

# 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

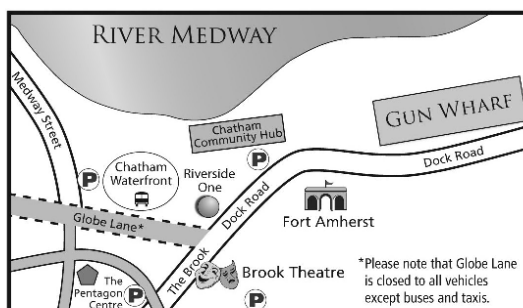
## Items

17 Additional Information - Presentation

(Pages  
3 - 90)

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: 9 March 2023**



---

This agenda and reports are  
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**

---

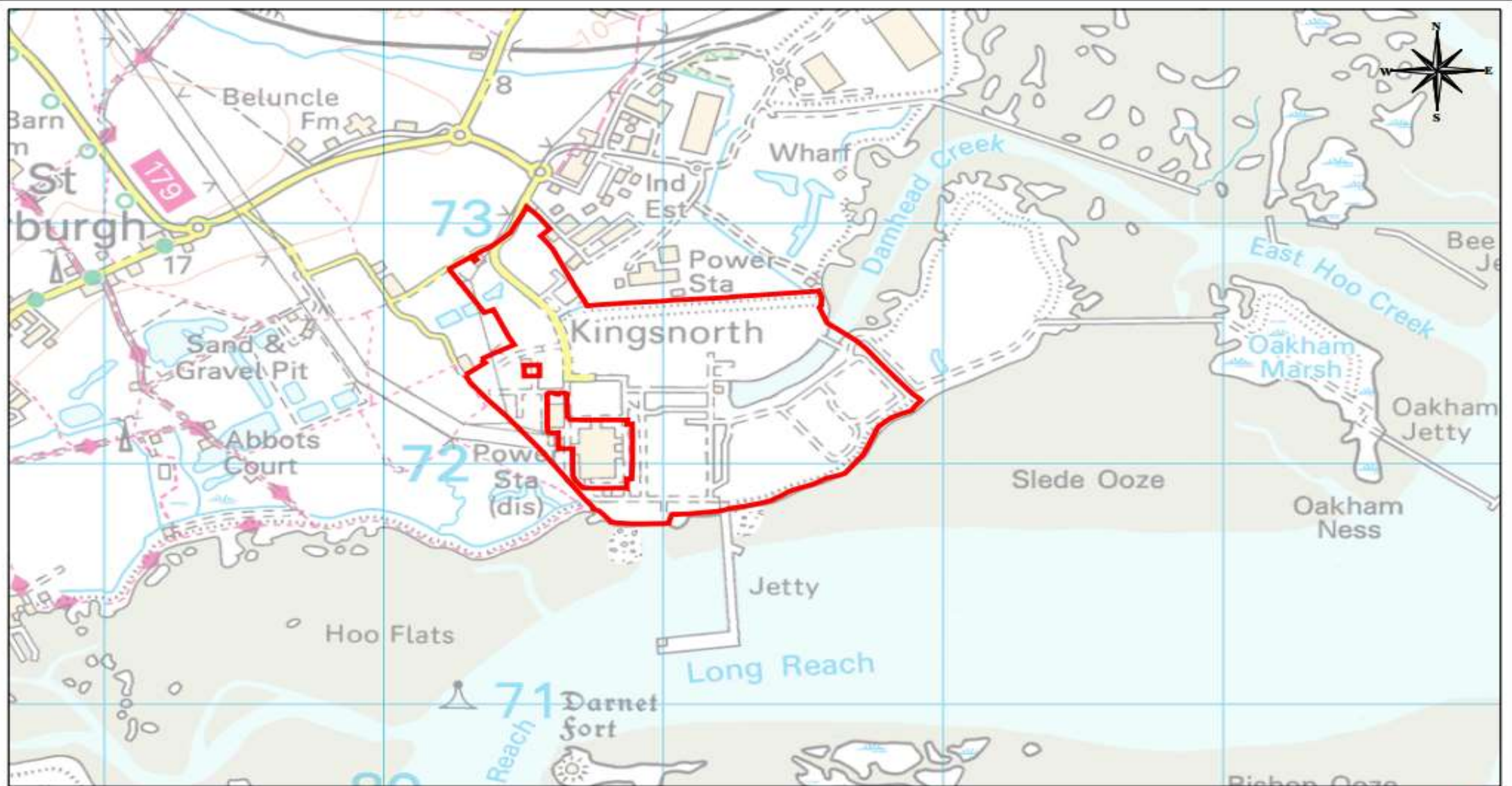


# Planning Committee

8<sup>TH</sup> March 2023

# MC/21/0979

S106 Report for Uniper  
Kingsnorth Power Station  
Hoo



**MC/21/0979 - Kingsnorth Power Station, Power Station Access Road,  
Hoo St Werburgh, Rochester, ME3 9NQ**

© Crown copyright and database rights 2023 Ordnance Survey licence number 100024225.

**Medway**  
Serving You

Scale: 1:20000 23/02/23

© Medway Council 2023

# Four Elms Roundabout – existing and proposed

9

Existing



Proposed





# Peninsula Way, Main Road, Hoo – existing and proposed

Existing



Proposed



MC/22/2479

Land South of Abbots Court Road

Hoo St Werburgh

Rochester



HOO ST WERBURGH



COMMUNITY  
PARK

BUTTERCROCK WHARF

**MC/22/2479 - Land South Of Abbots Court Road, Hoo St Werburgh, Rochester**



© Crown copyright and database rights 2023 Ordnance Survey licence number 100024225.

**Medway**  
Serving Folkestone  
Scale: 1:5000 22/02/23  
© Medway Council 2023

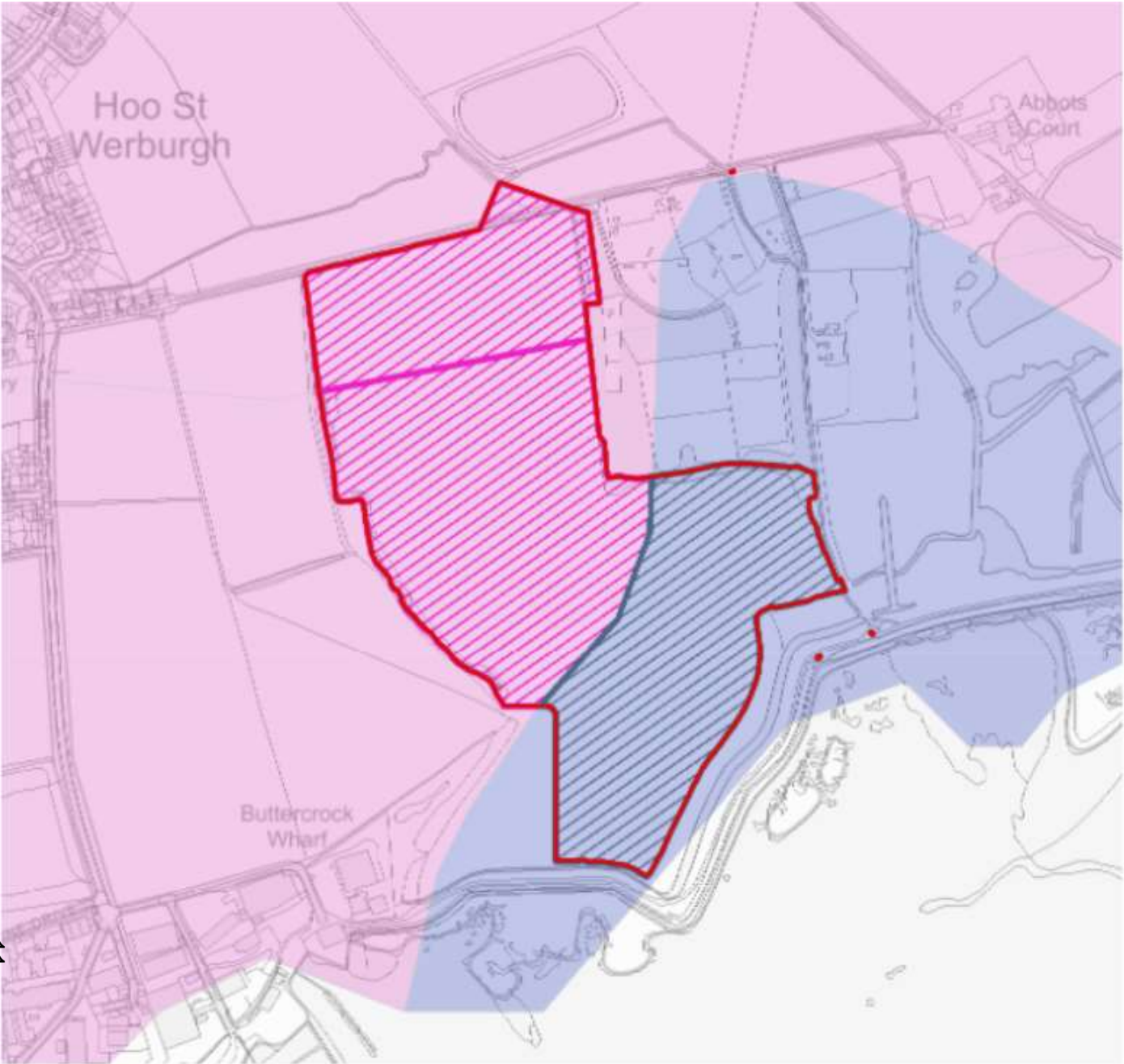
# Aerial Photograph of the site

10





# Agricultural Land Classifications



**Legend**

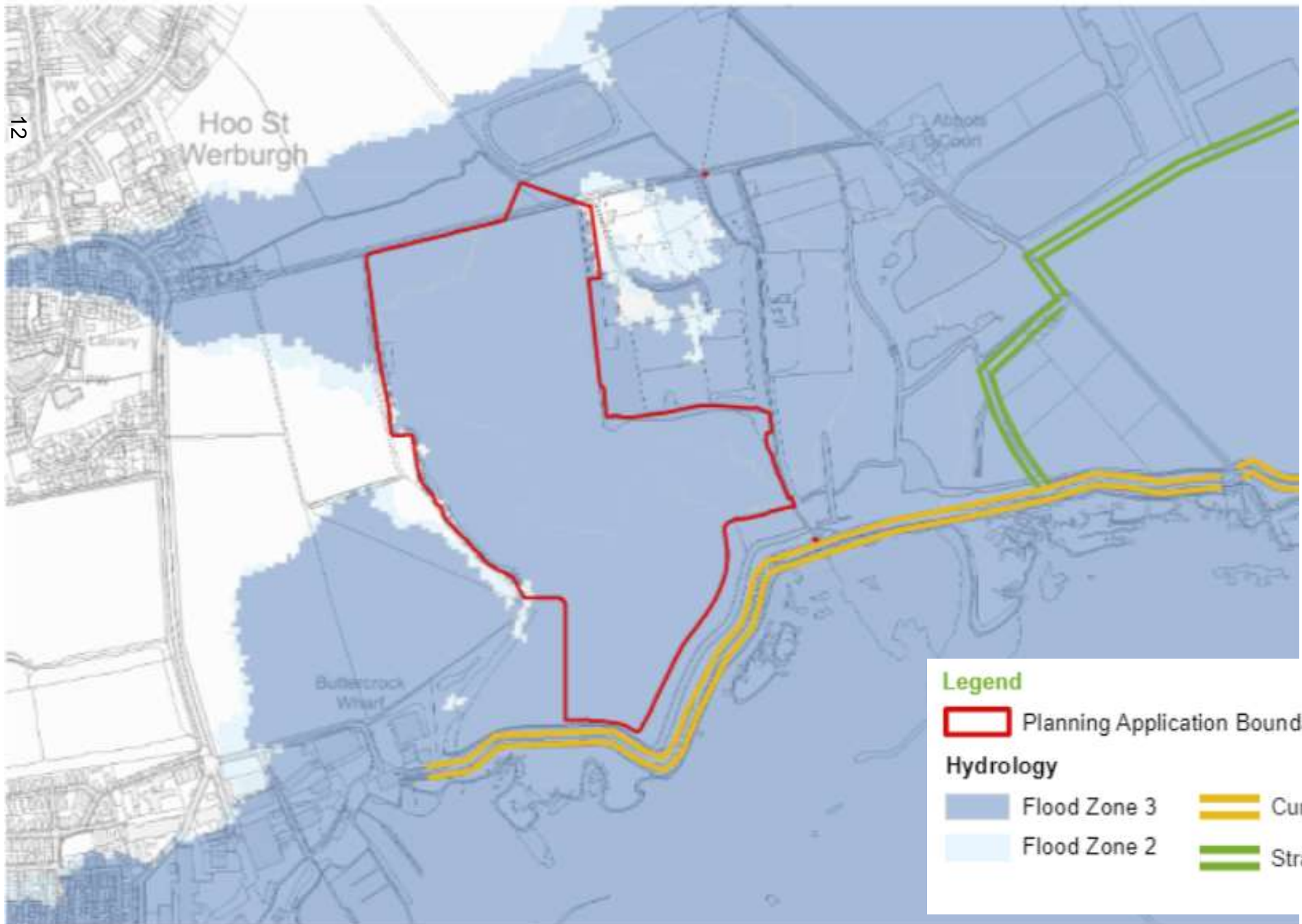
 Planning Application Boundary

**Agricultural Landcape Classification (ALC)**

 Grade 1

 Grade 3

 Grade 4



**Legend**

- Planning Application Boundary

**Hydrology**

<span style="display: inline-block; width: 20px; height: 10px; background-color: #4a7ebb; margin-right: 5px;"></span> Flood Zone 3	<span style="display: inline-block; width: 20px; height: 10px; background-color: #f0e68c; border: 2px solid #f0e68c; margin-right: 5px;"></span> Current defences: strategy of HTL & NAI
<span style="display: inline-block; width: 20px; height: 10px; background-color: #a6c9ec; margin-right: 5px;"></span> Flood Zone 2	<span style="display: inline-block; width: 20px; height: 10px; background-color: #70ad47; border: 2px solid #70ad47; margin-right: 5px;"></span> Strategy of Managed Realignment



