

# Planning Committee – Supplementary agenda no 2

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

**Date:** 19 October 2022

**Time:** 6.30pm

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

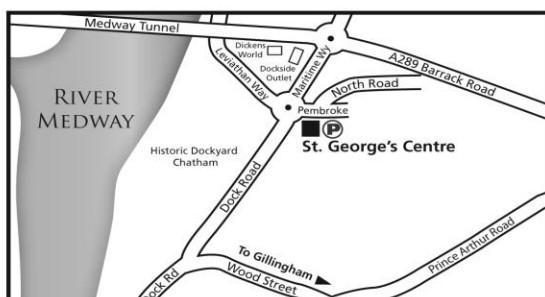
## Items

**12 Additional Information - Presentation**

**(Pages  
3 - 98)**

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

**Date: 20 October 2022**



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available on our website  
**[www.medway.gov.uk](http://www.medway.gov.uk)**

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

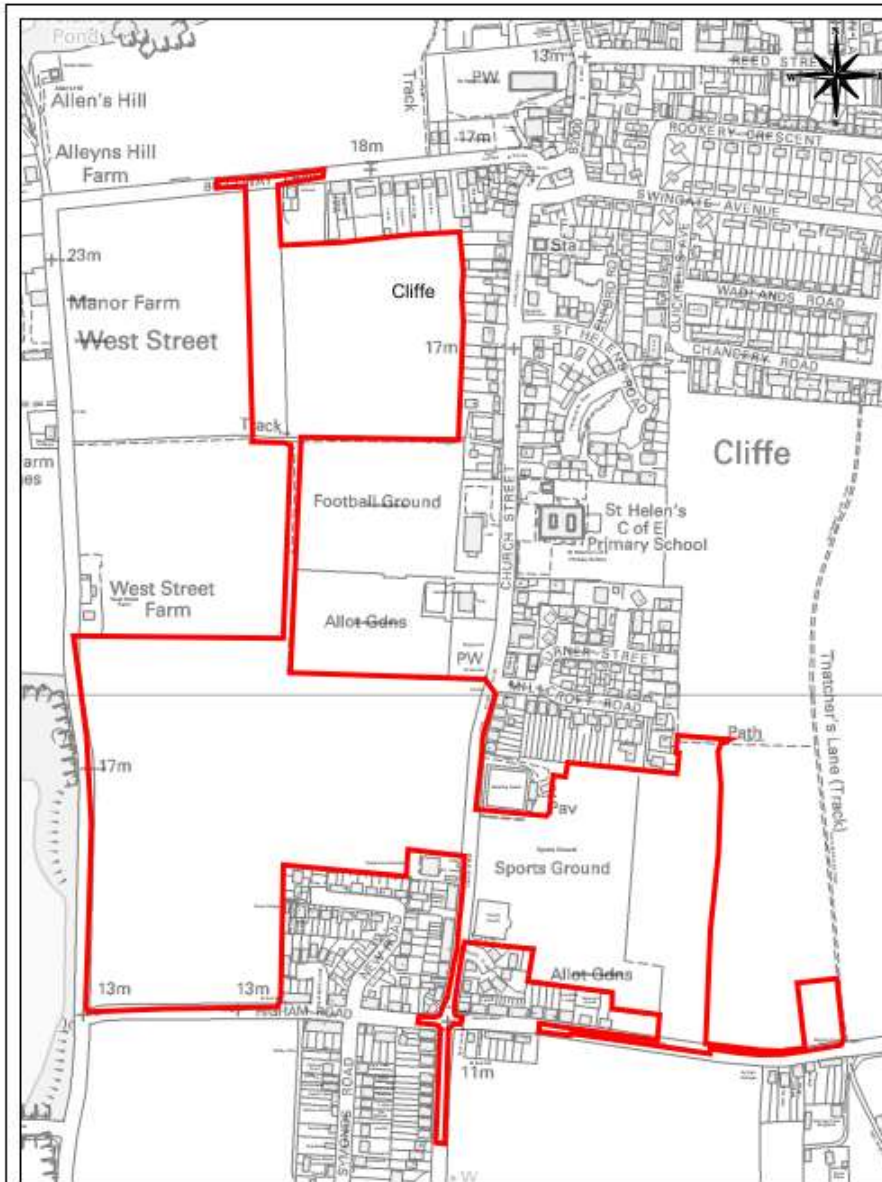
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# Planning Committee

19<sup>th</sup> October 2022

# MC/22/0254

Land To The East And West Of Church Street, Cliffe, Rochester



**MC/22/0254 - Land to the East and West of Church Street,  
Cliffe, Rochester**

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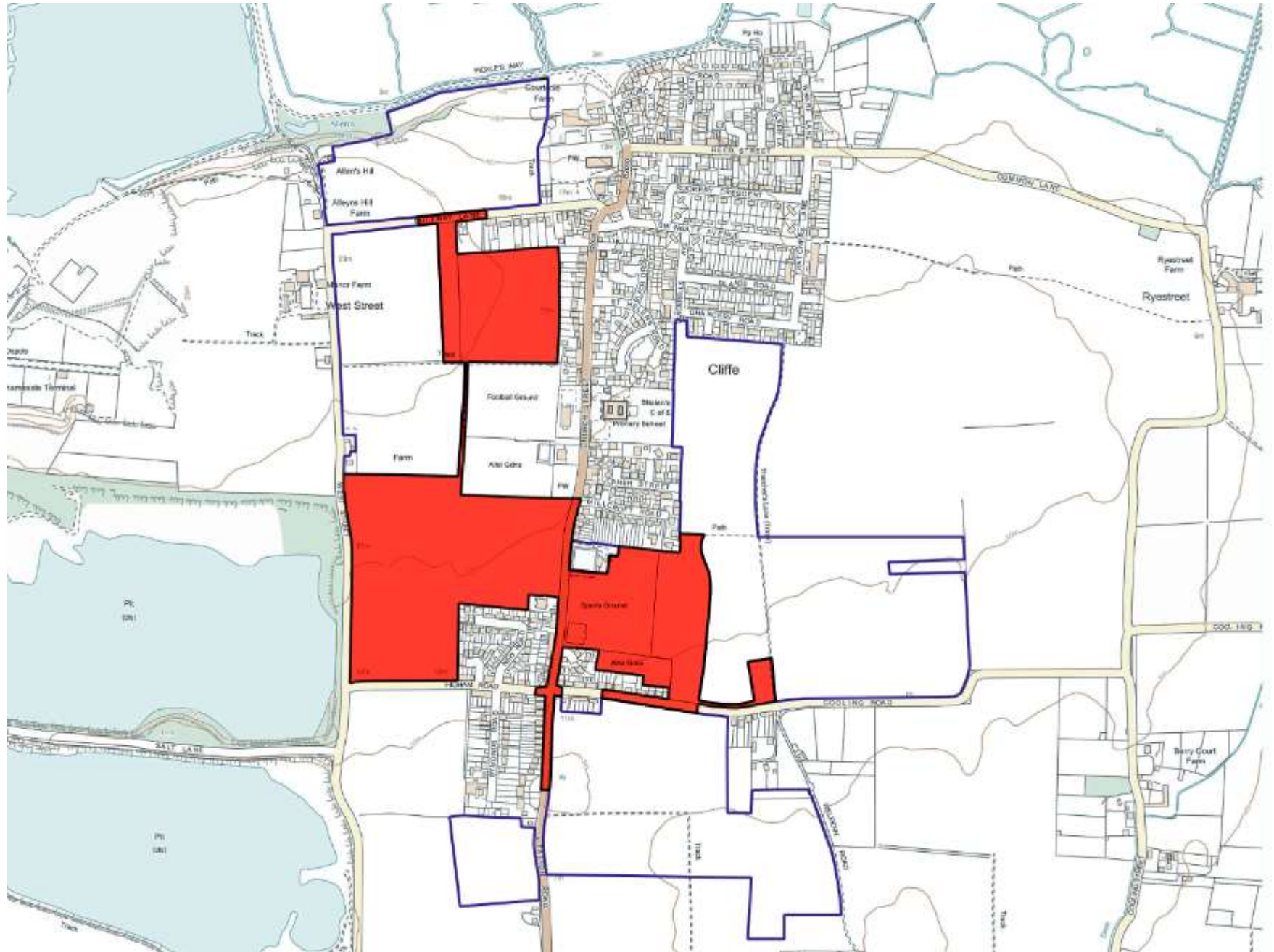
Application site on aerial of  
Cliffe Village

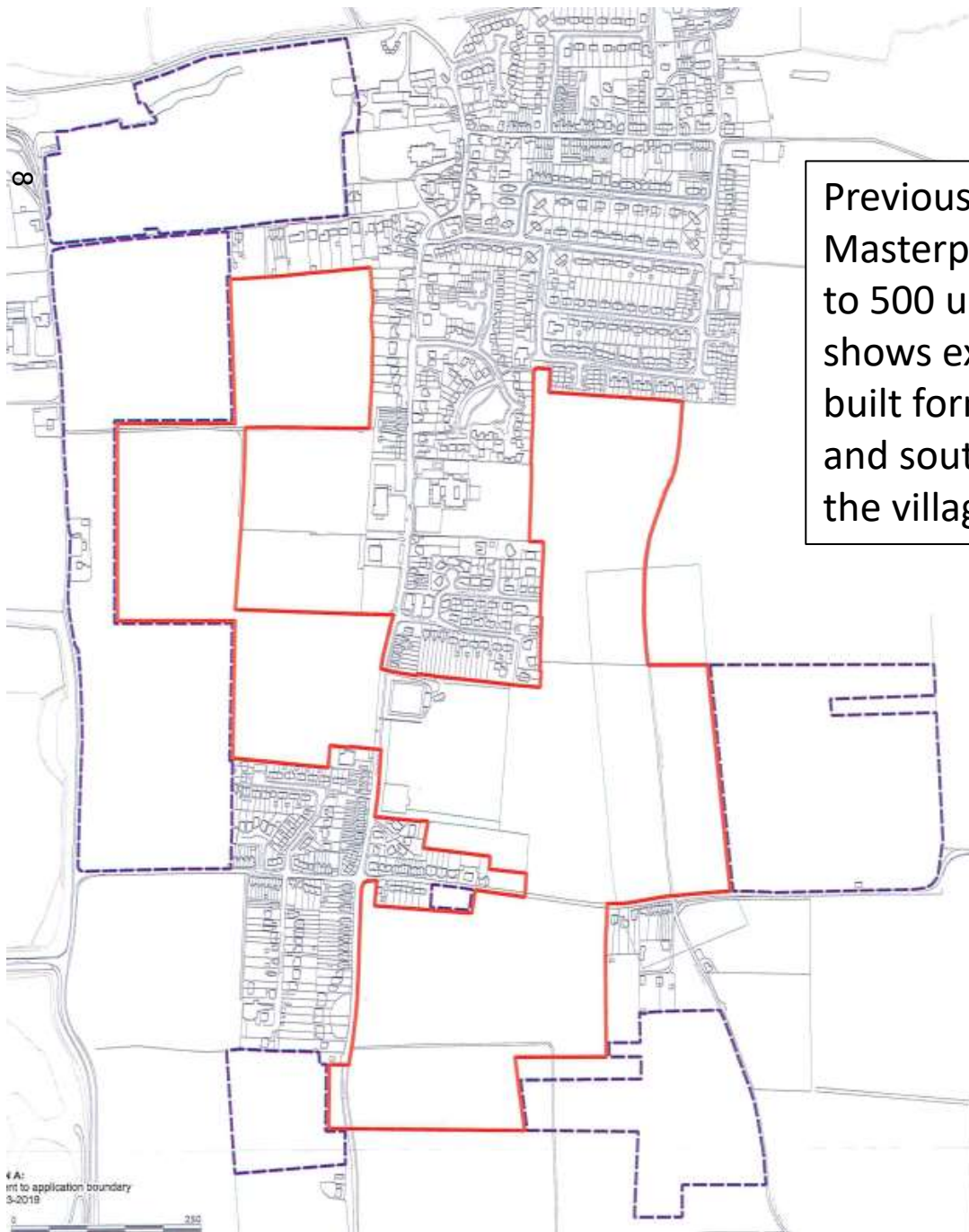




Ownership Boundary

Application Boundary







# ILLUSTRATIVE Masterplan

Shows:

- Area for sports provision
- Areas of open space
- Areas for residential units
- Areas for play equipment provision
- SuDS areas
- Area for Community Hub



# Land Use Parameter Plan

- Planning Application Boundary
- Semi Natural Open Space (SNOS)
- Sports / Recreation
- Amenity Green Space (AGS)
- Residential
- Mixed Use Community Hub
- SuDS (indicative locations, dry)
- SuDS (indicative locations, pond)
- Childrens' play (indicative locations)

Note:

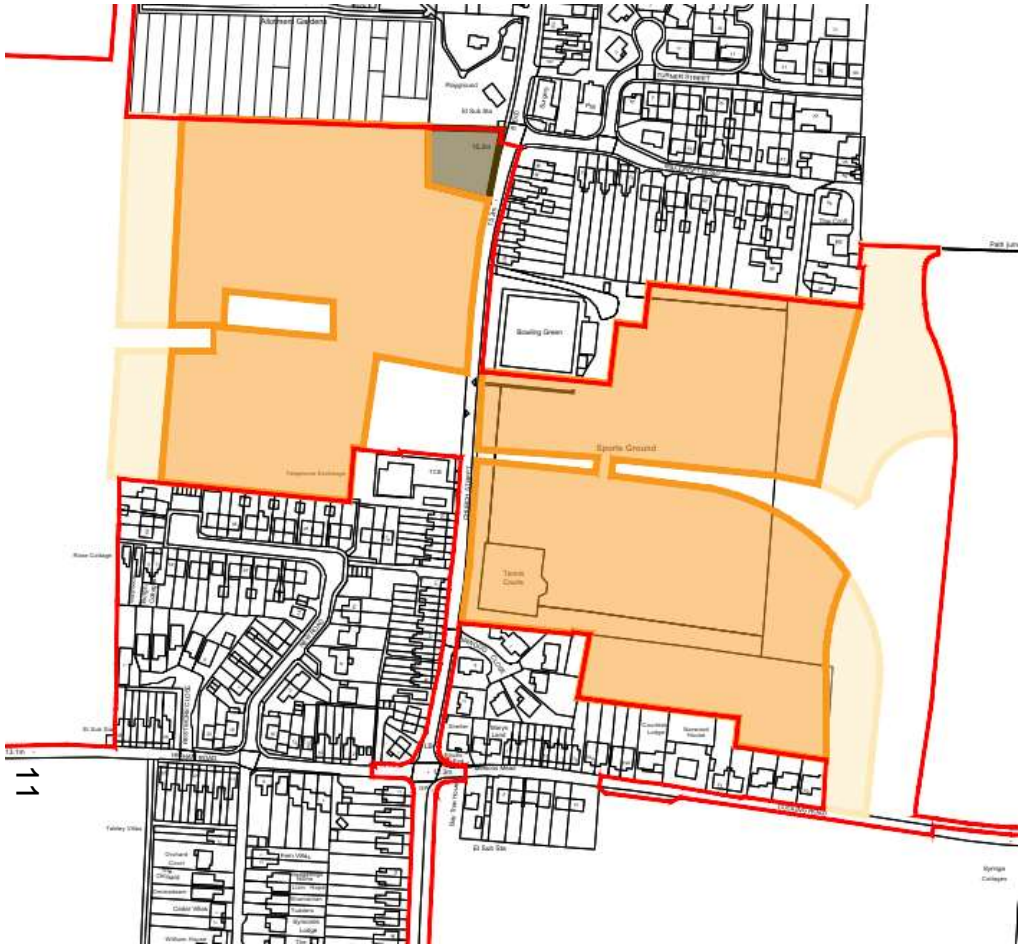
All land-use parameters subject to a deviation of +/-15m either side of the line.





