

# Planning Committee – Supplementary agenda no.2

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

**Date:** 7 June 2023

**Time:** 6.30pm

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

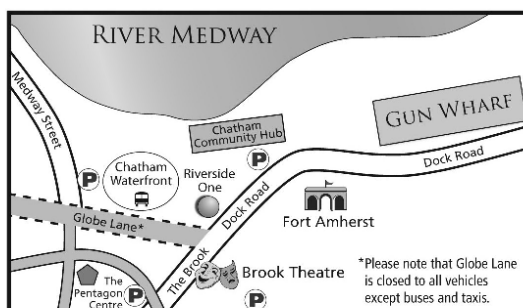
## Items

18 Additional Information - Presentation

(Pages  
3 - 94)

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: 8 June 2023**



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

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# Planning Committee

7<sup>th</sup> June 2023

MC/22/2965

Avenue Tennis Club, Glebe Road, Gillingham



**MC/22/2965 - Avenue Tennis Club, Glebe Road, Gillingham, ME7 2HU**



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Scale: 1:2500 21/03/23

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# Aerial View

9



# Entrance Second Avenue



# Access into site





# Within the site looking to the rear of properties in Second Avenue



# Access road looking into the site



# Looking towards the rear of properties in Glebe Road



# New flats Glebe Road (backland development)



# Inside the site looking towards rear of properties in First Avenue



Within the site looking towards the rear of the new flats, Glebe Road



# Inside the site looking towards rear of properties in Second Avenue

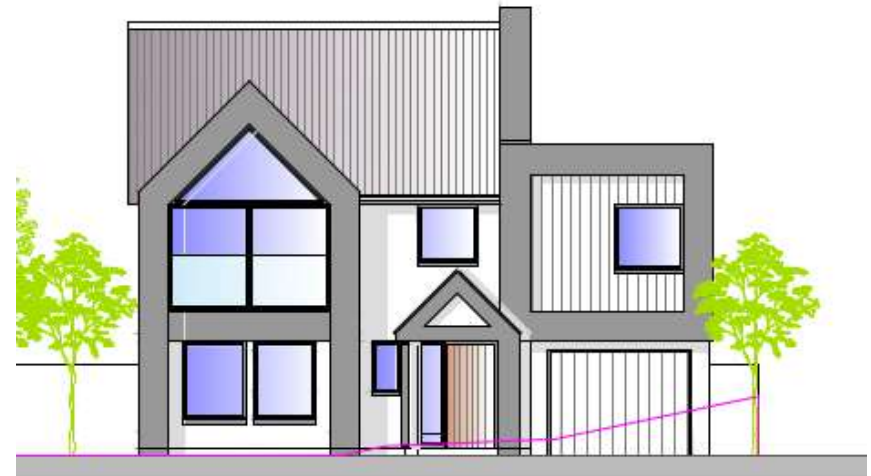


# Rear of properties in Second Avenue and existing landscape screening to north east of the site





MC/18/3114 – 8 dwellings, refused and dismissed at appeal (plot 6 located in the same position as the current application)



PLOT 6

MC/19/2404 – 7 dwellings, refused and dismissed at appeal, plot 5 located in same position as the current application



# Developments allowed on appeal

Seven dwellings



Six dwellings



# Layout of proposed development and development allowed at appeal

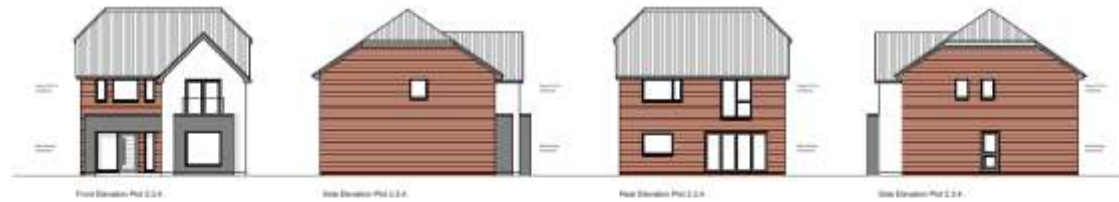
Proposed development



Development allowed at appeal



# Elevations and floor layout plots 1, 2, 3, 4 and 8



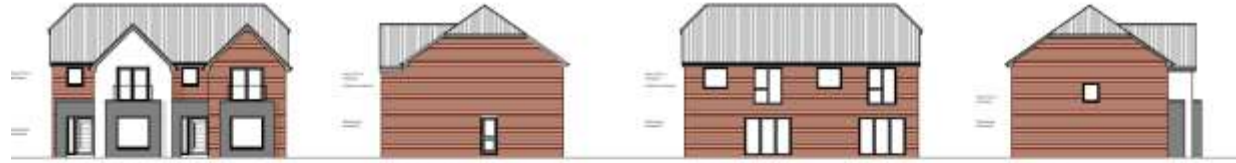
# Elevations and floor layout plots 6 and 7 and street elevations