# Formal and informal footpaths



Plan: Existing Access and Movement - Vehicle and pedestrian routes into the site

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

14

eastern edge of site



Vicarage Lane





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





# Western Boundary with Aquiva site

16



# Site From Flood Defence (eastern part of site)



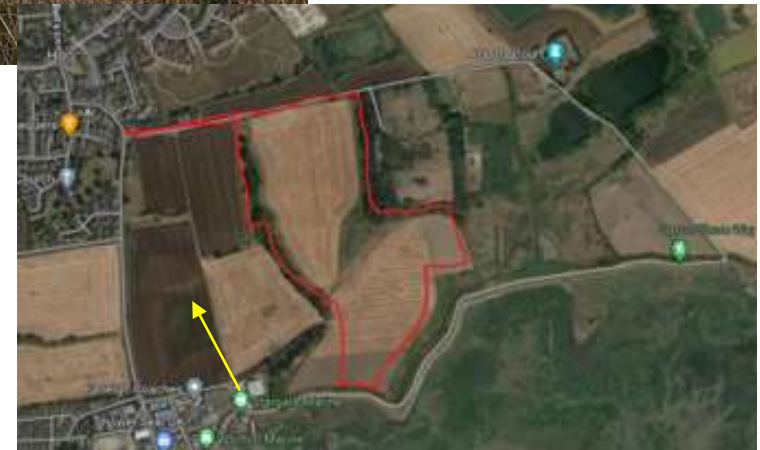


# Application site from river defence

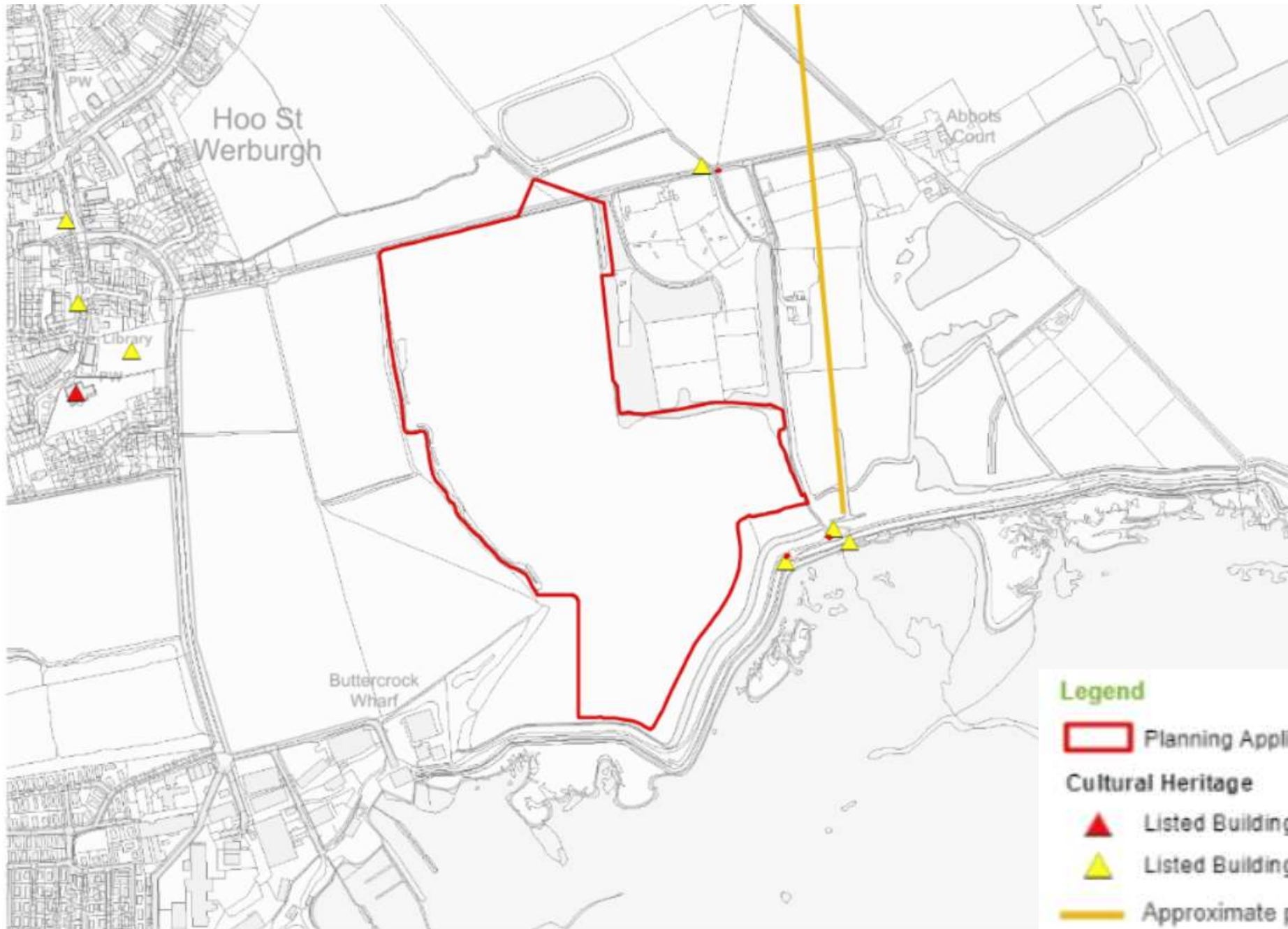
18



# Looking towards Hoo from PROW at river side







**Legend**

 Planning Application Boundary

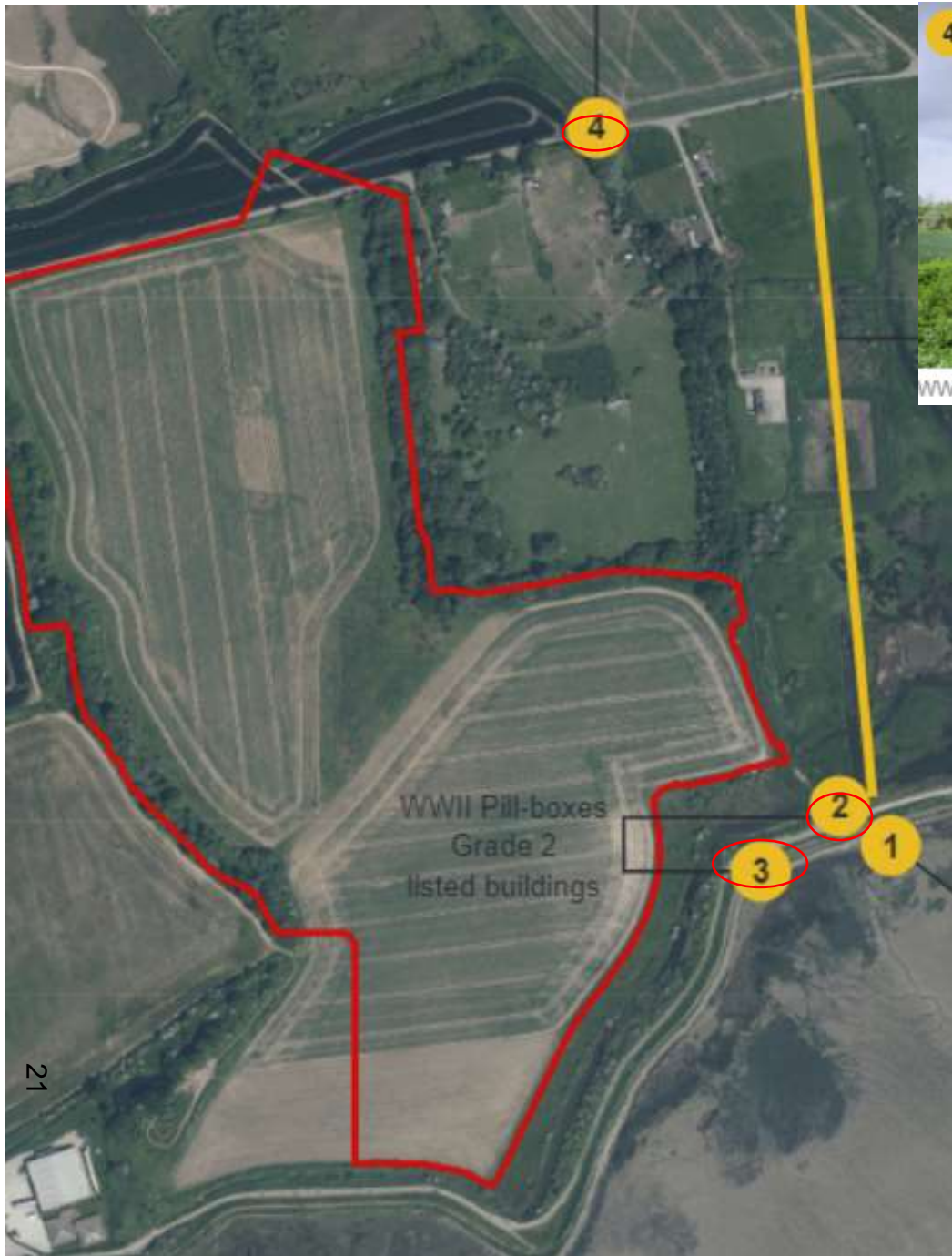
**Cultural Heritage**

 Listed Building (LB) - Grade I

 Listed Building (LB) - Grade II

 Approximate path of historical Hoo Stop-line

# Location of 3 heritage interpretation boards



WWII Pill box to the north of the site



Pill box to the southern end of the Stop-line



WWII Pill box to the southern end of the Stop-line

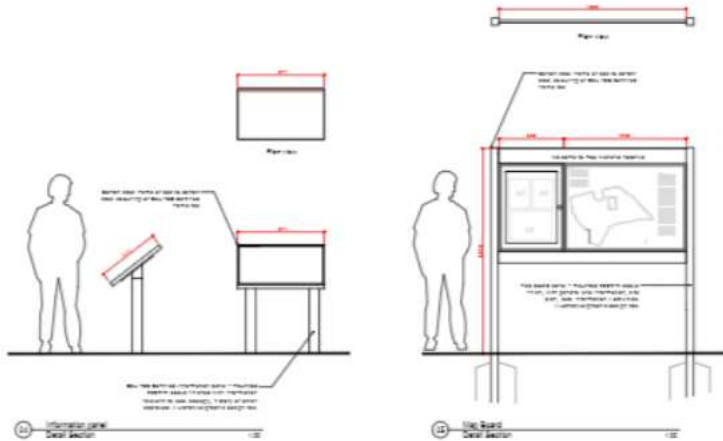
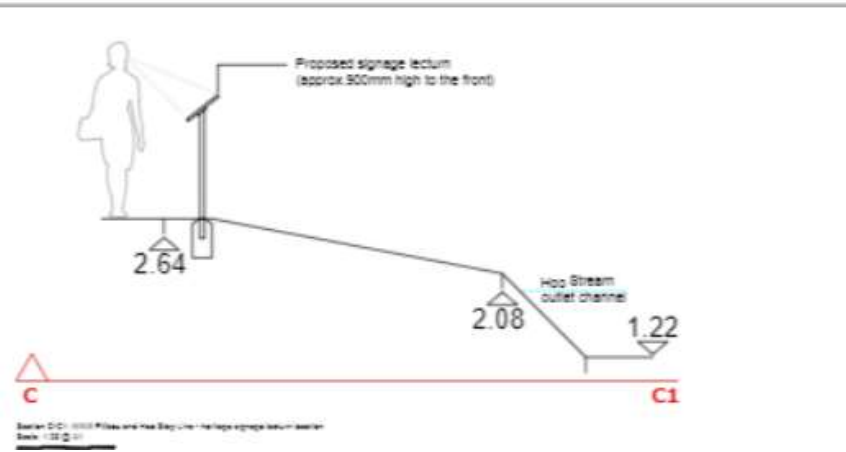
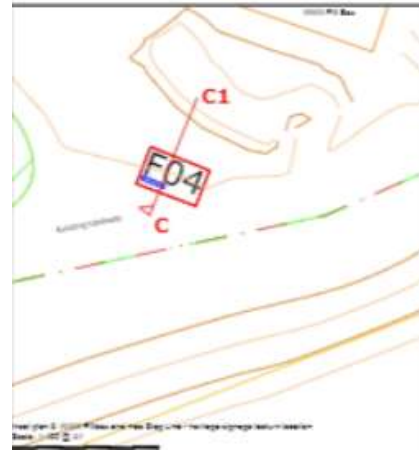
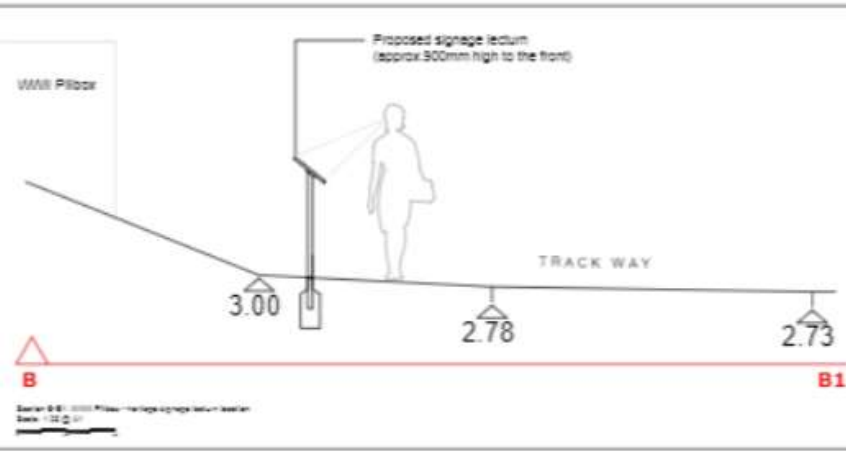
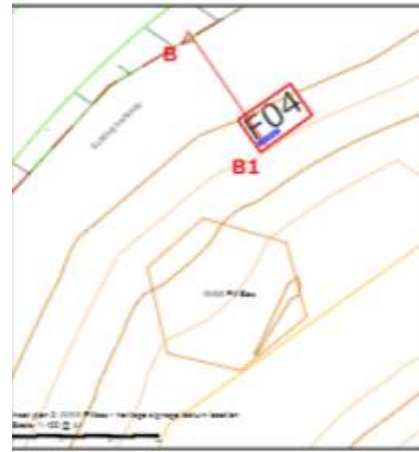
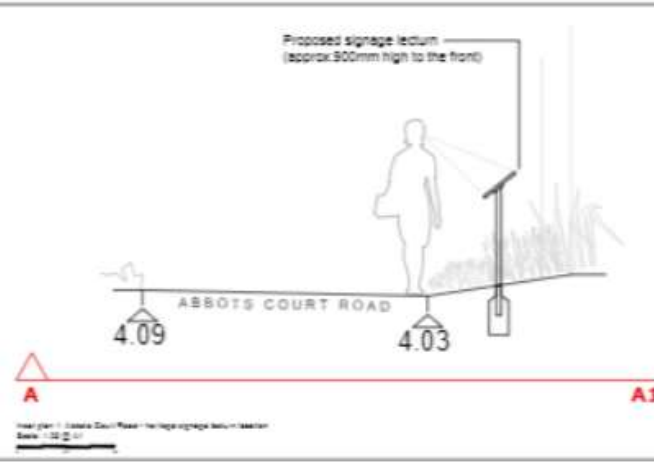


Anti-tank cubes at the southern end of the Stop-line



# Heritage and information boards

22










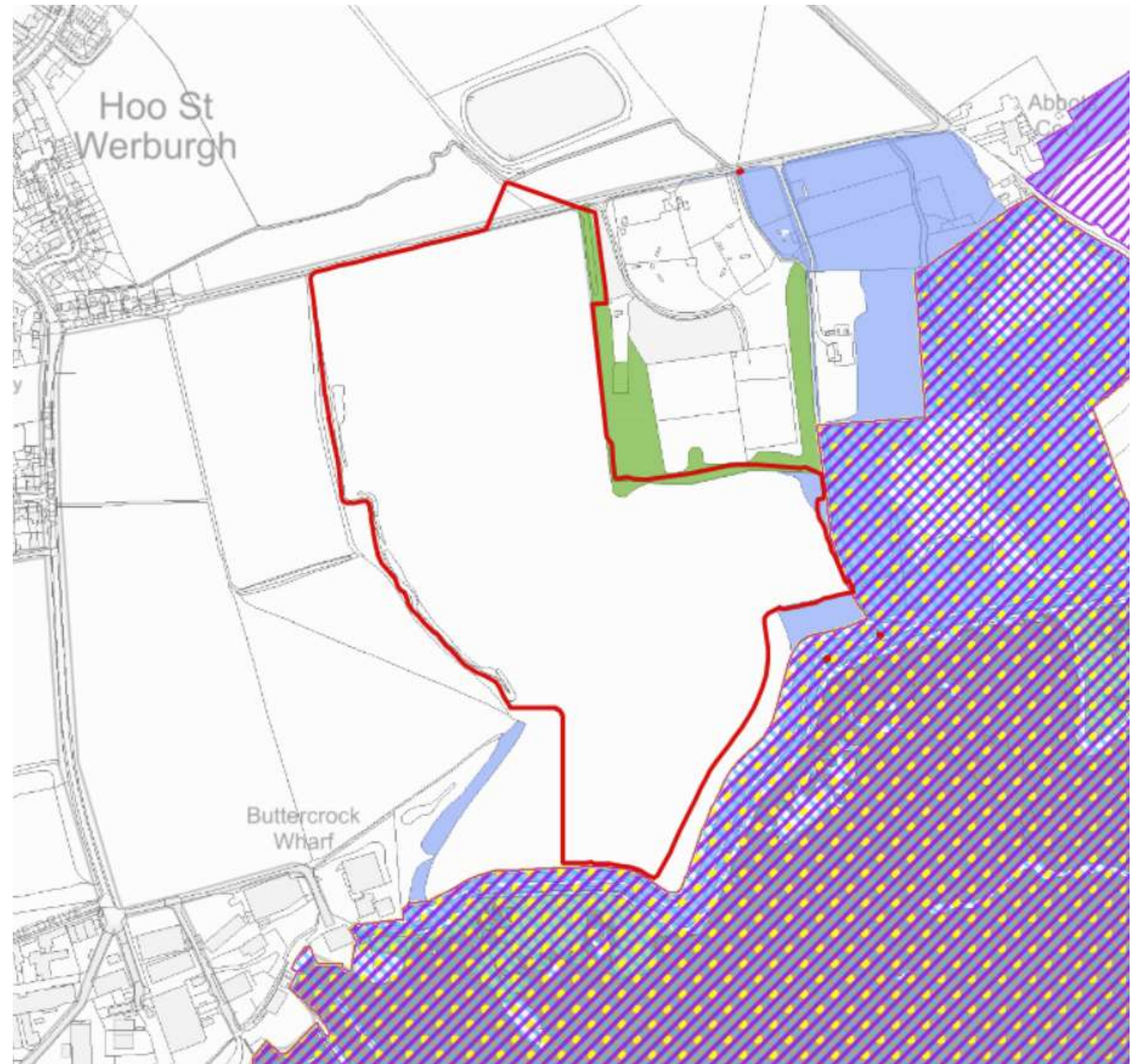
# Ecological Designations

## 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)

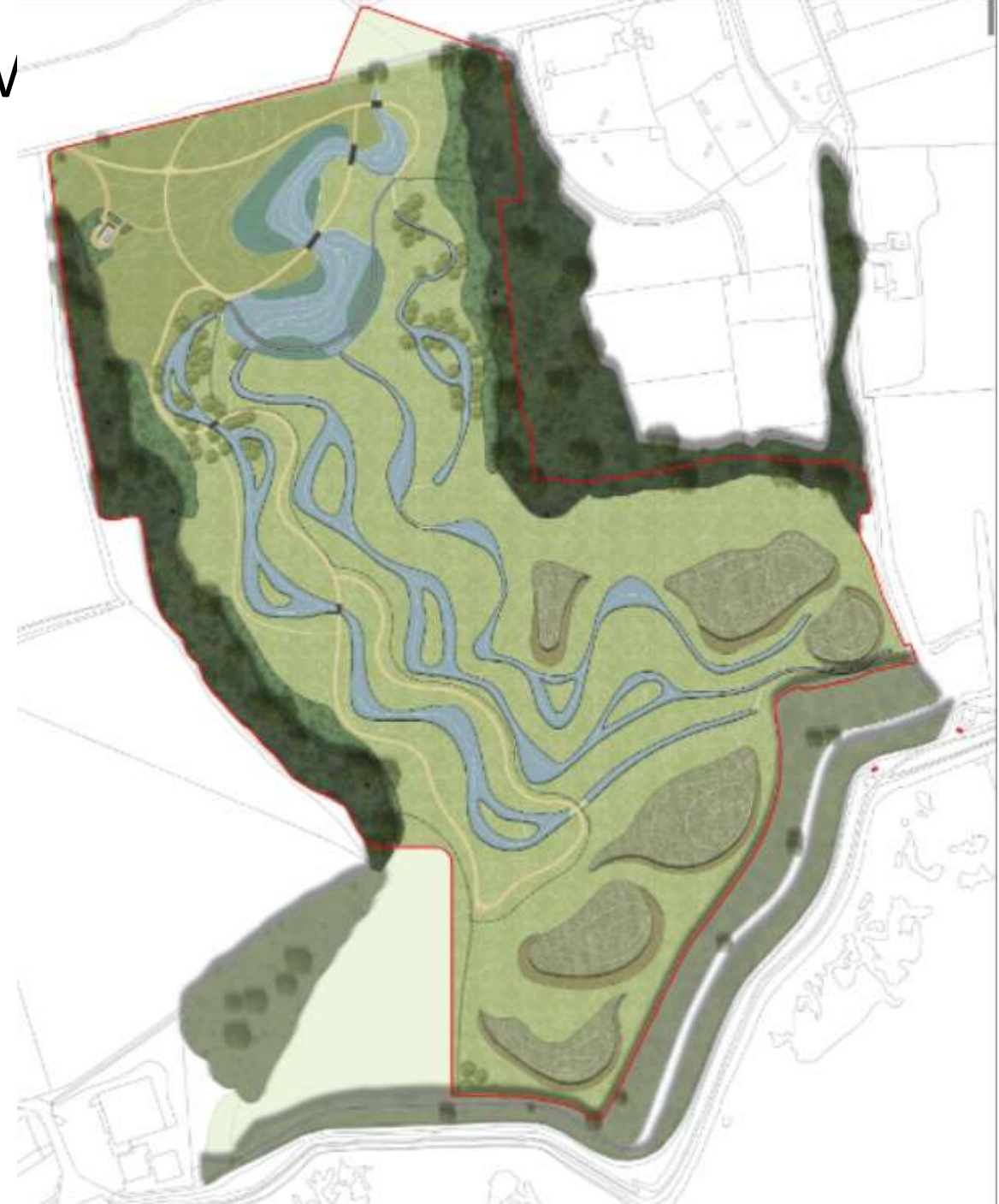
## Priority Habitats

-  Coastal and floodplain grazing marsh
-  Coastal saltmarsh
-  Deciduous woodland
-  Mudflats
-  Traditional orchard