KEY

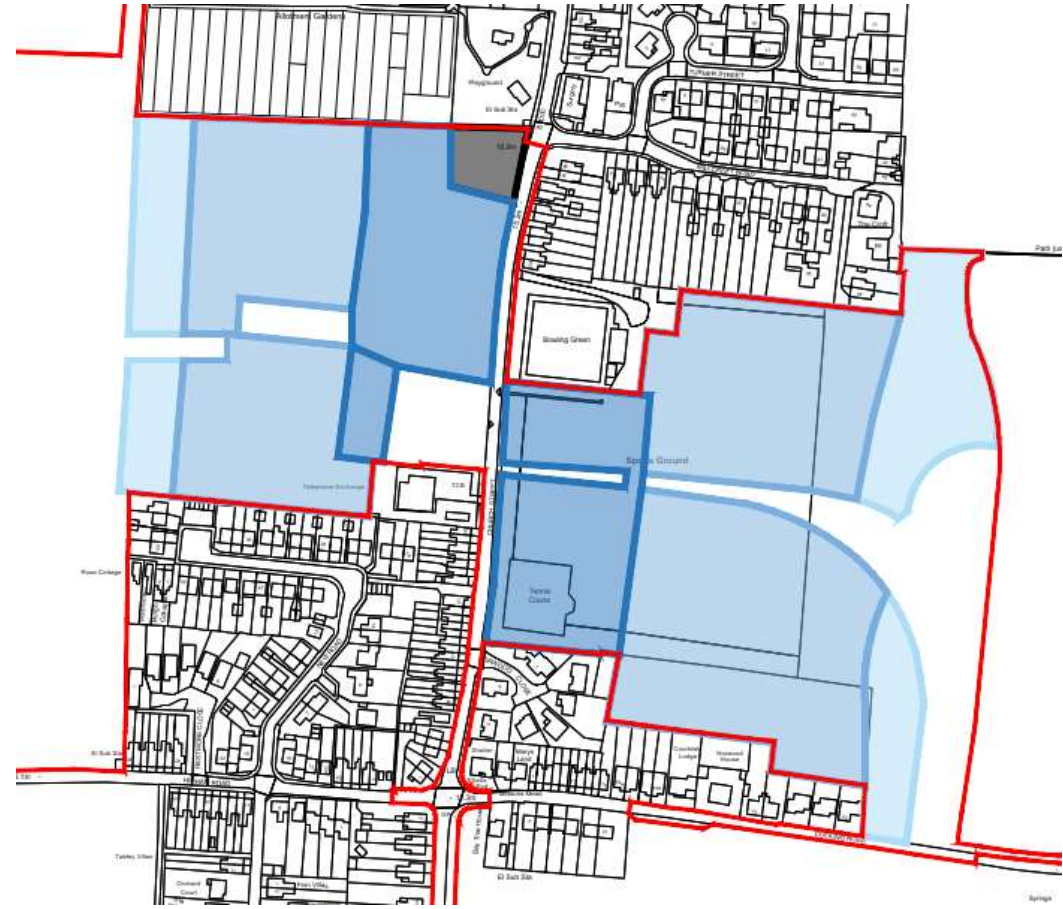
- Planning Application Boundary
- Residential up to 2 Storeys (max. 9m to ridge height)
- Residential up to 2.5 Storeys (max. 11m to ridge height)
- Non-Residential up to 12.5 m



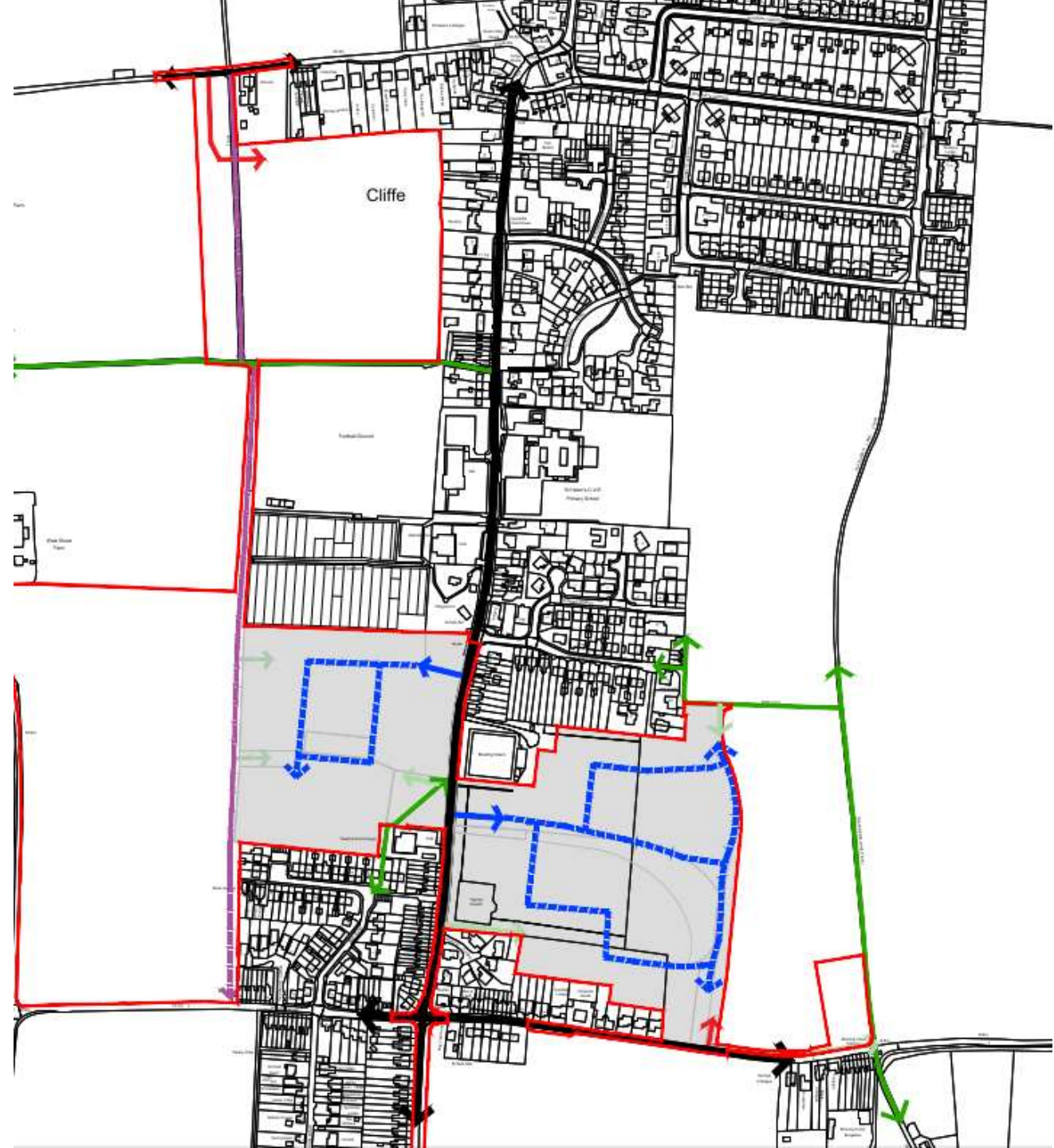
# Heights and Density Parameter plans

KEY

- Planning Application Boundary
- Lower Density
- Medium Density
- Higher Density
- Non-Residential Development

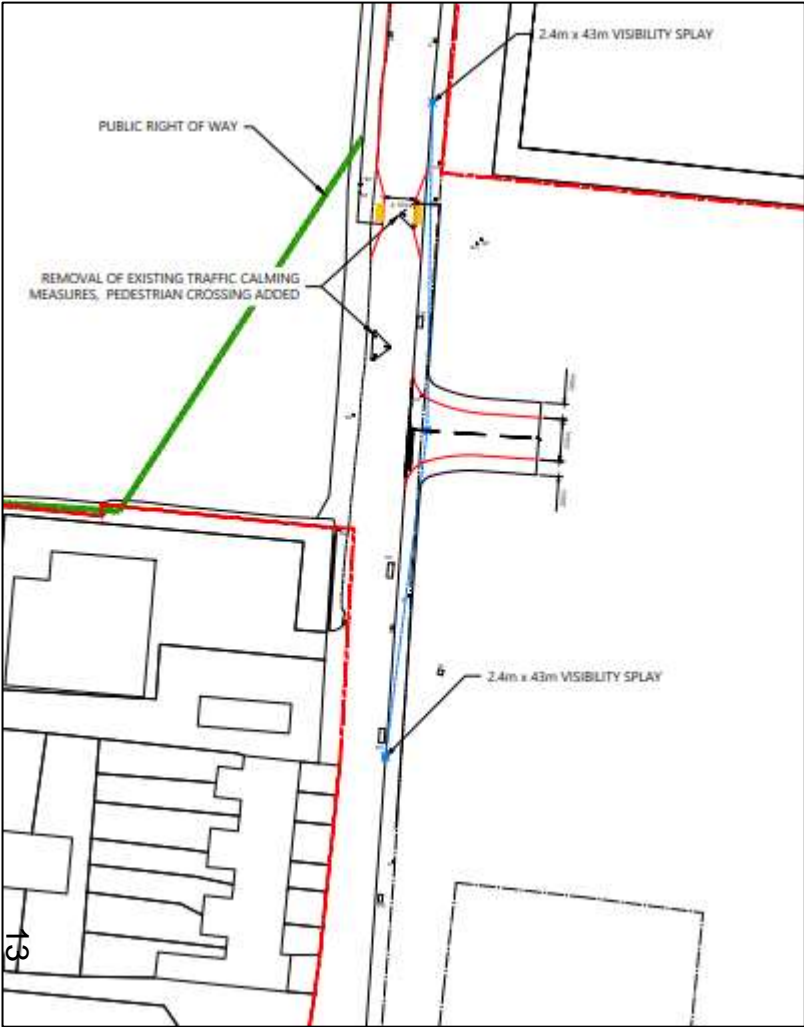


## 12 Access and Movement Parameter Plans

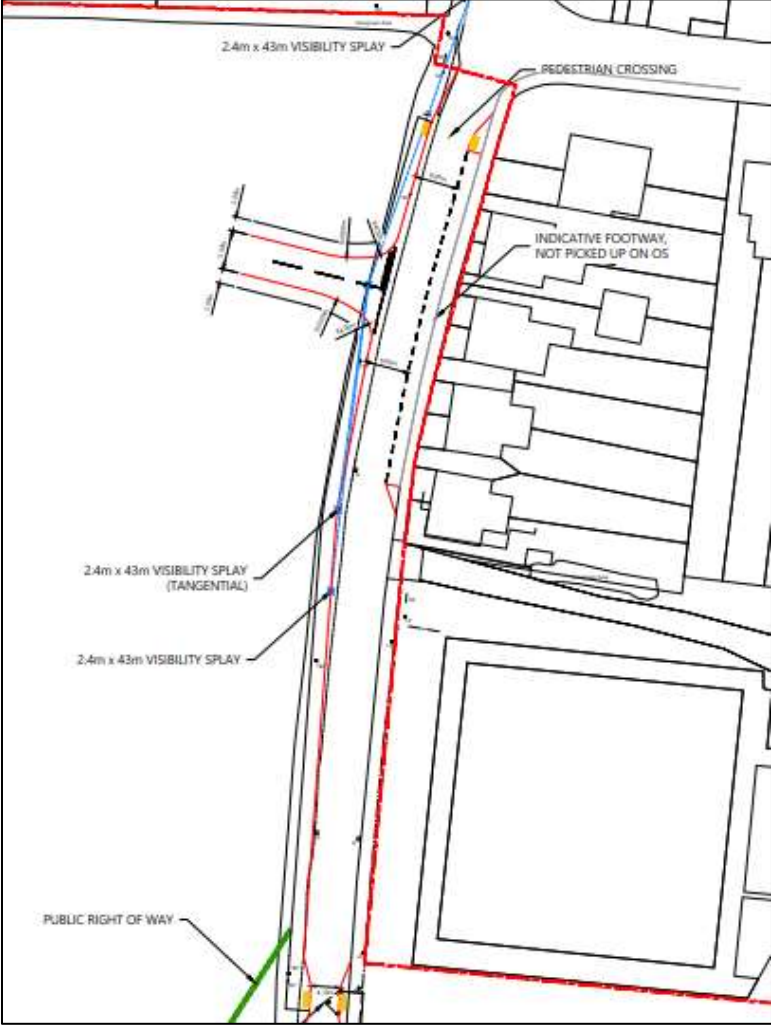




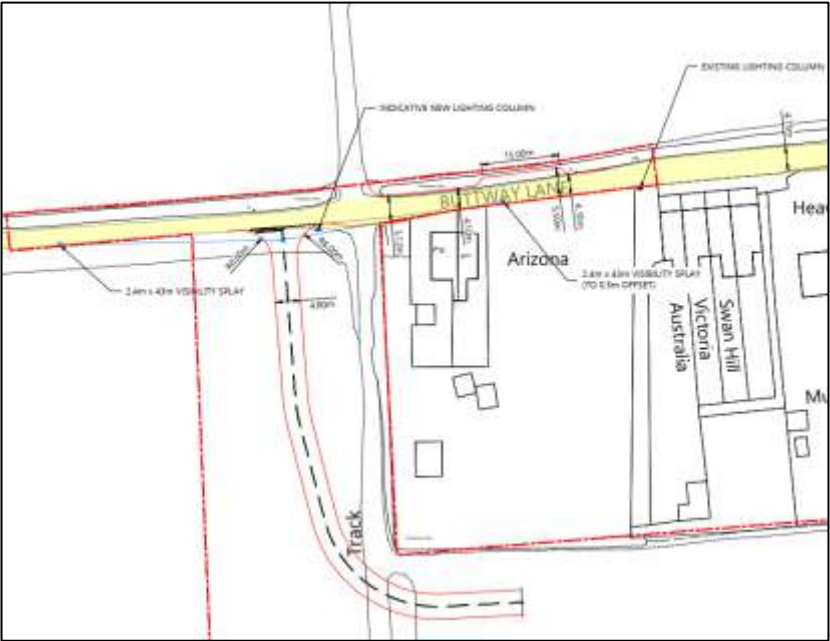
Proposed access Church Street  
(East)



