

Planning Committee – Supplementary agenda No.3

A meeting of the Planning Committee will be held on:

Date: 8 March 2023

Time: 6.30pm

Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham ME4 4TR

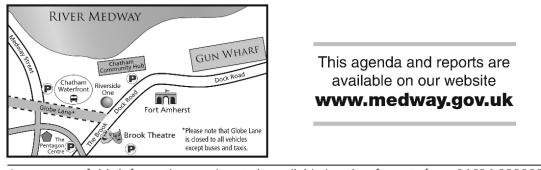
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17	Additional	Information	- Presentation
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(Pages 3 - 90)

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

Date: 9 March 2023



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

Planning Committee

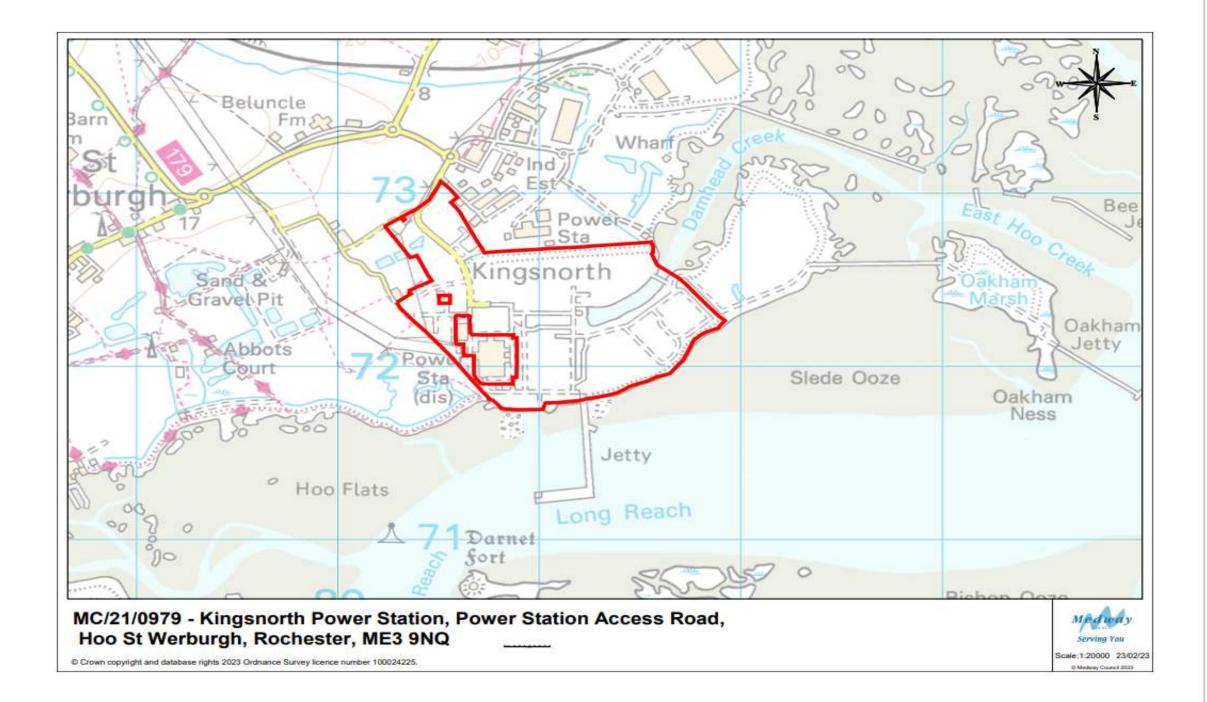
8TH March 2023

MC/21/0979

4

S106 Report for Uniper Kingsnorth Power Station

Hoo



Four Elms Roundabout – existing and proposed



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Proposed

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Peninsula Way, Main Road, Hoo – existing and proposed



1

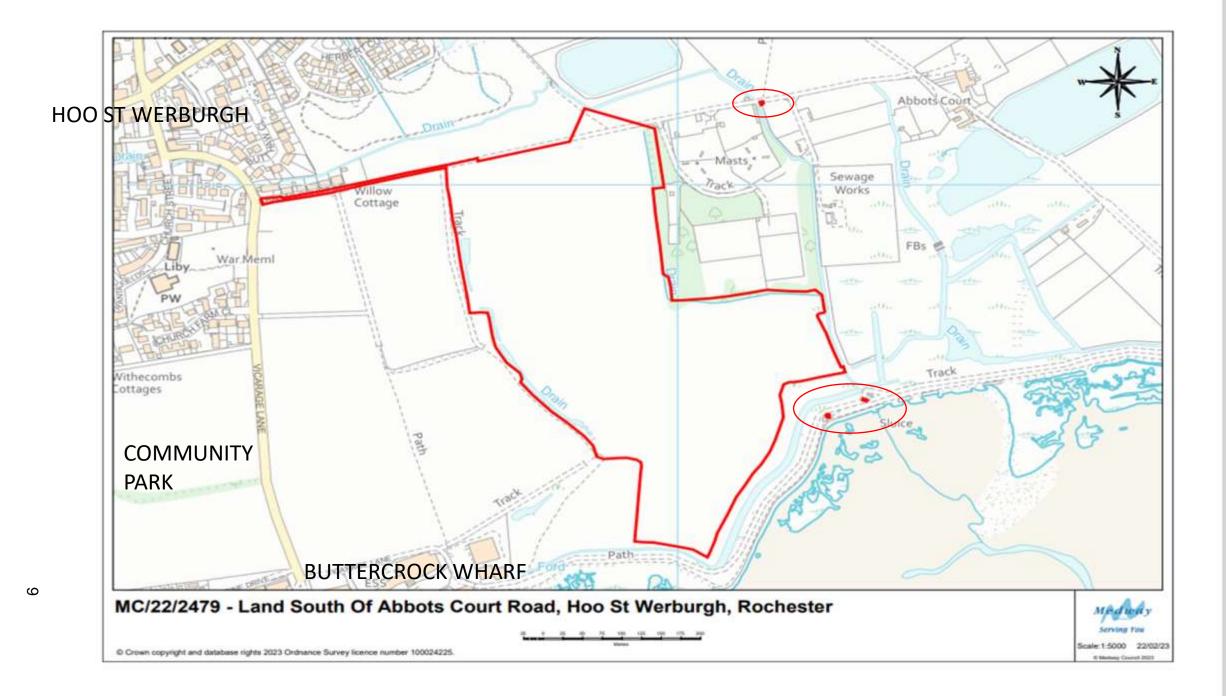


MC/22/2479

Land South of Abbots Court Road

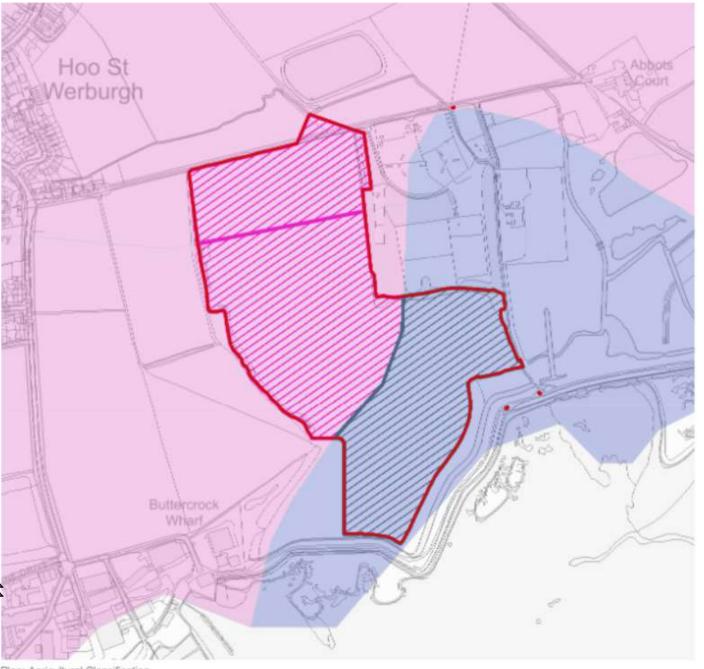
Hoo St Werburgh

Rochester



Aerial Photograph of the site





Agricultural Land Classifications

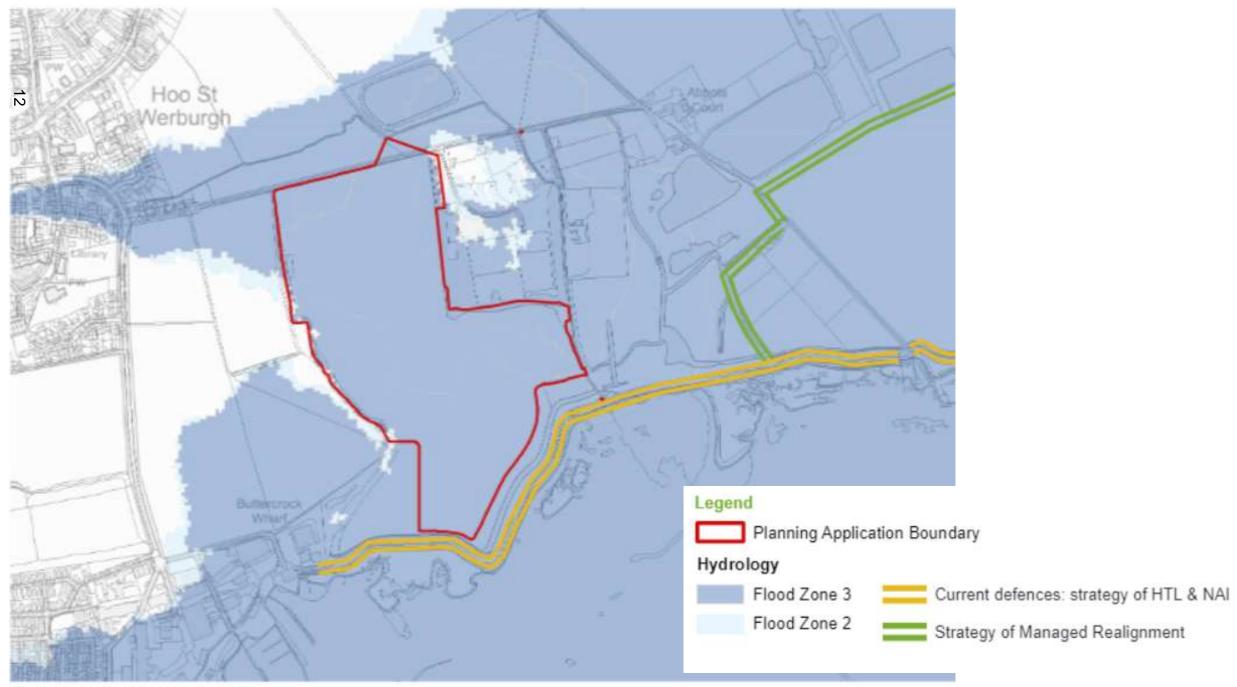
Legend

Planning Application Boundary

Agricultural Landcape Classification (ALC)

Grade 1 Grade 3 Grade 4

Plan: Agricultural Classification





Formal and informal footpaths

- Planning Application Boundary
- Footpath (PRoW)
- Restricted Byway (PRoW)
 - Informal entrances
- Informal tracks and permitted routes
 - Saxon Shore Way

Panoramic – Access – Abbots Court Lane (Land west of site)





Application site from Abbots Court Lane (Looking south towards River Medway)



Western Boundary with Aquiva site





Site From Flood Defence (eastern part of site)