# Proposed site layout - overview








# Hoo Stream

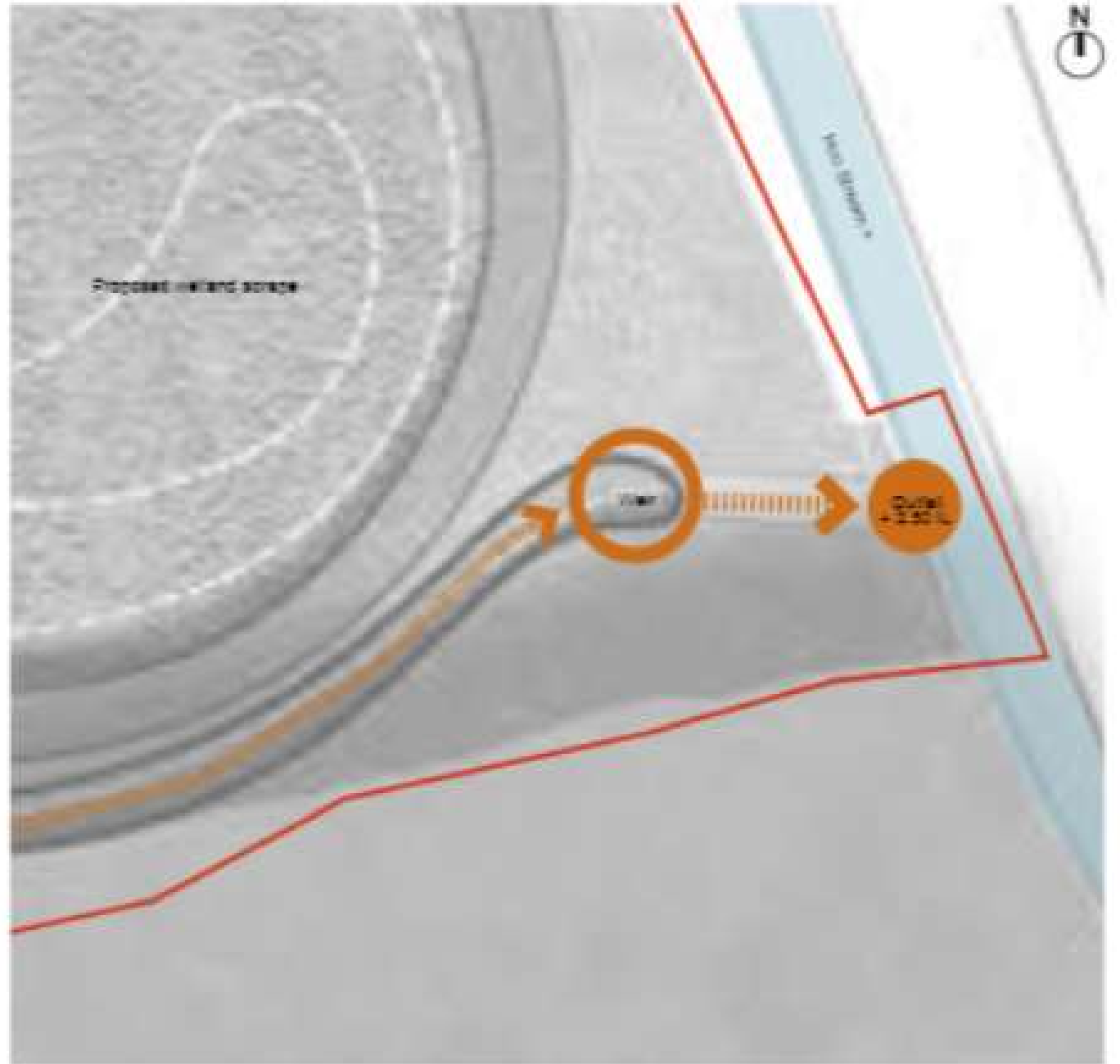
26 (out)



Site Photo: Approximate location of the water outfall connection back into the Hoo Stream

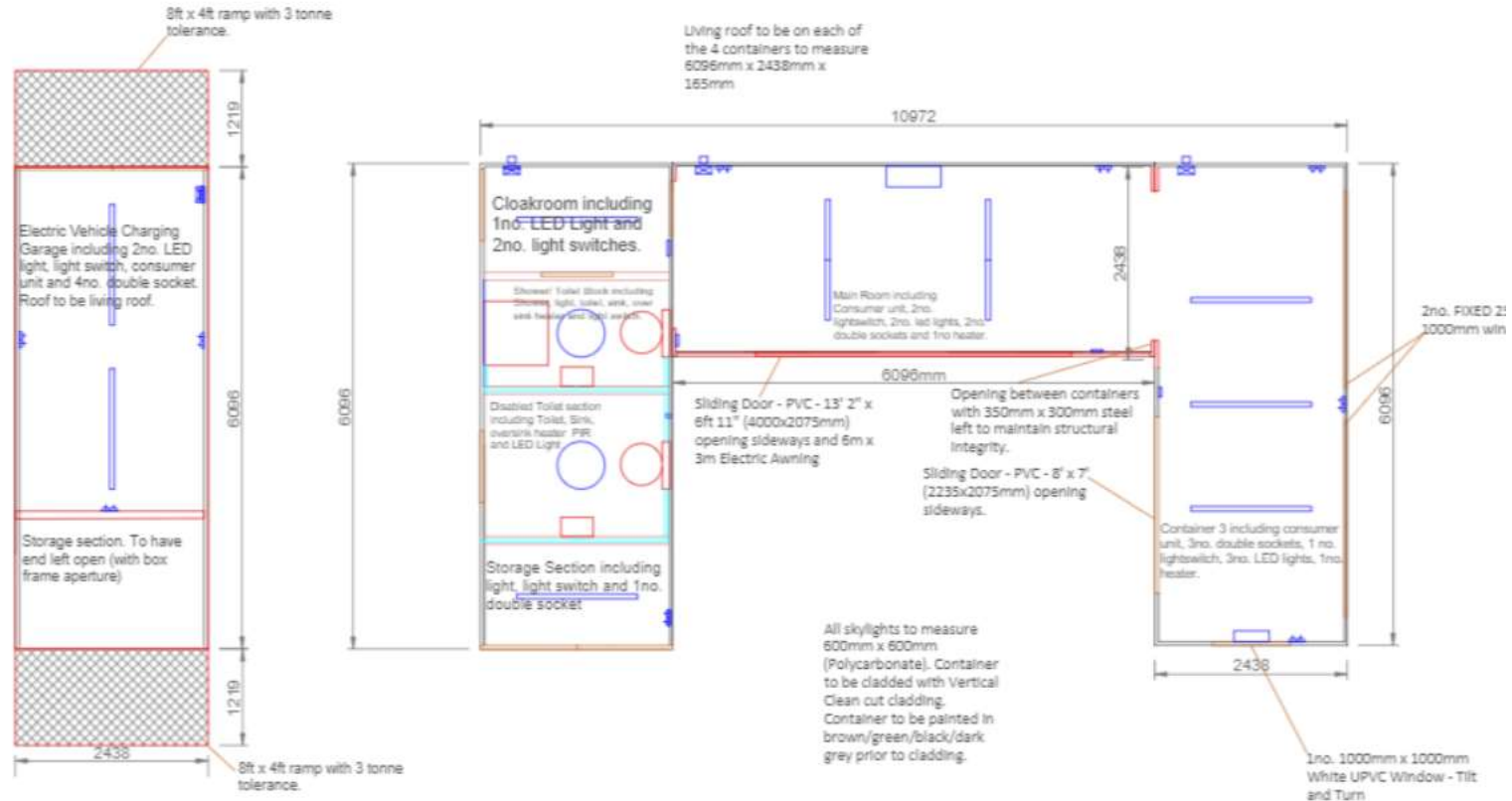
### Legend

-  Planning Application Boundary
-  Approximate out-flow weir location
-  Approximate out-fall connection point in the Hoo Stream



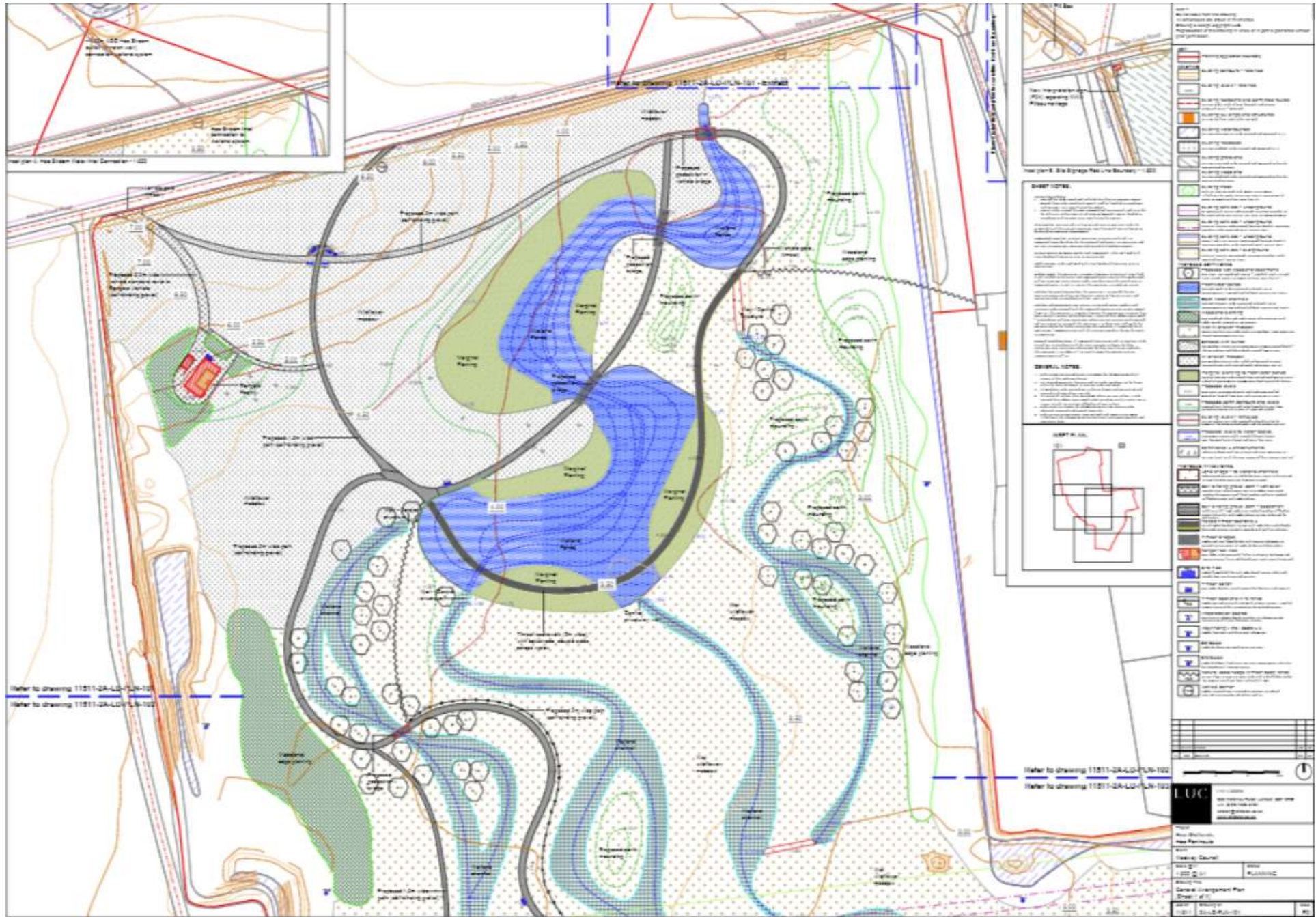
Plan: Hoo Stream Out flow from Proposed Wetland System