Proposed access Church Street  
(West)



Proposed Sports Pitch access on  
Buttway Lane

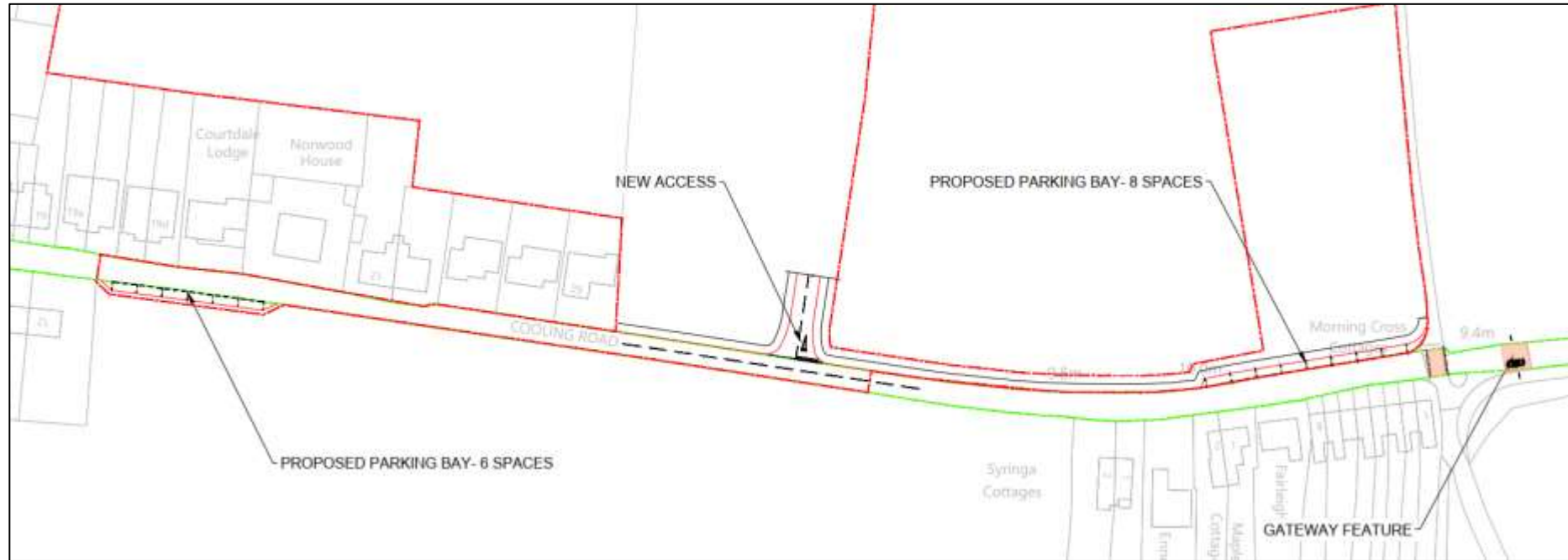


## Proposed improvement works on Station Road

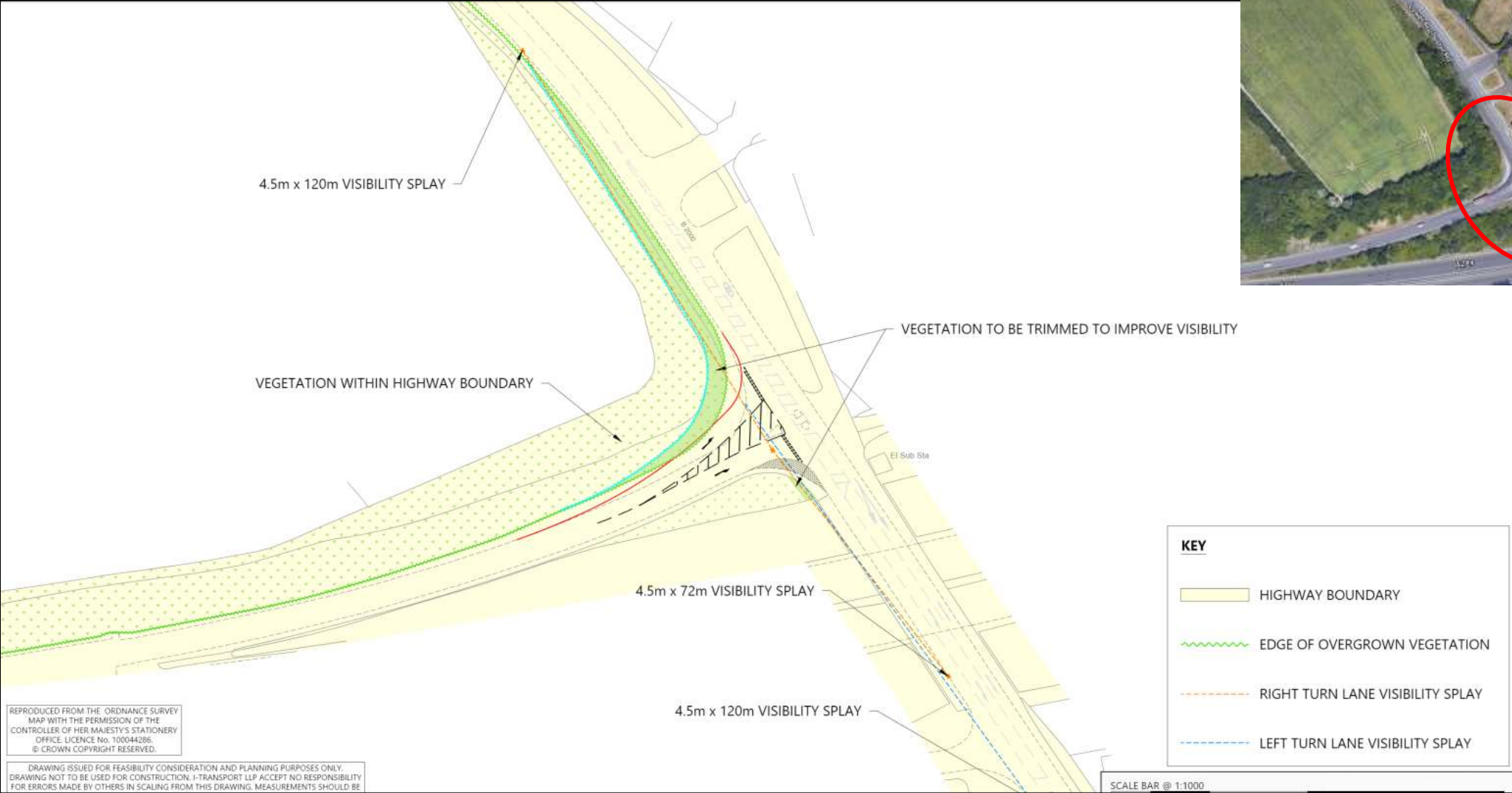
14



## Overview of proposed improvement scheme on Cooling Rd – including new access and parking improvements



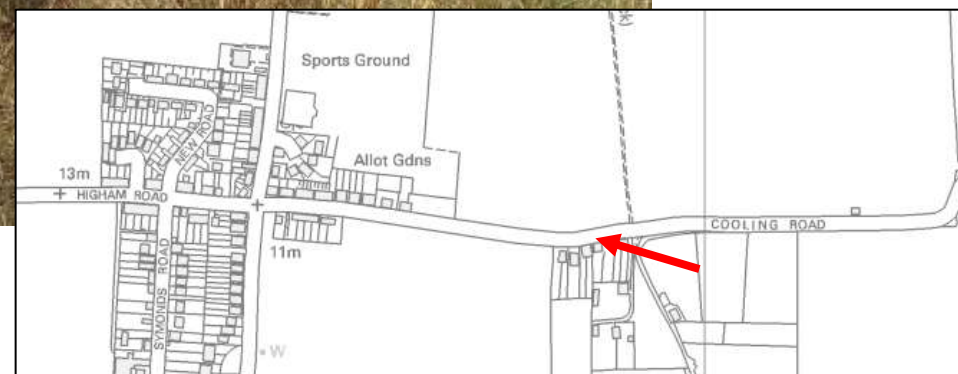
Off Slip at A289/B2000





# Cooling Road

16

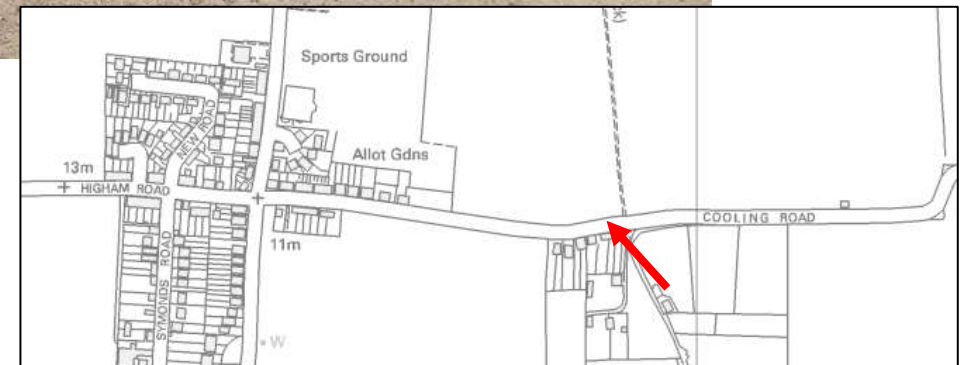




Cooling Road



RS84 Byway

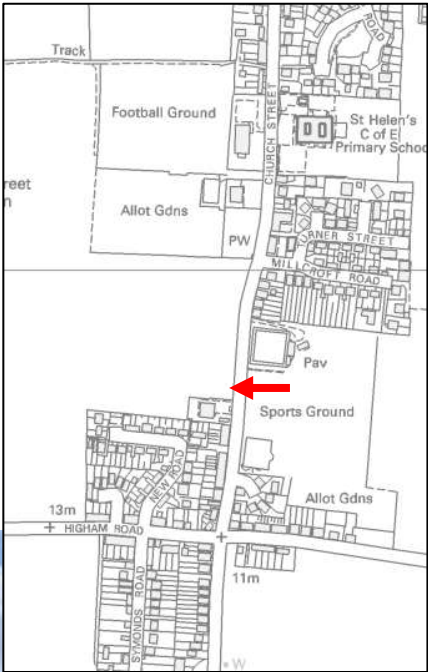


Church Street – western parcel





Church Street – boundary with telephone exchange



Church Street – western parcel



2 Church Street – eastern parcel





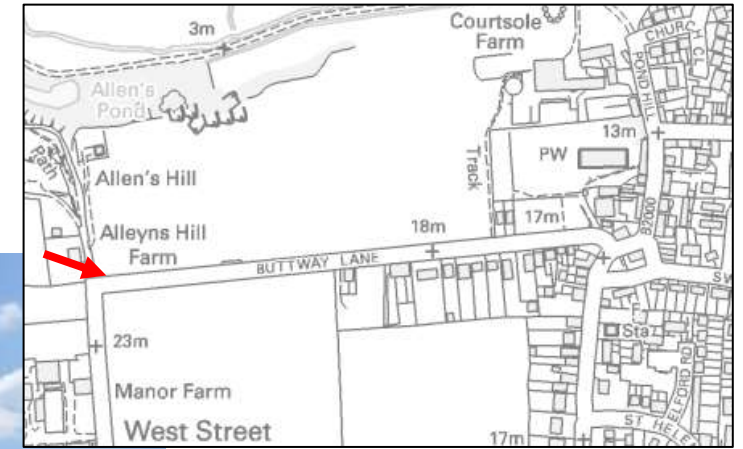
Church Street – existing sports ground and tennis courts