Application site from river defence

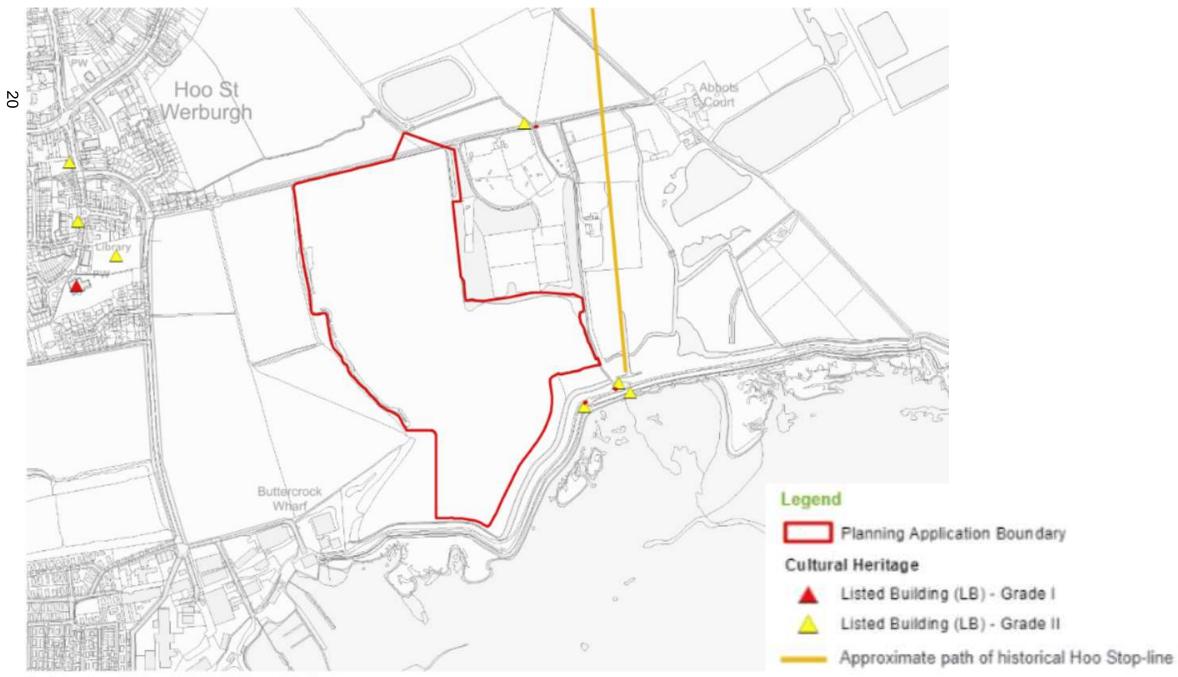




Looking towards Hoo from PROW at river side



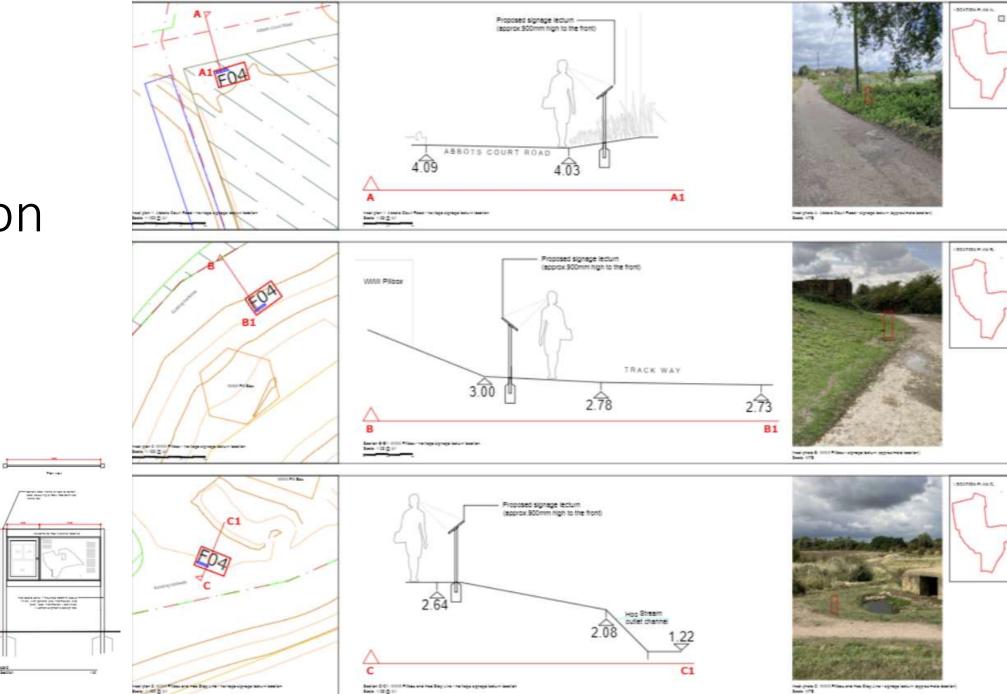


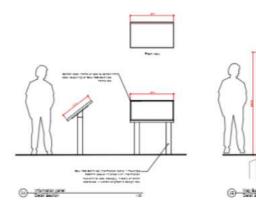


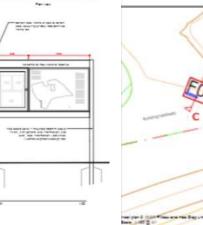
Plan: Archaeology and Heritage - WWII Listed Buildings and Hoo Stop-line



_№Heritage and information boards







Ecological Designations

Legend



Planning Application Boundary

Medway Estuary and Marshes Special Protection Area (SPA)

Europeans Statutory Designations



Medway Estuary and Marshes Ramsar Site

National Statutory Designations

Sites of Special Scientific Interest -The Medway Estuary and Marshes (SSSI)

Priority Habitats



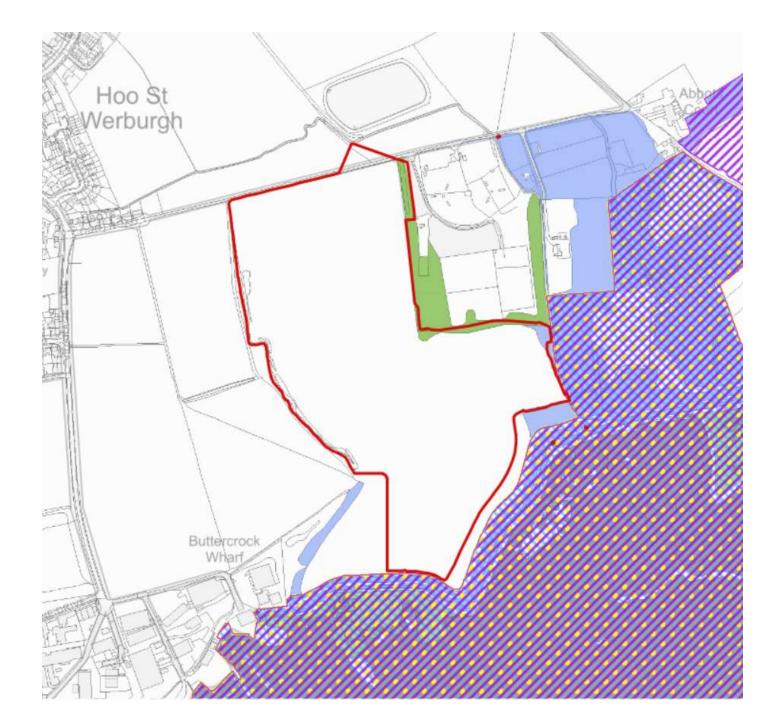
23

- Coastal and floodplain grazing marsh
- Coastal saltmarsh



Mudflats

Traditional orchard



Proposed site layout - overview



Planning application boundary

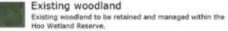
EXISTING



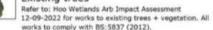
Existing buildings and structures Existing building stock to be retained.



Existing grassland Existing grassland to be retained and managed within the Hoo Wetland Reserve.



Existing trees



PROPOSED SOFTWORKS



Proposed wet woodland specimens New trees: wet woodland species - standard stock size and triple staked. Works to comply with BS:5837 (2012).



PROPOSED HARDWORKS



Land bridge - to wetland channels Underground PVC pipes to land bridge access points within wetland system, (including main inlet from Hoo Stream).



Self binding gravel path - vehicular Track linking Rangers Facility to Abbots Court Road, including the Rangers yard - hard standing. Vehicular standard self-binding gravel, with timber edging.

Self binding gravel path - pedestrian

Pedestrian standard self-binding gravel, laid to falls, with timber



Raised timber boardwalk

edging. Arisings to be used for path verges.

Raised timber boardwalk, sections with timber balustrade (double balustrade to water sections), 2m wide with anti-slip surfacing,



Timber bridges

Timber and steel framed bridges with concrete abutments to wetland crossing points. All timber bridges with balustrades.



Ranger facilities New timber clad container(s) - office, kitchenette, bathroom, and

separate garage, fire pit and decked area. Single storey /green roof.



Bird hide

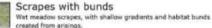
Timber-framed bird hide with timber bench seating in built and lockable door into the Wetland Reserve.

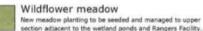


Open water channels Wetland channels to be excevated and profiled back into existing levels.

Woodland planting New woodland edge and understorey whip planting, with rabbit guards, planted at 1m centres.







Marginal planting to freshwater ponds Marginal plant mix to be planted along wetland pond margins up to a depth of approximately 200mm water depth on profiled shelves.

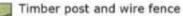
Contours

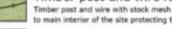
Proposed levels to be formed of arisings from wetland excavation laid in layers of 100m and seeded.

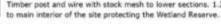
Proposed contours waterbodies Approximate contour profile to ponds/channel/scrapes.













Intepretation boards New lecturns and map boards providing site information and interpretation of history, hydrology, ecology.

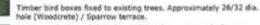


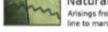
Timber finger posts with directional information



Bat Boxes Timber bat boxes positioned on existing trees.