28 Proposed layout northern area







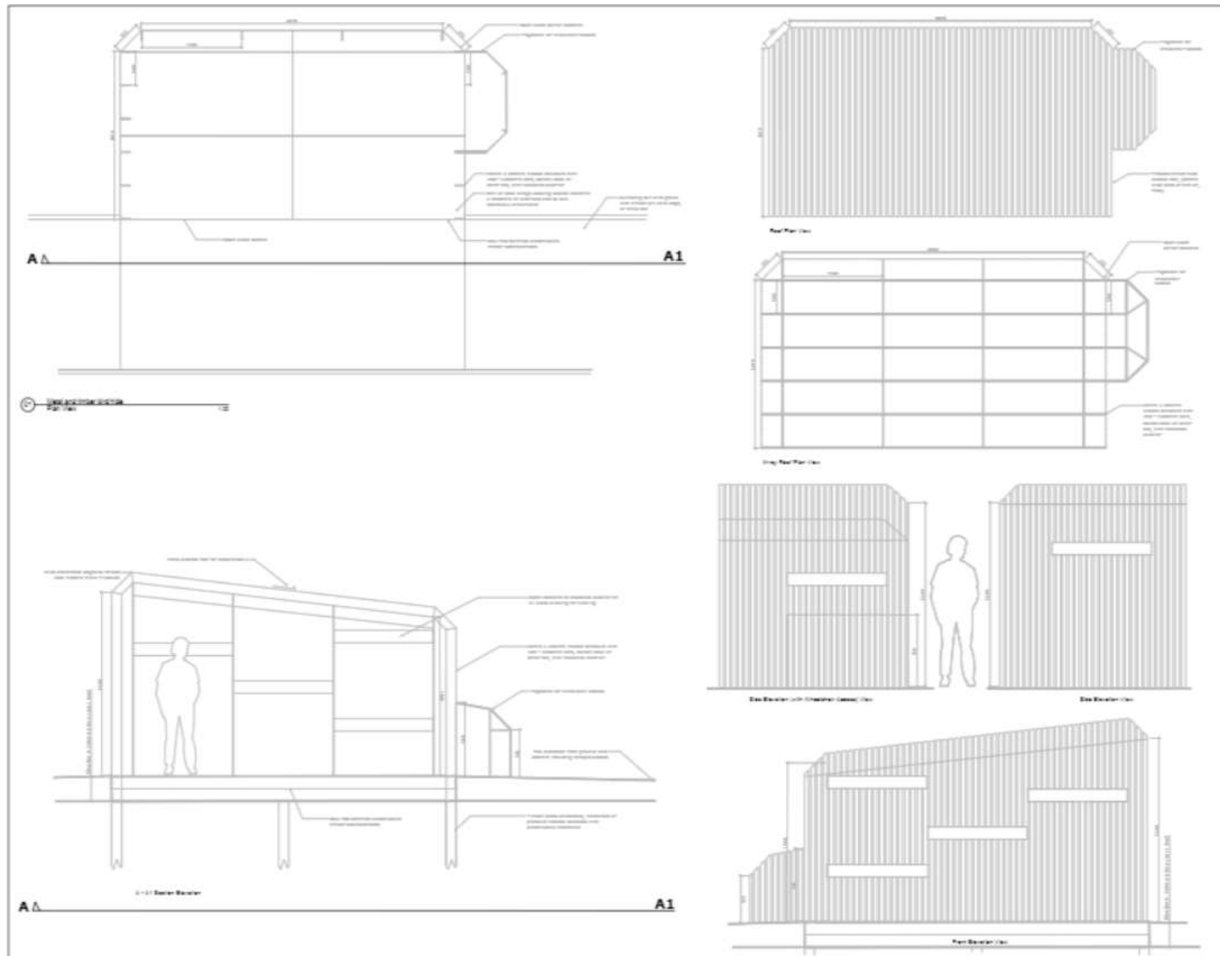






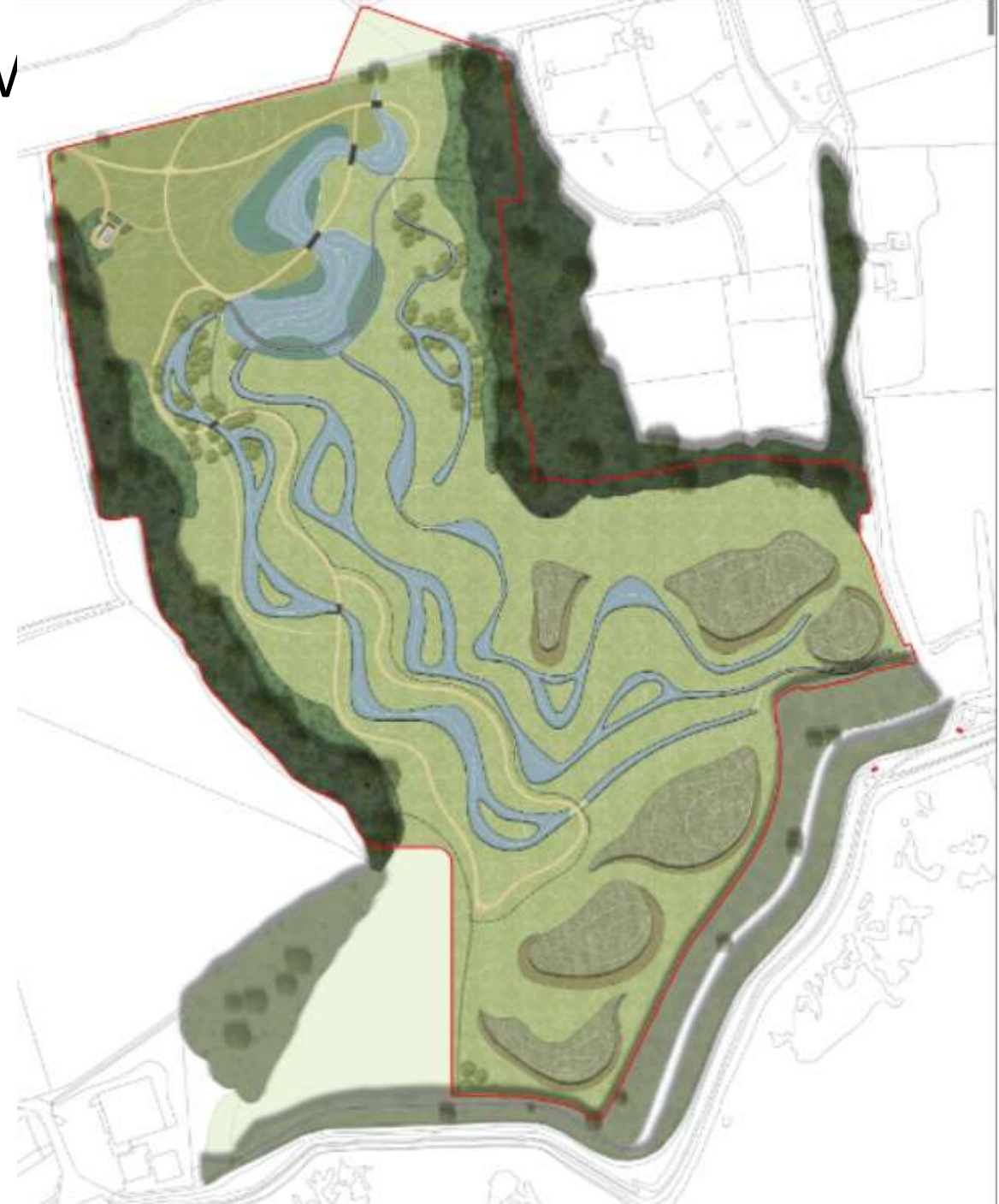


# 32 Bird Hide





# Proposed site layout - overview



MC/22/2984

28 London Road

Rainham





**MC/22/2984 - 28 London Road, Rainham, Gillingham, ME8 6YX**



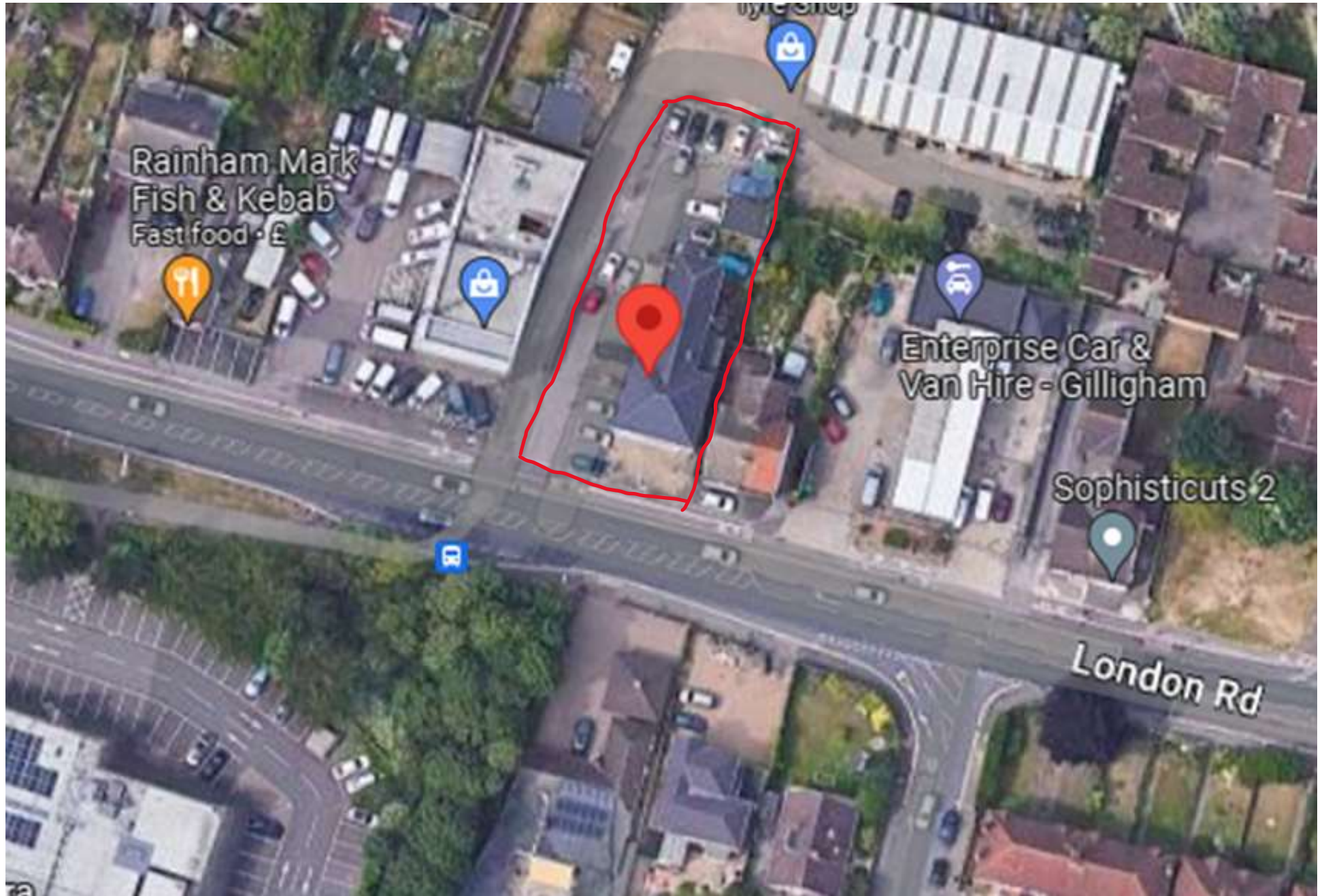
Scale: 1:2500 23/02/23

© Medway Council 2023



# Aerial

36



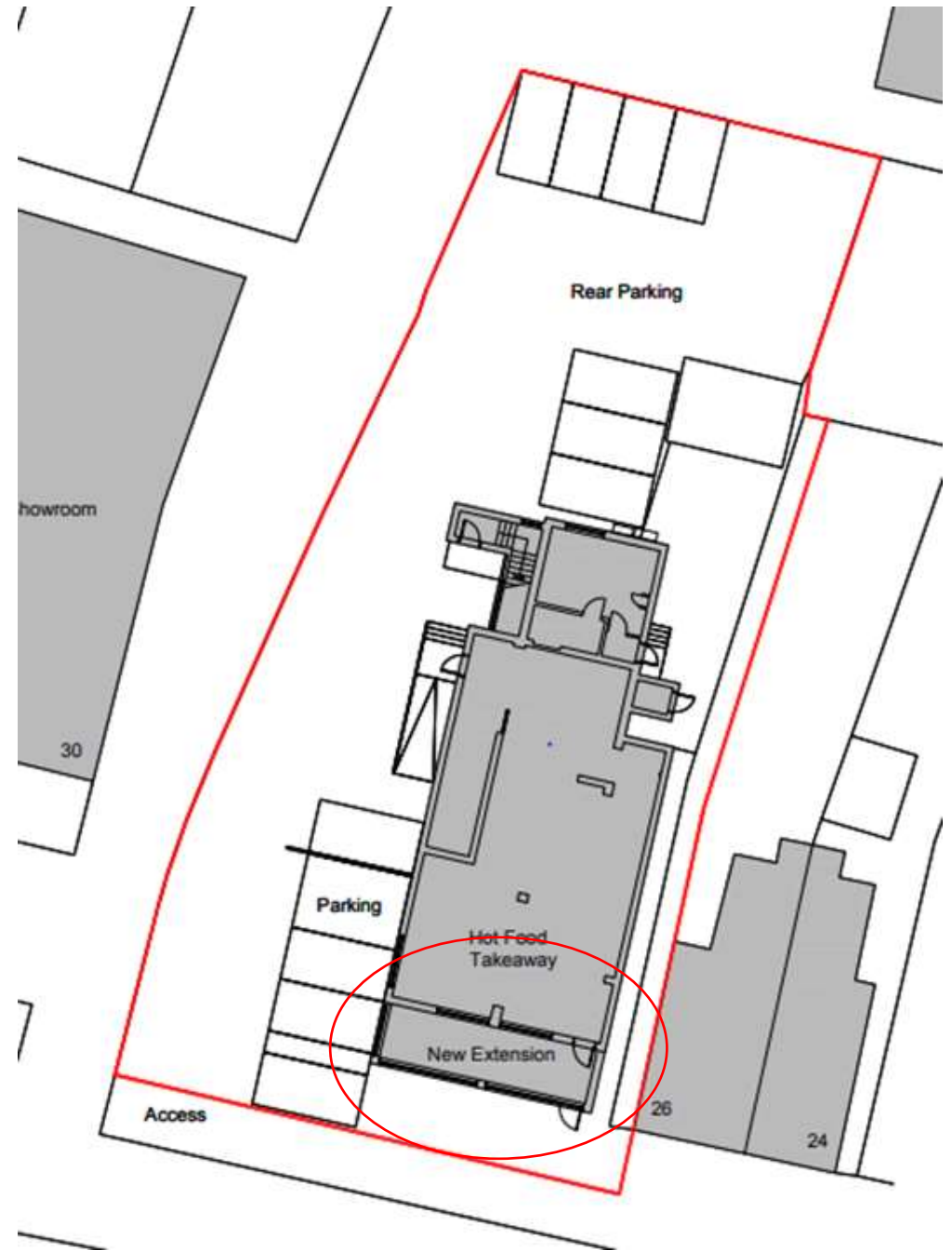
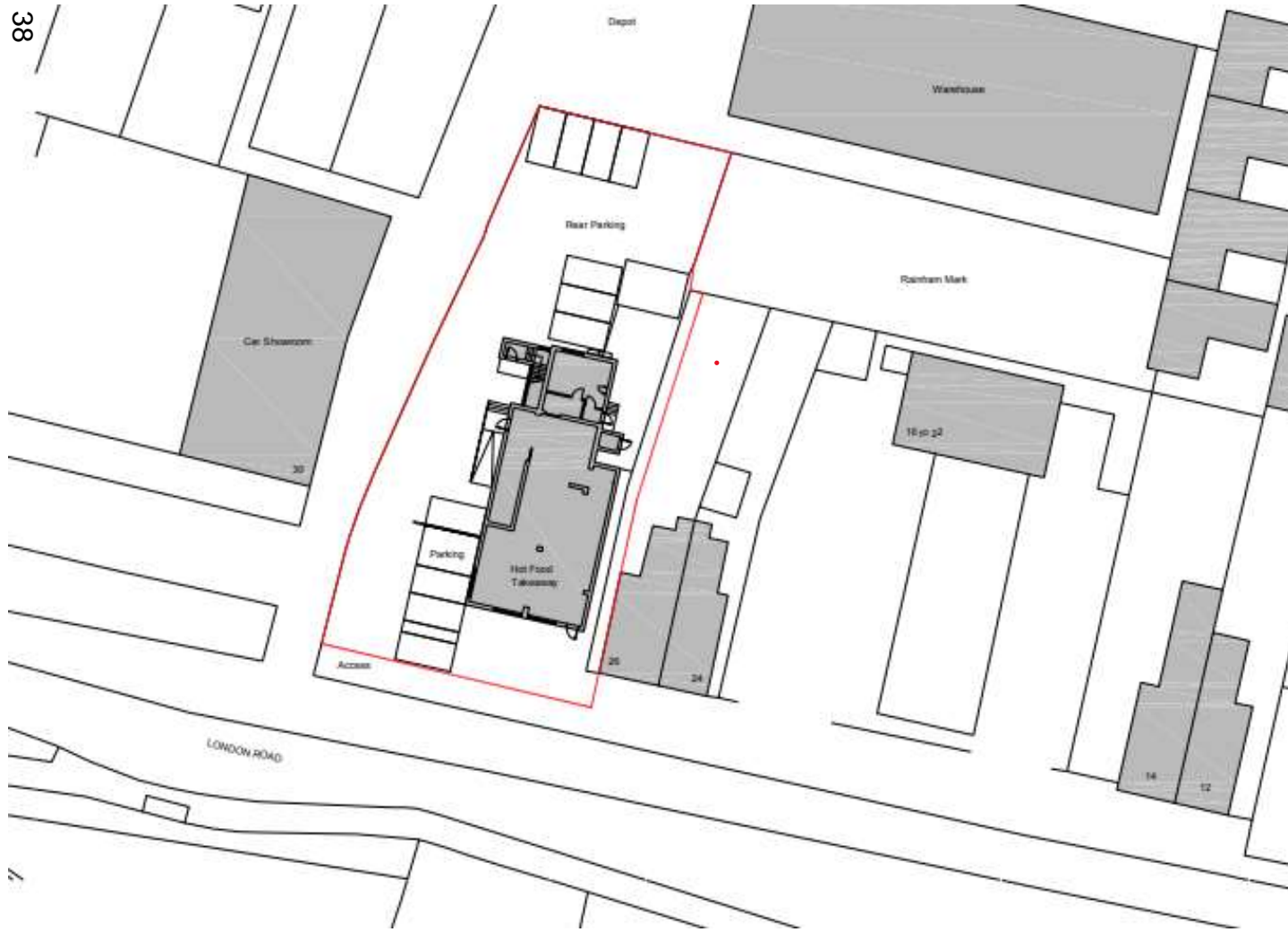


# Photographs of the site

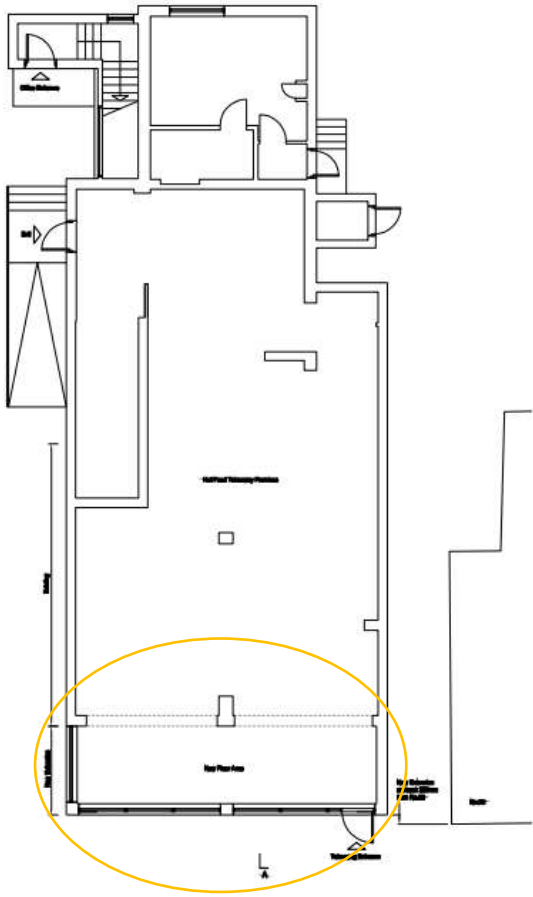


# Existing/Proposed

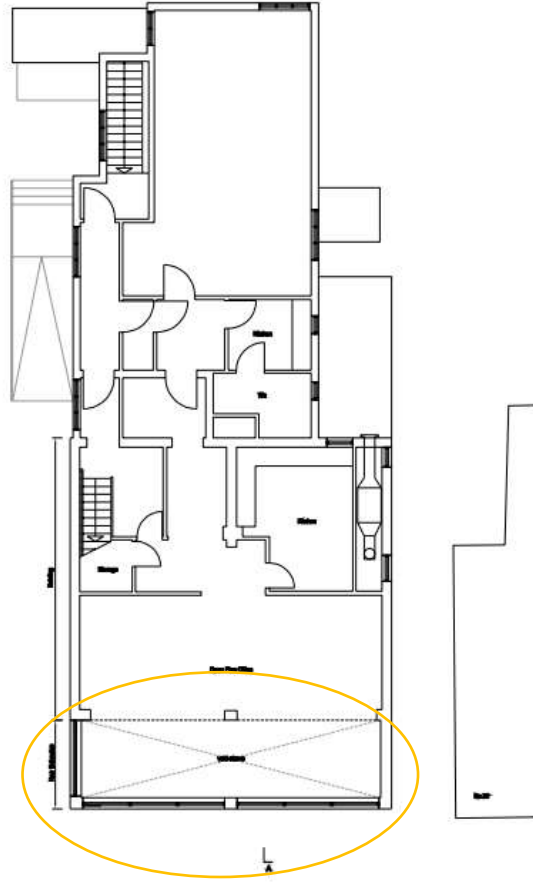
38



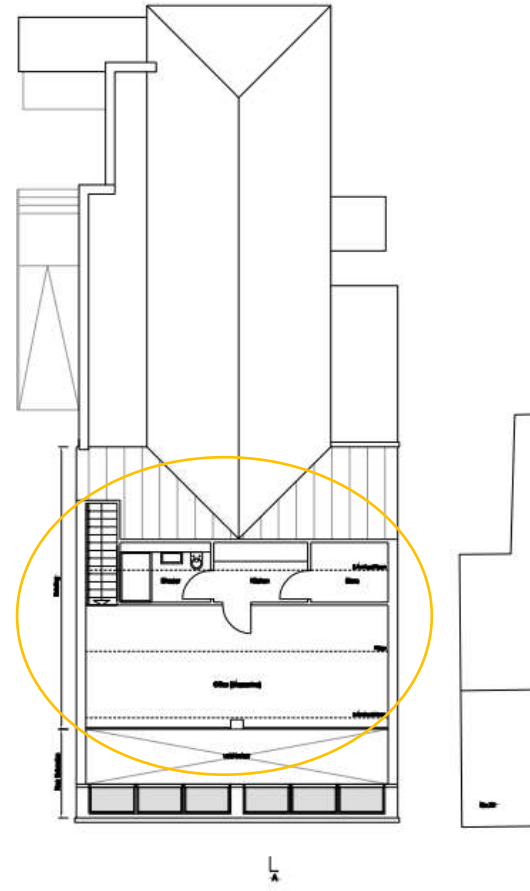




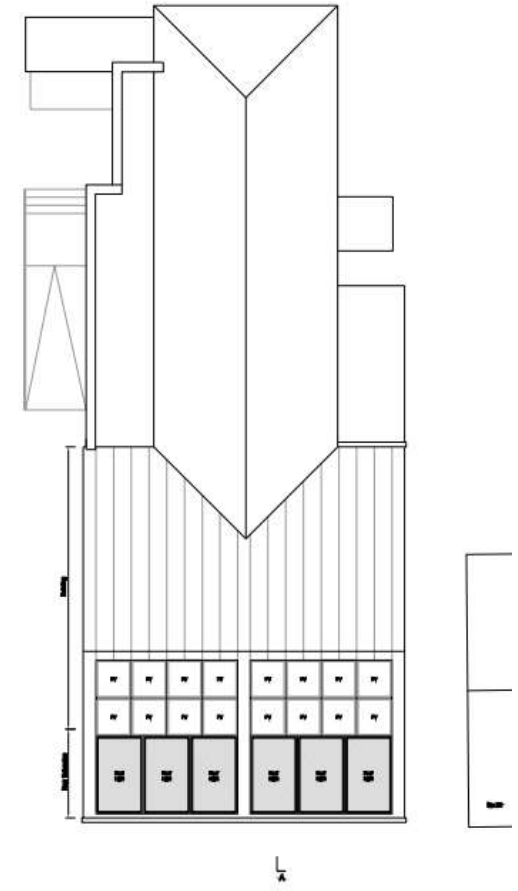
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