## Buttway Lane – Site entrance for Sports Pitches

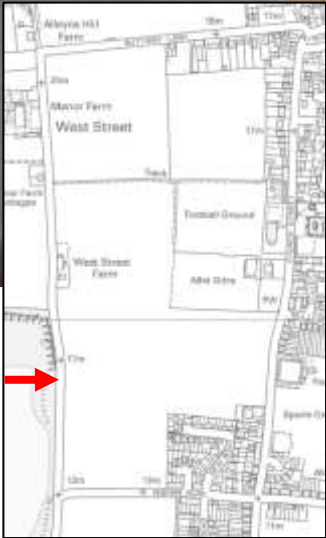






Corner of Buttway Lane and West Street – looking toward sports pitch site

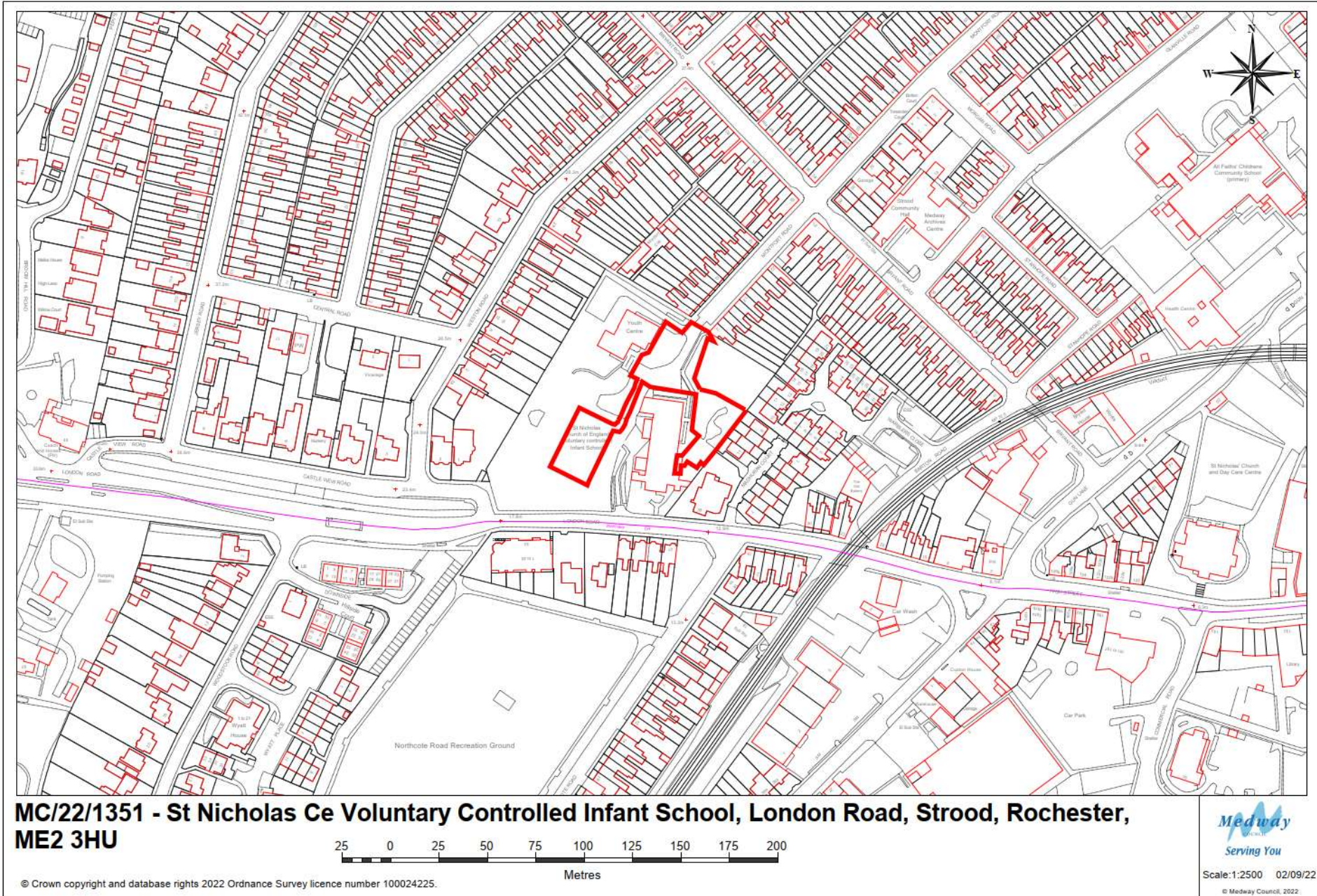
West Street looking across open space





MC/22/1351

St Nicholas C of E Voluntary Controlled Infant School  
London Road  
Strood Rochester





# Ariel Photograph





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



Circle is window from 11 Madhuran Court next photo is taken from



# 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

32

Trees G9



Tree 3

26/07/2022

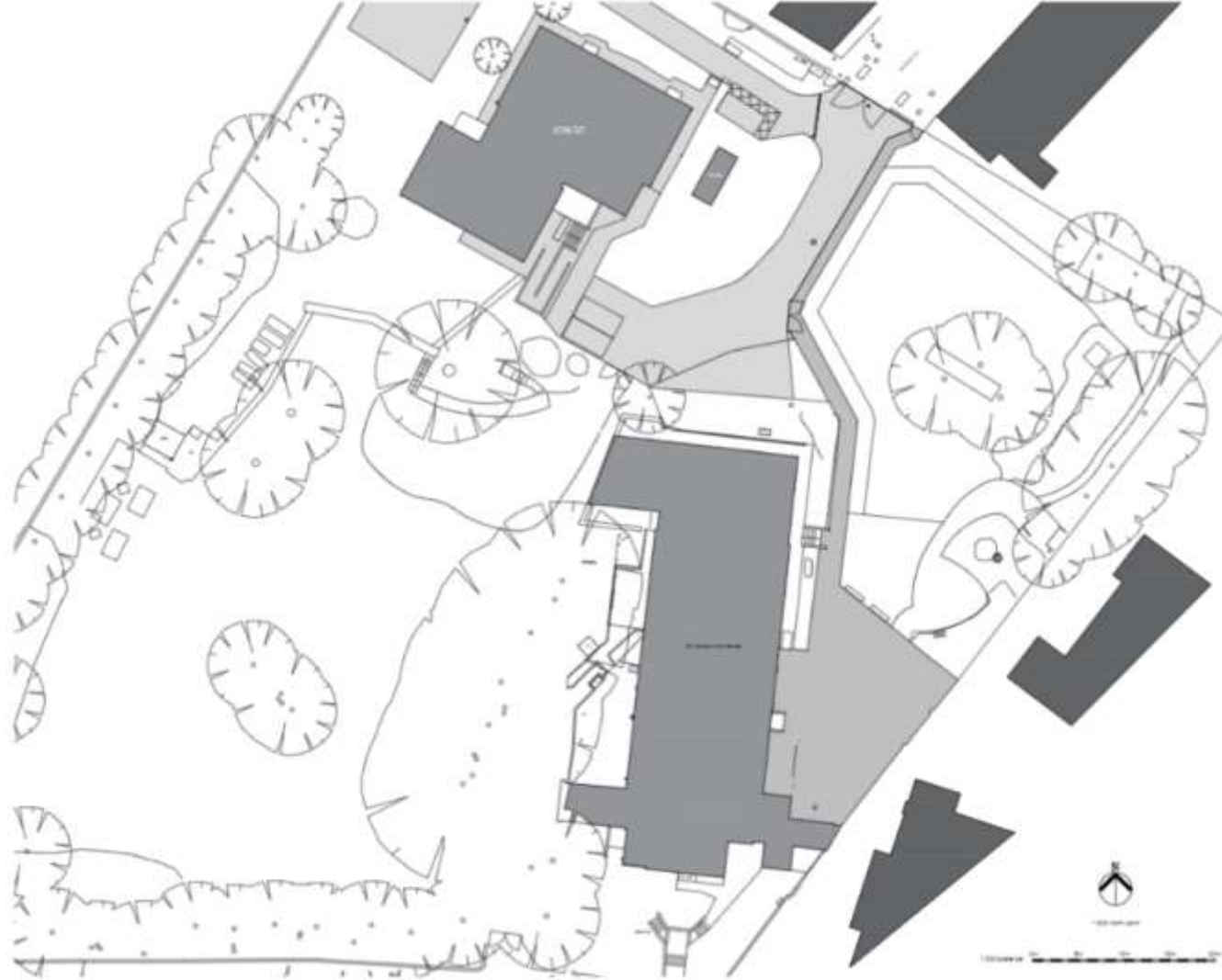


MUGA field Trees (G11) to be removed.



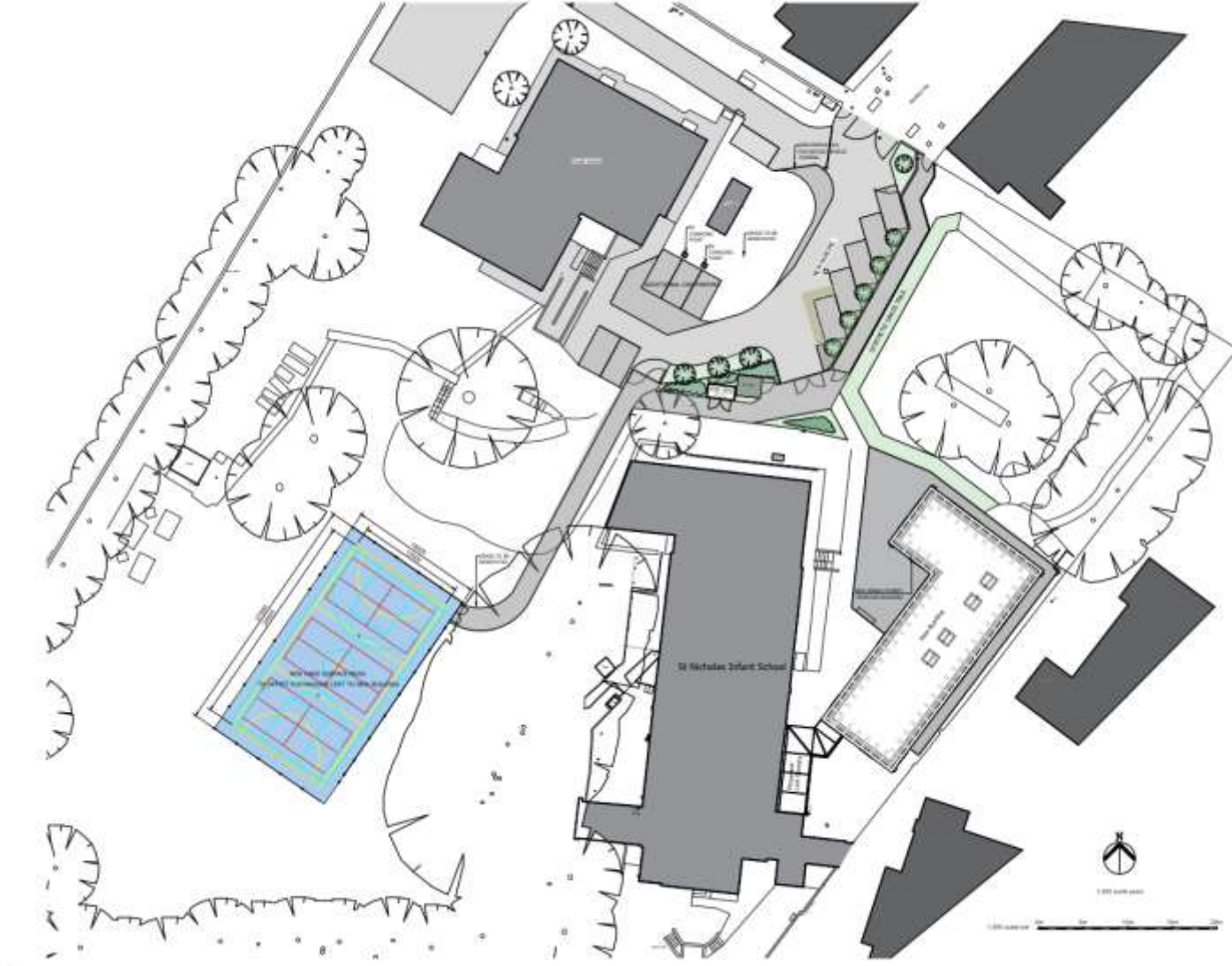
# Existing Site Plan

34





# Proposed Site Plan



# 36 Proposed Tree Plan and TPOs

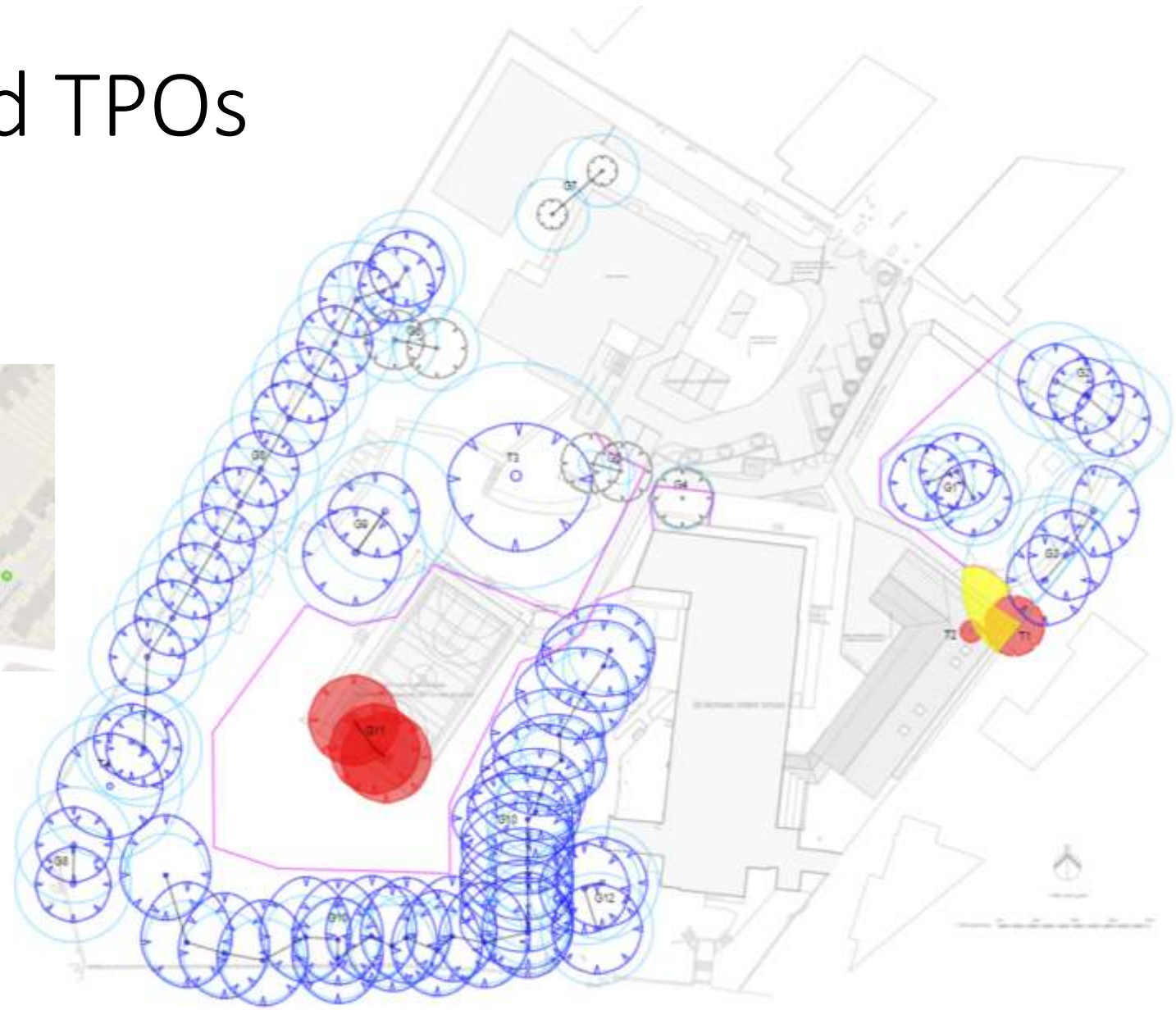
MUGA Moved further South West approx. 4m from this proposed location to put less pressure on T3 And G9 which are covered by TPOs as indicated in previous proposed site plan.