Street Elevation Plots 6-7



Street Elevation Plots 4-5



Front Elevation Plot 6

Side Elevation Plot 6

Rear Elevation Plot 6

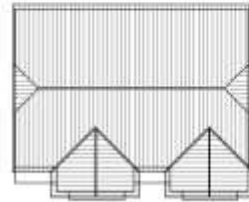
Side Elevation Plot 7



Ground Floor Plan  
Plots 6 & 7

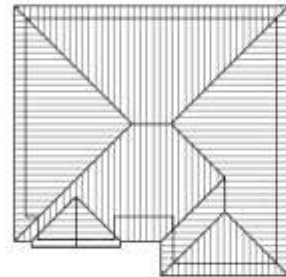


First Floor Plan



Roof Plan

# Elevations and floor layout plot 5



Roof Plan



Ground Floor Plan  
70m2  
PLOT 5

MC/23/0786

Land at Town Road

Cliffe Woods

ME3 8JL



MC/23/0361

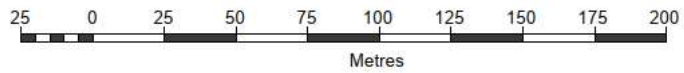
Hoo Library

Church St

Hoo St Werburgh



**MC/23/0361- Hoo Library, Church Street, Hoo St Werburgh, Rochester**



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# Site Plan



# Proposed site layout





# Site Photos

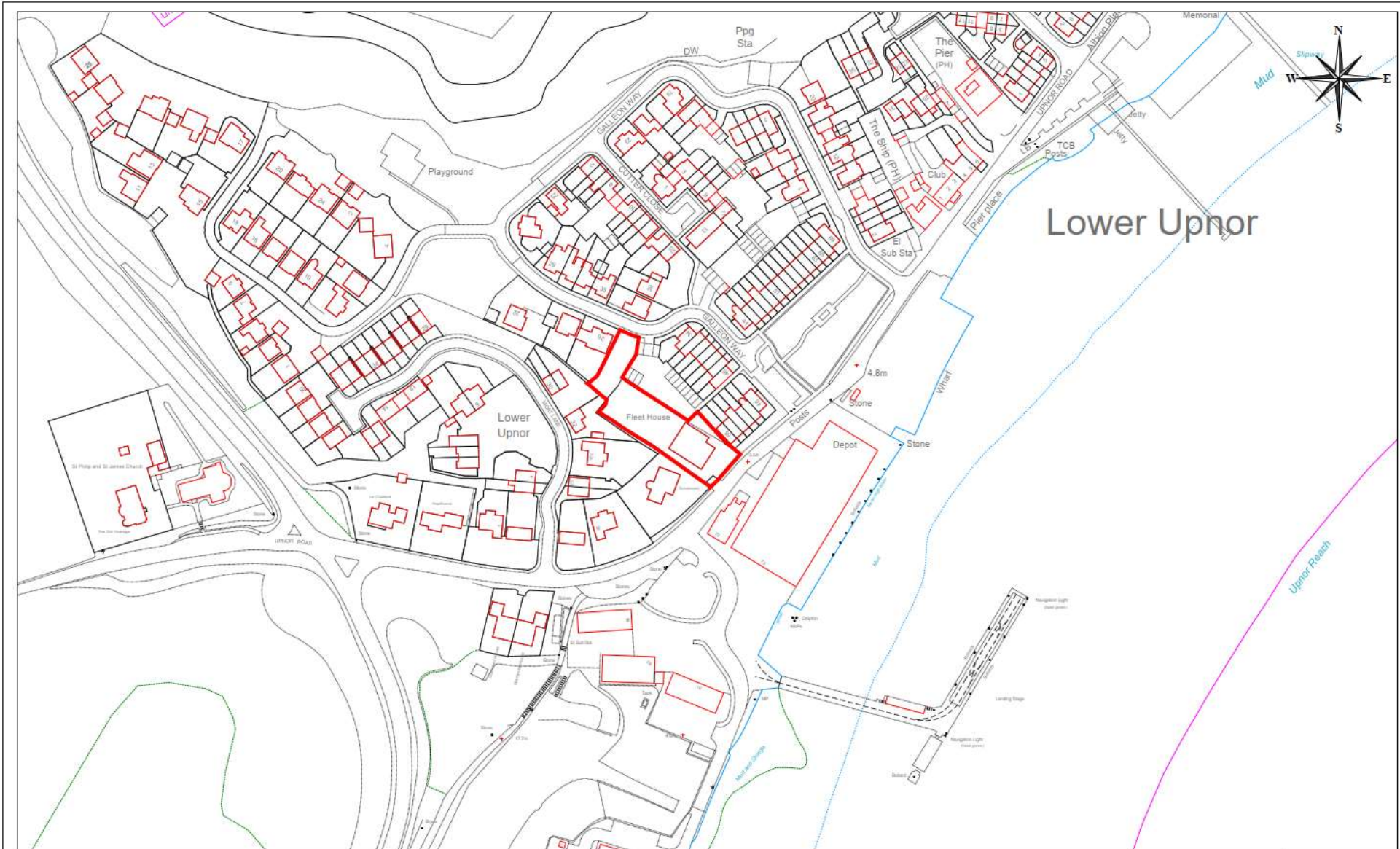


MC/22/2813

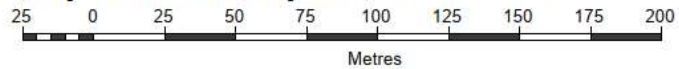