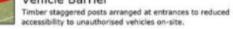






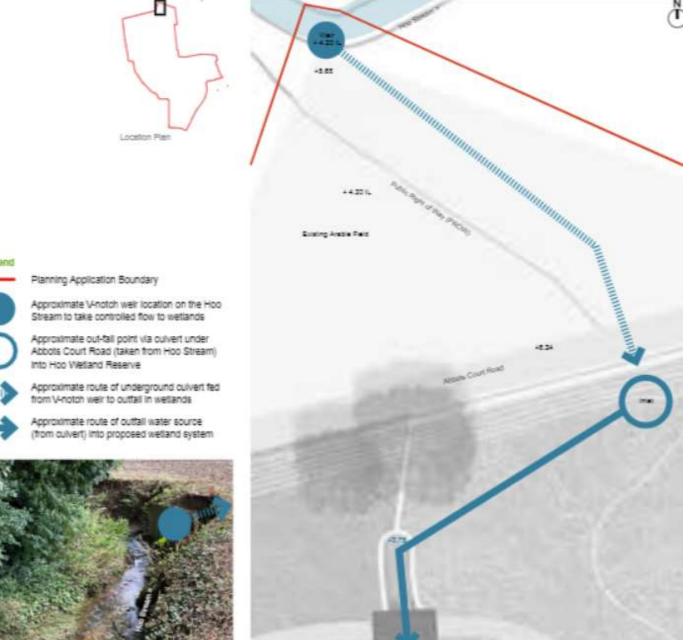
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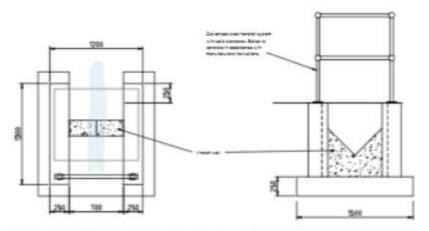


Connection to Hoo Stream(in)



Site Photo: Approximate location of V-notch welr

Plan: Hoo Stream Inlet to Proposed Wetland Bystem



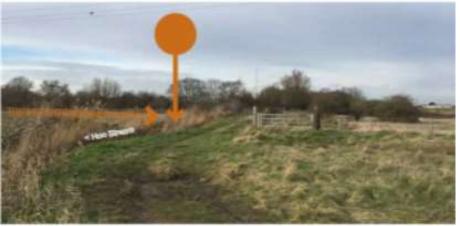
Engineer's Typical Detail: V-notch Intel weir from Hoo Stream to Hoo Wetland Reserve

Lanand

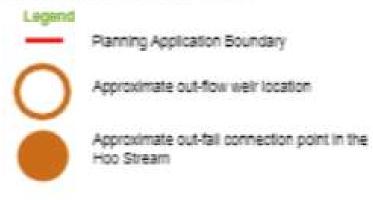


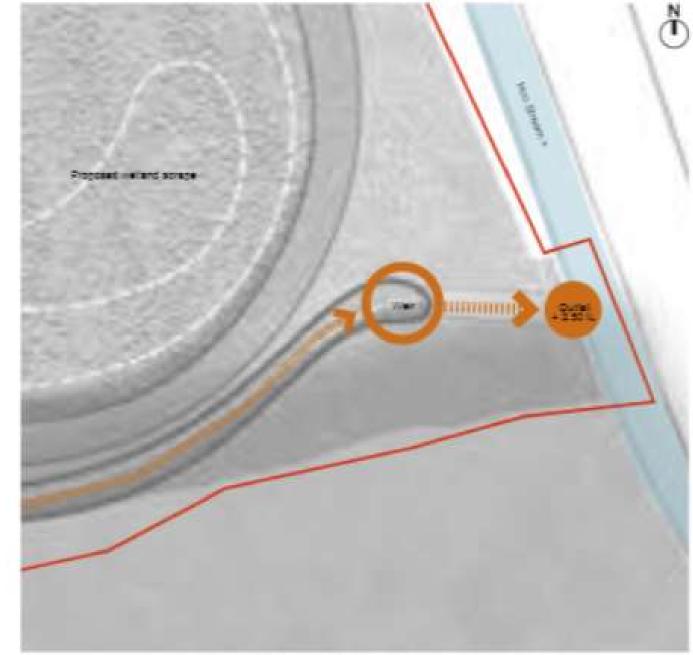
Hoo Stream [⊗](out)





Bite Photo: Approximate location of the water outfail connection back into the Hos Stream

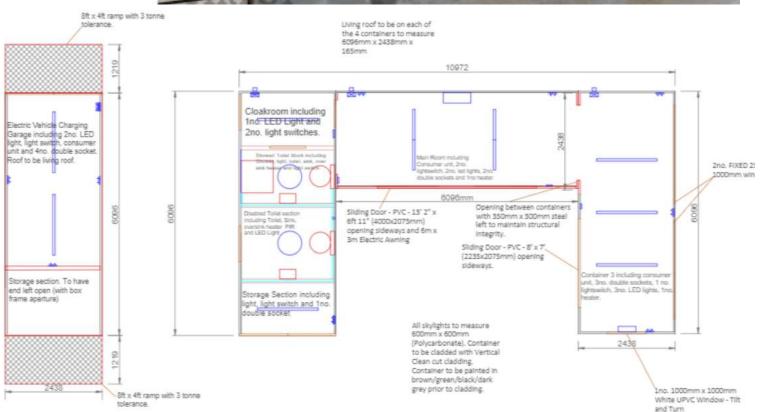




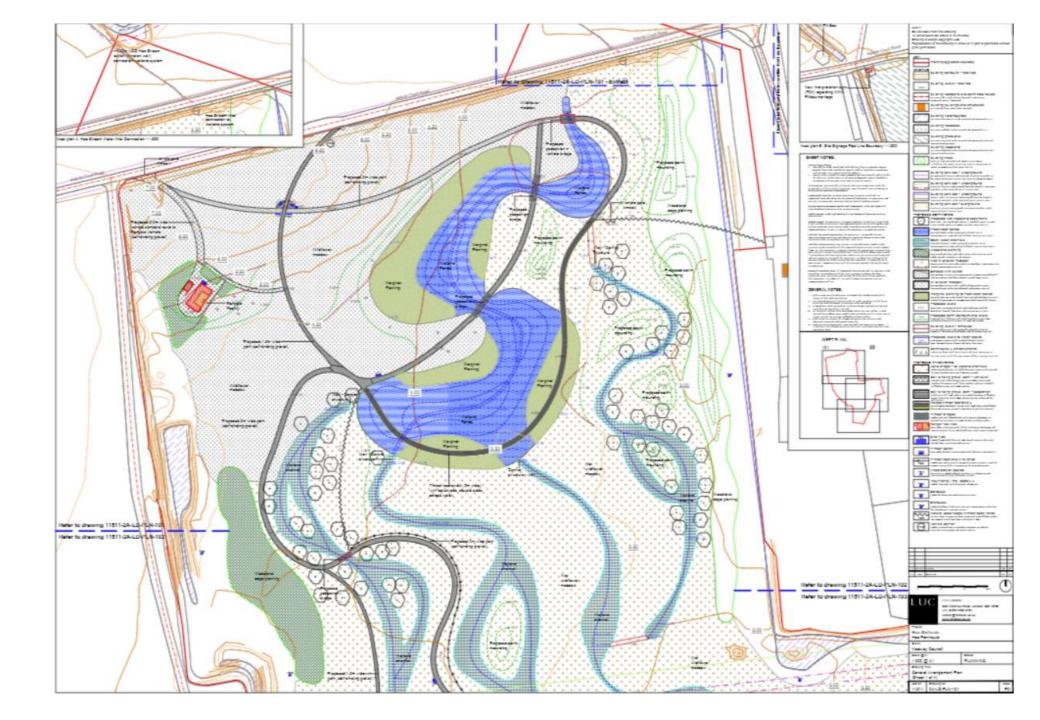
Plan: Hoo Stream Out flow from Proposed Wetland Bystem



