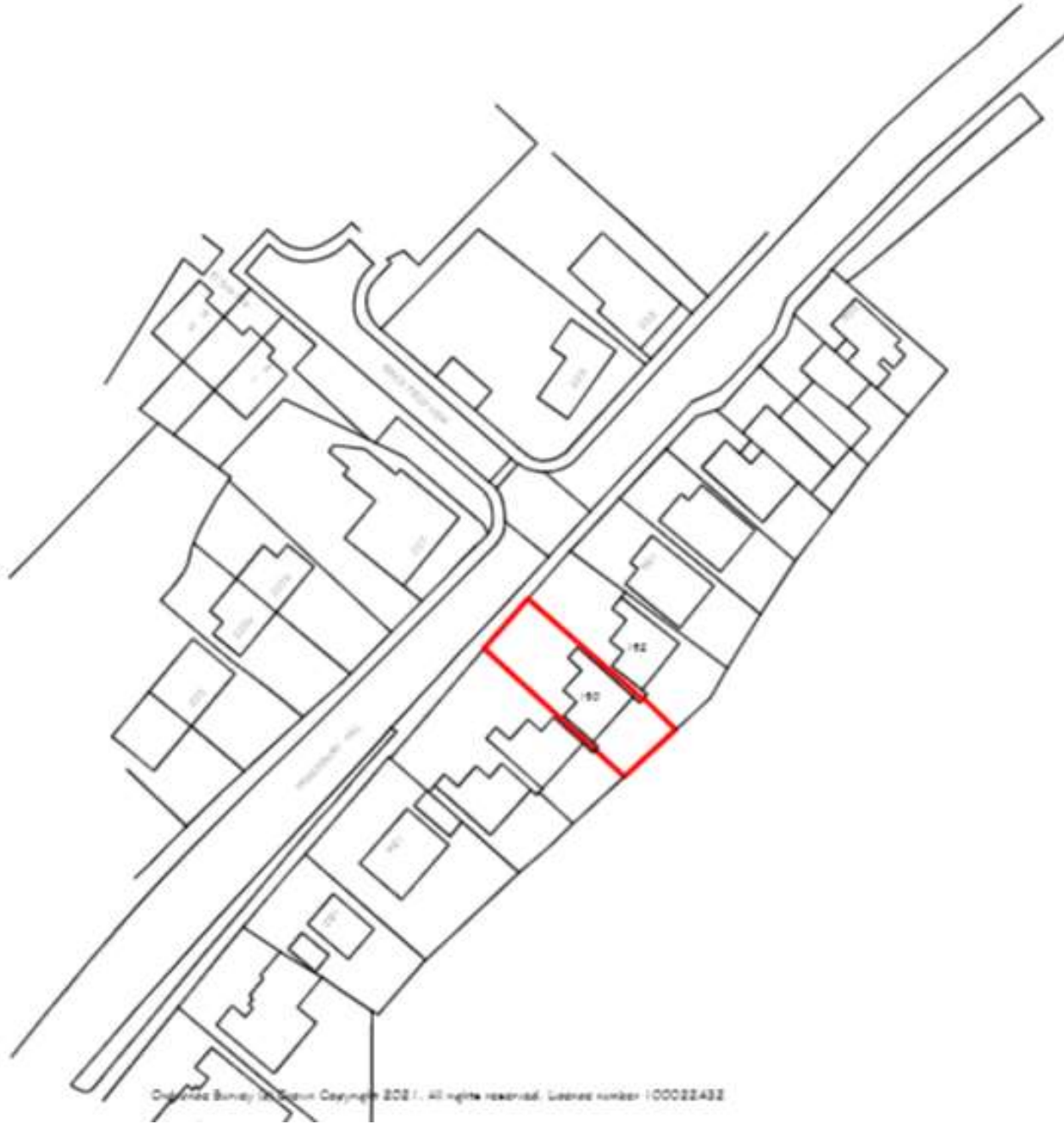
MC/22/1585 190 FRINDSBURY HILL ROCHESTER ME2
4JR