# CGI of proposed appearance

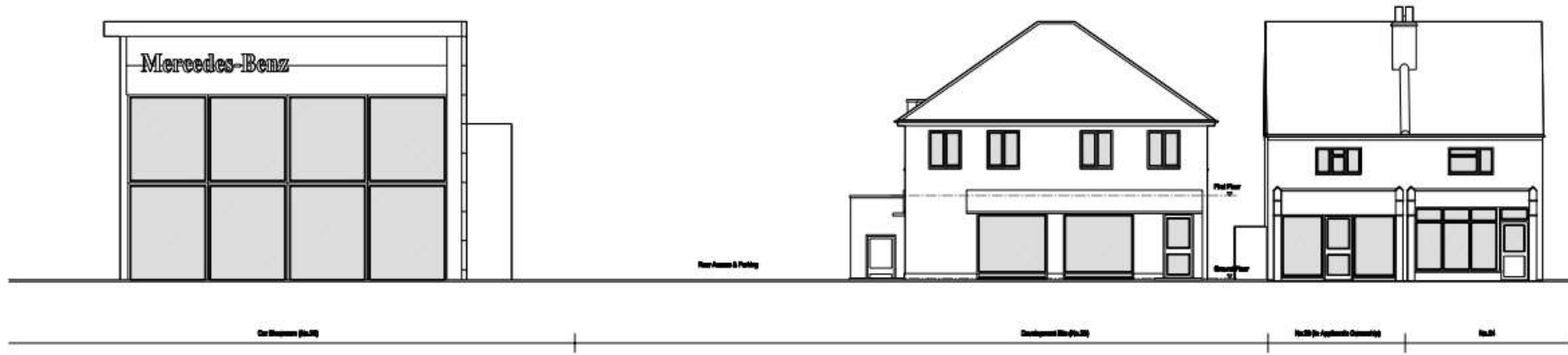
40



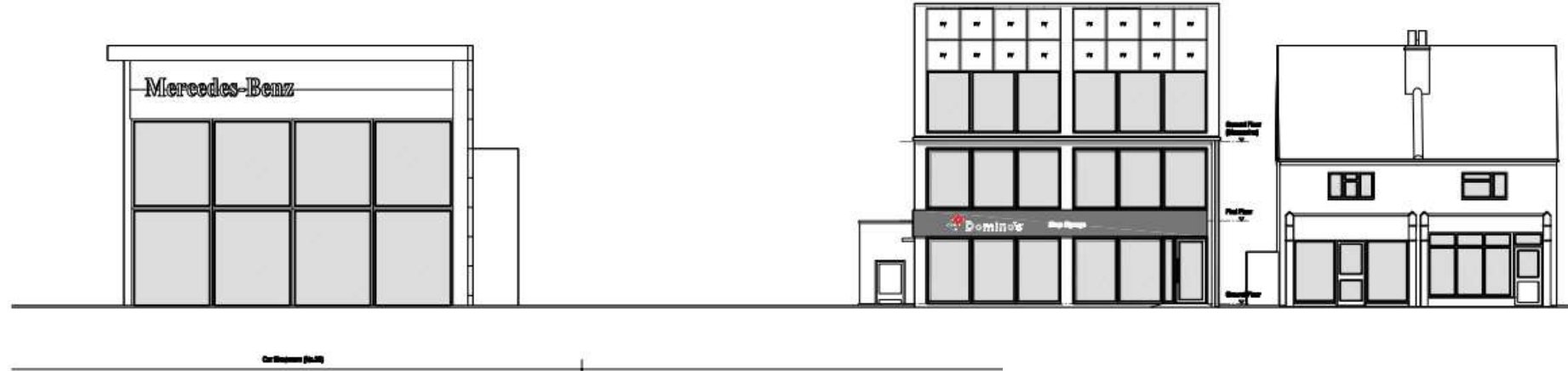


# CGI of proposed appearance

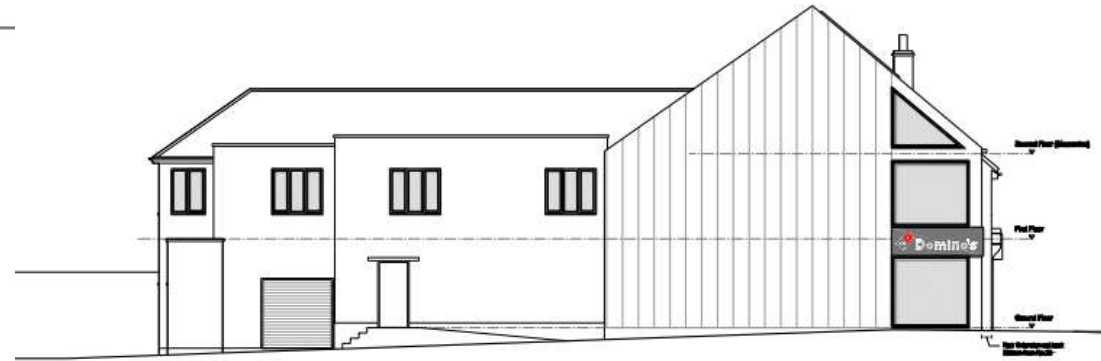




Existing Front (South) Elevation



Proposed Front (South) Elevation



Proposed Side (West) Elevation

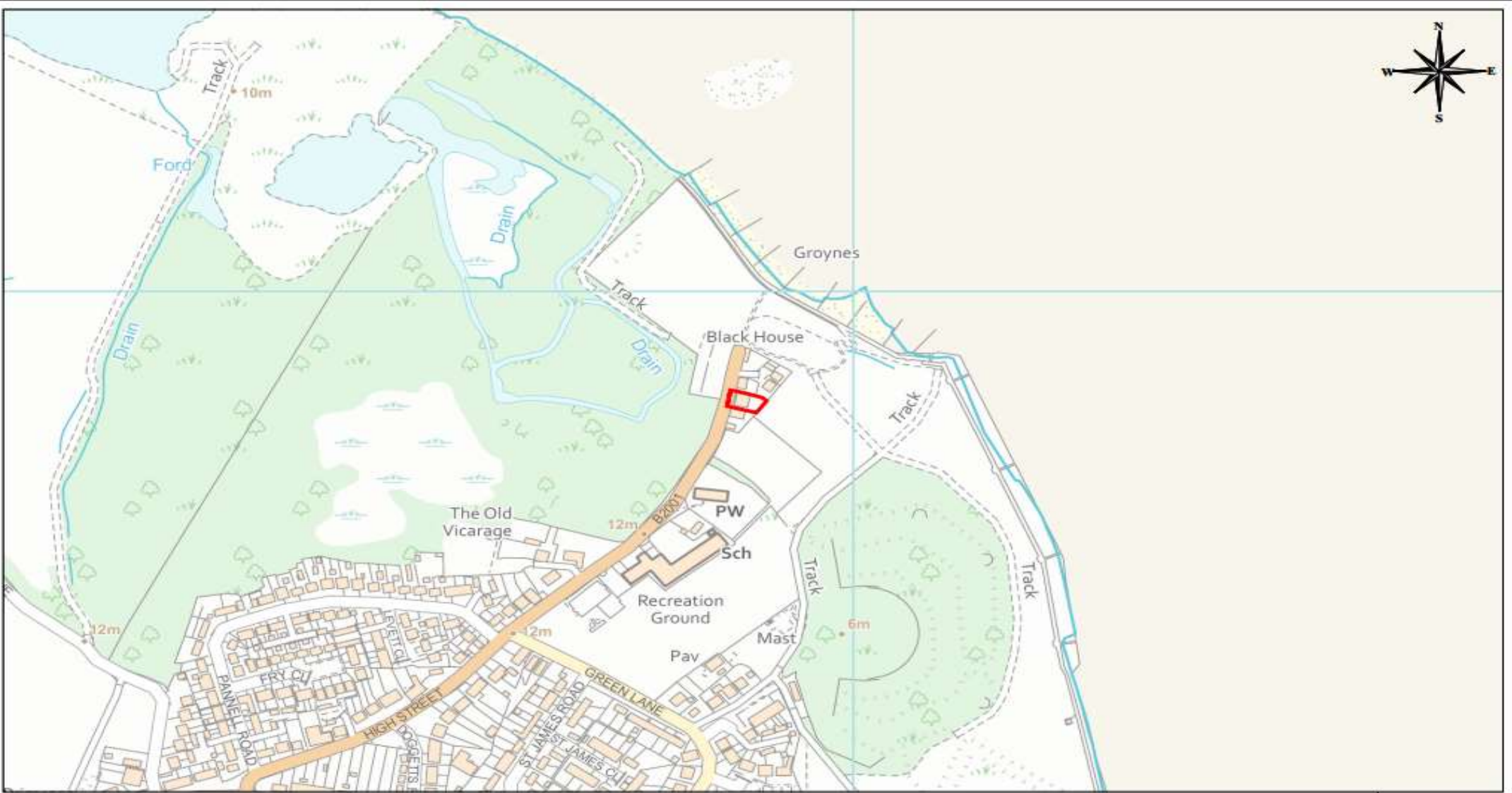


MC/22/2593

1 Willow Place

High Street

Isle of Grain



**MC/22/2593 - 1 Willow Place, Hight Street, Isle of Grain, Rochester**





# Site Location Plan

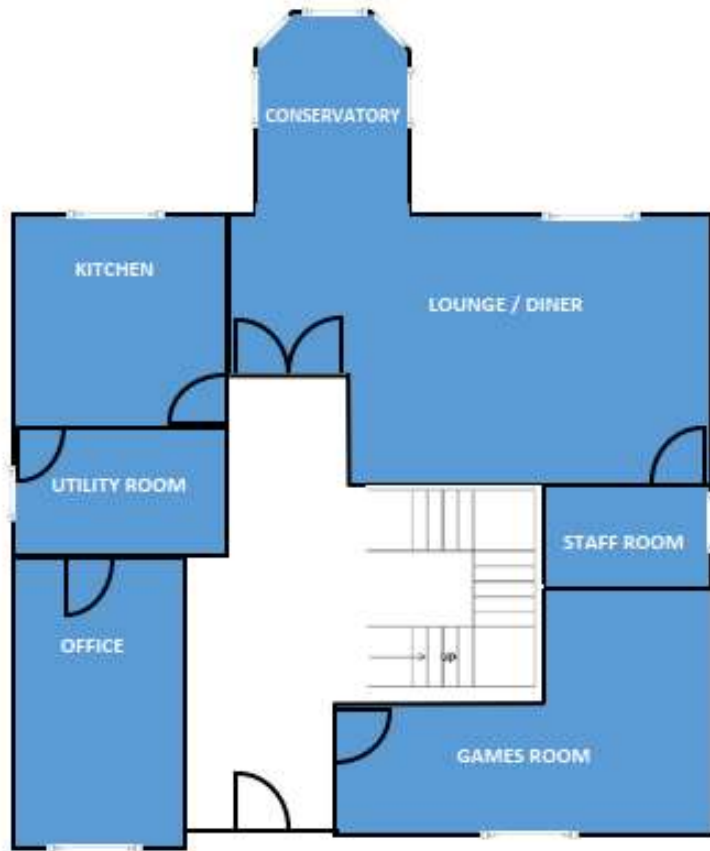


# 46 Photographs of site





# Floor Plans



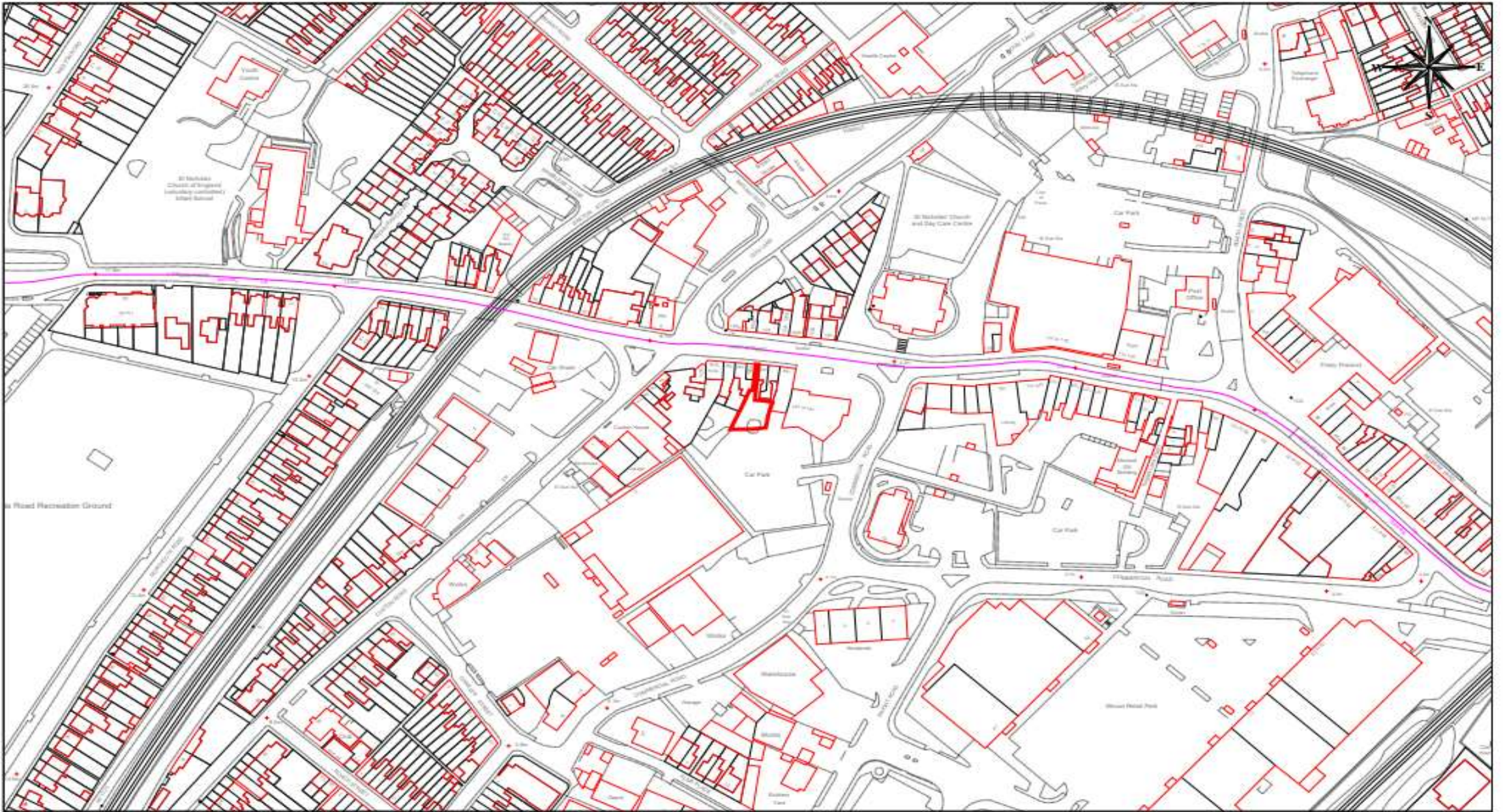
# MC/22/3002

Land Rear of 161-163 High Street

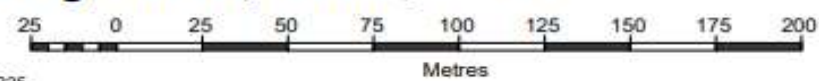
Strood

Rochester





**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)

52

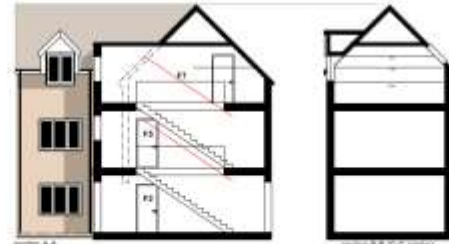
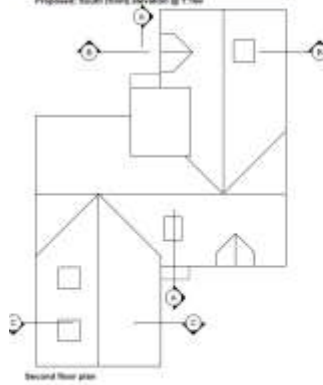




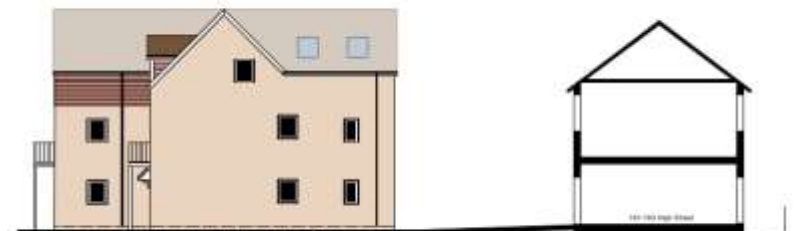
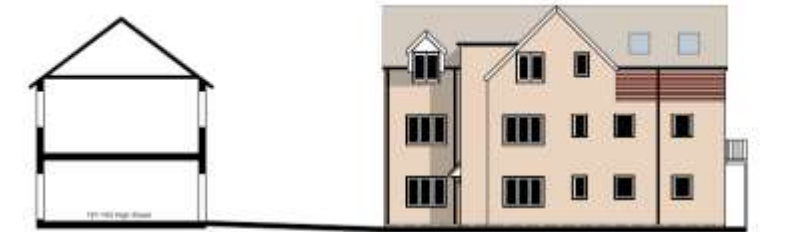
# Proposed block plan



# Previously approved application MC/18/0141 – Six flats



CLIENT: J. Christie  
JOB: 181 High Street, Ipswich, QLD 4714  
TITLE: proposed flat and use alterations  
SCALE: see plans or A2 April 17 PAK CP  
DRAW NO: 17-11-03A



CLIENT: J. Christie  
JOB: 181 High Street, Ipswich, QLD 4714  
TITLE: proposed flat and use alterations  
SCALE: see plans or A2 April 17 PAK CP  
DRAW NO: 17-11-04A