Fleet House

Upnor Road

Upnor



**MC/22/2813 - Fleet House, Upnor Road, Upnor, Rochester**





MC/22/2813 – Fleet House





Upnor Road entrance





Demolished building on site – known as Fleet House





Galleon Way frontage and views of site from parking court





MC/17/2272 – roof plan of previously approved scheme



MC/22/2813

Front elevation on Upnor Rd – showing flats

Side elevation showing flats and semi-detached pair



MC/22/2813

Rear and side elevation of flats and semi-detached pair

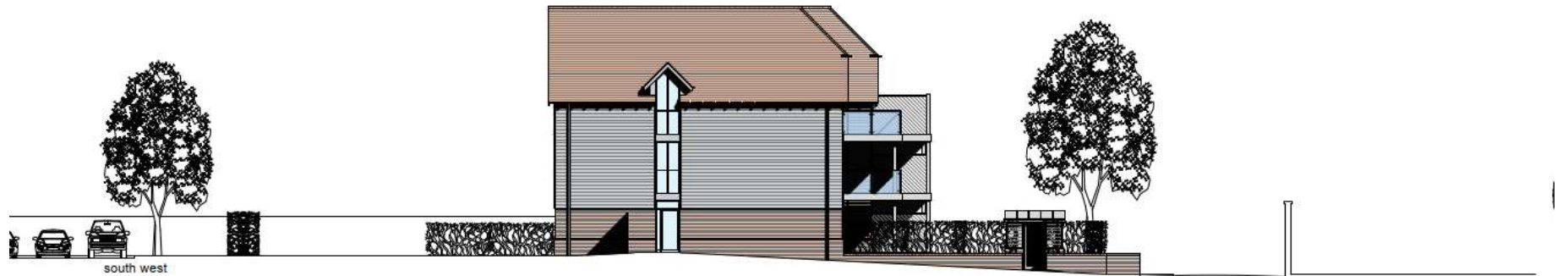
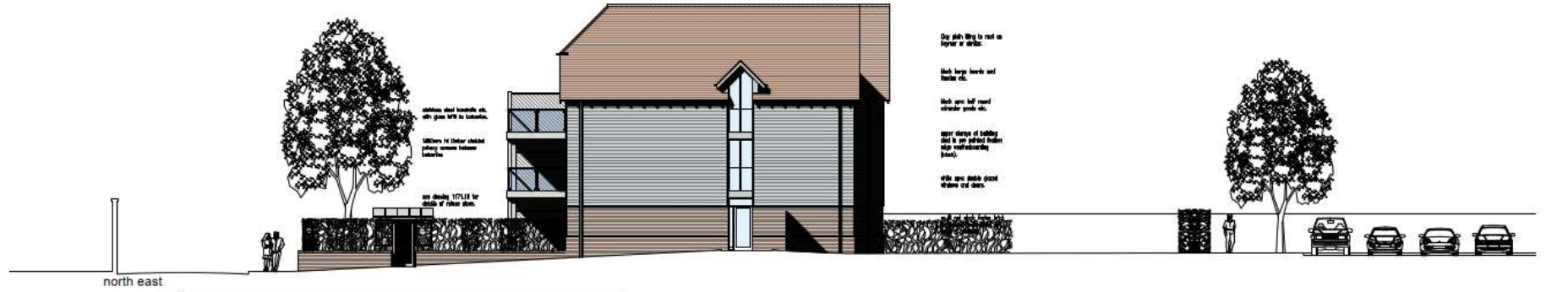


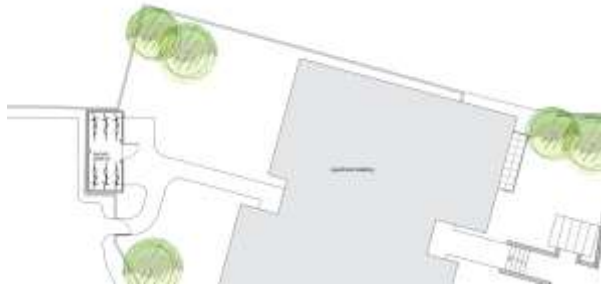


PREVIOUS APPROVED  
SCHEME

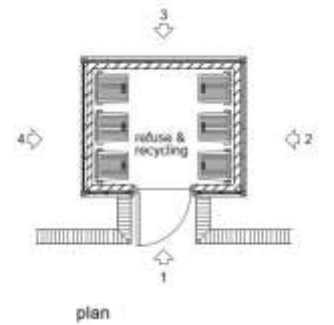
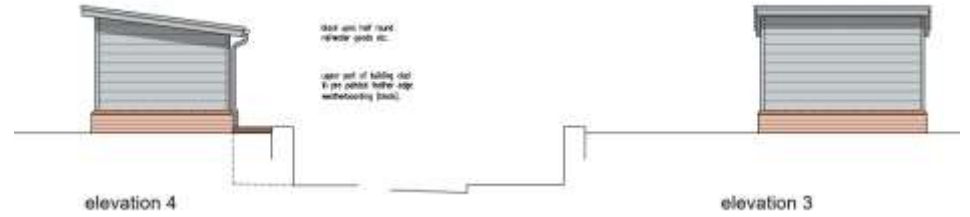
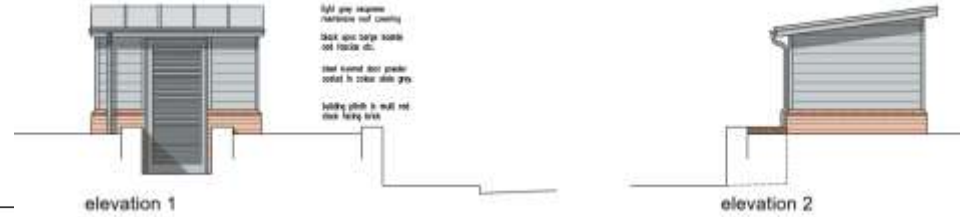
MC/17/2272