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Scale: 1:2500 05/09/22
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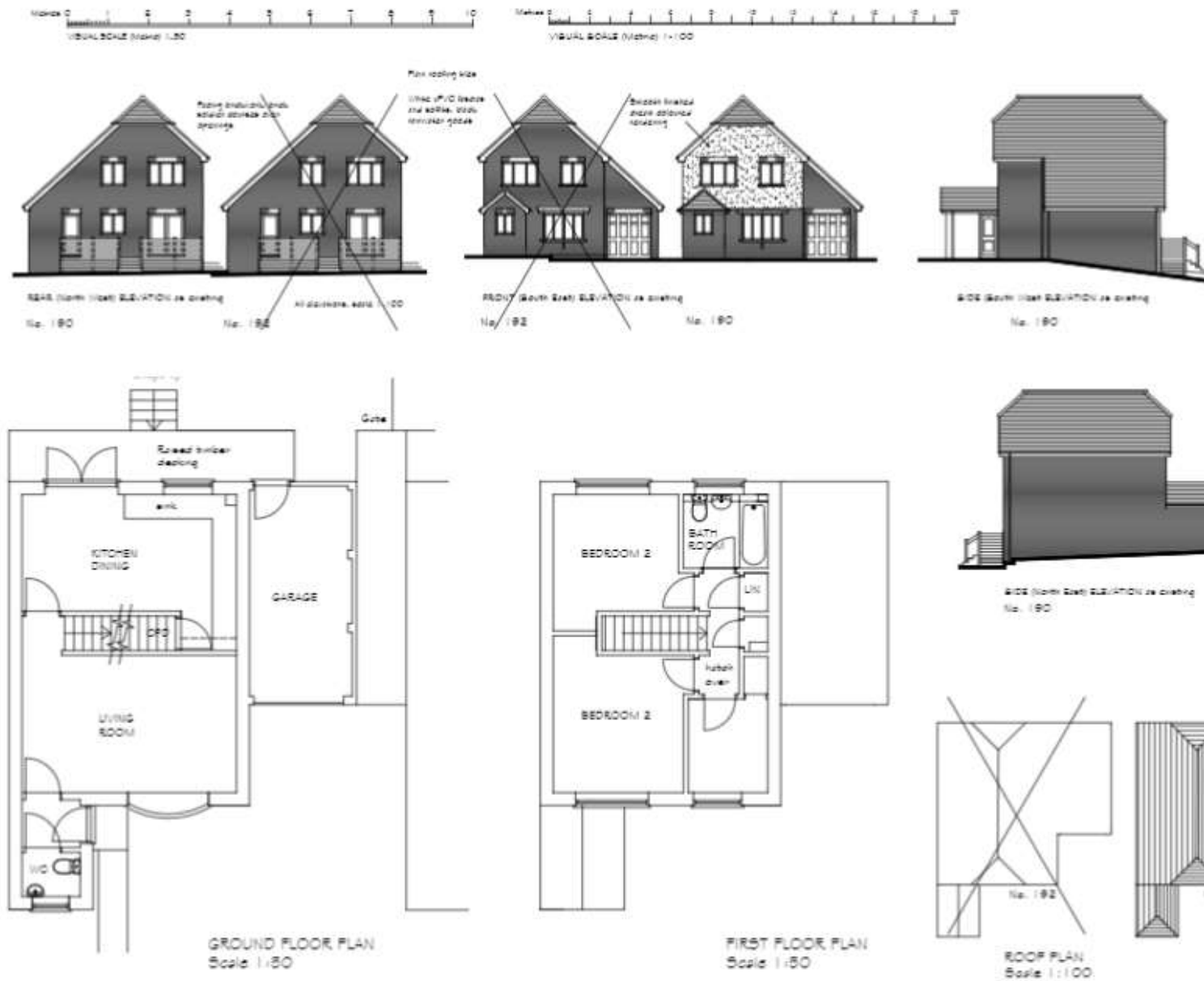
Site Location Plan