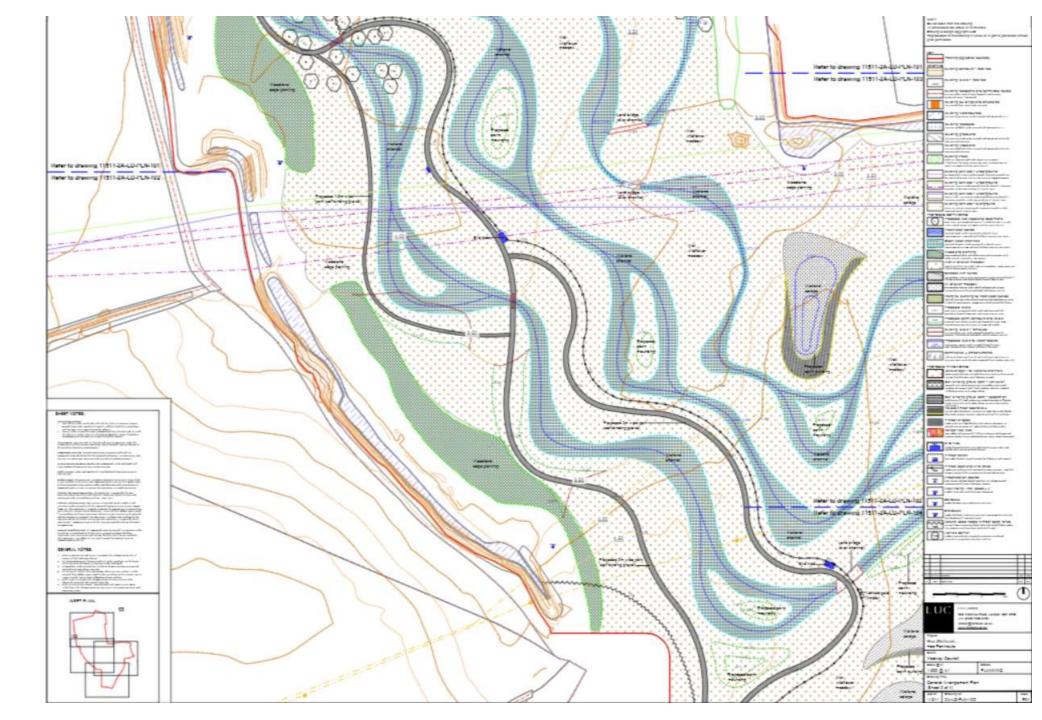




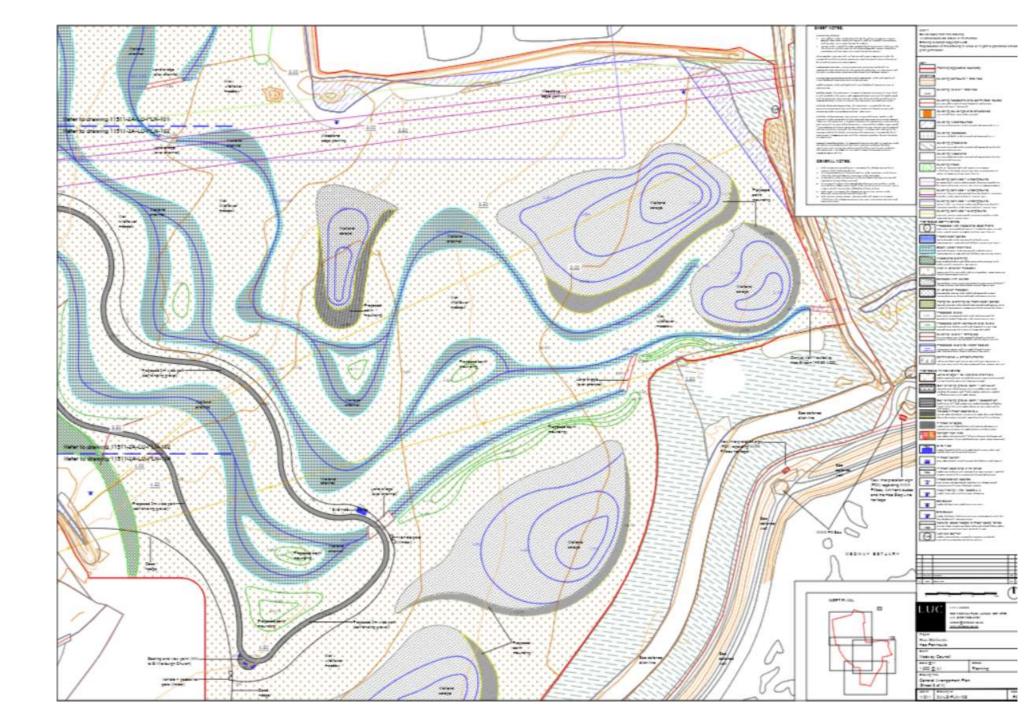
[™]Proposed layout northern area



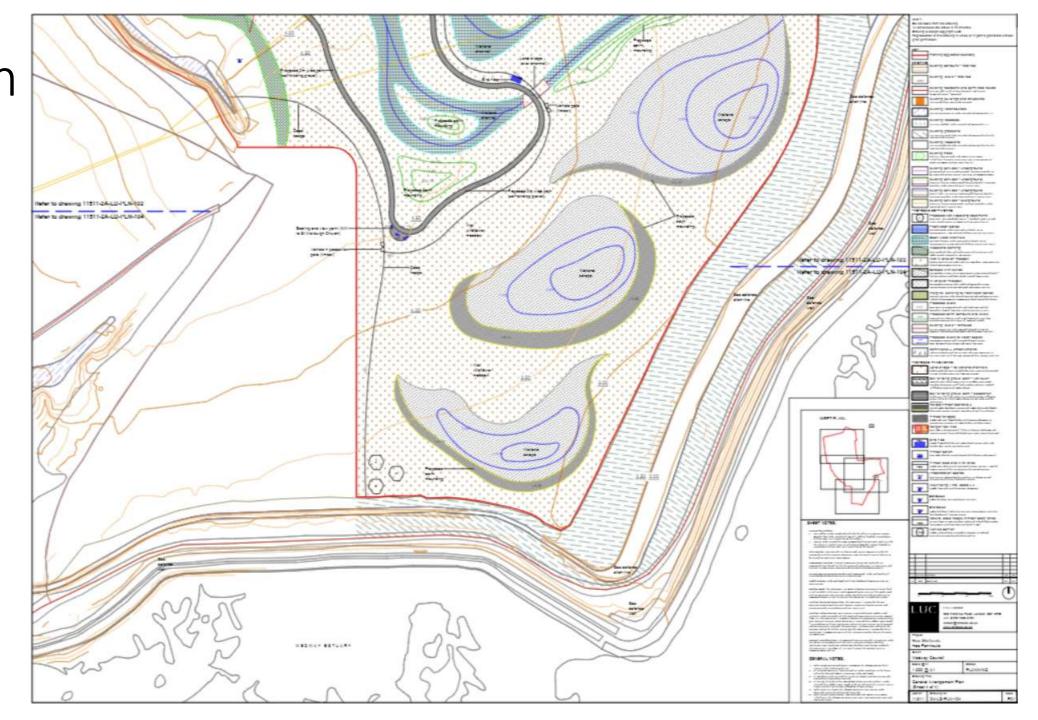
Proposed layout central western area



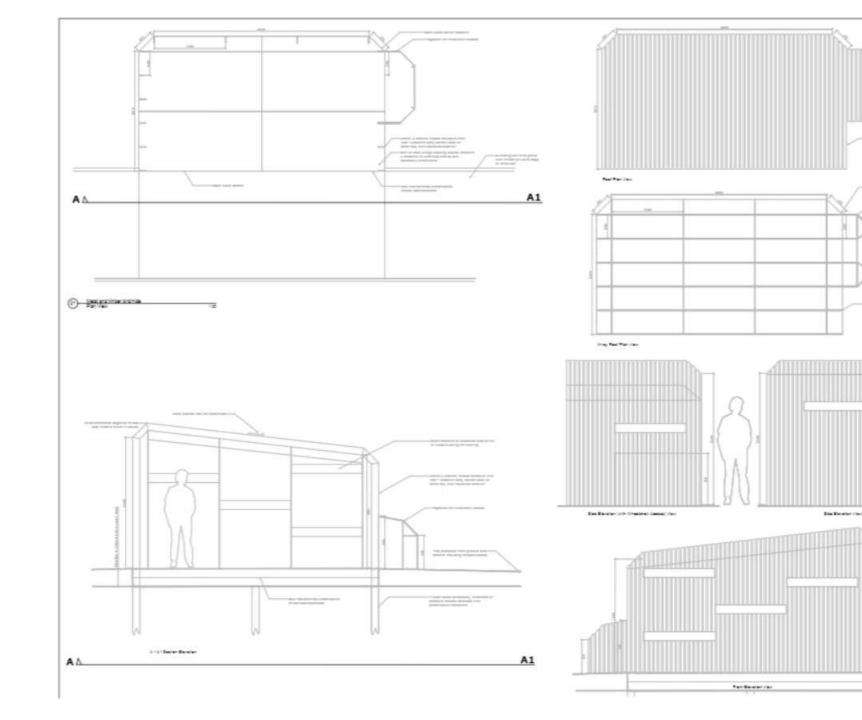
ິeastern area



Southern area



8 Bird Hide



100.00

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Proposed site layout - overview



Planning application boundary

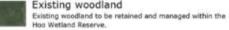
EXISTING



Existing buildings and structures Existing building stock to be retained.



Existing grassland Existing grassland to be retained and managed within the Hoo Wetland Reserve.



Existing trees

Refer to: Hoo Wetlands Arb Impact Assessment 12-09-2022 for works to existing trees + vegetation. All works to comply with BS:5837 (2012).

PROPOSED SOFTWORKS



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Freshwater ponds Wetland ponds to be excavated and profiled back into existing levels.

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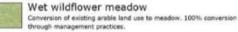
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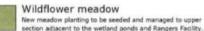


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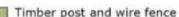


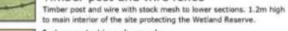
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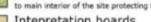
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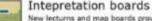




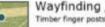








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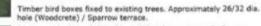


Wayfinding / trail posts x 1 Timber finger posts with directional information



Bat Boxes Timber bat boxes positioned on existing trees.

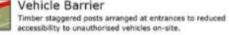






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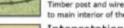








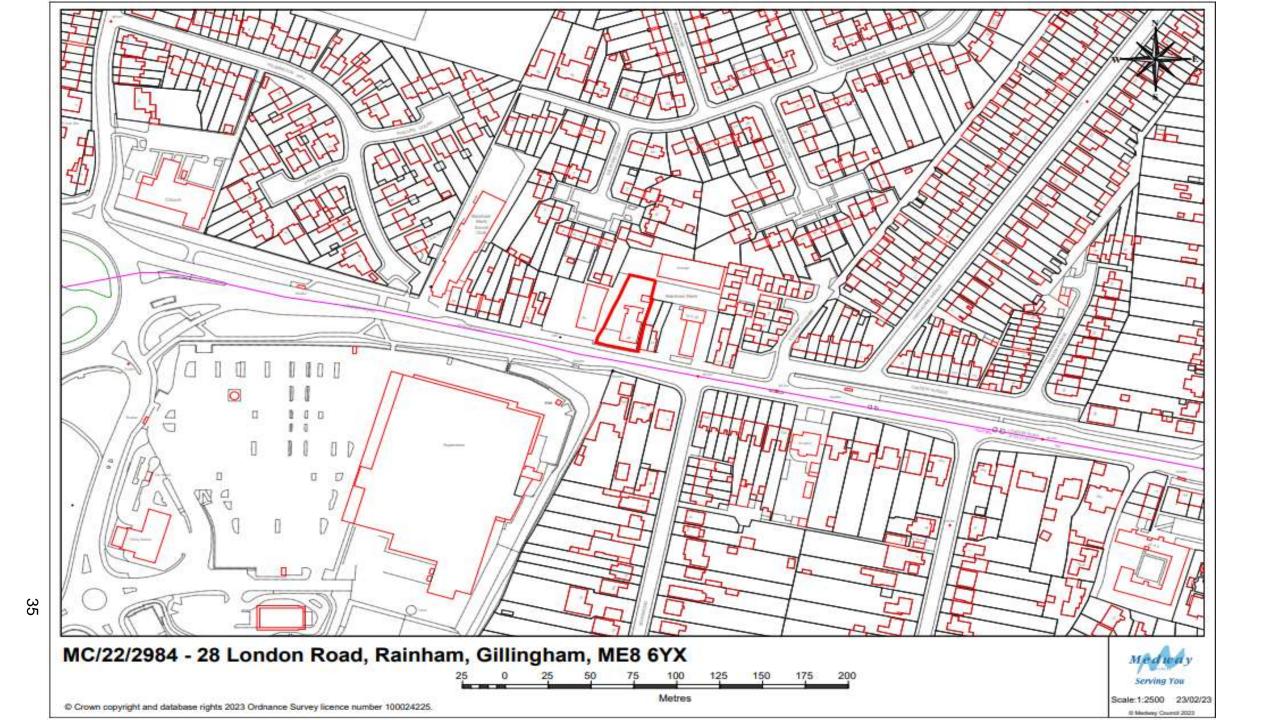
to main interior of the site protecting the Wetland Reserve.