TPO R149/1991 Site Plan



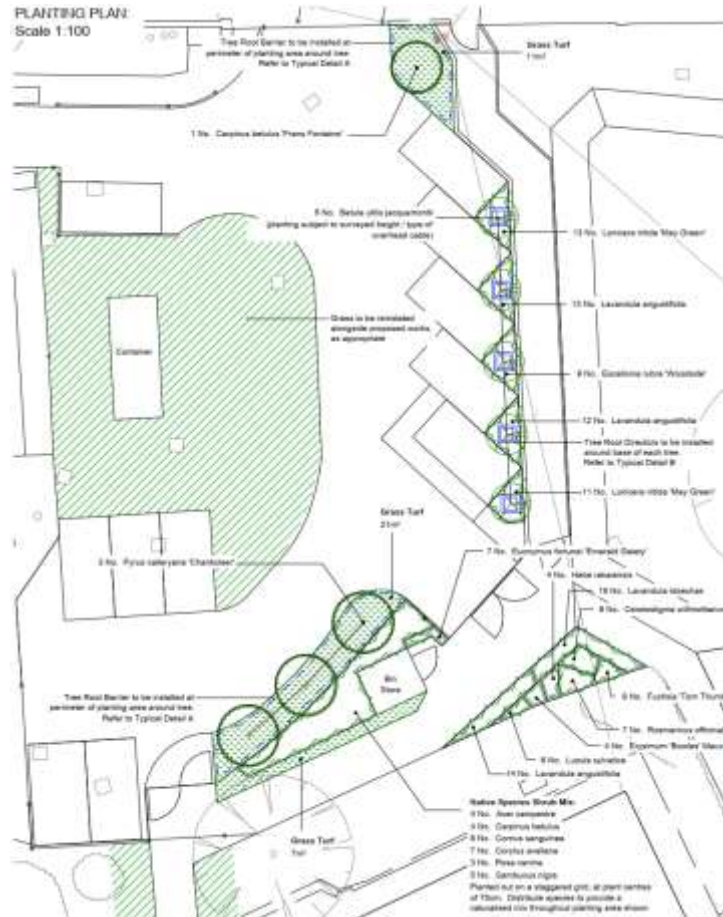
Extract from GIS  
Showing the trees  
and groups of  
trees covered by  
TPOs on site



Tree Report showing all trees on site. No TPO trees removed for either the MUGA or extension

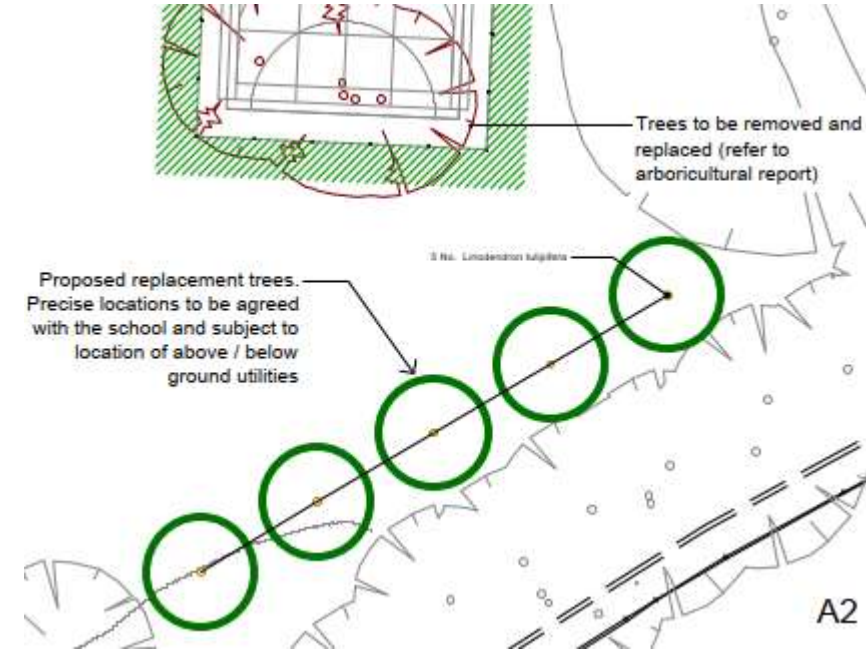


# Replacement Tree Planting



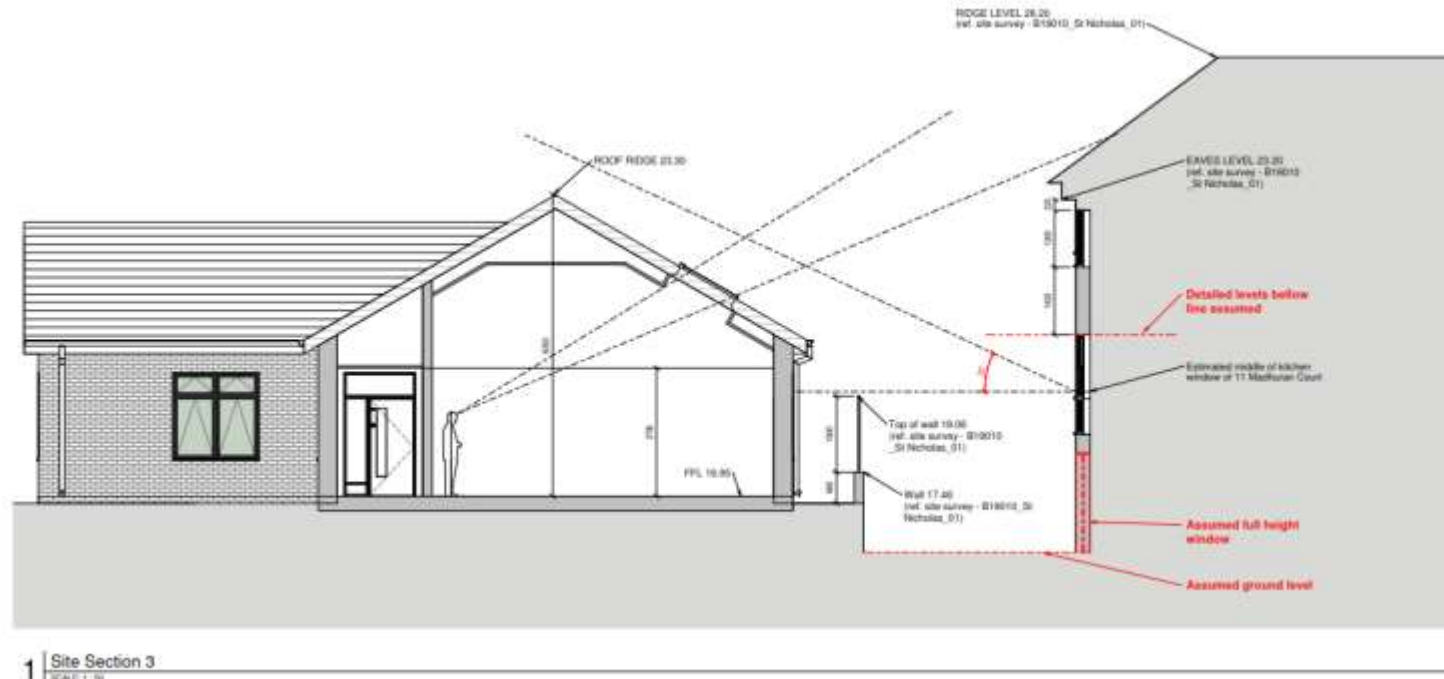
Tree planting around entrance and new parking bays

Replacement trees to south of MUGA



A2

# Originally proposed Pitch Roof

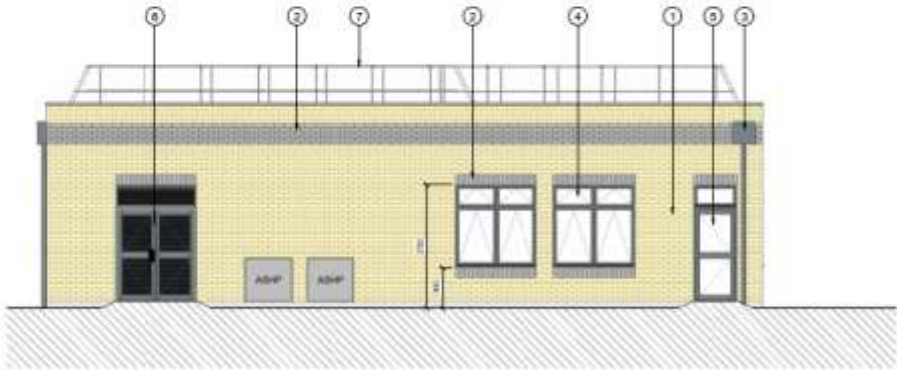




# Proposed Elevations



1 | Planning - Proposed East Elevation  
SCALE: 1:50

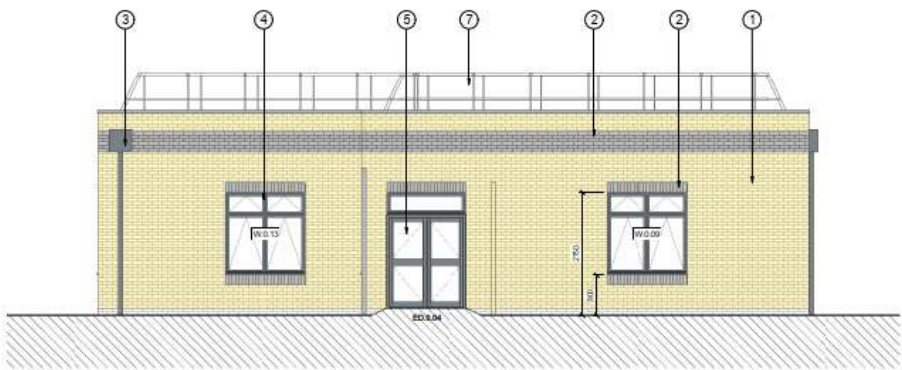


2 | Planning - Proposed North Elevation  
SCALE: 1:50

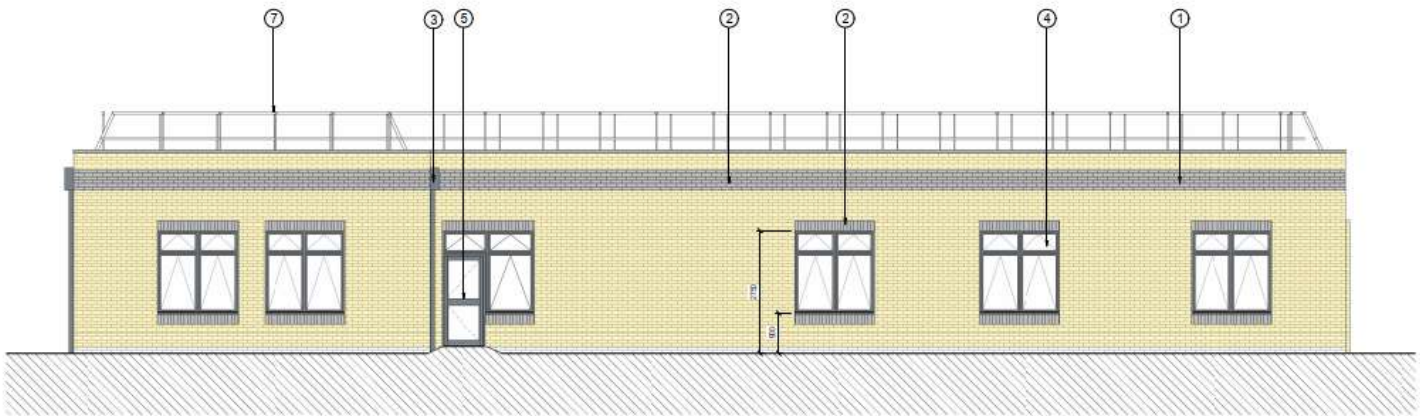
- EXTERNAL MATERIALS
- 1. Brickwork - Colour Yellow cream to match existing
  - 2. Brickwork - Colour Dark grey
  - 3. Anti-Climb powder coated aluminium Rainwater downpipe and gutters-Colour: Iron grey RAL 7011
  - 4. Aluminium PVC Window Frames-Colour: Iron grey RAL 7011
  - 5. Aluminium PVC glazed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