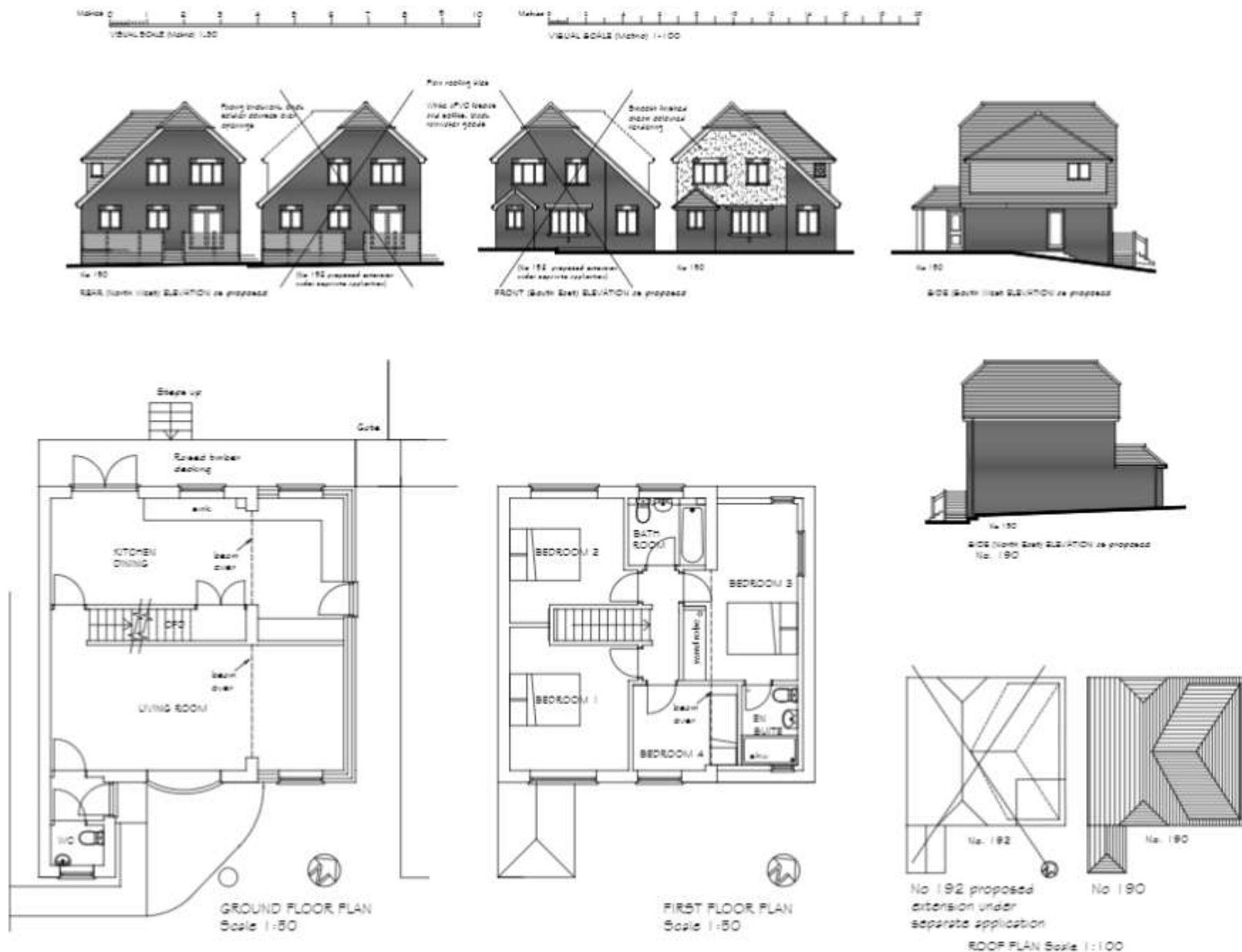
Aerial View



Site Photos



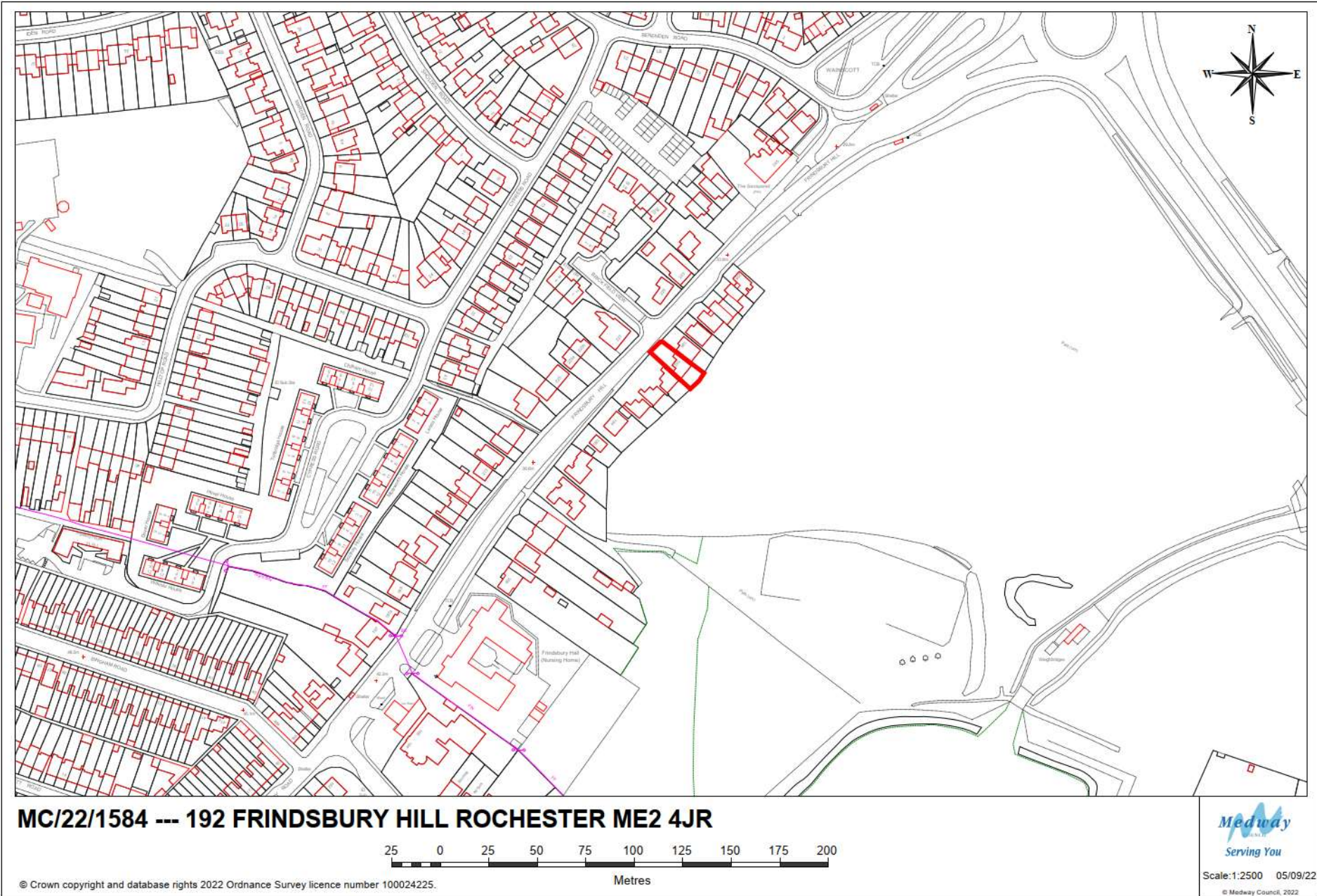
<p>Do not use for construction purposes.</p> <p>Drawn to illustrate and levels at site before construction, such as preparing the site drawings and report any discrepancies to your architect.</p> <p>This drawing and design are the property of the architect and must not be used or reproduced without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing and design.