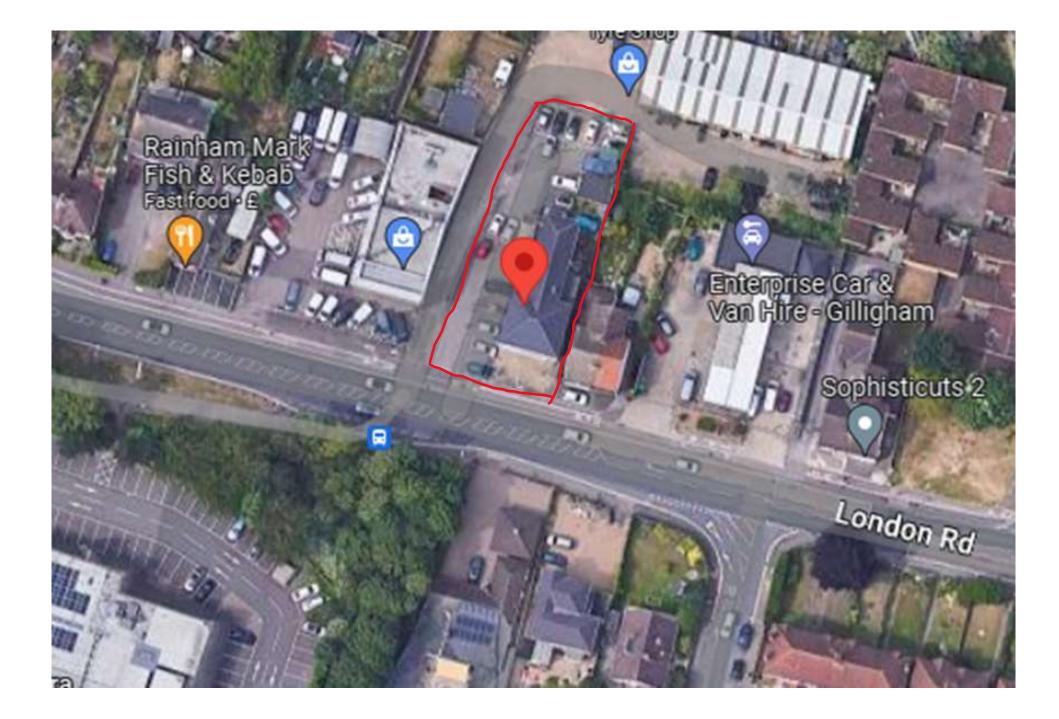
MC/22/2984

28 London Road

Rainham



Aerial



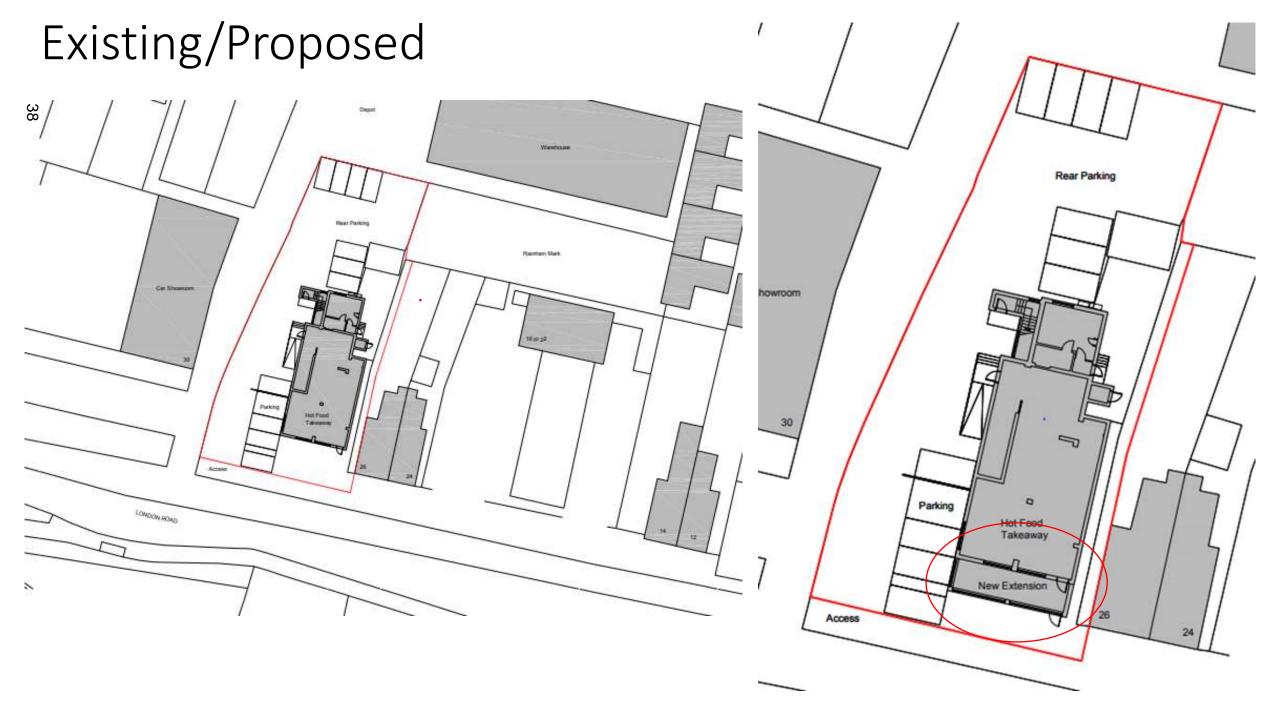
Photographs of the site

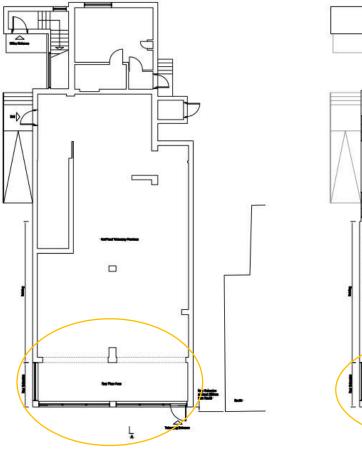




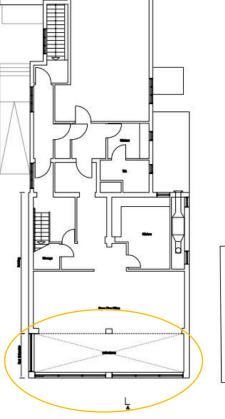






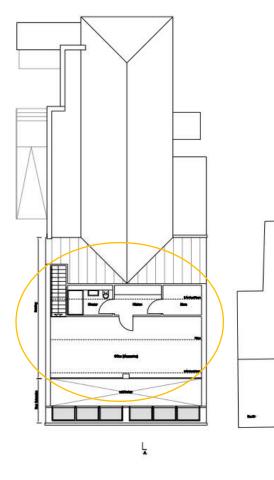


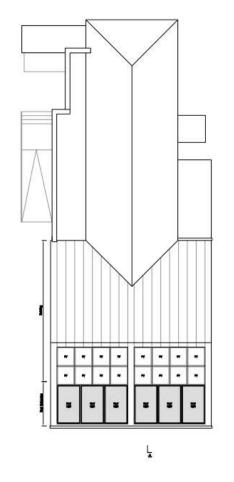
Proposed Ground Floor Plan



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Proposed First Floor Plan





Proposed Second Floor Plan

Proposed Roof Plan

CGI of proposed appearance



CGI of proposed appearance







Proposed Side (West) Elevation

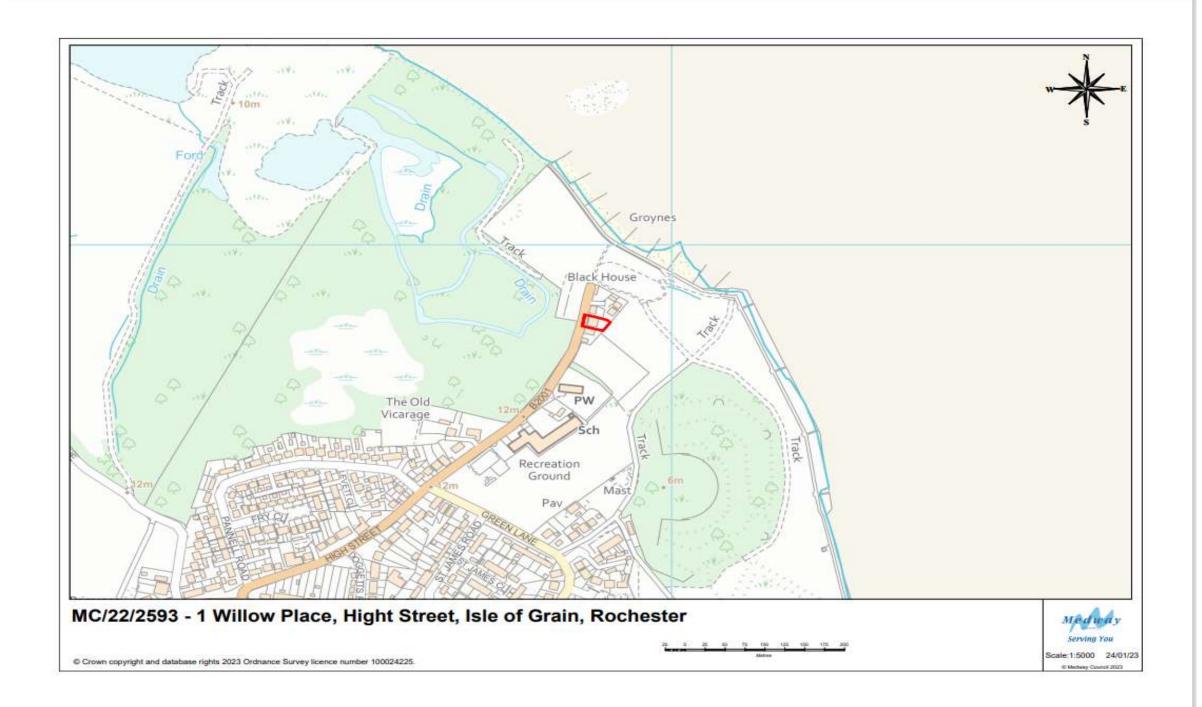
Fiel Fee

T- minister

42

MC/22/2593

1 Willow Place High Street Isle of Grain



Site Location Plan





45

^{*} Photographs of site



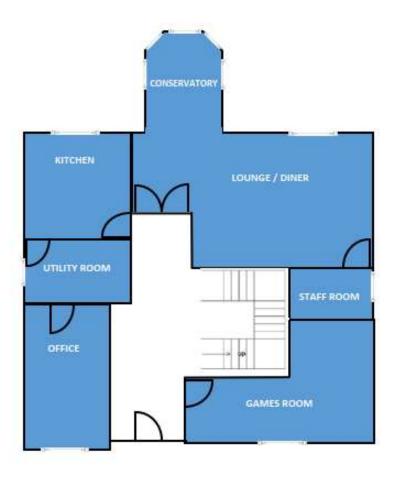


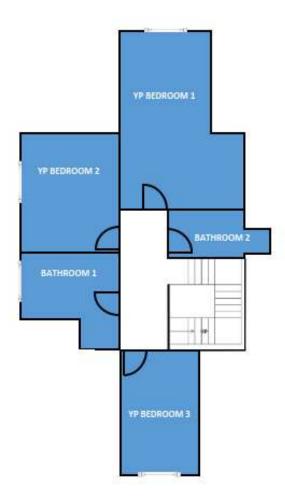










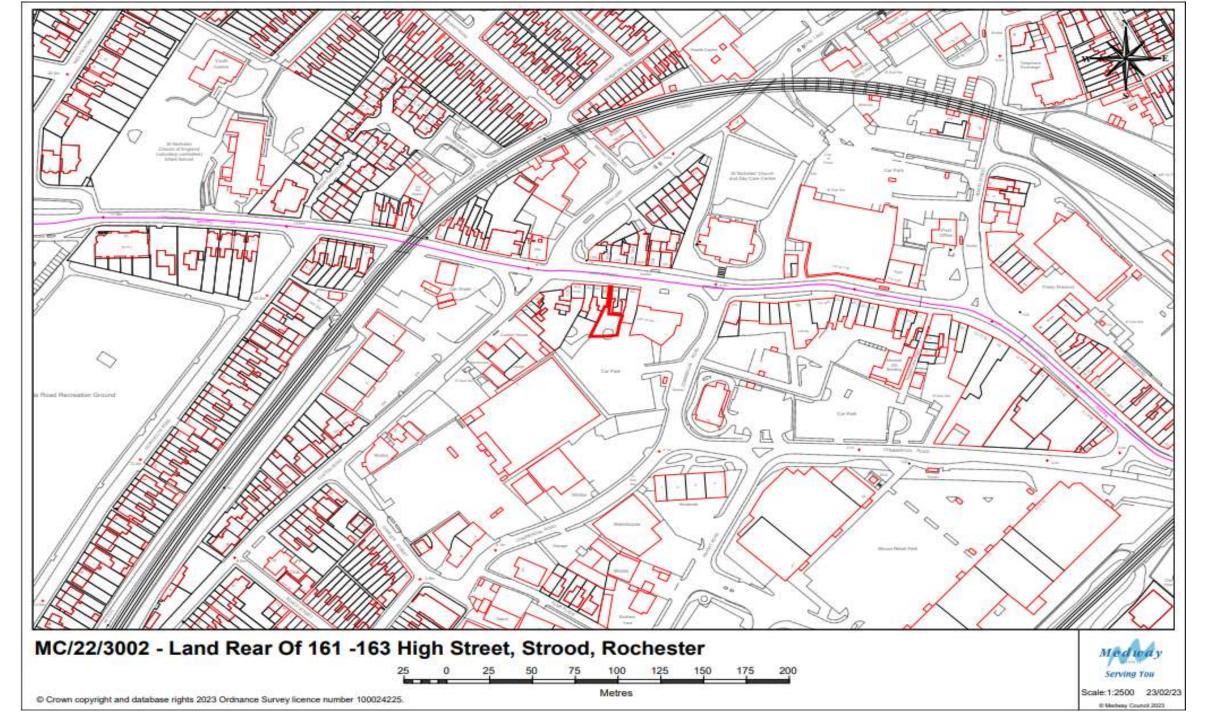


MC/22/3002

Land Rear of 161-163 High Street

Strood

Rochester



Site location



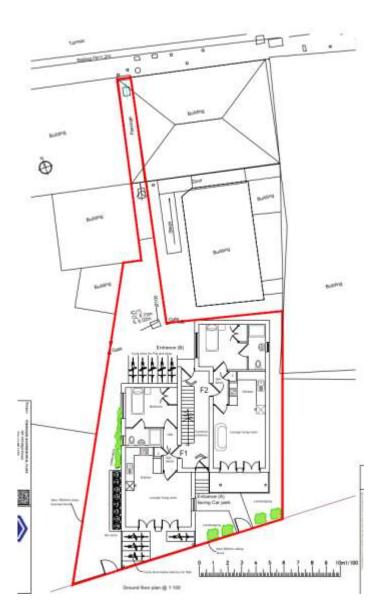
The site from the public car park



Application site in the middle and showing neighbouring properties (taken from public car park)