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



# Proposed north and south elevations



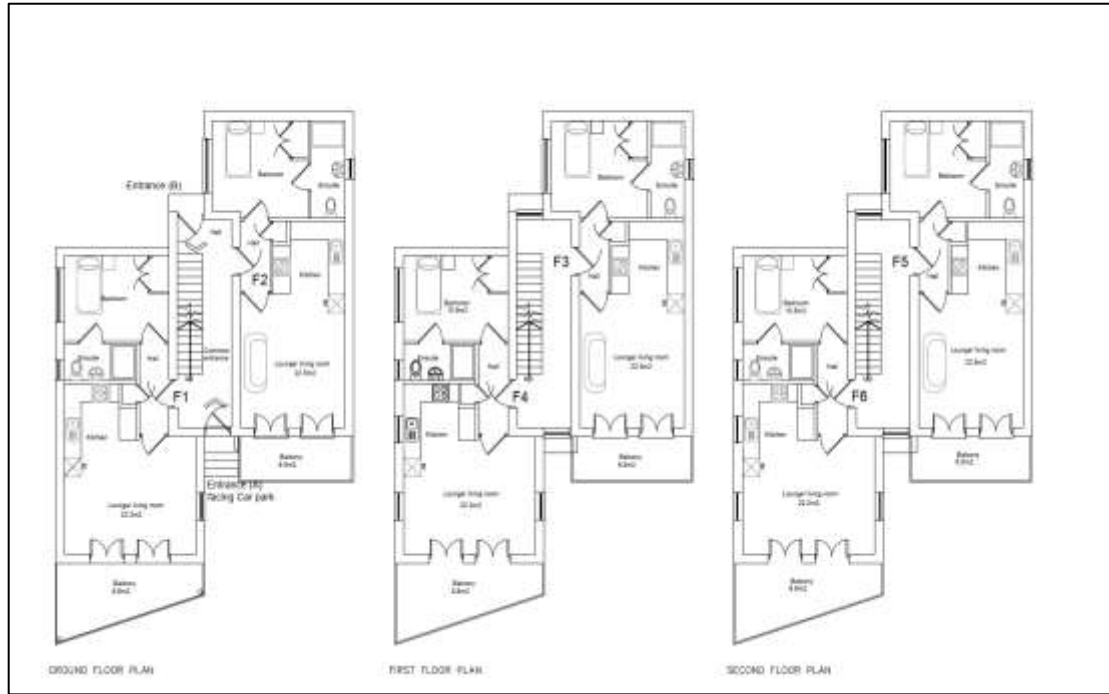


# Proposed east and west elevations



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

Proposed



Previously approved





MC/22/2609

346C High Street

Chatham

ME4 4NP





**MC/22/2609 - 346C High Street, Chatham, ME4 4NP**





# Proposed Site Plan



# Photos of the application site

62





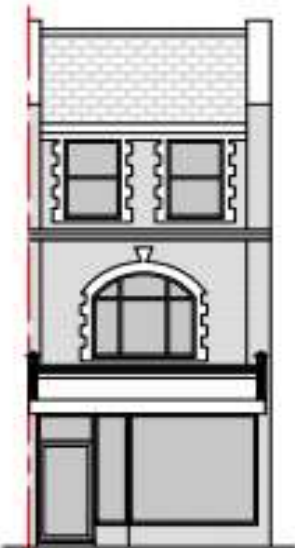
View looking towards Chatham Hill



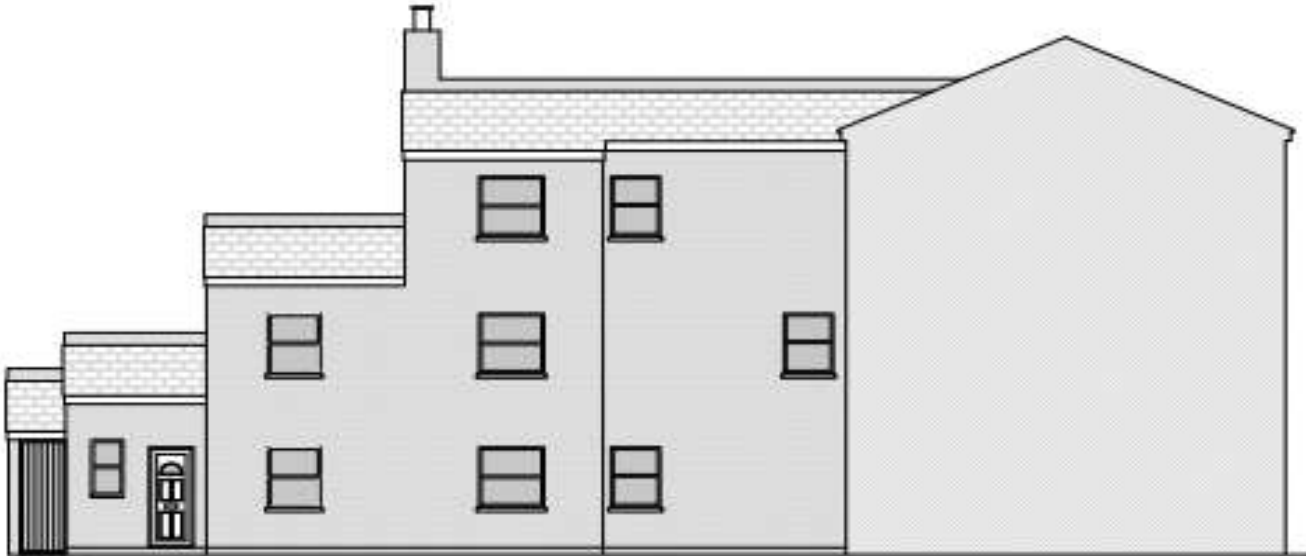
View looking towards Go Outdoors



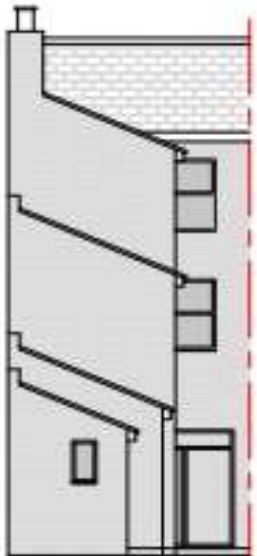
# Existing Elevations and Floor plans



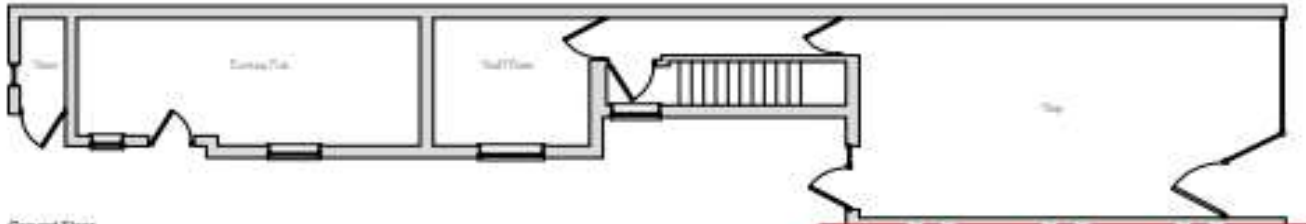
North Elevation



East Elevation



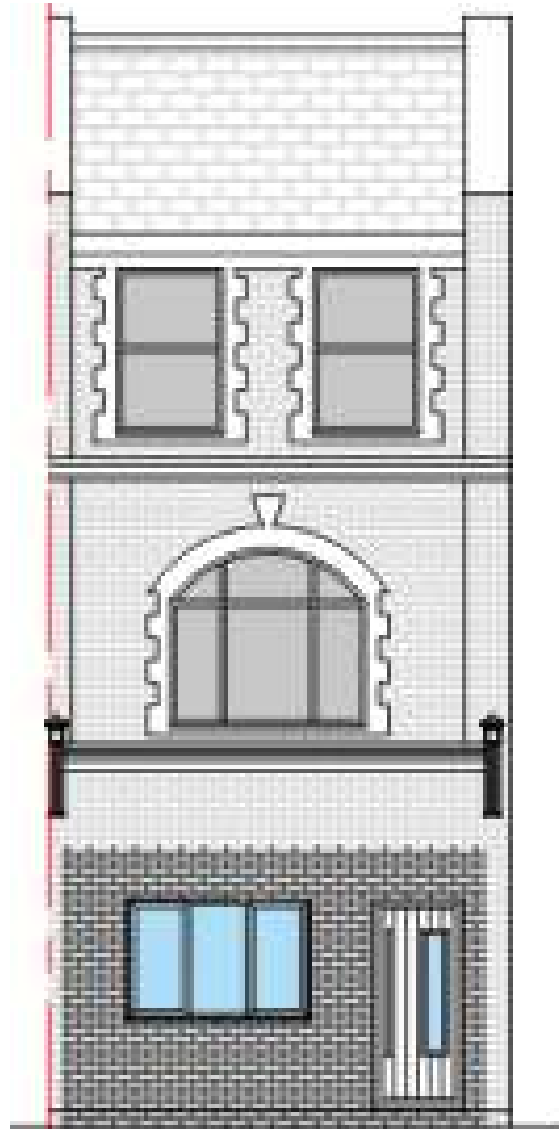
South Elevation



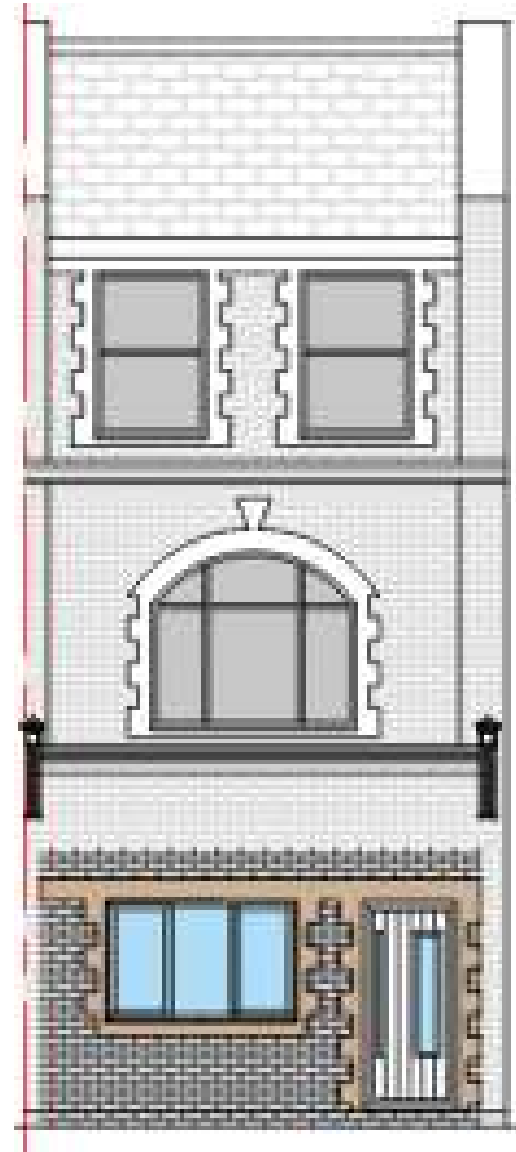
Ground Floor



# Front elevation as submitted and amended

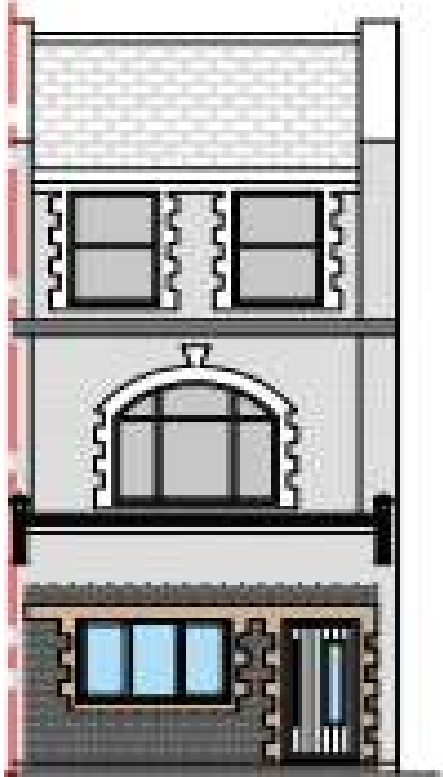


North Elevation

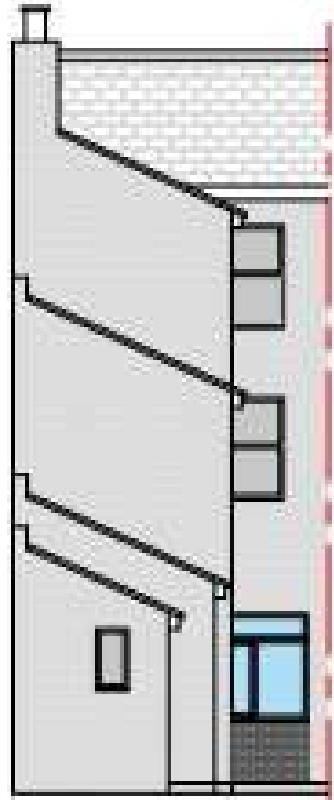


# Proposed Elevations and Floor plans

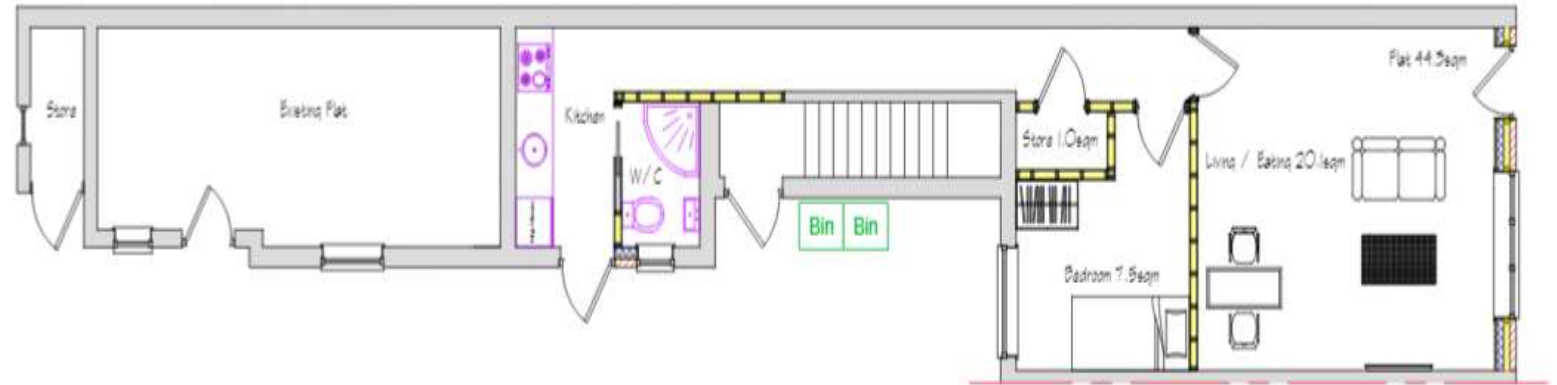
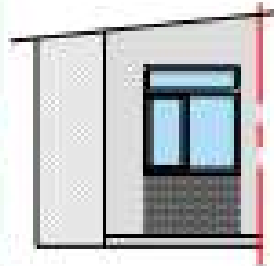
09