</p> <p>All materials, equipment and construction are to comply with the requirements of the latest relevant British Standards Code of Practice and appropriate constructional requirements.</p> <p>All work is to be carried out to the satisfaction of the local authority and to comply with the current Building Regulations.</p> <p>This drawing is to be used in conjunction with the structural specifications and preliminary notes prepared by D. C. Hudson & Partner LLP together with the appropriate details.</p> <p>BSI Requirements 2018</p> <p>It is agreed that the information contained in this drawing will be protected and stored with a password and/or other security measures. It is agreed that the user will not be permitted to use the data, including material and the architectural drawings, for any other purpose without the prior written consent of the architect.</p>	
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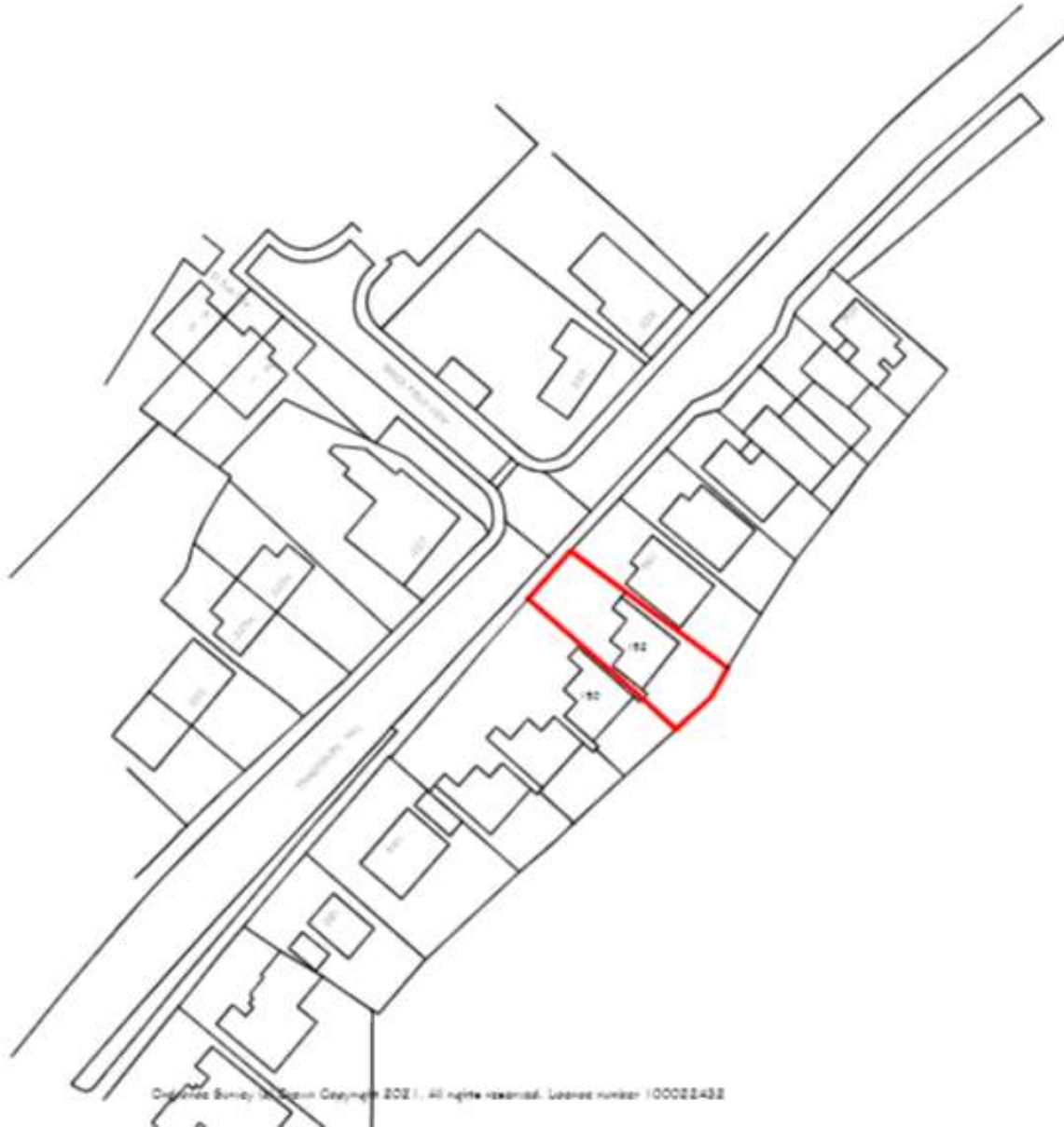
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Proposed Plans and Elevations