# Proposed Elevations

40



1 Planning - Proposed South Elevation  
SCALE: 1:50

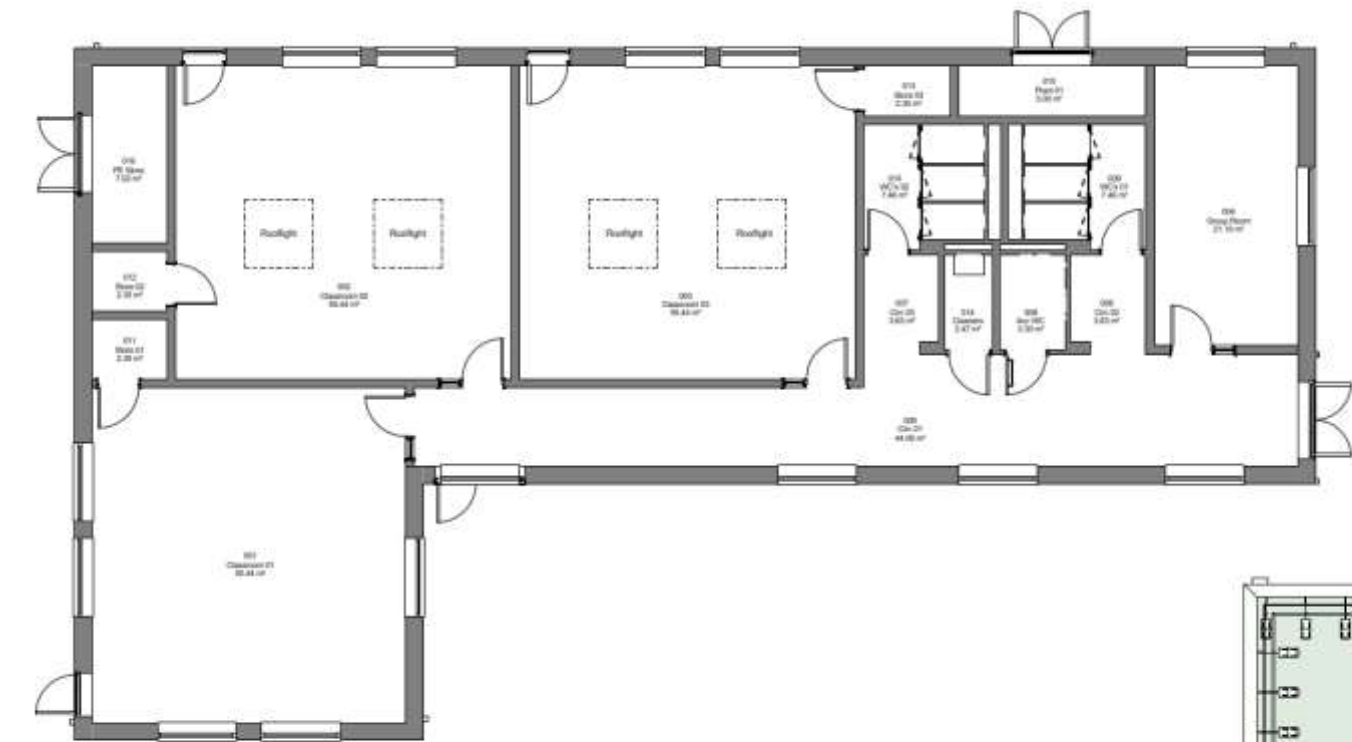


2 Planning - Proposed West Elevation  
SCALE: 1:50

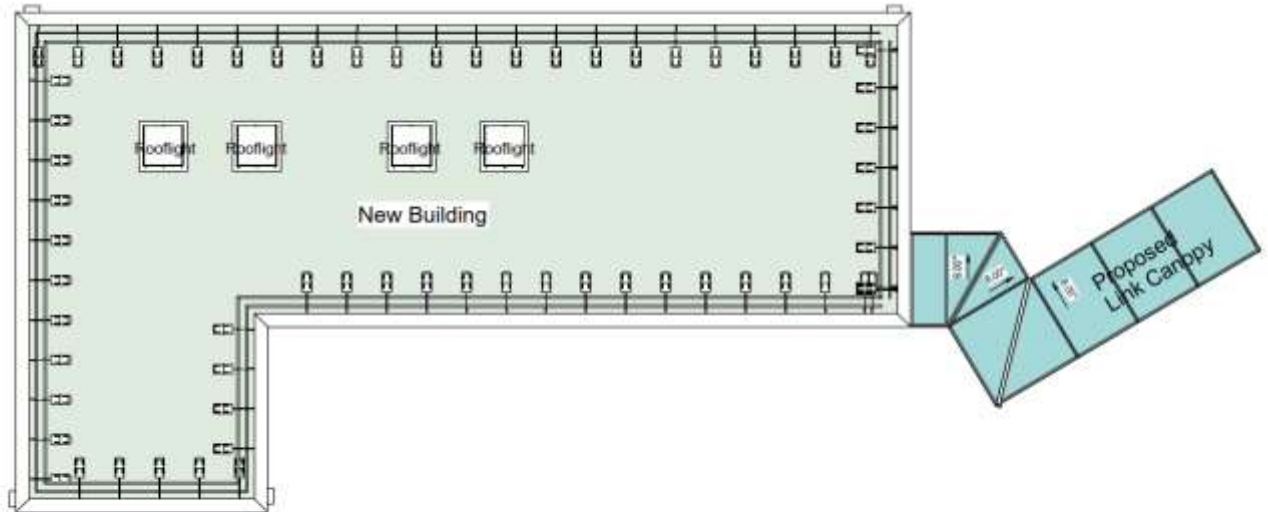
- EXTERNAL MATERIALS
- 1. Brickwork - Colour: Yellow/ cream to match existing
  - 2. Brickwork - Colour: Dark grey
  - 3. Anti-Climb powder coated aluminium Rainwater downpipe and gutters-Colour: Iron grey RAL 7
  - 4. Aluminium PPC Window frames-Colour: Iron grey RAL 7011
  - 5. Aluminium PPC glazed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



# Proposed Ground Floor and Roof Plans



1 Planning - 00 Ground Floor Proposed  
SCALE: 1 : 50



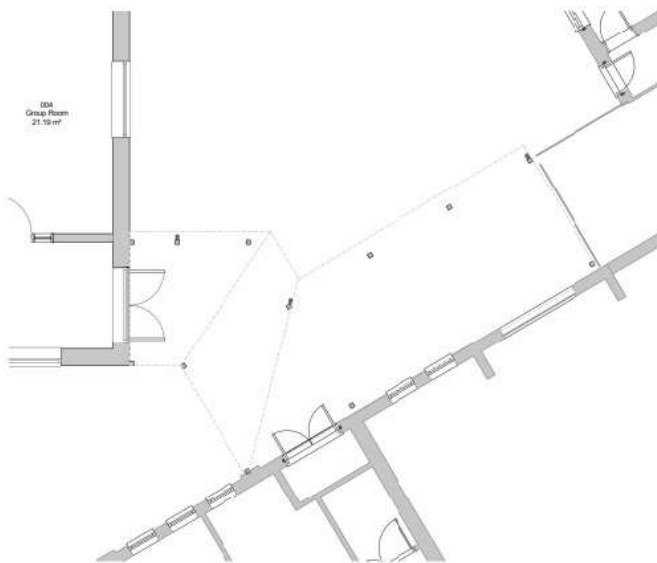
1 Planning - 01 Roof Plan Proposed  
SCALE: 1 : 100

# Proposed Canopy Link

42



1 | Planning - 3D Canopy Arrangement  
SCALE: NTS



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



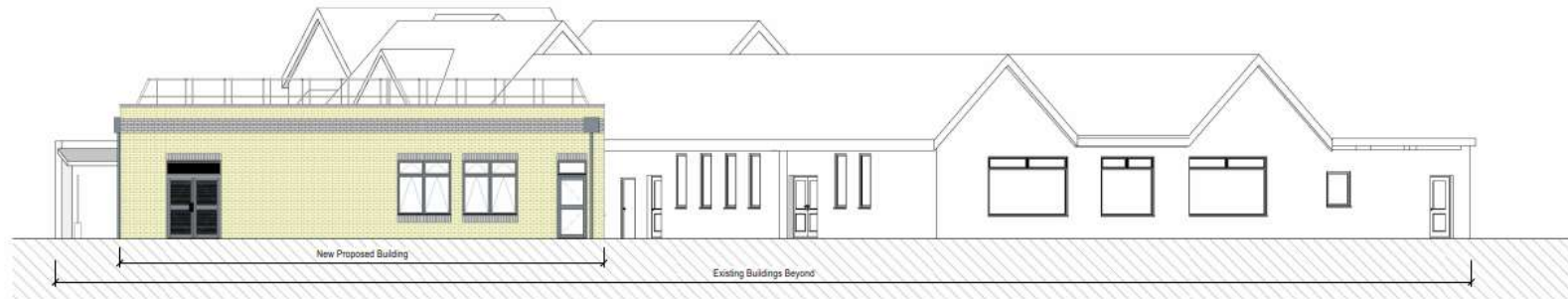
3 | Planning - 01 Roof Plan - Canopy Proposed  
SCALE: 1:30



# Proposed Sections



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

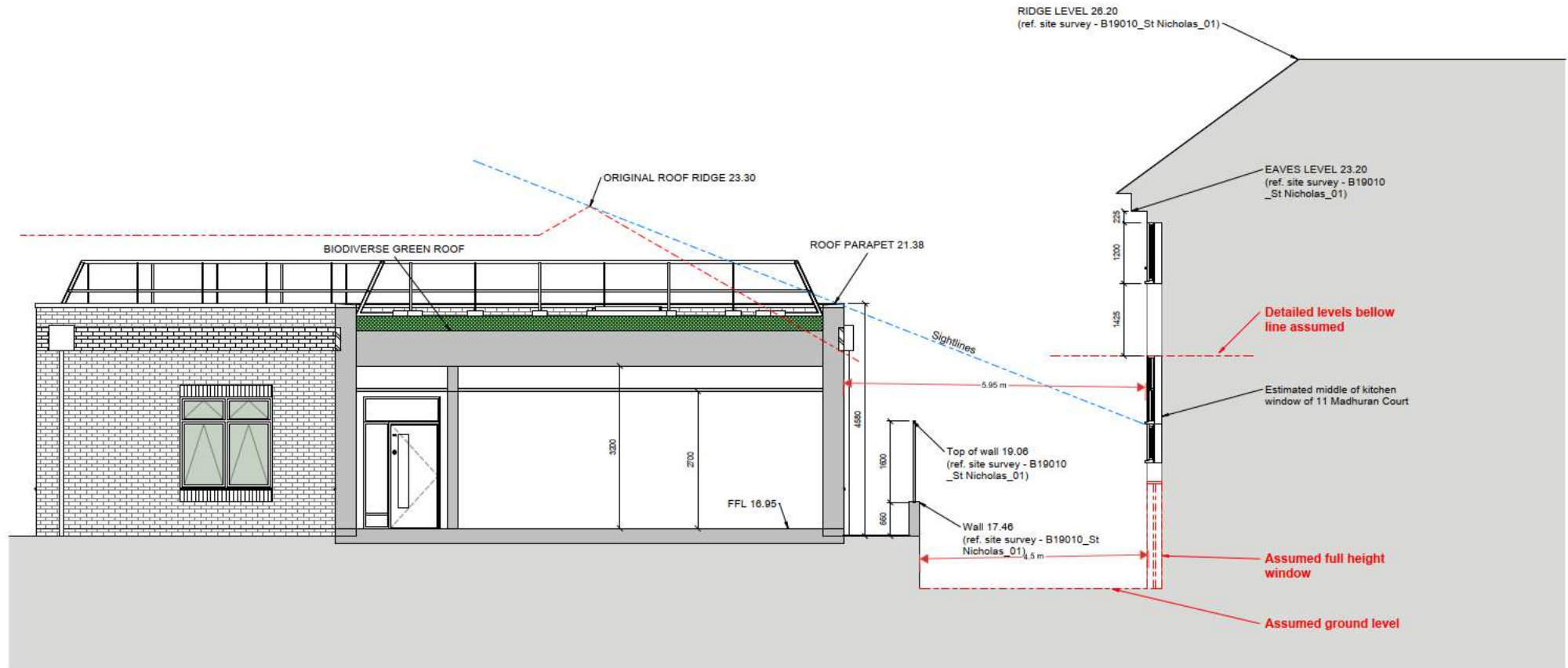


2 | Planning - Proposed Site Section 02  
SCALE: 1 : 100

# 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

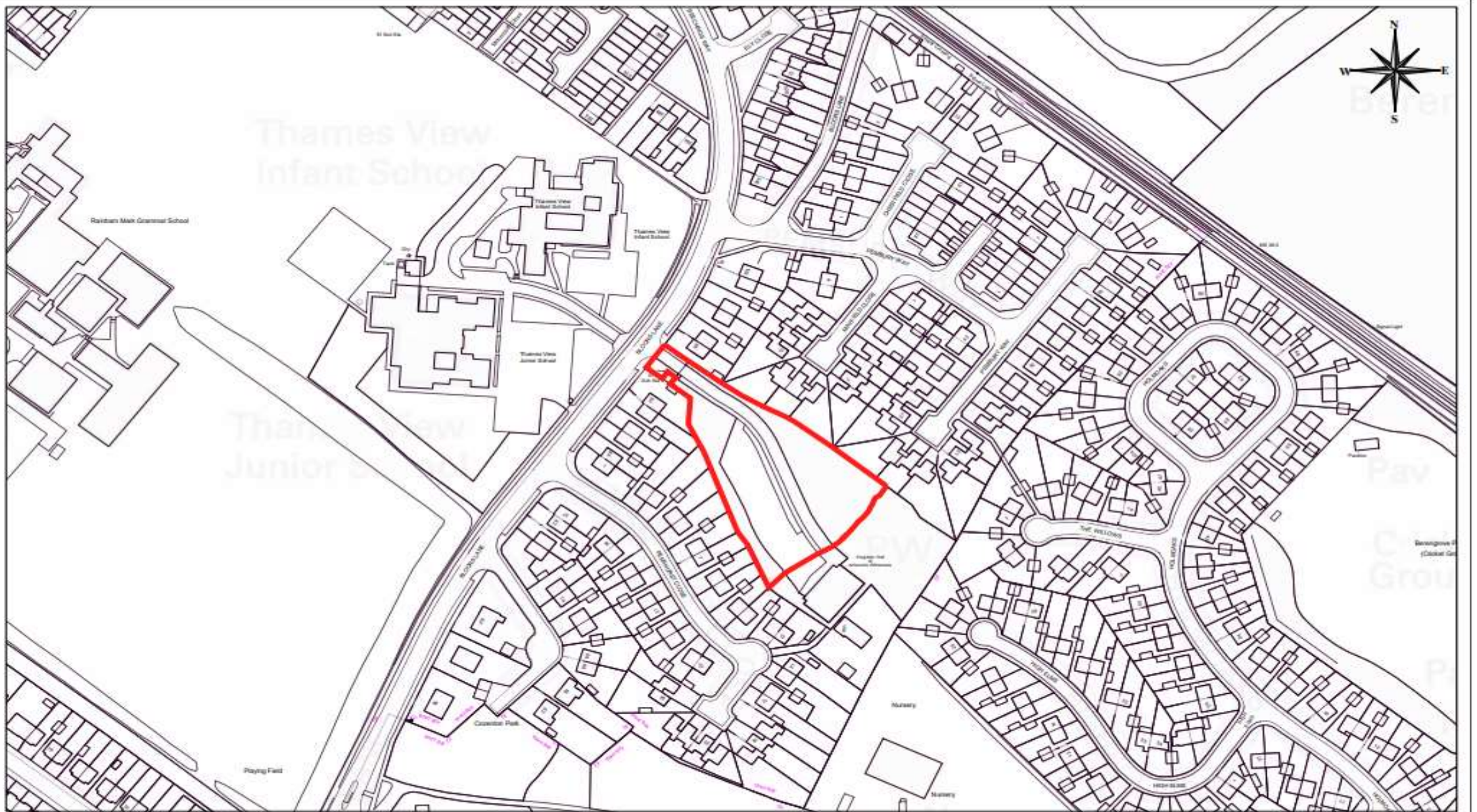




MC/22/1875

Kingdom Hall

Bloors Lane Rainham



**MC/22/1875 - Kingdom Hall, Bloors Lane, Rainham, ME8 7DS**









# Entrance to the site





# Within the site looking towards Bloors Lane



Within the site looking north west towards  
properties on Bloors Lane and Penshurst Close





Within the site, rear of properties in  
Penshurst Close and the Kingdom Hall



Area of land within the site with planning permission for car park for the Kingdom Hall