North Elevation



South Elevation



East Elevation



MC/22/2426

Lordswood Ten Pin Bowling and Snooker Centre

Newton Close

Lordswood



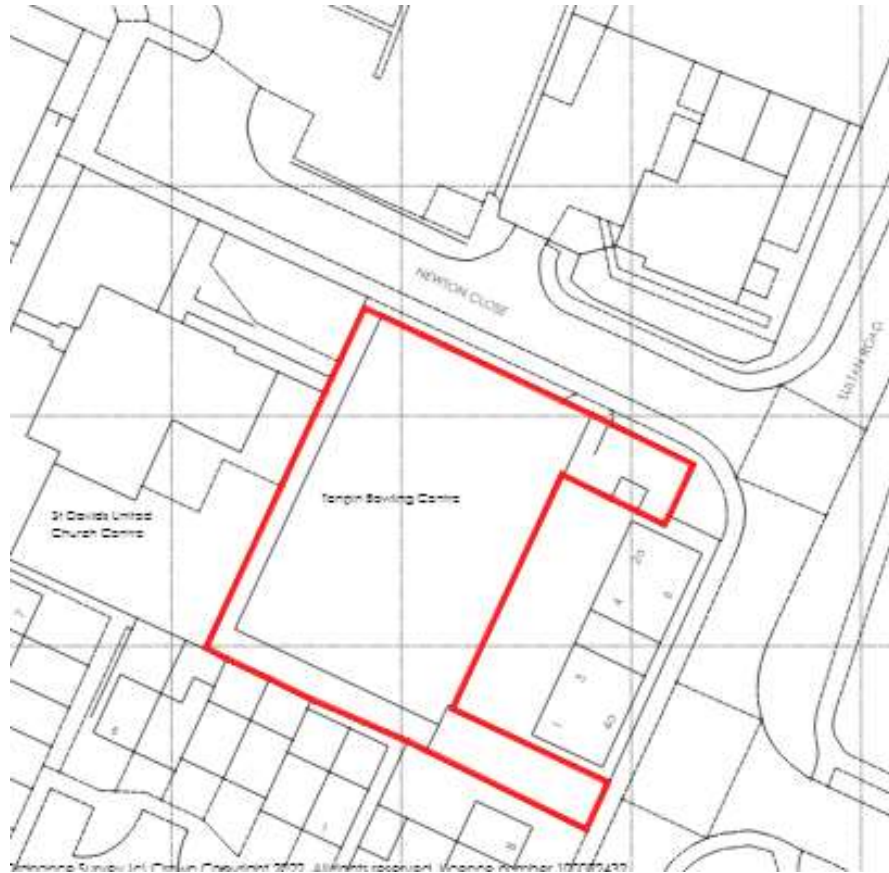


**MC/22/2426 - Lordswood Ten Pin Bowling And Snooker Centre, Newton Close, Lordswood, Chatham, ME5 8TR**





# Site location





# Photographs of the site

70



Main entrance



Altered route to Sultan Road

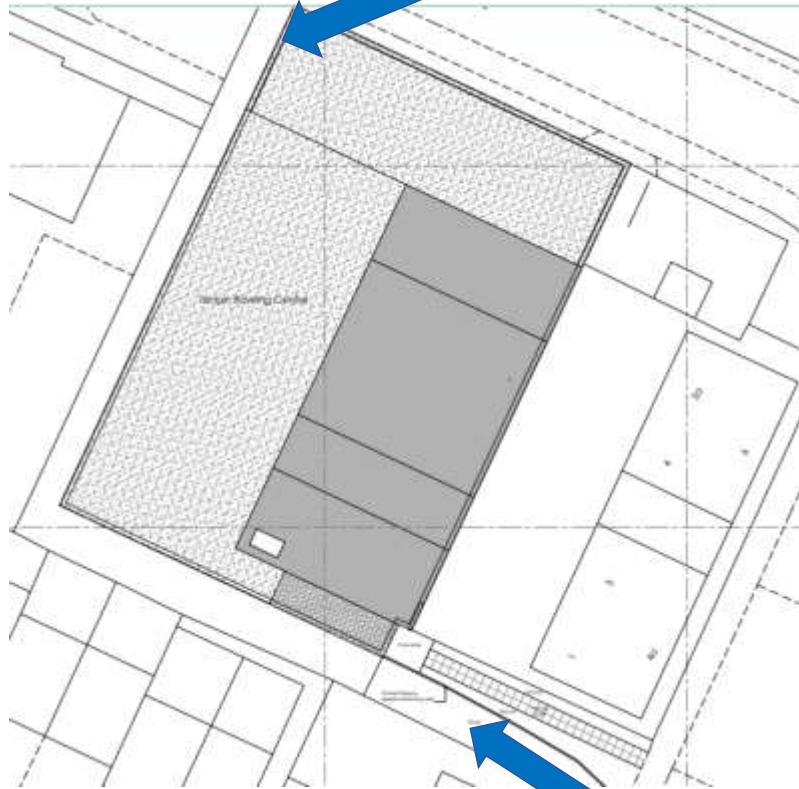


View from Newton Close

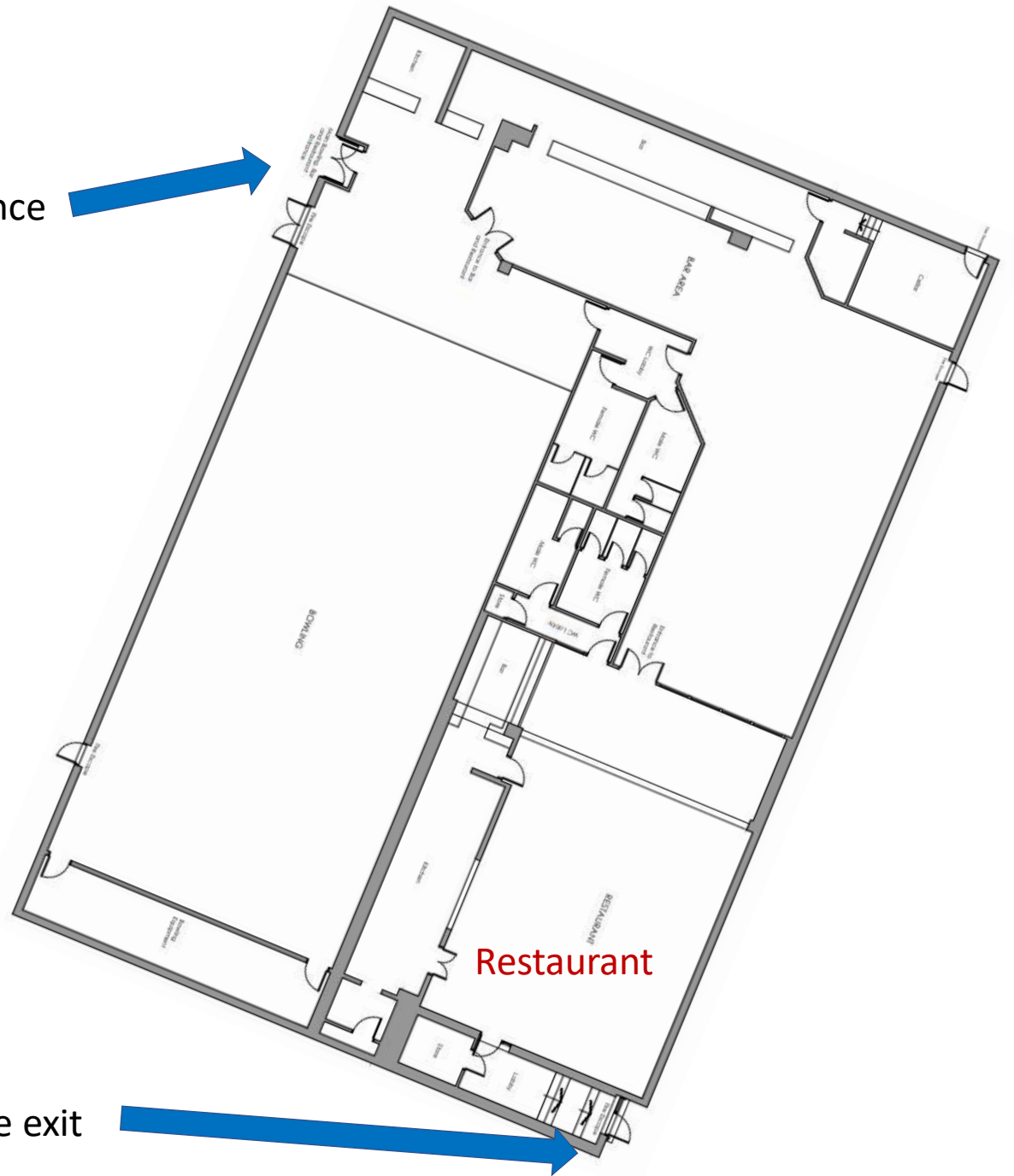




# Changes



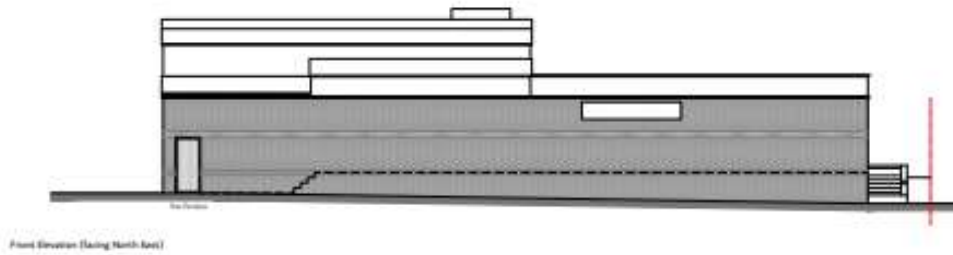
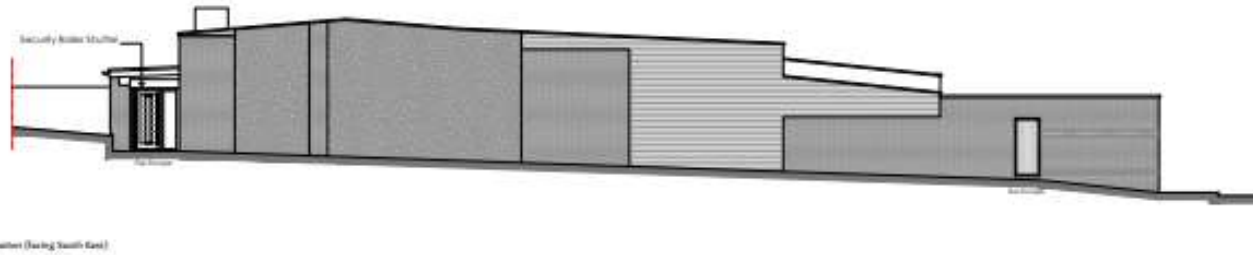
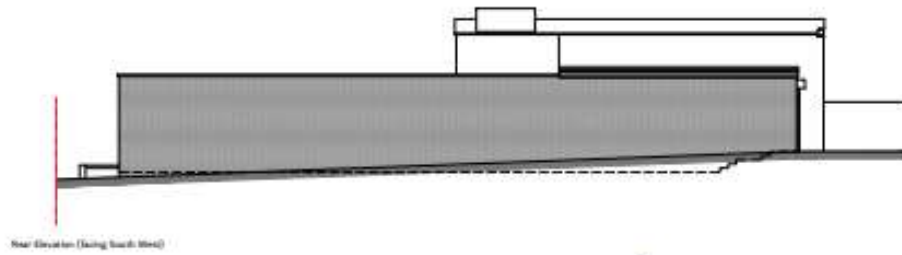
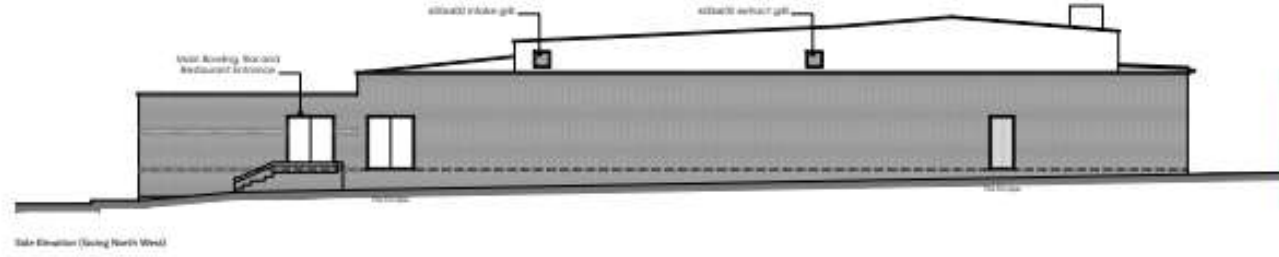
Main entrance



Restaurant

Changes to fire exit

# Elevations





MC/22/2959

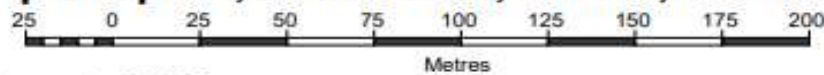
Canal Road Open Space

Canal Road

Strood



**MC/22/2959 - Canal Road Open Space, Canal Road, Strood, Rochester, ME2 4DR**



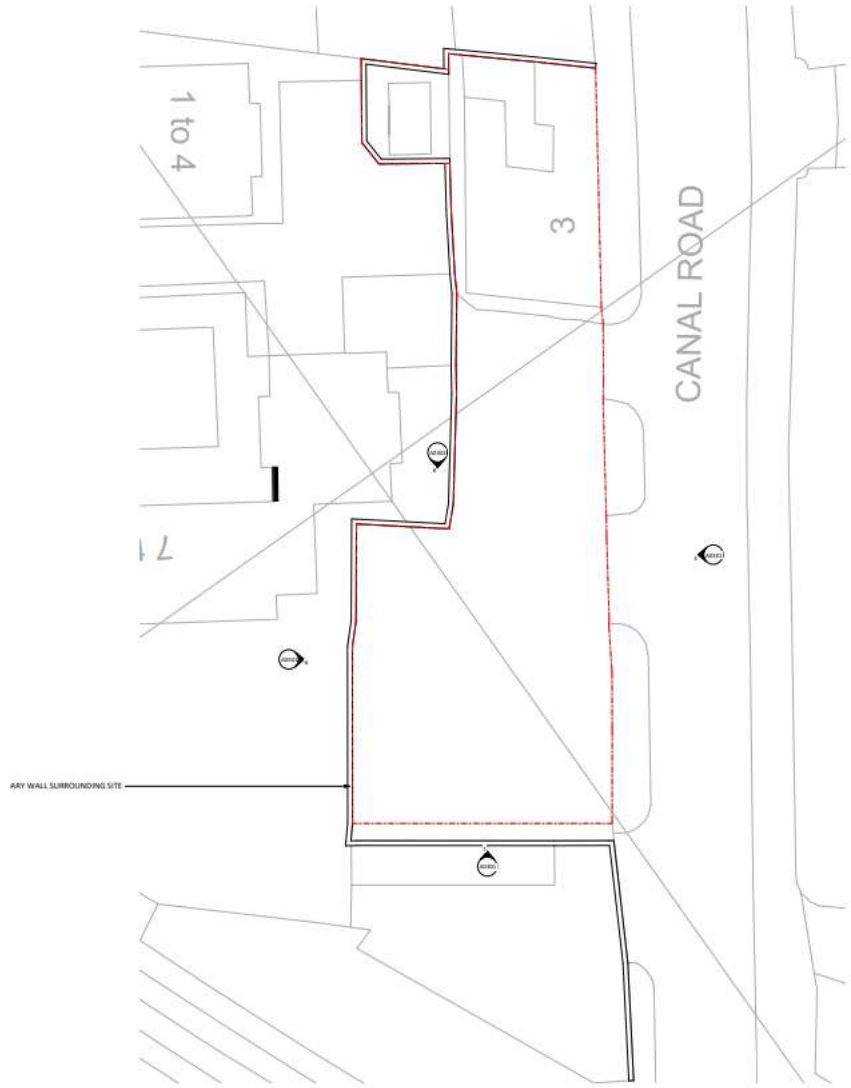


Kingswear Gardens





# Site Location Plan



 Demolished Buildings



# Site Photos

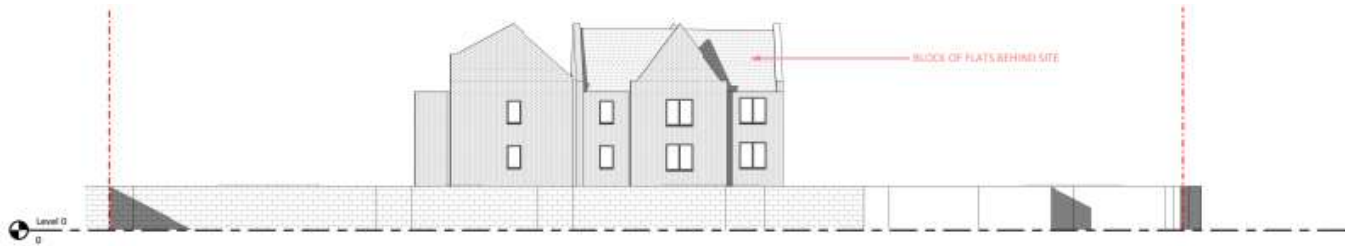


# Site Photos





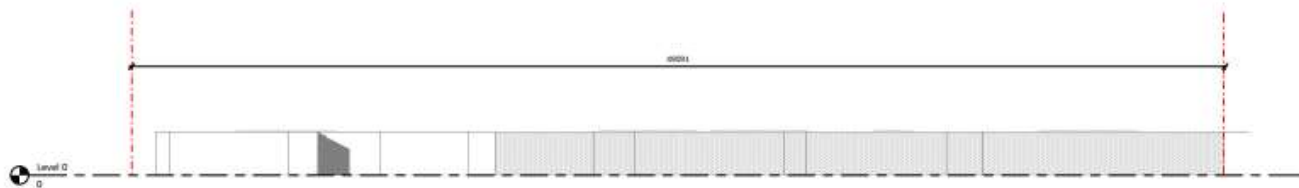
# Existing Elevations



**Existing Front Elevation 1-a**  
1 : 100



**Existing Side Elevation 2-a**  
1 : 100

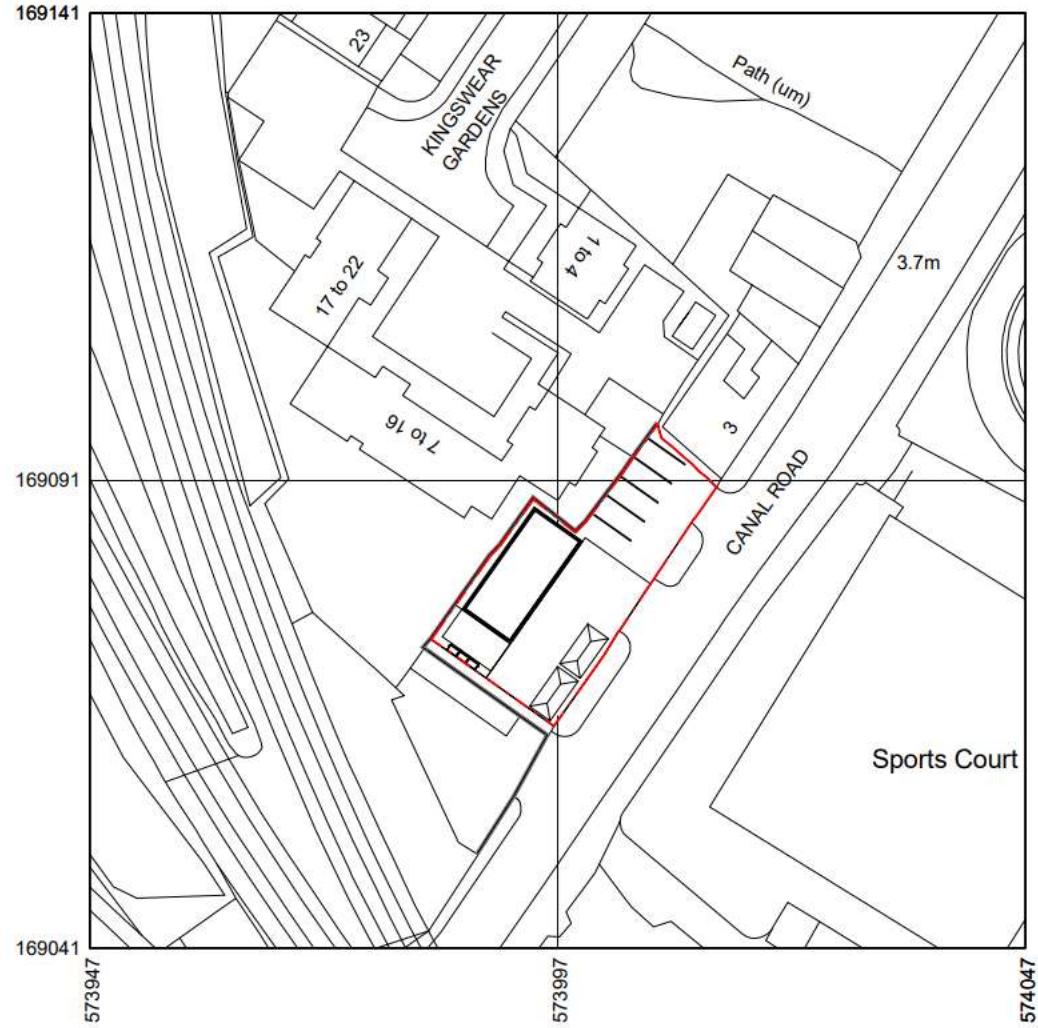


**Existing Rear Elevation 4 - a**  
1 : 100



**Existing Side Elevation 3 - a**  
1 : 100

# MC/22/1379 – Previous Approval



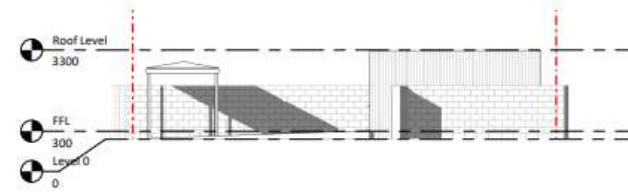
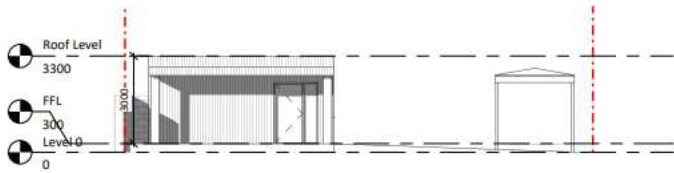