Elevations of flats

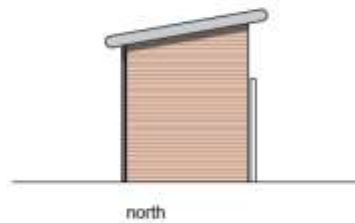
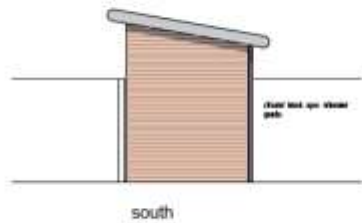




Refuse storage elevations and plan



Cycle storage elevations and plan

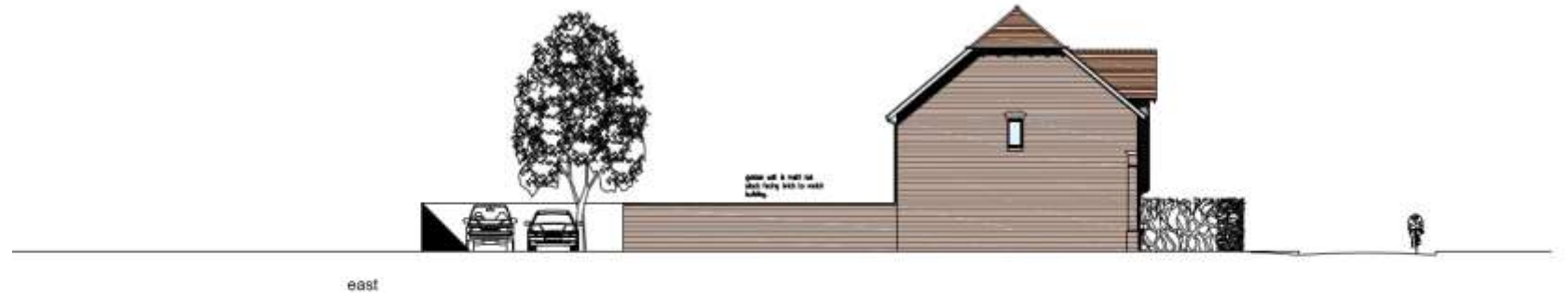
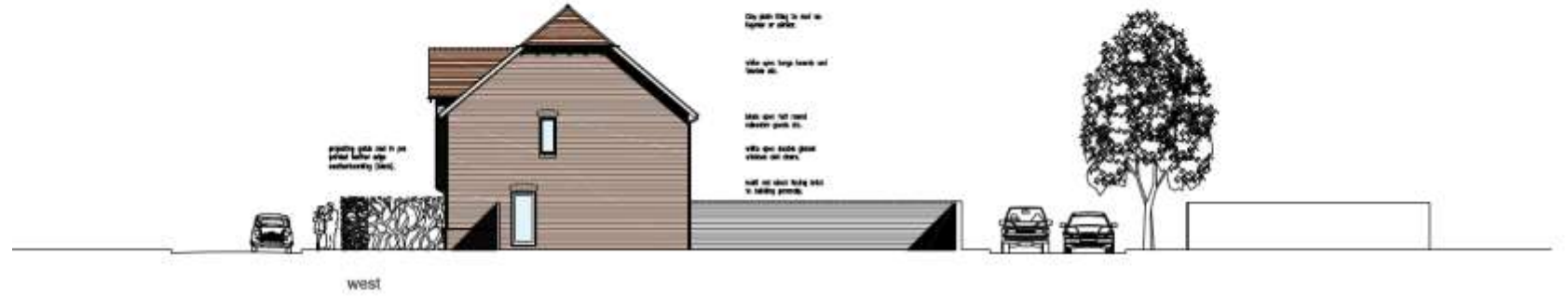