MC/22/1584

192 Frindsbury Hill, Wainscott, Rochester





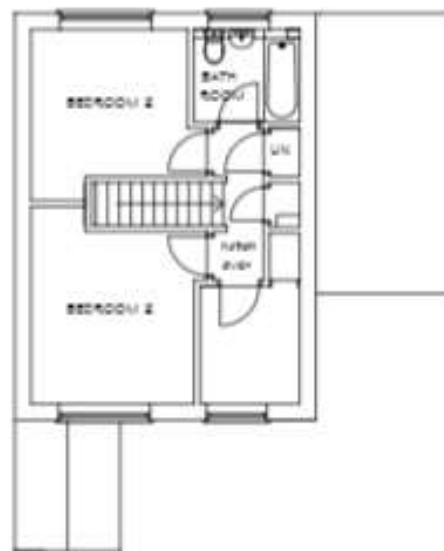
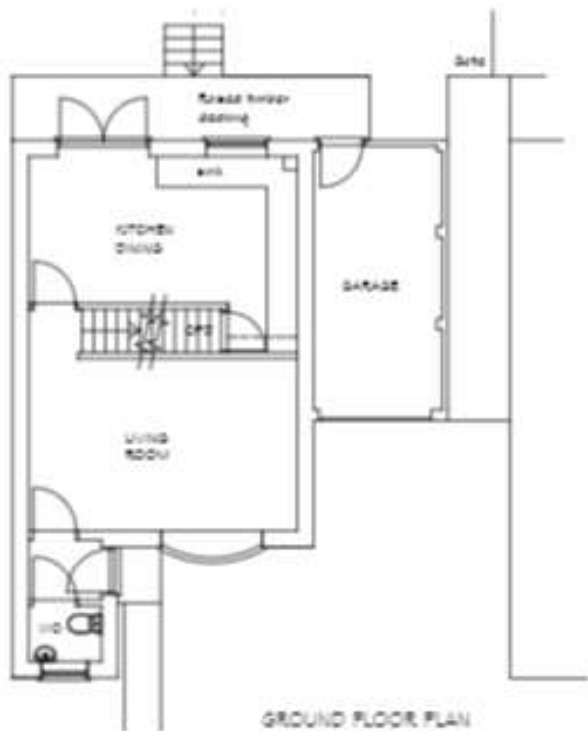
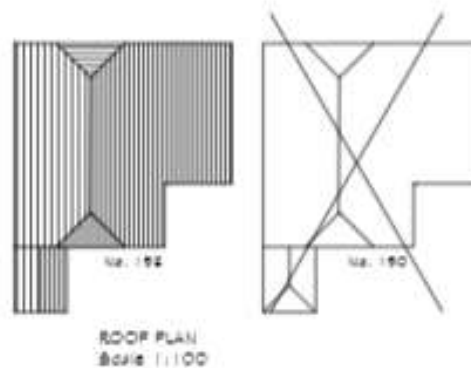
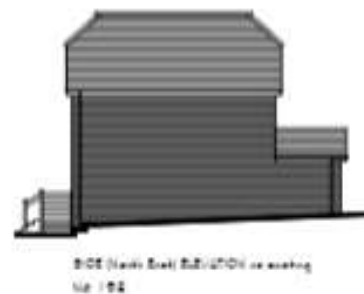
Site Location Plan



Aerial View



Site Photos



GROUND FLOOR PLAN
Scale: 1:80

FIRST FLOOR PLAN
Scale 1:50

Figure 4

The cell cycle for mammalian oocytes

Dispositivo de segurança para evitar acidentes durante a utilização do equipamento, com o intuito de evitar danos materiais e pessoais.

The steering and design was the responsibility of the architect, and most of the general or operational advice is yours as a project architect/program administrator. See *Fig. 2* (Steering & Program).

all a family, especially with children, and the parents left the responsibility of the education of their children to the State of Virginia and especially to the public schools.

all cases, be the group and be the collection of the
year, activity, and be again with the present British
Government.

The device is to be used in accordance with the standard specifications and guidelines that pertain to T-2 trucks and trailers as well as to the respective states.

2004, September 2014

We created the alternative network in the drawing cell by introducing not ground cells, but a separate population of charge carriers. Another rule that type of cells not provided this kind of cells. Furthermore, population and the degree that available nodes in the cell and their value, i.e., only the number of cells and a high cell (HCC) population.

α	alpha coefficient (0-1)	0.5
β_1	intercept	1.0

Example 11

Figure 1
1. 中国 人口和计划生育 统计
2. 中国 人口和计划生育 统计
3. 中国 人口和计划生育 统计
4. 中国 人口和计划生育 统计
5. 中国 人口和计划生育 统计

Sign
Du A. St. 11/24/2008

Page 10 of 10

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"Not Believing in God Was"

Existing Plans and Elevations

Do not write for consultation purposes.

Drawn to standards and limits as the architect, engineering or other professional shall determine and report any discrepancies to your technical staff.

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All surveys, measurements and calculations shall be clearly with the measurements of the client retained British National Grid of Position and appropriate coordinate's reference system.

All work to be carried out to the satisfaction of the client authority and be comply with the current Building Regulations.

This drawing is to be used in conjunction with the structural specification and preliminary notes prepared by D C Hudson & Partner LLP together with the contract documents.

BSI Registered BS 11

It is agreed the information contained in this drawing will be incorporated and agreed with a completed application or similar process. Further will flow from all work and provided they have the ability, knowledge, experience and the appropriate expertise resources to be aware and those who it is not their expertise should not write on this drawings.