Proposed block plan



Previously approved application MC/18/0141 – Six flats



Previously approved application MC/21/3554 – Three flats and new store



Proposed north and south elevations



Proposed east and west elevations



Floor layout plans of the proposed development and previously approved for six flats

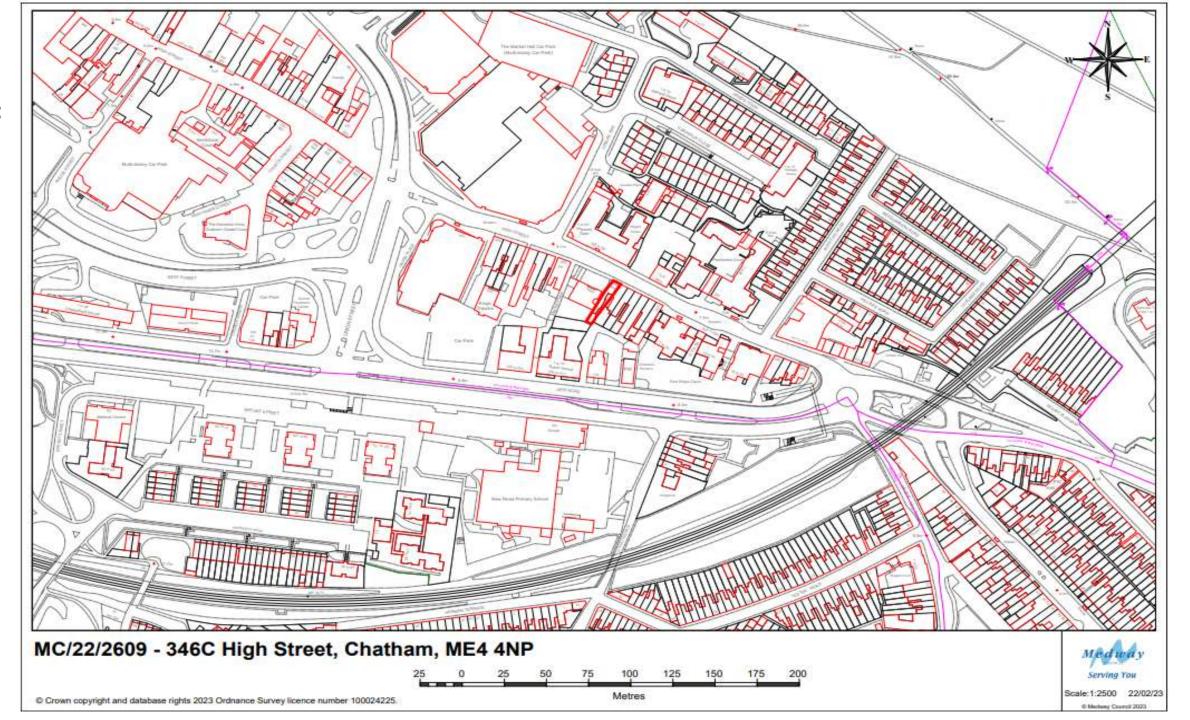


MC/22/2609

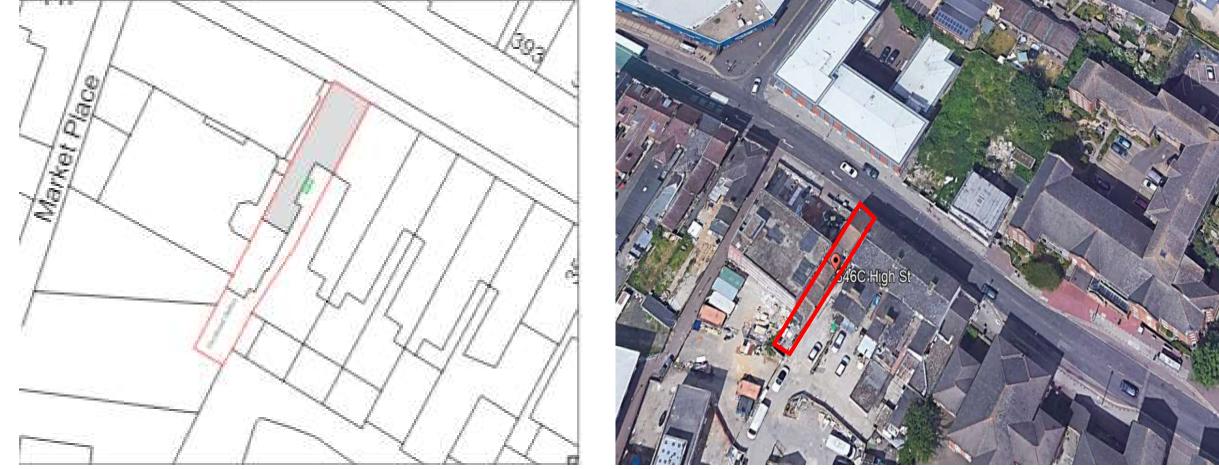
346C High Street

Chatham

ME4 4NP



Proposed Site Plan



Photos of the application site





View looking towards Chatham Hill

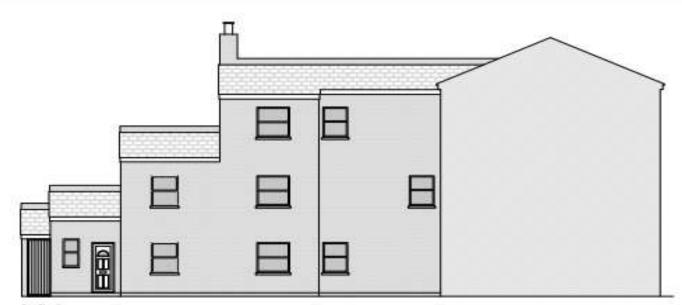


View looking towards Go Outdoors

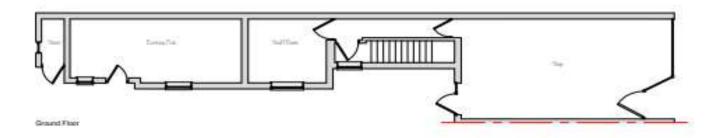


Existing Elevations and Floor plans

North Develop П South Elevation

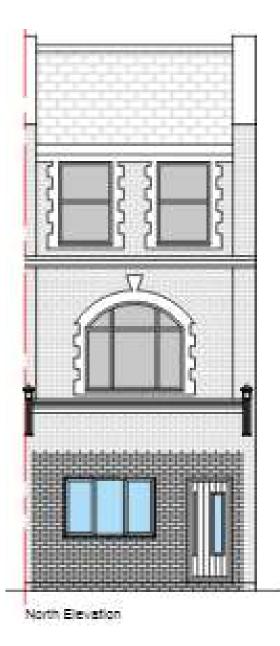


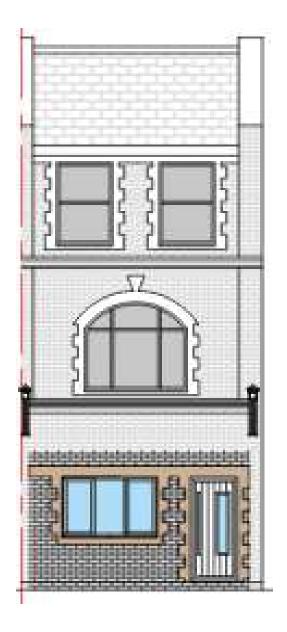
East Elevation



64

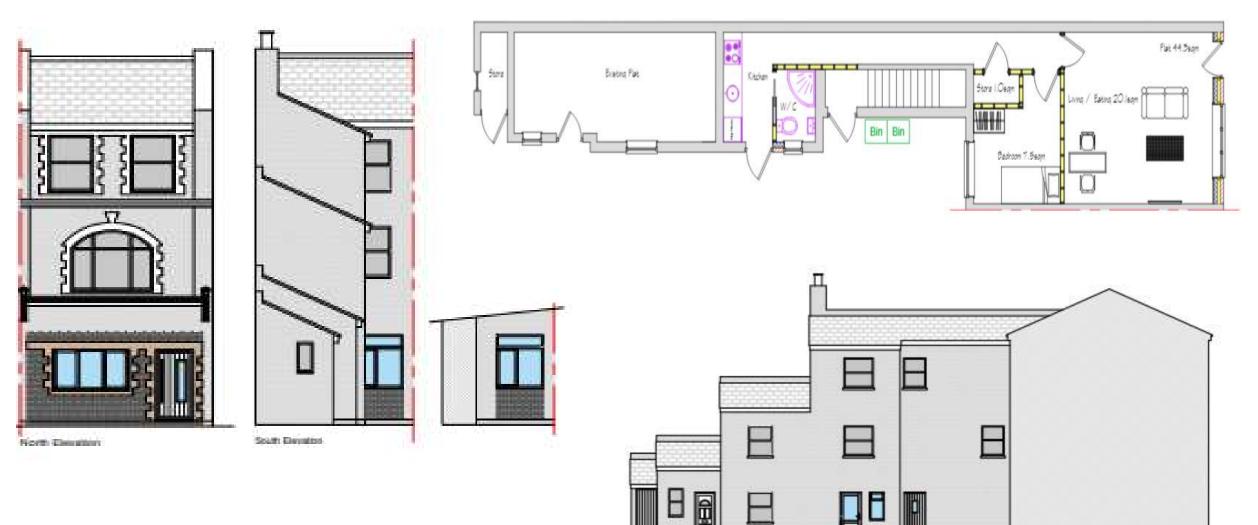
Front elevation as submitted and amended