PREVIOUS APPROVED SCHEME

MC/17/2272

Detached house off Galleon Way







MC/23/0321

7 Eglinton Drive

Wainscott

Rochester

MC/23/0471

65 Holcombe Road

Rochester

ME1 2HX



MC/23/0479

22 Hurstwood

Horsted

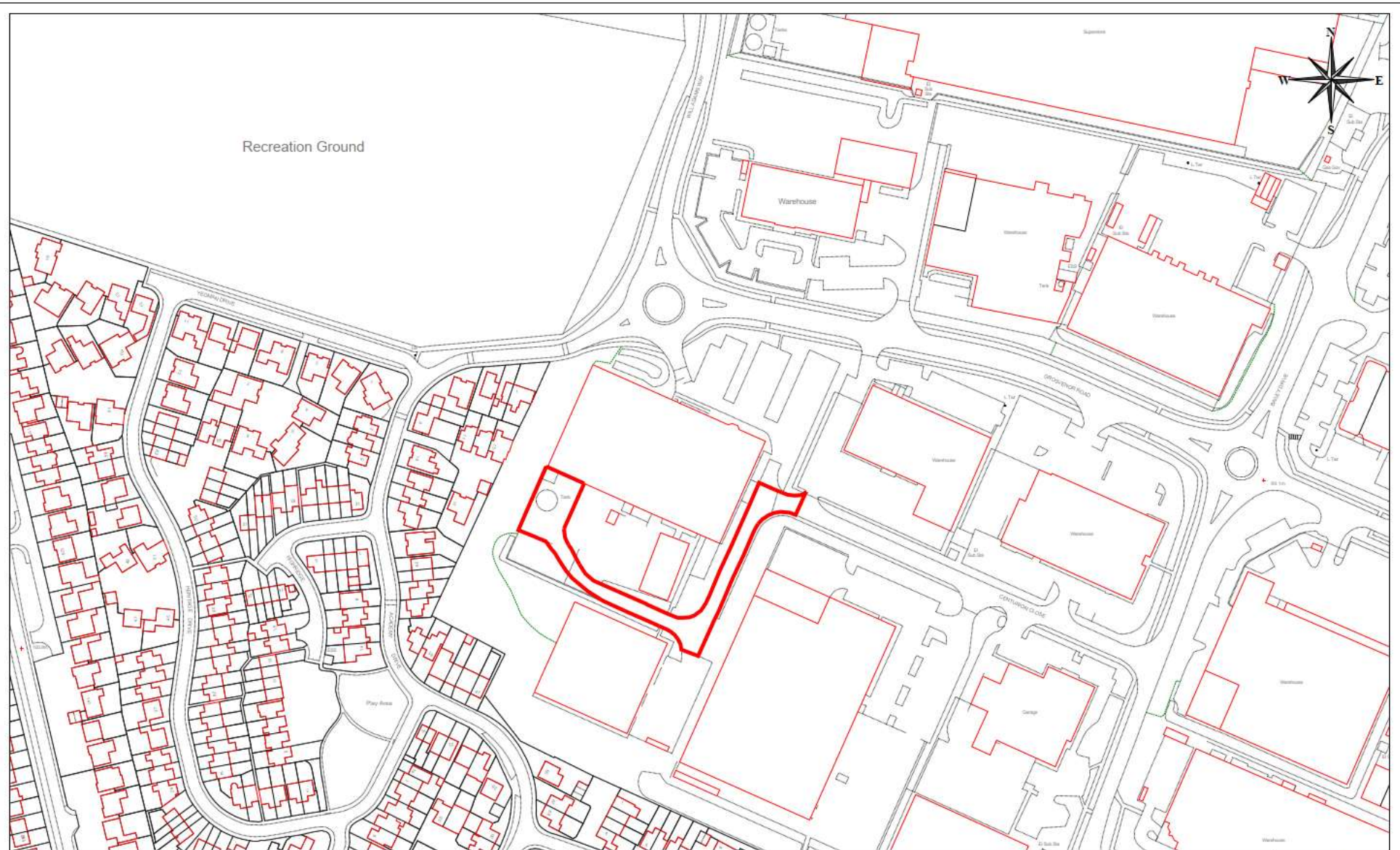