A	Approved for circulation	on 2
B	Reviewed by 10 only	May 1
C	Amendment	Date


Drawing Title
JAS PROPOSED PLANE & ELEVATIONS
SIDE EXTENSION & SIDE DOOR

Project
**/ 92 PRINDBURY HILL,
 WAINSBOTTOM,
 ROCHESTER,
 KENT
 ME2 4JR**

Client
Dr A. M. McCANCE

Scale	Date
1:50 (1:100)A1	Dec 2012

D C HUDSON & PARTNER LLP
CHARTERED ARCHITECTS



The Doctors House
 Royal British Legion Village
 High Road
 Luton
 LU1 3UD
 Tel: (01462) 709166

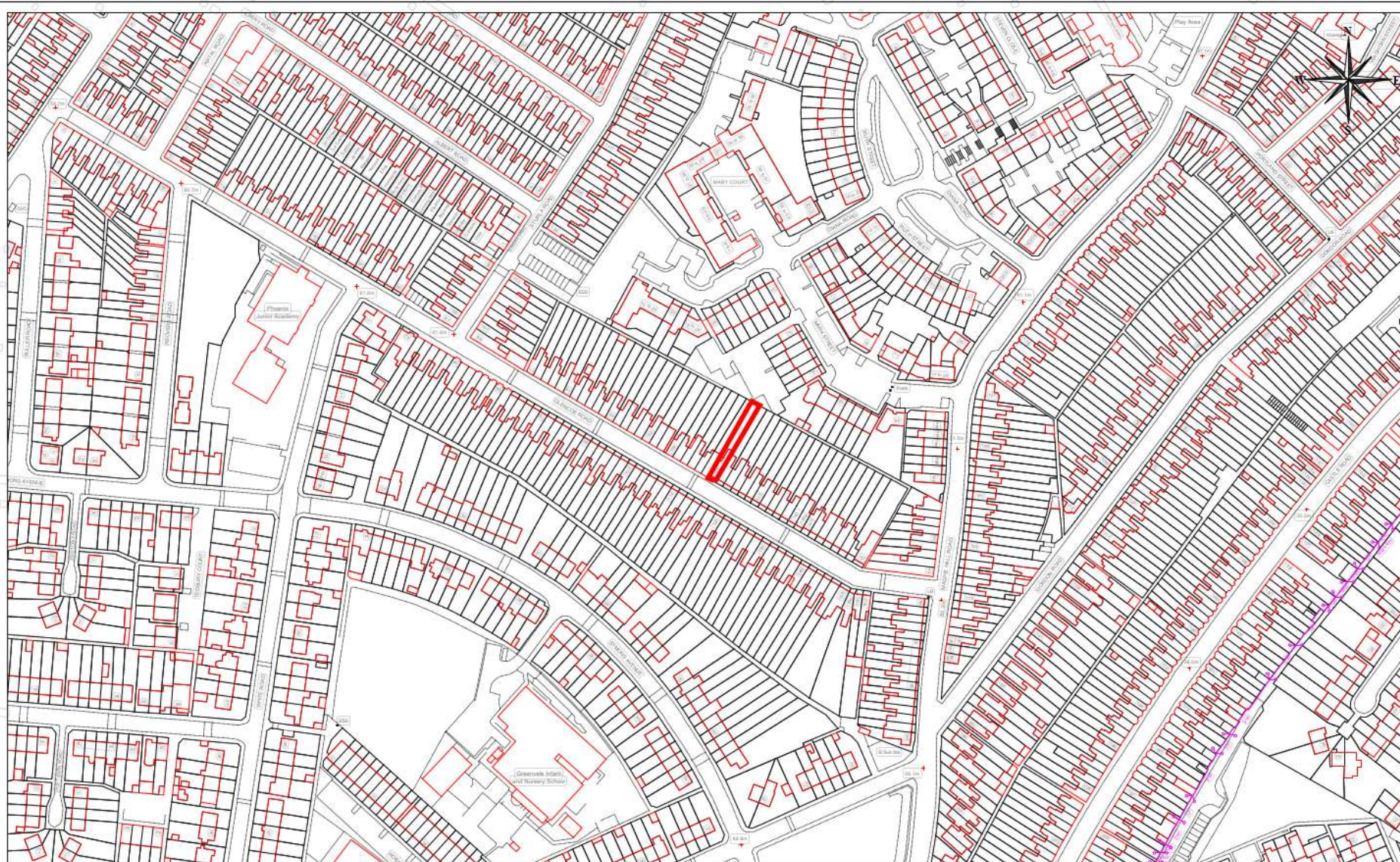
E-mail: info@dchudson.co.uk
 Web: www.dchudson.co.uk

Drawing Number	2263-05	Page
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Proposed Plans and Elevations