Within the site looking at rear of properties to the north east in Pembury Way



# Within the site looking towards Bloors Lane



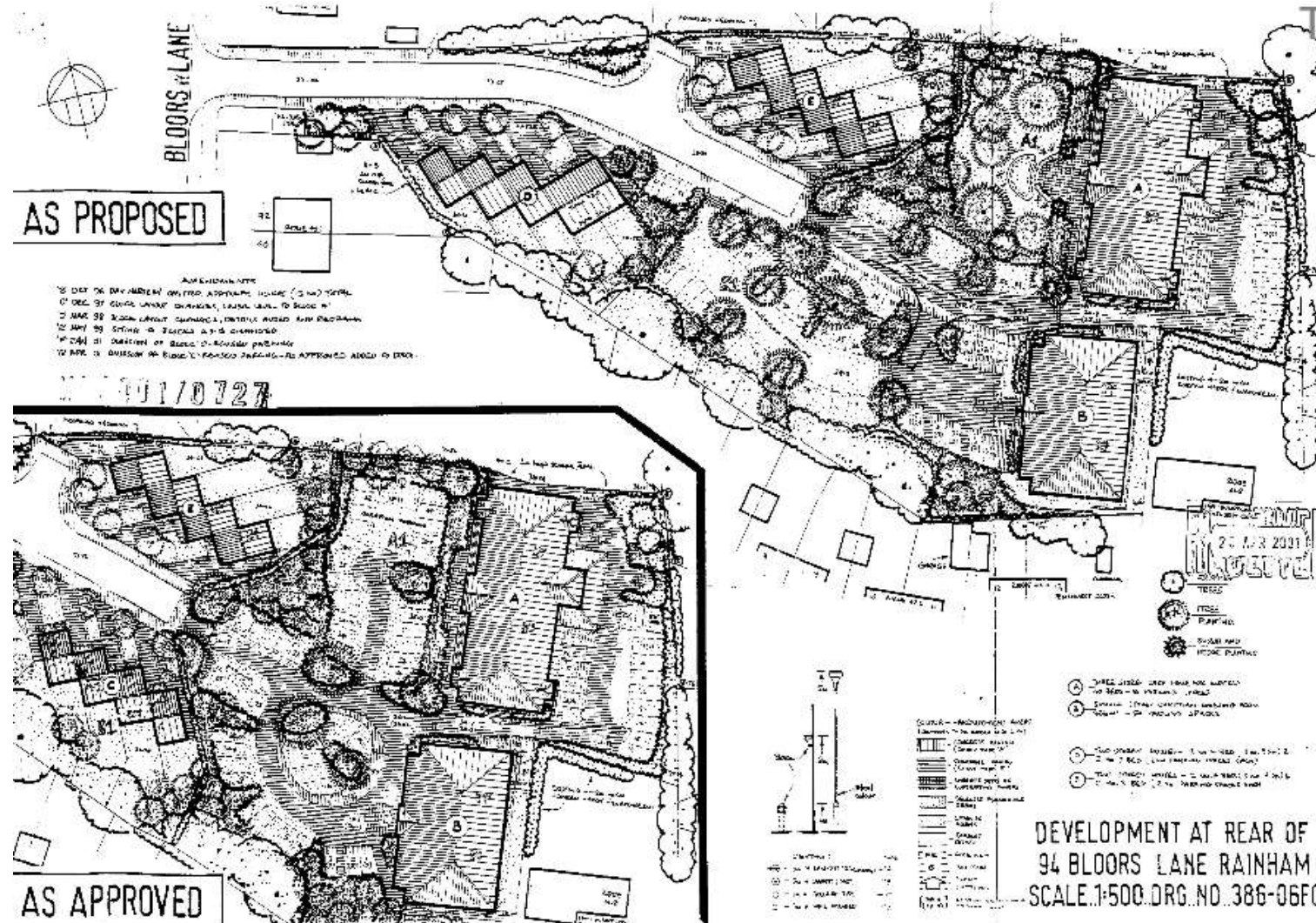


# Layout of scheme and elevation of care home previously approved under reference 98/0252MG (Approved)



AS APPROVED  
BLOCK A CARE HOME  
NO CHANGES  
DEVELOPMENT AT REAR OF  
94 BLOORS LANE RAINHAM  
SCALES AS SHOWN DRG. NO. 386-52AB

# Layout of revised scheme to reference 98/0252MG (Approved)





# Layout of previously approved residential development and current application

## Layout of previously approved scheme



## Layout of current application

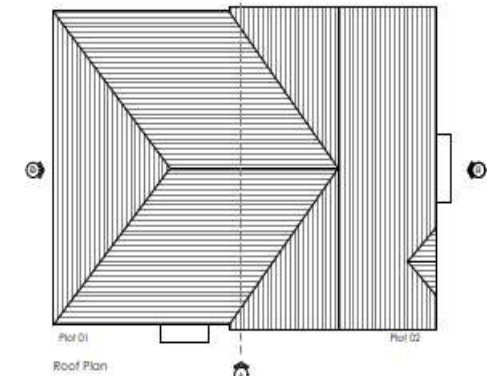
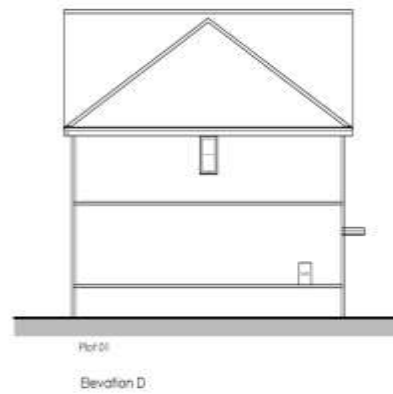


## Current application





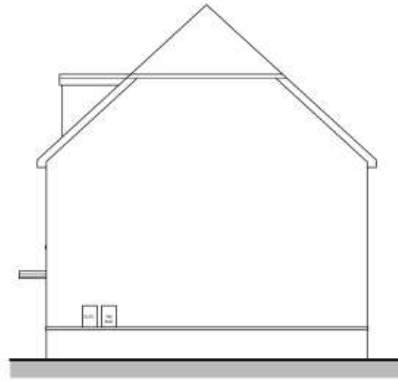
# Elevations and floor layout plots 1 and 2



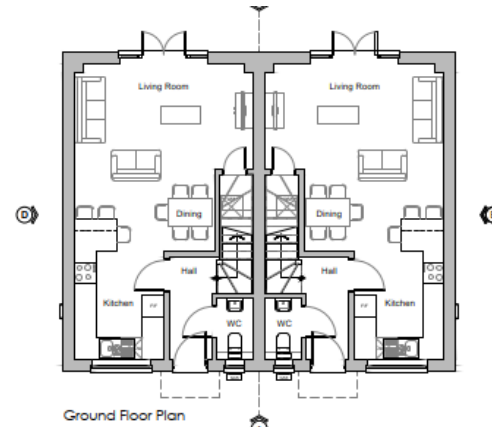
# Elevations and floor layout of plots 3, 4, 7, 8, 9, 10, 13, 14, 17 and 18



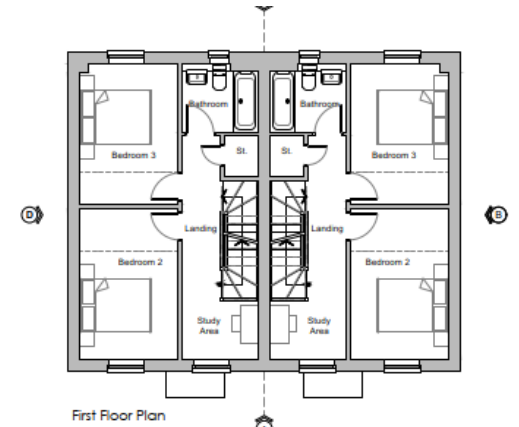
Elevation A



Elevation B



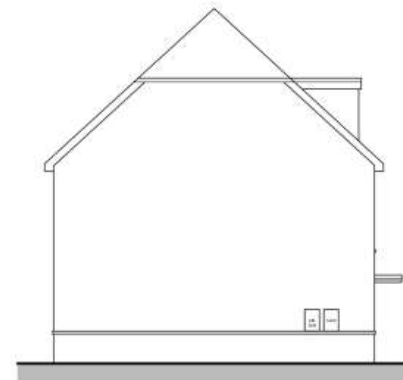
Ground Floor Plan



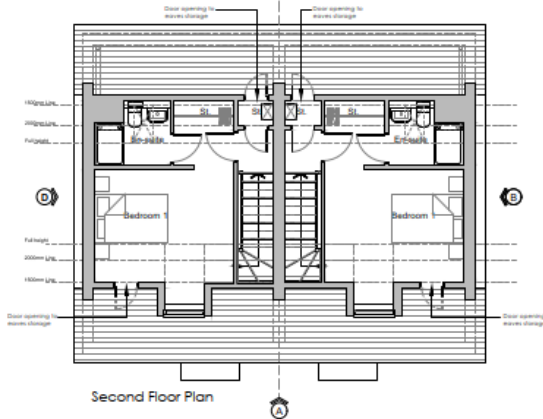
First Floor Plan



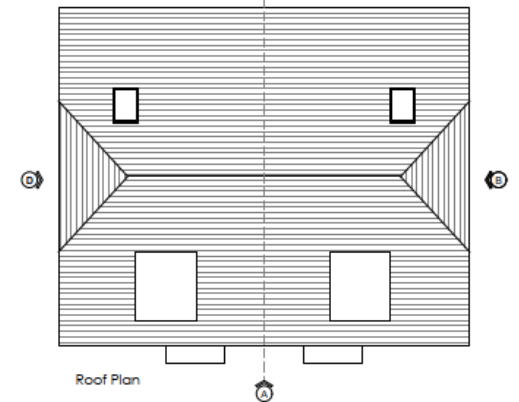
Elevation C



Elevation D



Second Floor Plan



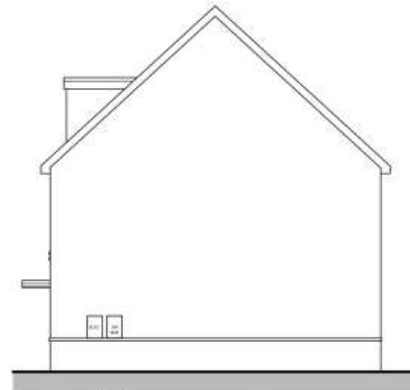
Roof Plan



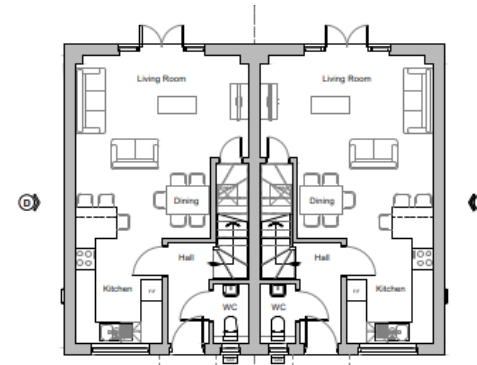
# Elevations and floor layout of plots 5, 6, 11, 12, 15 and 16



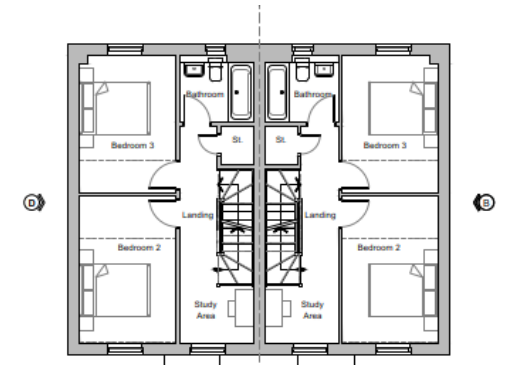
Elevation A



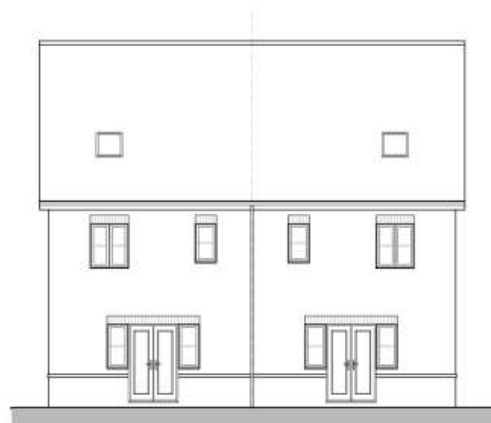
Elevation B



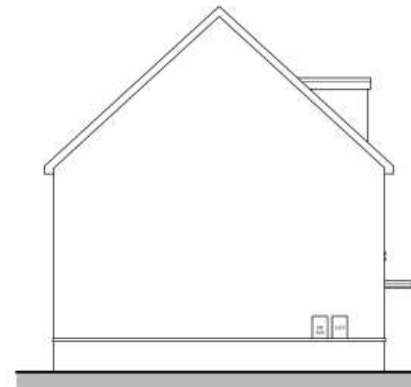
Ground Floor Plan



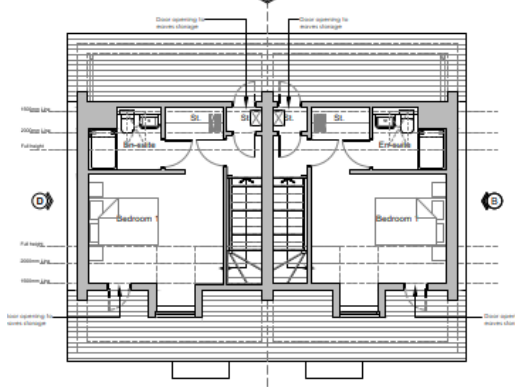
First Floor Plan



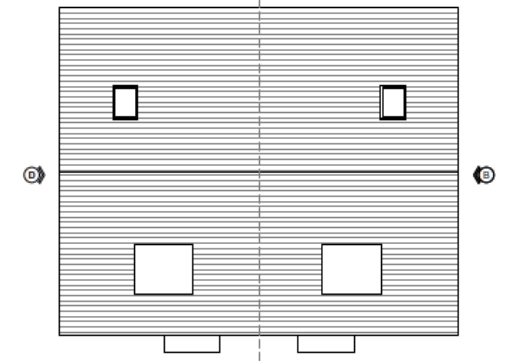
Elevation C



Elevation D



Second Floor Plan



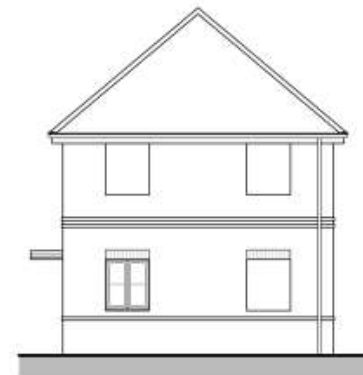
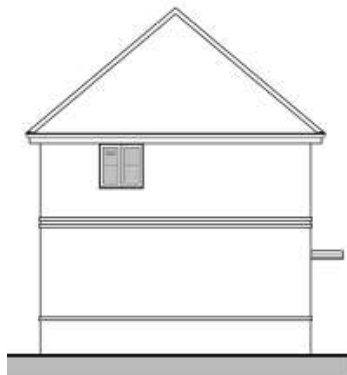
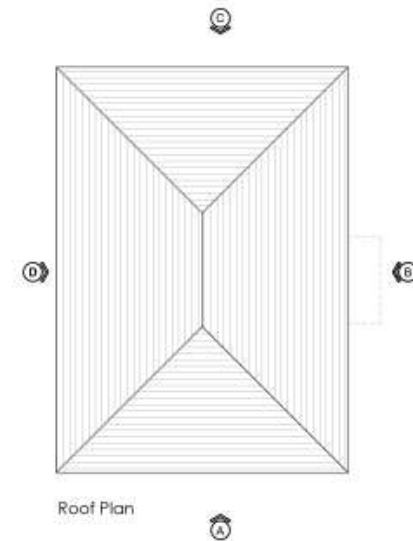
Roof Plan