Proposed Elevations and Floor plans



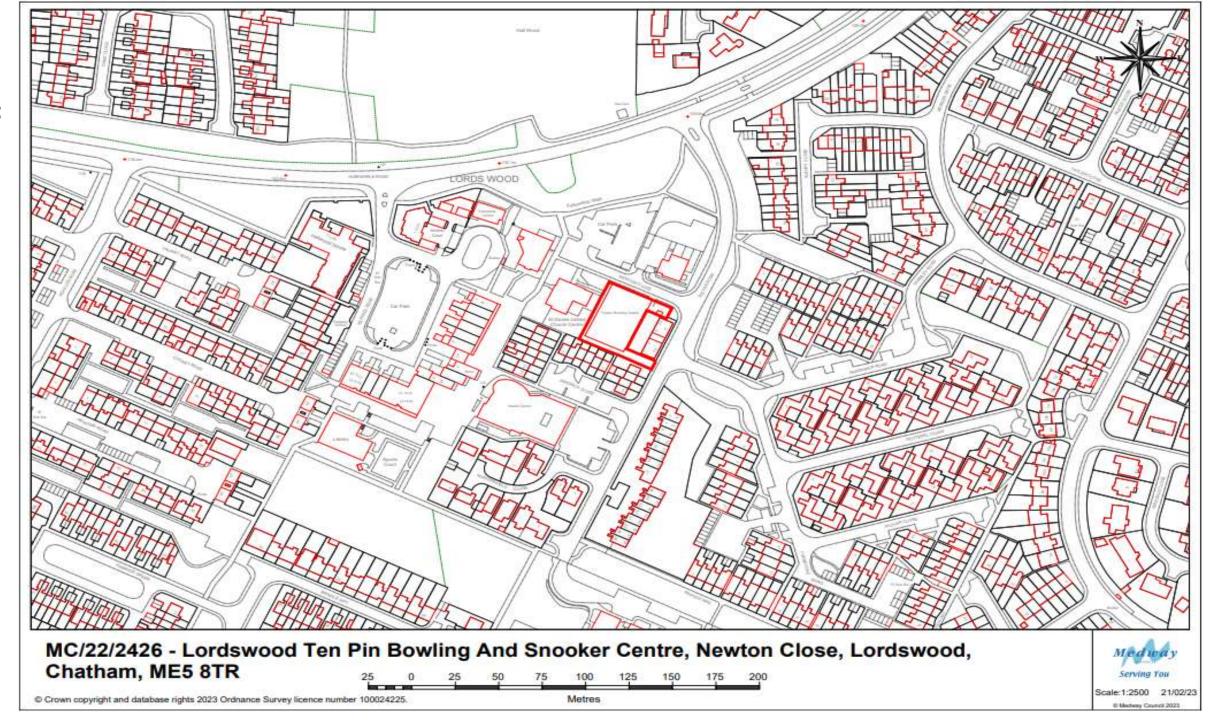


MC/22/2426

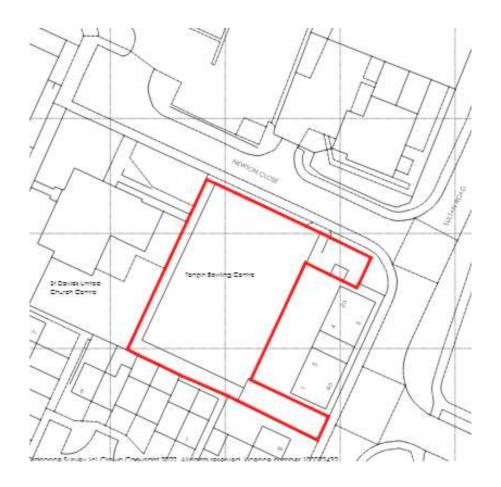
Lordswood Ten Pin Bowling and Snooker Centre

Newton Close

Lordswood



Site location

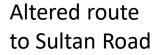




Photographs of the site



Main entrance

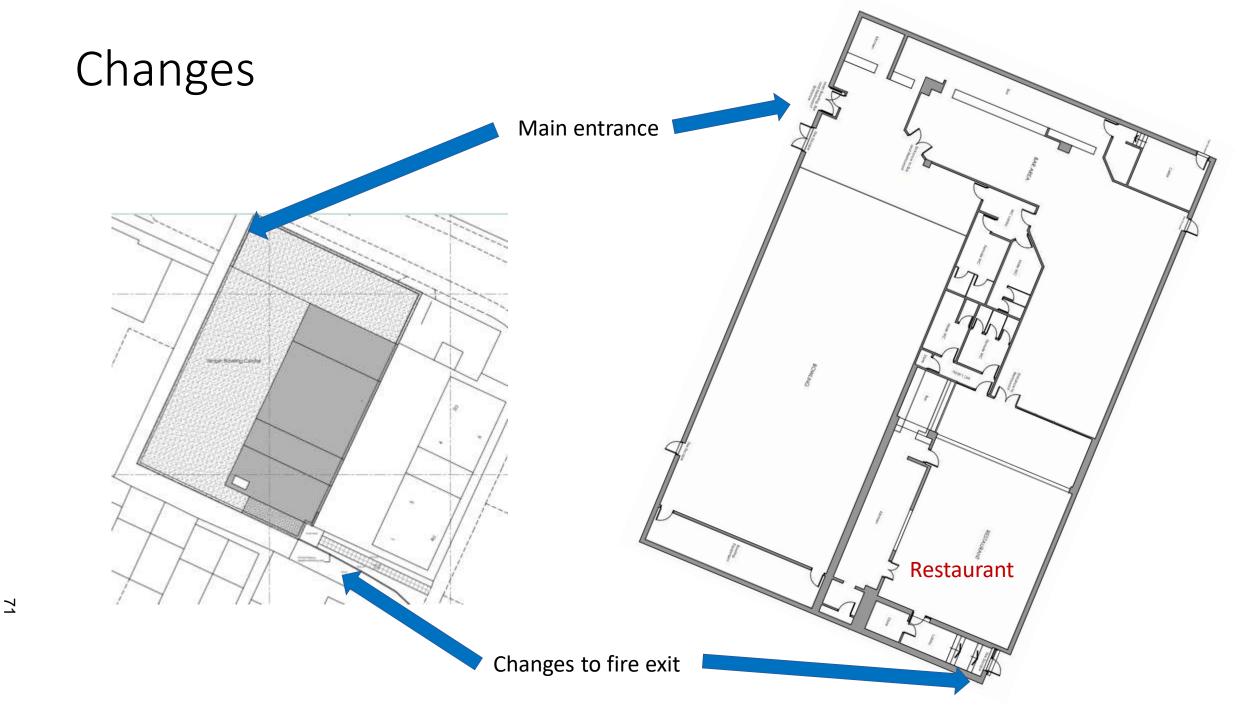




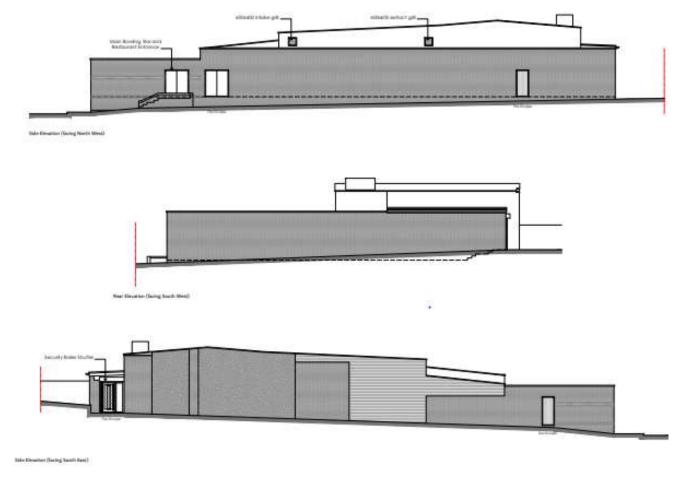


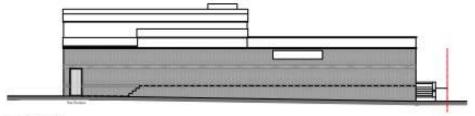


View from Newton Close



R Elevations





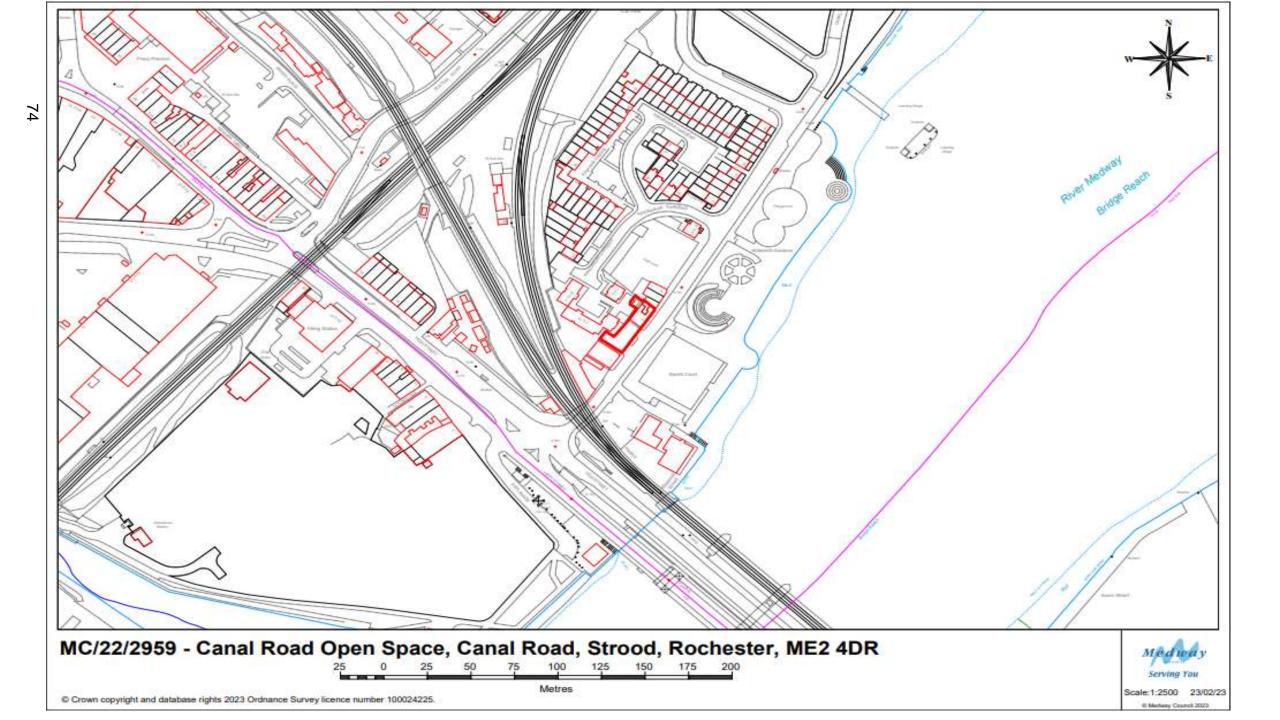
Priori Deverse (laring North Reci)