MC/22/0488

121 Glencoe Road, Chatham



MC/22/0488 - 121 GLENCOE ROAD CHATHAM ME4 5QF

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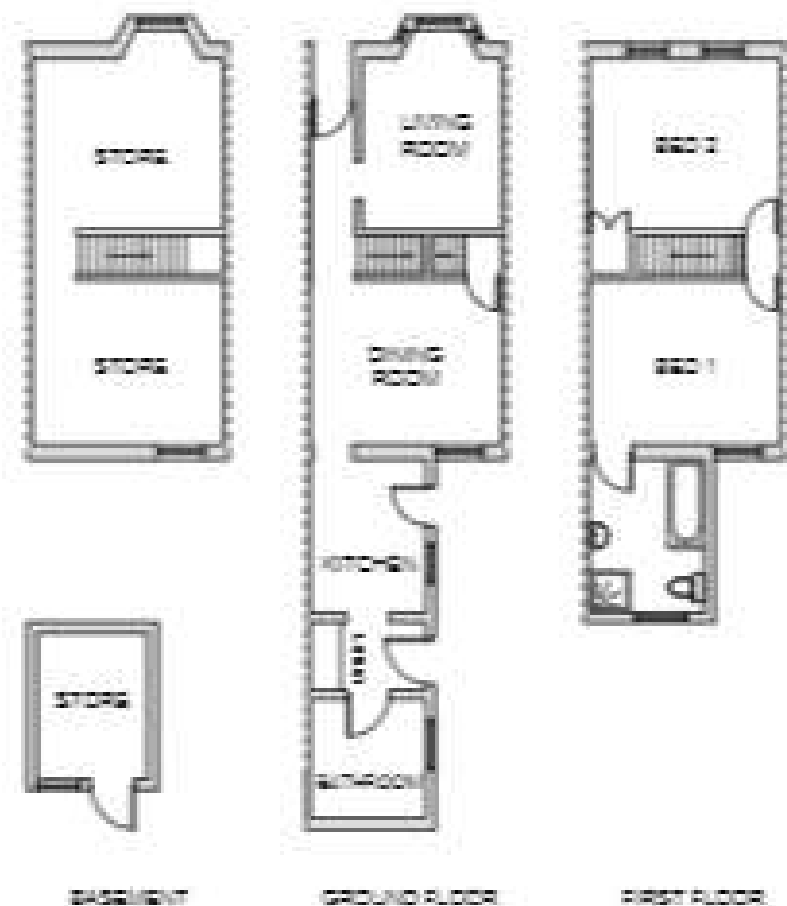
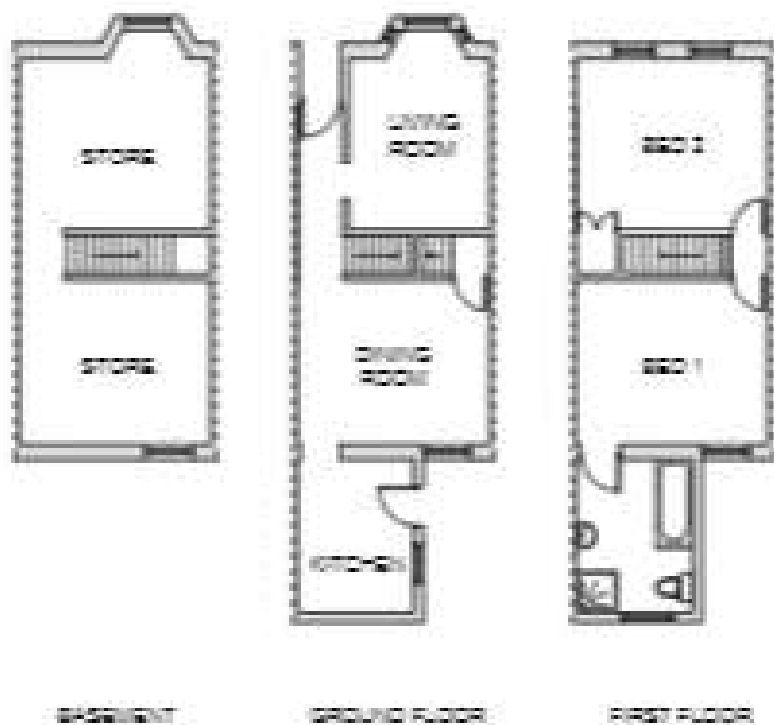
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Existing and Proposed Floor Plans



Existing and Proposed Elevations



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