# MC/22/1379 – Previous Approval



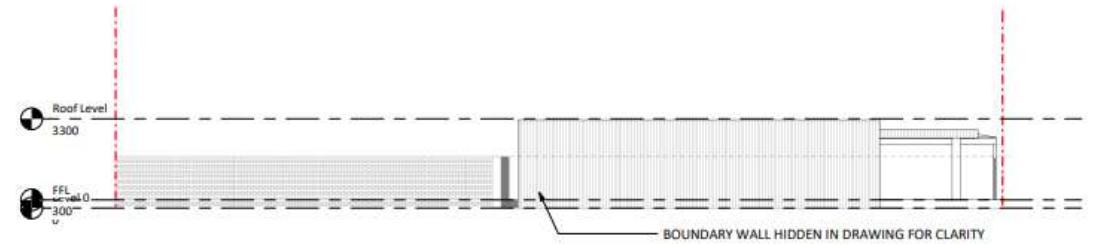
**Proposed Front Elevation 1-a**

1 : 100



**Proposed Side Elevation 3 - a**

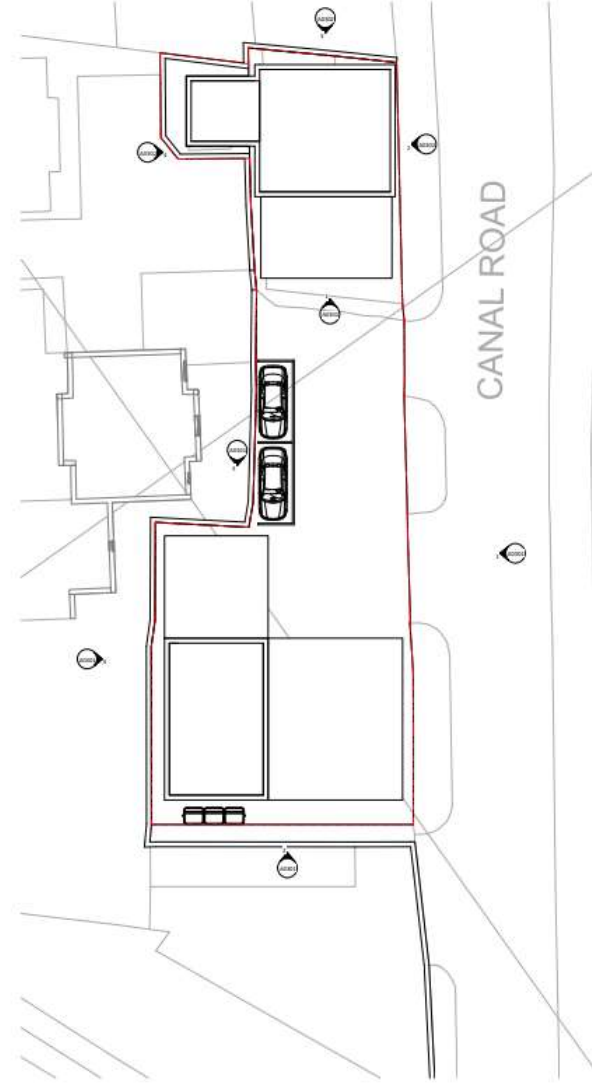
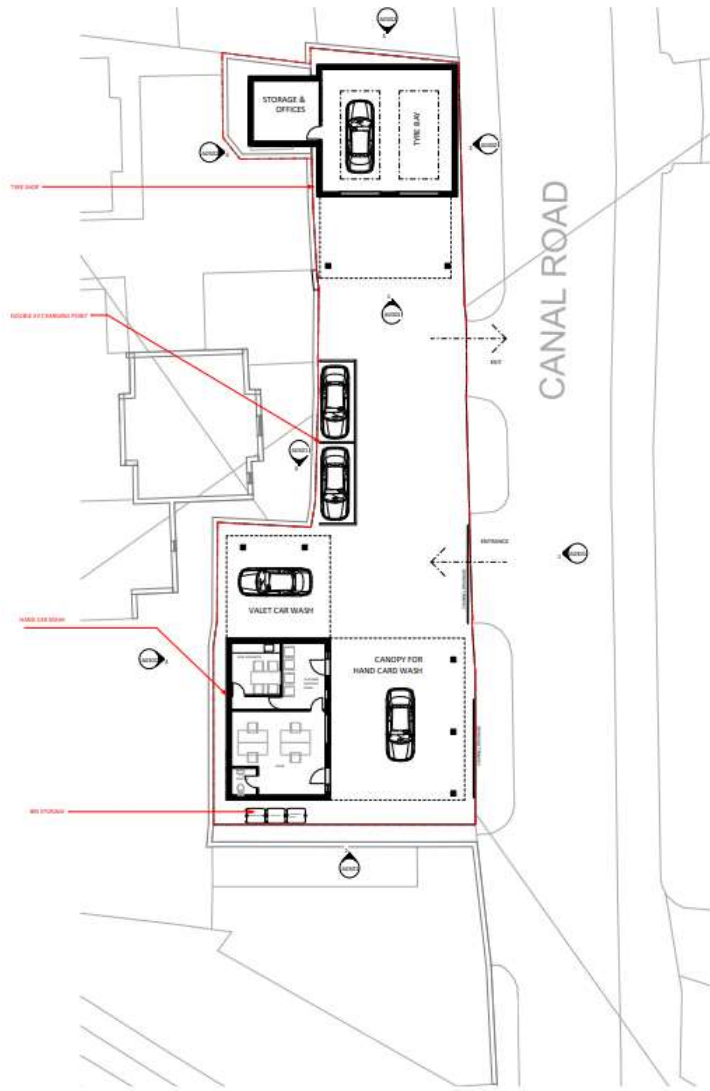
1 : 100



**Proposed Rear Elevation 4 - a**

1 : 100

# Proposed Block Plan





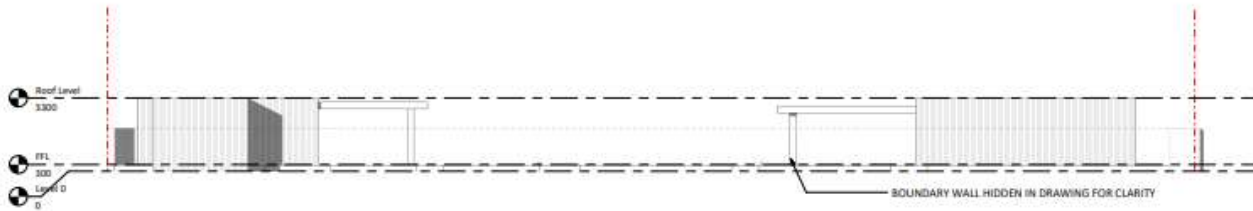
# Proposed Elevations



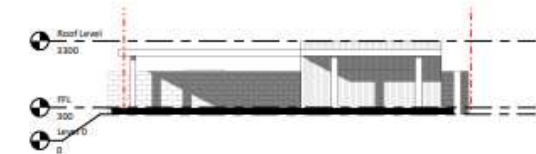
**Proposed Front Elevation 1-a**  
1 : 100



**Proposed Side Elevation 2-a**  
1 : 100

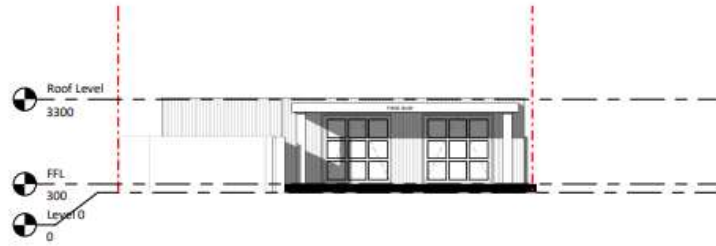


**Proposed Rear Elevation 4 - a**  
1 : 100

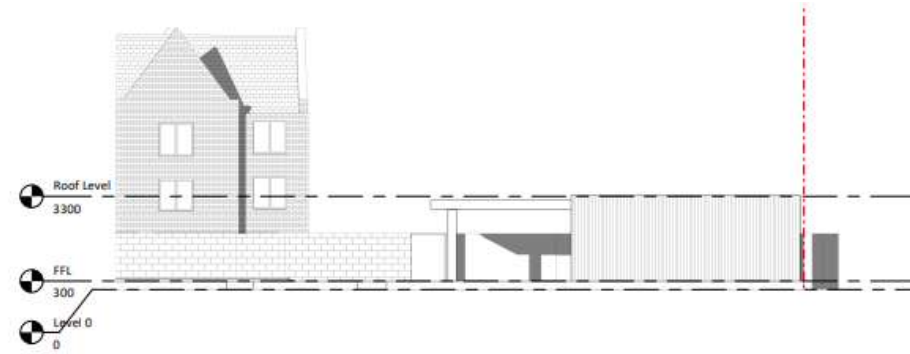


**Proposed Side Elevation 3 - a**  
1 : 100

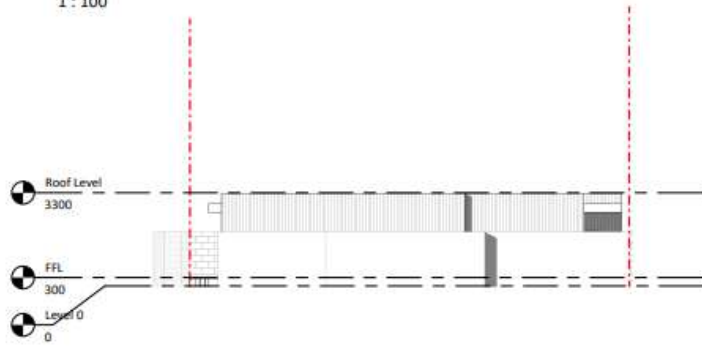
# Proposed Tyre Shop



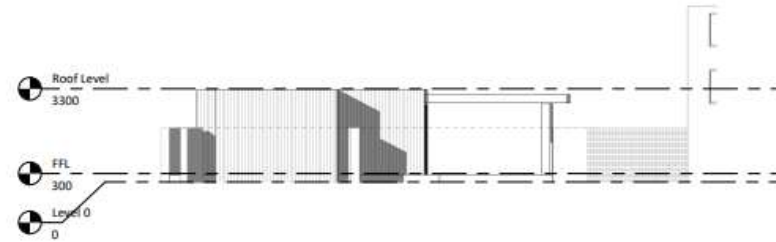
**Tyre Shop Elevation 1 - a**  
1 : 100



**Tyre Shop Elevation 2 - a**  
1 : 100



**Tyre Shop Elevation 3 - a**  
1 : 100



**Tyre Shop Elevation 4 - a**  
1 : 100

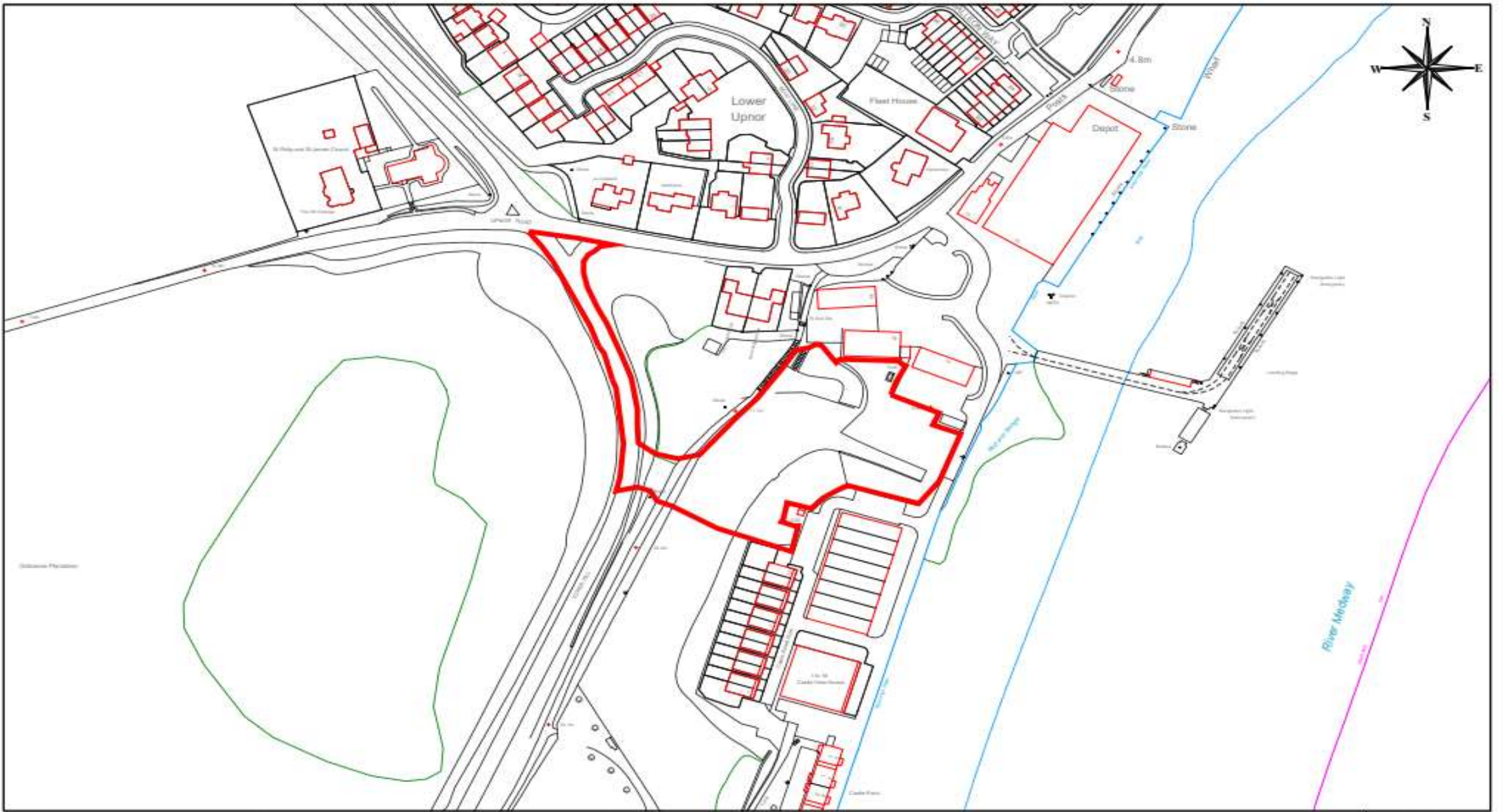


MC/22/2966

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

Lower Upnor

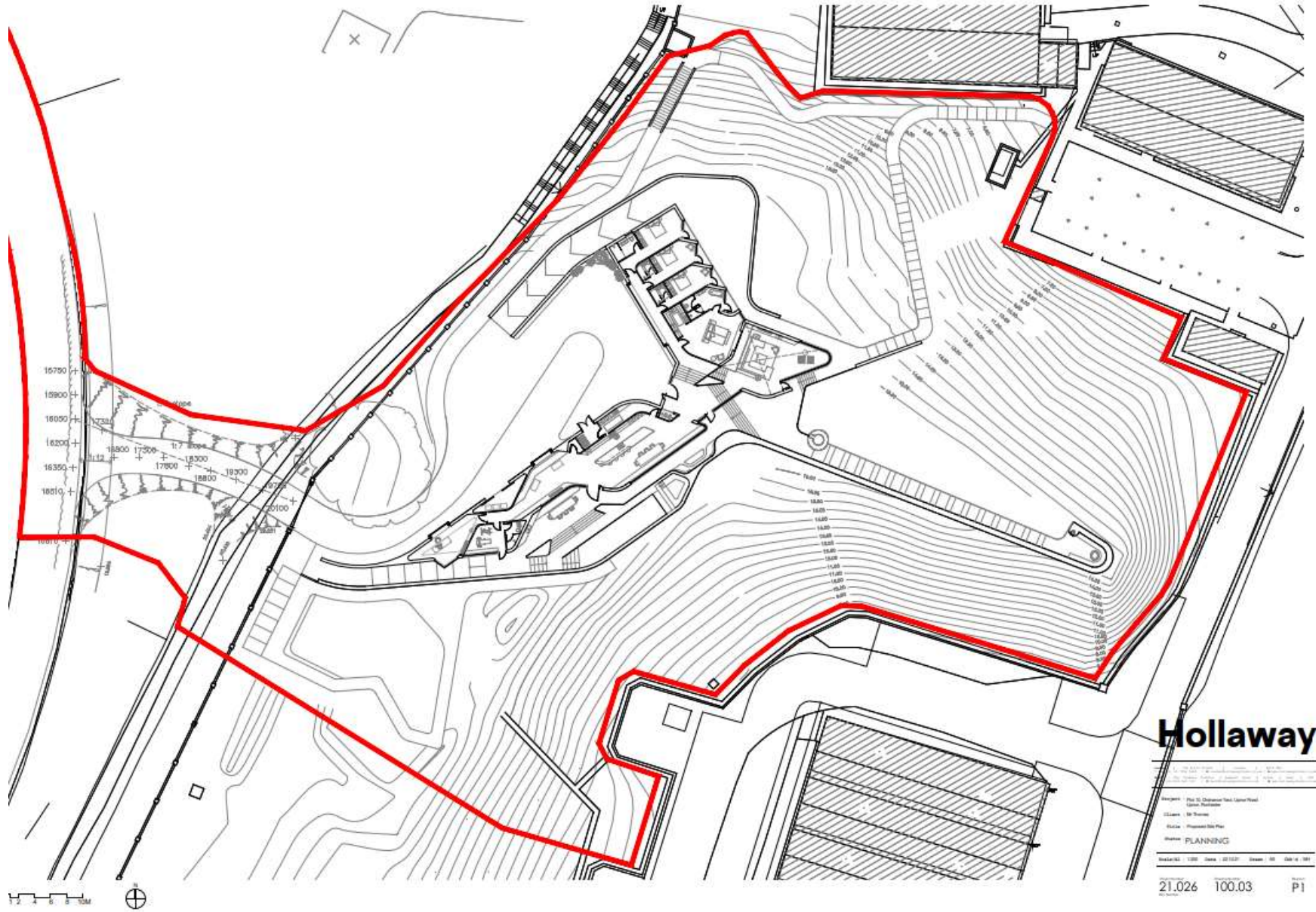
Rochester



**MC/22/2966 - Plot 10, Ordnance Yard, Lower Upnor, Rochester**







# Hollaway

Project: Plot 10, Chesham Road, Upper Road,  
 Upper Road  
 Client: Mr. Thomas  
 Date: Proposed Site Plan  
 Status: PLANNING  
 Scale: 1:500 Date: 20/12/21 Sheet: 05 of 05

21.026 100.03 P1

## 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**



## CONSTRUCTION ENVIRONMENTAL PLAN

**PLOT 10 ORDNANCE YARD  
UPNOR  
KENT  
ME2 4UP**