MC/22/2959

Canal Road Open Space

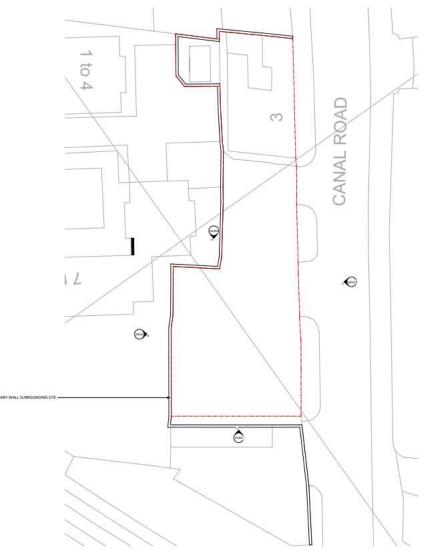
Canal Road

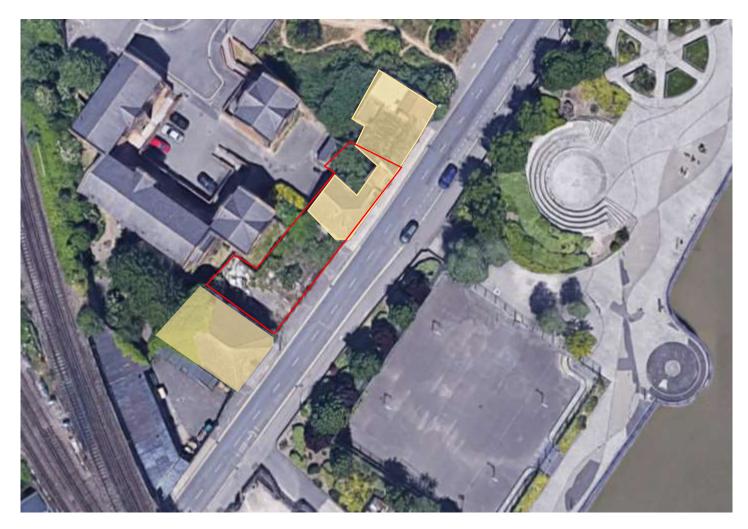
Strood





Site Location Plan





Demolished Buildings

Site Photos



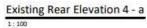
Site Photos





Existing Elevations

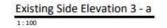




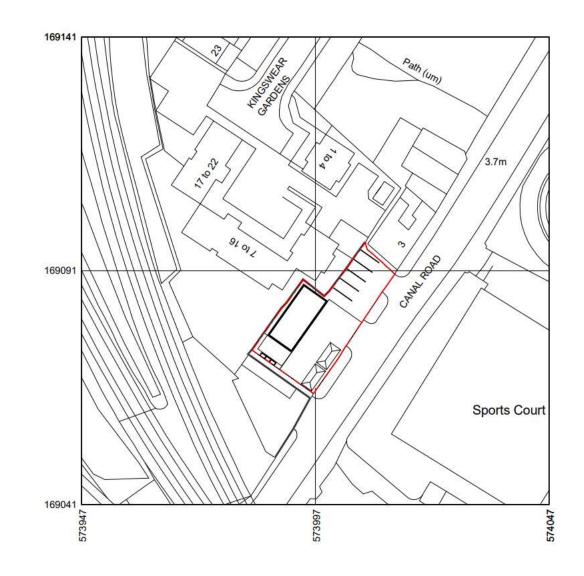


Existing Side Elevation 2-a

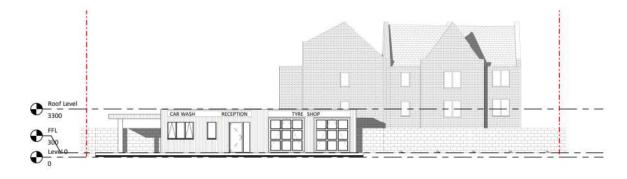




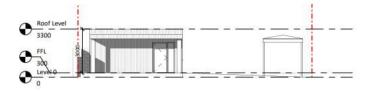
MC/22/1379 – Previous Approval

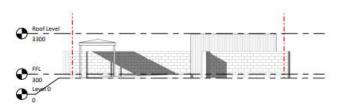


MC/22/1379 – Previous Approval



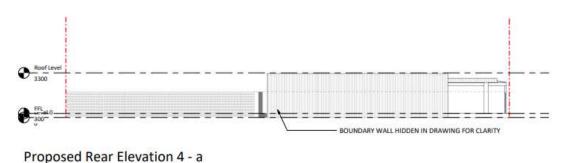
Proposed Front Elevation 1-a





Proposed Side Elevation 3 - a

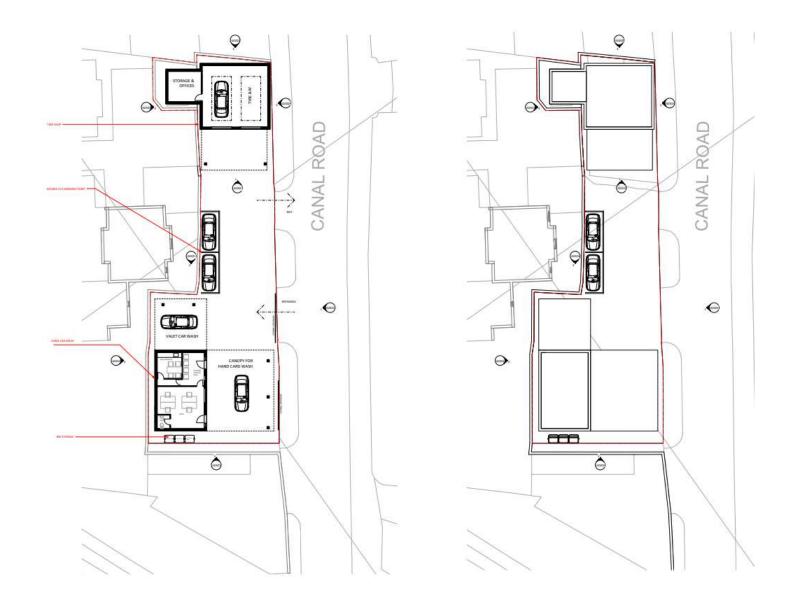
1:100



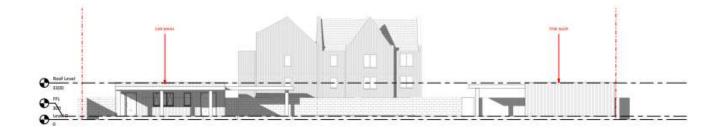
1:100

<u>%</u>

Proposed Block Plan

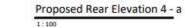


Proposed Elevations



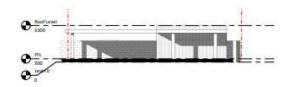
Proposed Front Elevation 1-a

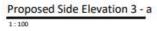






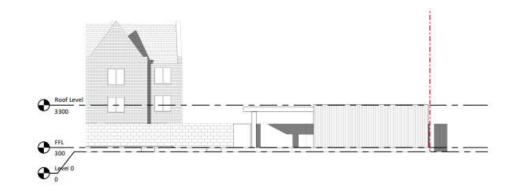
Proposed Side Elevation 2-a

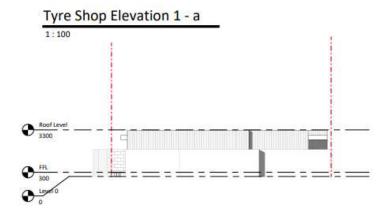




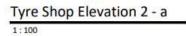
Proposed Tyre Shop







Tyre Shop Elevation 3 - a





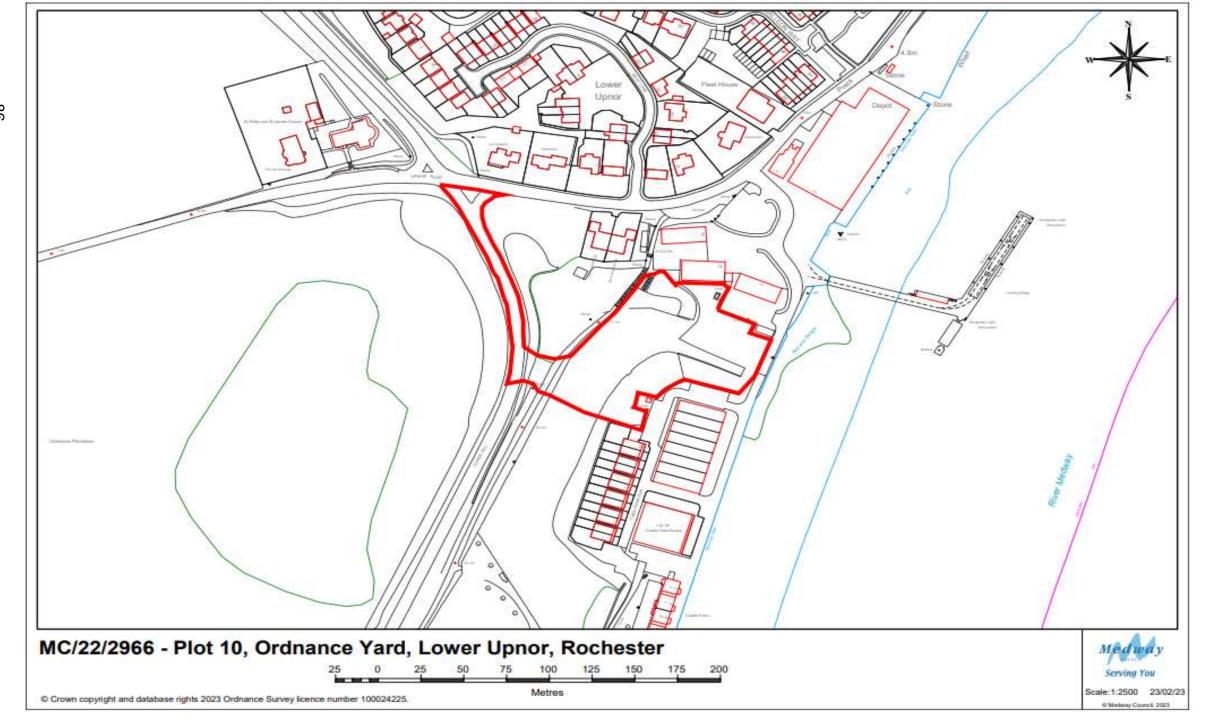


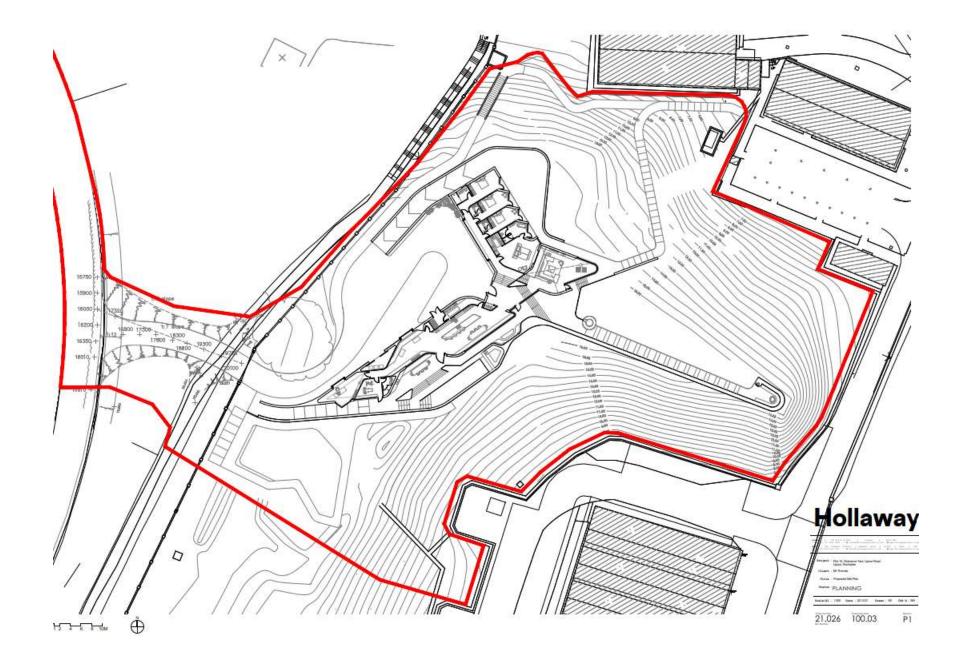
MC/22/2966

Plot 10 Ordnance Yard (D.O.C.)

Lower Upnor

Rochester





CONSTRUCTION ENVIRONMENTAL PLAN 10 ORDNANCE YARD - CONSTRUCTION OF NEW DWELLING

VERSION 2 - 5th January 2023

CONSTRUCTION ENVIRONMENTAL PLAN

PLOT 10 ORDNANCE YARD UPNOR KENT ME2 4UP



CONSTRUCTION PHASE PLAN 10 ORDNANCE YARD – CONSTRUCTION OF NEW DWELLING AMENDMENT 1 – 5th January 2023

CONSTRUCTION PHASE PLAN

CONSTRUCTION OF A DETACHED DWELLING WITH ASSOCIATED LANDSCAPING WORKS AND NEW VEHICLE ACCESS

AT

PLOT 10 ORDNANCE YARD UPNOR KENT ME2 4UP