# Elevations and floor layout of plot 19





# Elevations and floor layout of plot 20



MC/22/1109

Land at Lennoxwood

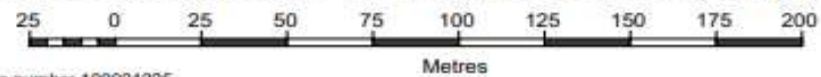
Adj to Petham Green

Twydall





**MC/22/1109 - Land At Lennoxwood Adjacent To Petham Green, Twydall, ME8 6SW**





# Looking towards the middle of the site from Petham Green



# Relationship to bungalows on Petham Green and the application site





# Looking towards the bottom of the site from Petham Green



# Lower part of the site adjacent to 11 Newnham Close





# Boundary of site with 11 Newnham Close



# Public footpath adjacent to the site and the site on the right





# Looking from Petham Green into the site towards 11 Newnham Close





# Site layout of previously approved application and current application

## Previously approved layout



## Current proposed layout







# Elevations of units 10 to 14 (consecutive)





# Elevations plots 15 to 19 (consecutive)









CGI - from access road towards unit 14



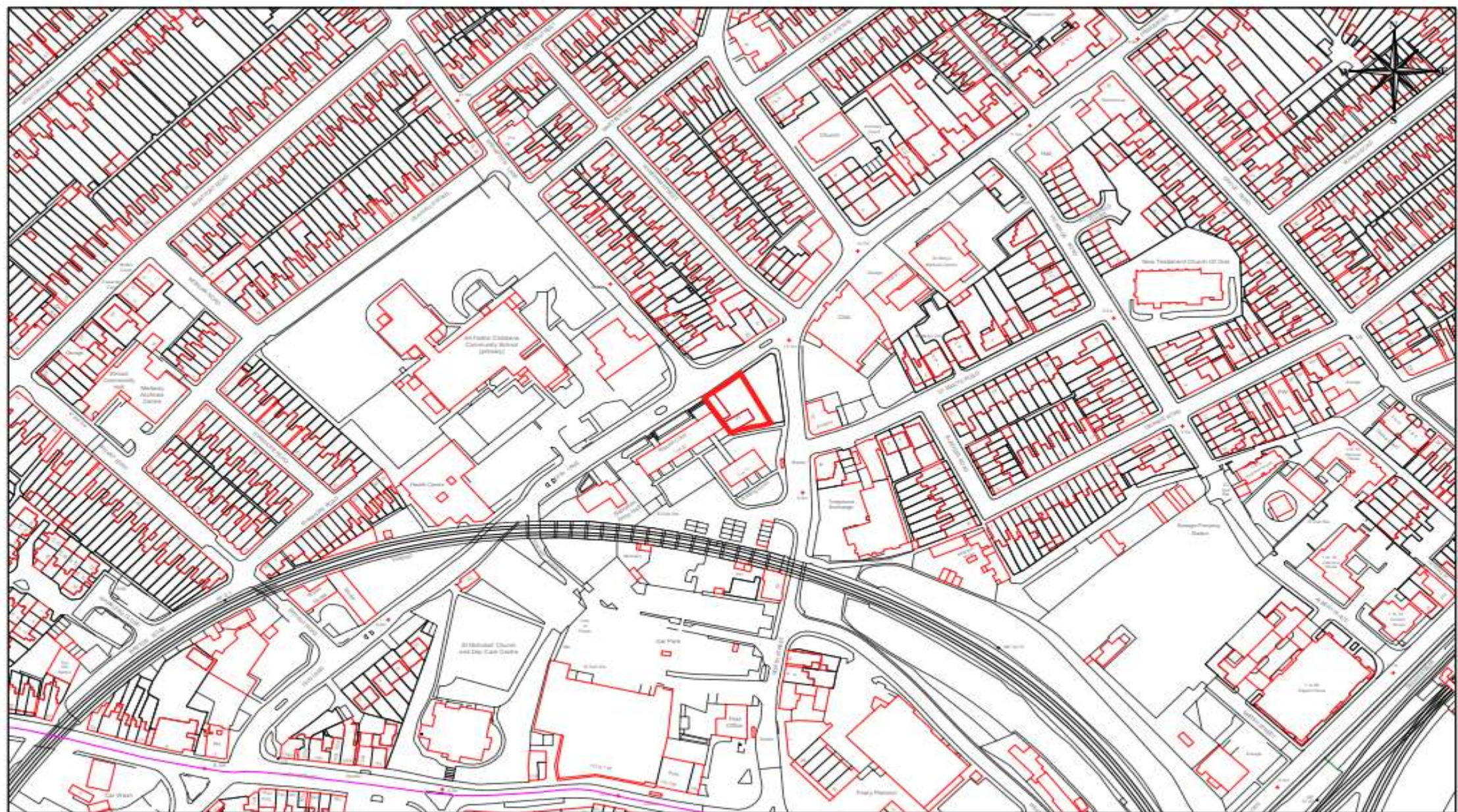
CGI – Front elevation units 1-9



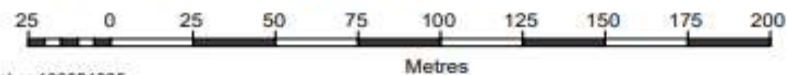
MC/21/3405

24 Gun Lane  
Strood Rochester





**MC/21/3405 - 24 Gun Lane, Strood, Rochester, ME2 4UJ**



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# The front of the site and neighbouring flats



Front of the site and adjacent land that has planning permission for a block of flats





# Looking into the site



# Adjacent land that has planning permission for a block of flats





# Proposed site layout



Elevations of previously approved application  
and the current proposal

## Previously approved elevations



## Current proposed elevations





# Elevations

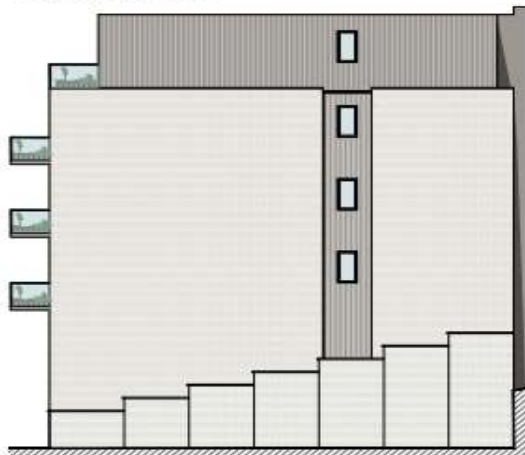
North-West Front Elevation



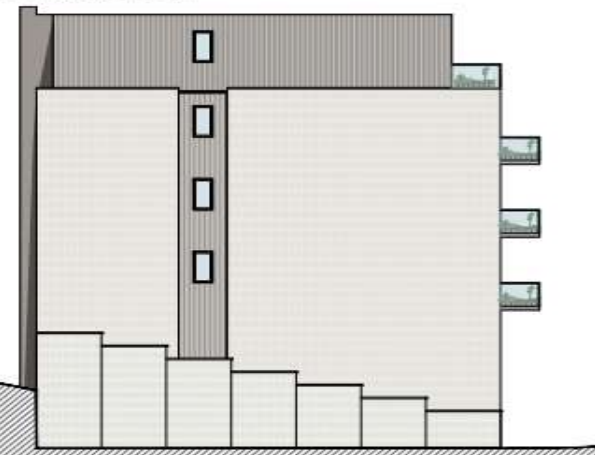
South-East Rear Elevation



North-East Side Elevation



South-West Side Elevation



Street elevation (outline of the height of neighbouring block of flats)



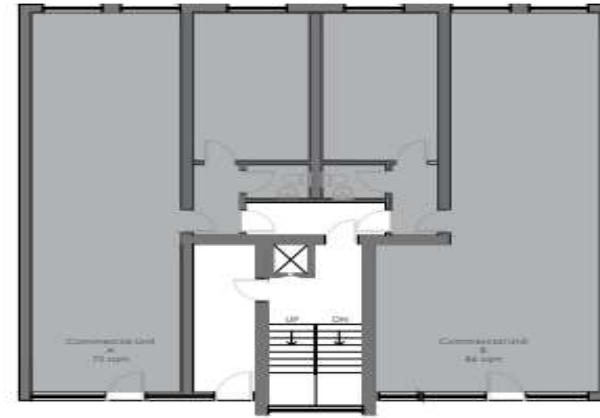


# Proposed floor layout

Lower Ground Floor Plan



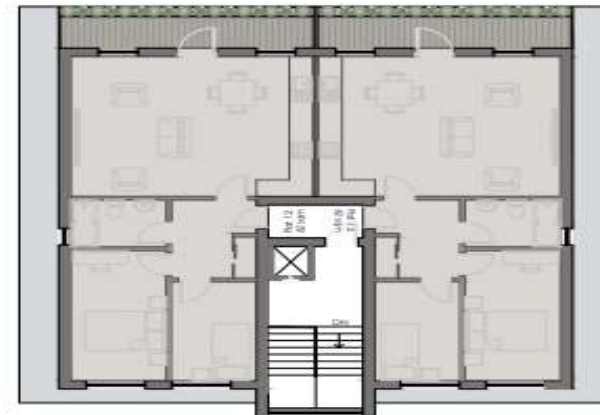
### Ground Floor Plan



1st, 2nd &amp; 3rd Floor Plan



4th Floor Plan



# Proposed site layout





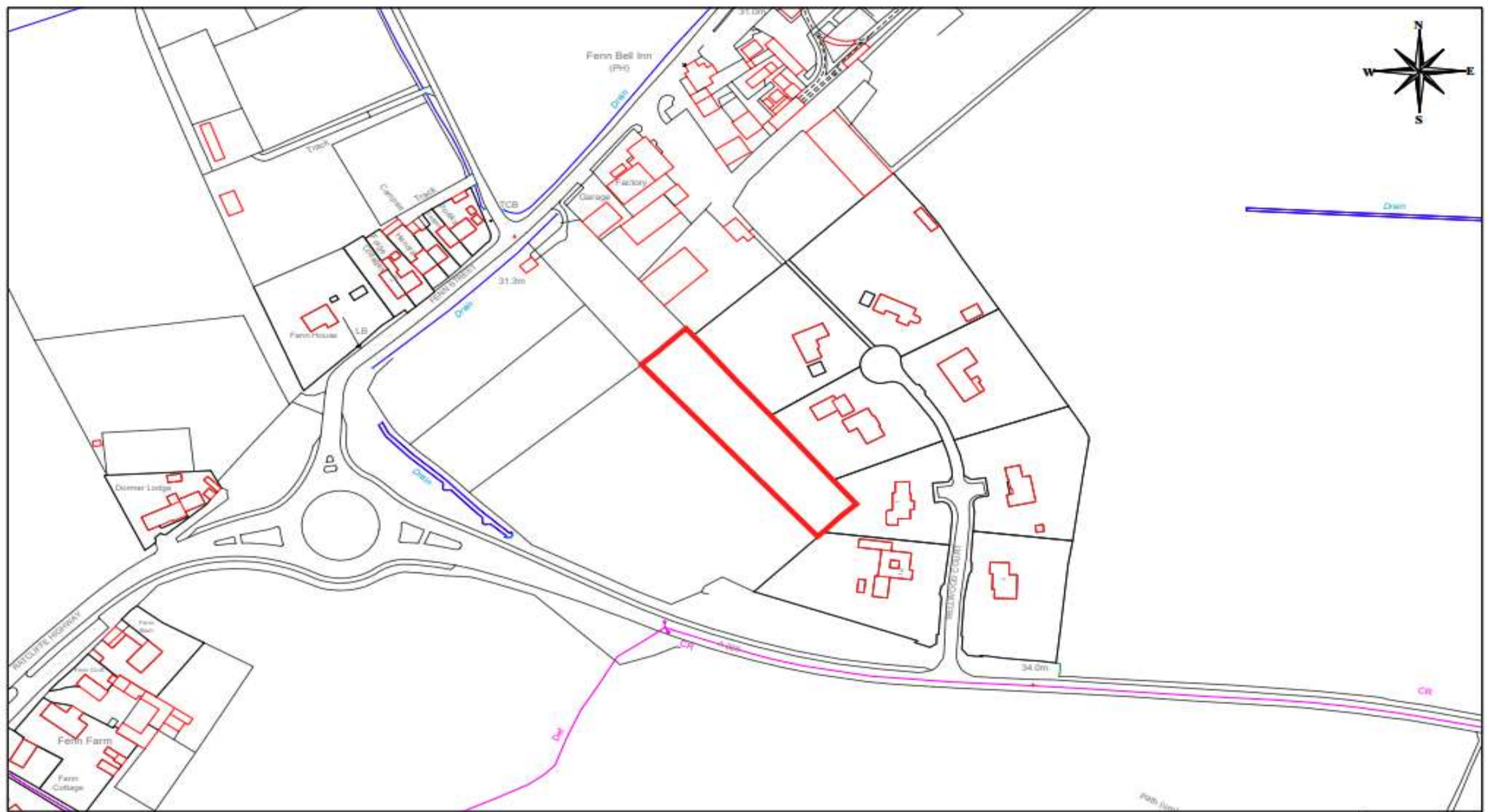
# Plan showing highway improvements (condition 8)



MC/22/1736

Land South of Fenn Corner  
Industrial Estate Ratcliffe Highway  
St Mary Hoo





**MC/22/1736 - Land South Of Fenn Corner, Industrial Estate, Ratcliffe Highway, St Mary, Hoo, Rochester, ME3 8RF**