Chatham

MC/23/0665

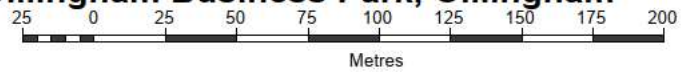
Wozair Ltd

Grosvenor Road

Gillingham Business Park



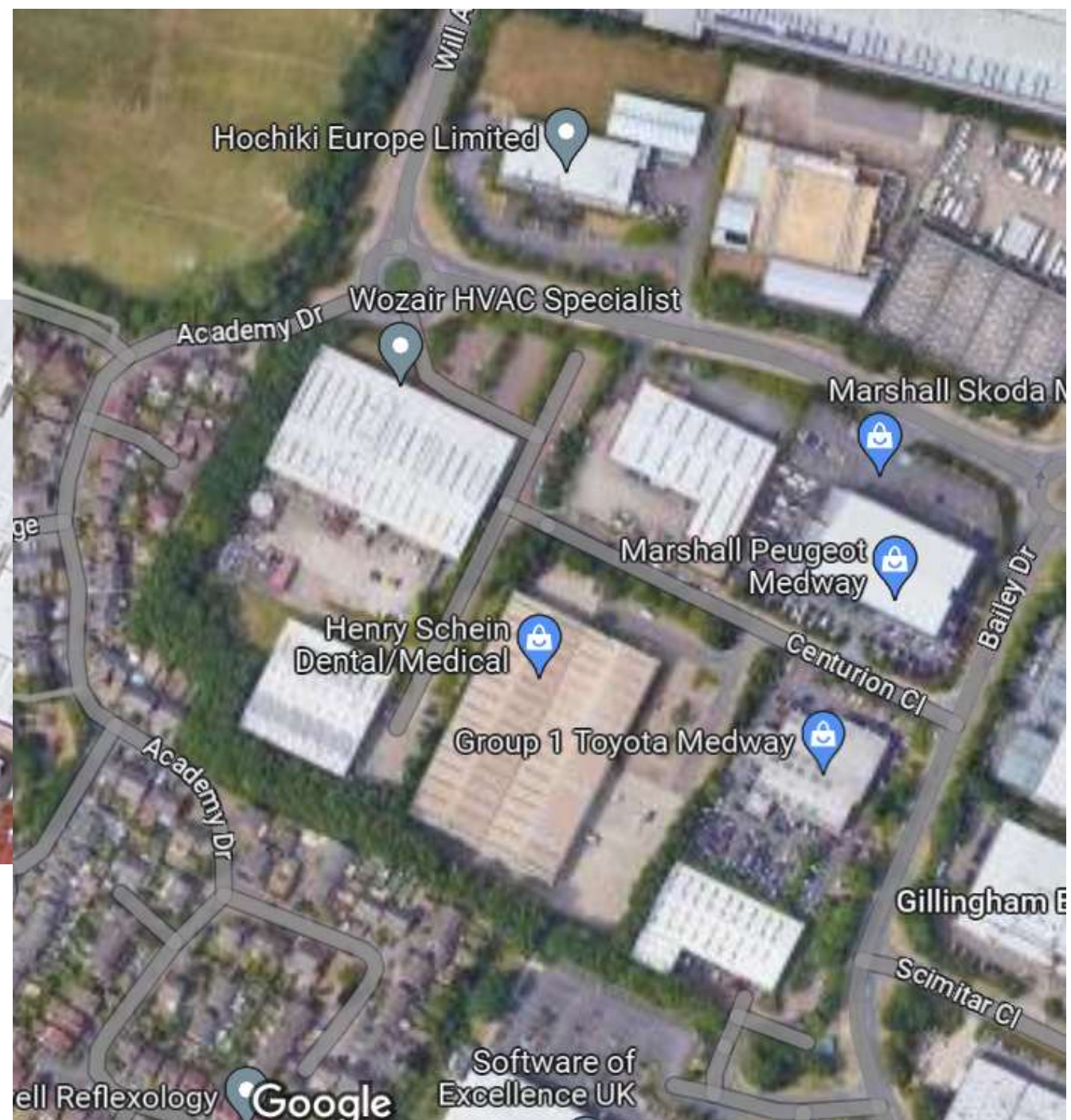
**MC/23/0665 - Wozair Ltd, Grosvenor Road, Gillingham Business Park, Gillingham**



# Aerial Photograph

Existing Tank highlighted in red circle

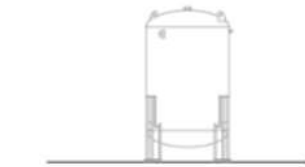
Proposed location blue cross



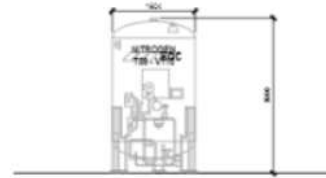
Photos within yard. Existing tank circled red and proposed relocated larger tank in blue cross



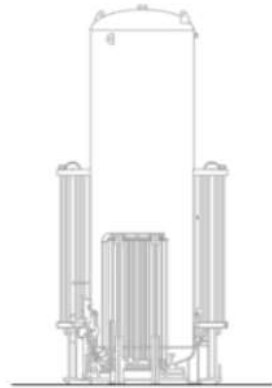
# Proposed/Existing Plan



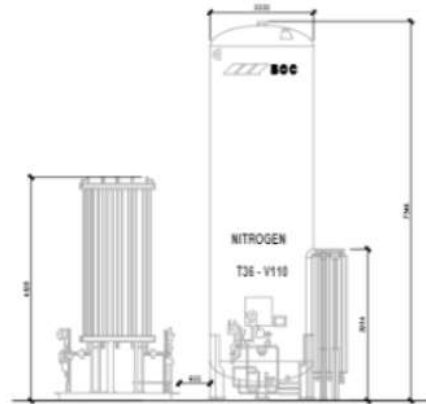
EXISTING SIDE ELEVATION  
SCALE 1:50



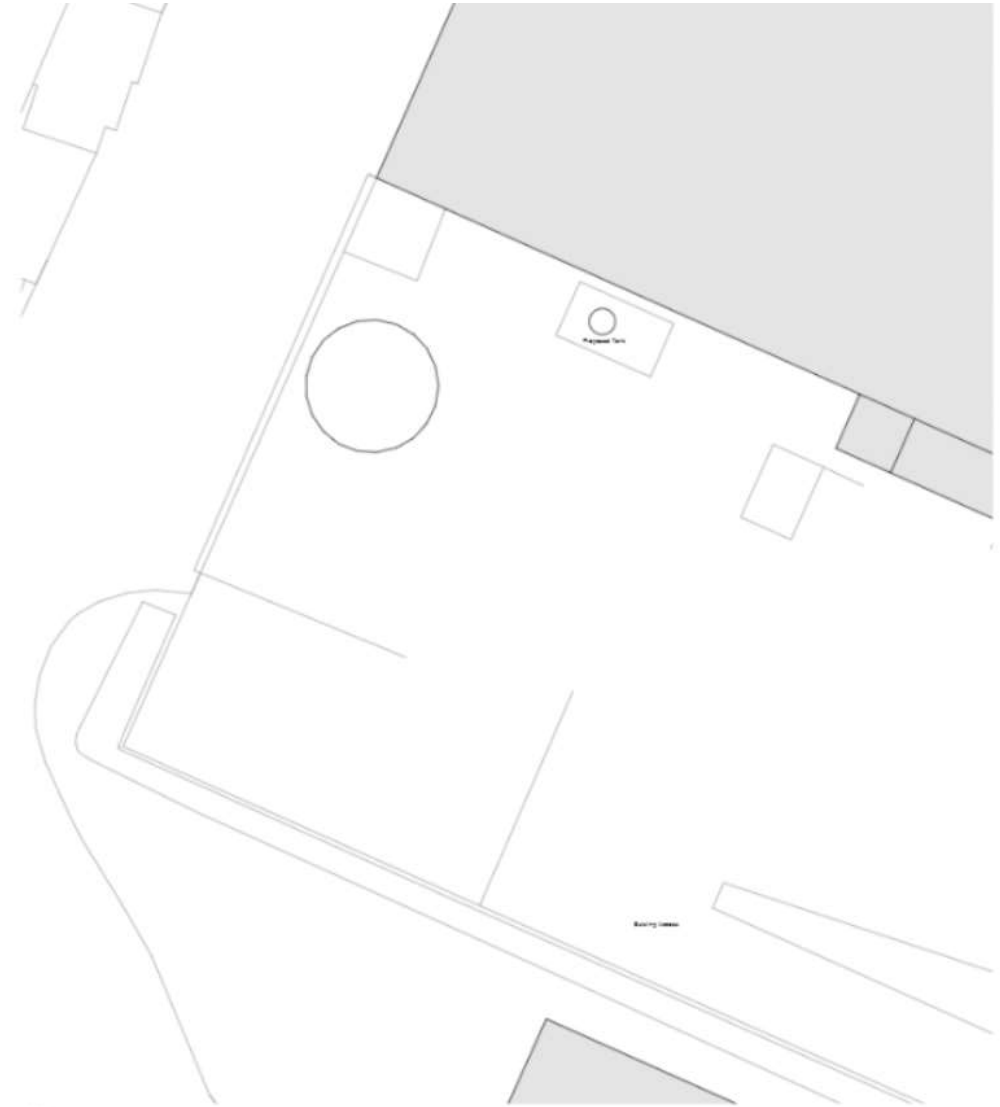
EXISTING FRONT ELEVATION  
SCALE 1:50



PROPOSED SIDE ELEVATION  
SCALE 1:50



PROPOSED FRONT ELEVATION  
SCALE 1:50



PROPOSED BLOCK PLAN  
SCALE 1:200

# Supporting Document Safety distances

## Safety Distances

| Hazards   | Oxygen (metres) |                    |                       | Argon/nitrogen (metres) |                    |
|---|-----------------|--------------------|-----------------------|-------------------------|--------------------|
|   | 0-2000 litres   | 2000-20,000 litres | 20,000-125,000 litres | 0-2000 litres           | 2000-20,000 litres |
| 1. Property boundaries                                      | 3               | 5                  | 8                     | 1                       | 3                  |
| 2. Public roads   | 3               | 5                  | 8                     | 1                       | 5                  |
| 3. Railways   | 3               | 10                 | 15                    | 3                       | 5                  |
| 4. Places of public assembly                                | 5               | 10                 | 15                    | 3                       | 3                  |
| 5. Offices, canteens, areas of congregation                 | 5               | 7                  | 8                     | 3                       | 3                  |
| 6. Vehicle parking areas                                    | 3               | 5                  | 8                     | 1                       | 3                  |
| 7. Pits, ducts, drains to underground systems               | 4               | 5                  | 8                     | 1                       | 3                  |
| 8. Naked flames/smoking areas                               | 3               | 5                  | 8                     | 1                       | 3                  |
| 9. LPG vessels and bulk flammable liquid storage            | 7.5*            | 7.5*               | 7.5*                  | 3*                      | 3*                 |
| 10. Compressed flammable gases                              | 5**             | 8**                | 8**                   | 1**                     | 3**                |
| 11. Non flammable gas cylinder storage                      | 1               | 1                  | 1                     | 1                       | 1                  |
| 12. Fuel gas vents  | 5               | 5                  | 8                     | 1                       | 3                  |
| 13. Continuous sections of flammable pipelines              | 1               | 5                  | 6                     | 1                       | 1                  |
| 14. Mechanically jointed pipelines, flammable gas or liquid | 6               | 6                  | 6                     | 1                       | 3                  |
| 15. Process equipment and machinery                         | 4               | 5                  | 8                     | 1                       | 3                  |
| 16. Compressors, ventilator air intakes                     | 5               | 7                  | 8                     | 1                       | 3                  |
| 17. Large wooden structures                                 | 5               | 15                 | 15                    | 1                       | 3                  |
| 18. Site huts and small stocks of combustables              | 3               | 5                  | 8                     | 1                       | 3                  |
| 18. MV and HV substations                                   | 4               | 5                  | 8                     | 1                       | 3                  |

For more information refer to TD052 and TD053 for Oxygen and TD008 and TD056 for Argon and Nitrogen

\* For LPG or flammable liquid storage above 4 tonnes a risk assessment shall be carried out to establish the safe separation distance

\*\* Refer to TD068 and BCGA CP6 for safety distances for dissolved acetylene

MC/23/0156

Riverview Lodge Guest House

88 Borstal Road

Rochester





**MC/23/0156 - Riverview Lodge Guest House, 88 Borstal Road, Rochester**



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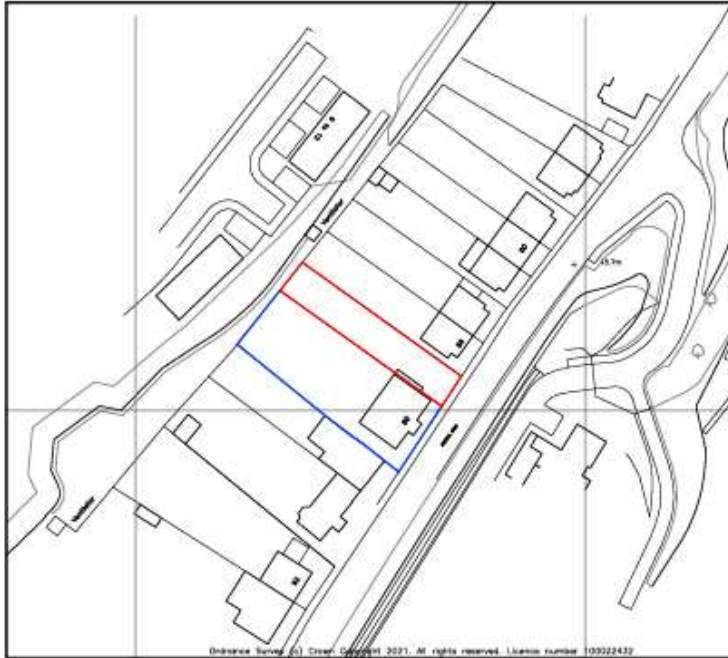
Metres



Scale: 1:2500 22/05/23

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# Site Location



**Site Location Plan**  
scale 1:1250



# Site Photos



# Site Photos



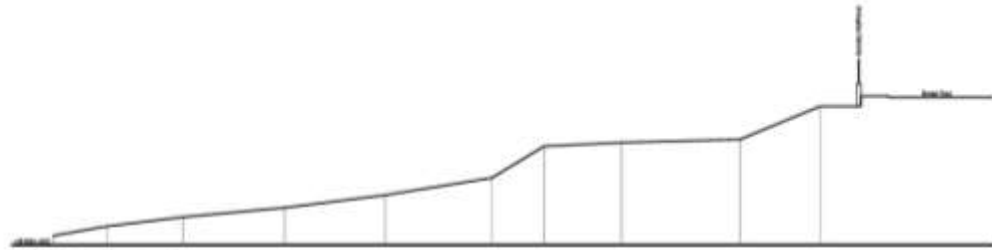
# Wider Streetscene



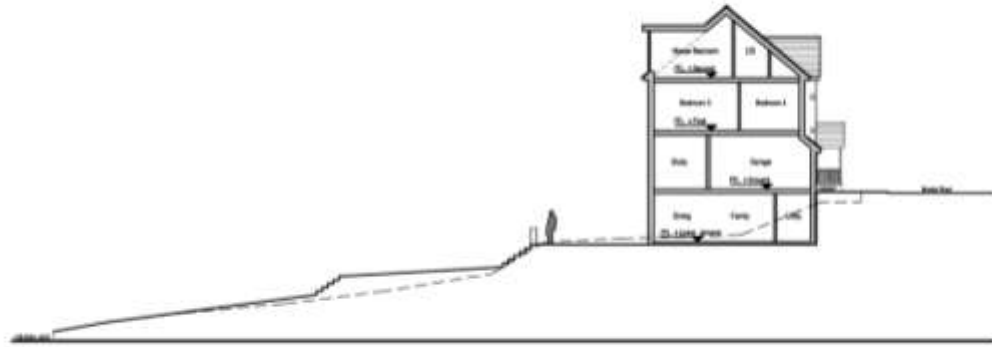
# Wider Streetscene



# Existing and Proposed Elevations



Existing Site Section  
scale 1:200



Proposed Site Section  
scale 1:200



Existing Street Scene  
scale 1:200

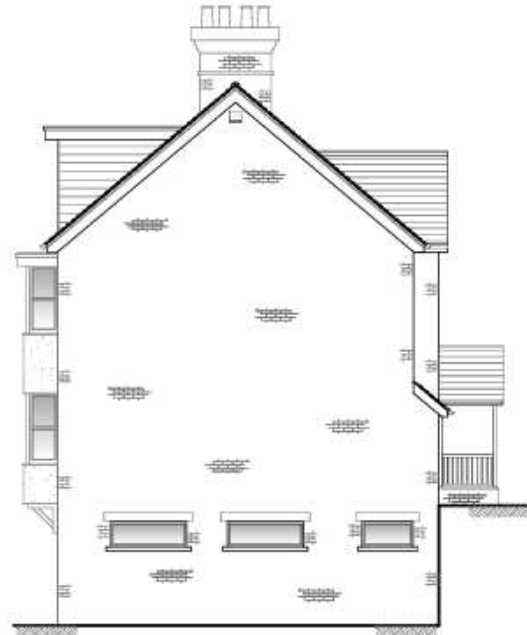


Proposed Street Scene  
scale 1:200

# Proposed Elevations



**Proposed Front Elevation**  
scale 1:100



**Proposed Left Side Elevation**  
scale 1:100



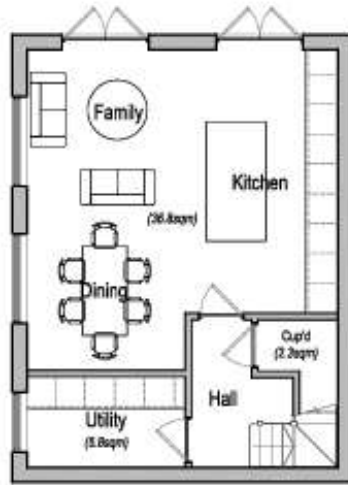
**Proposed Rear Elevation**  
scale 1:100



**Proposed Right Side Elevation**  
scale 1:100



# Proposed Plans



Lower Ground Floor Plan  
scale 1:100



Ground Floor Plan  
scale 1:100



First Floor Plan  
scale 1:100



Second Floor Plan  
scale 1:100

# Layout



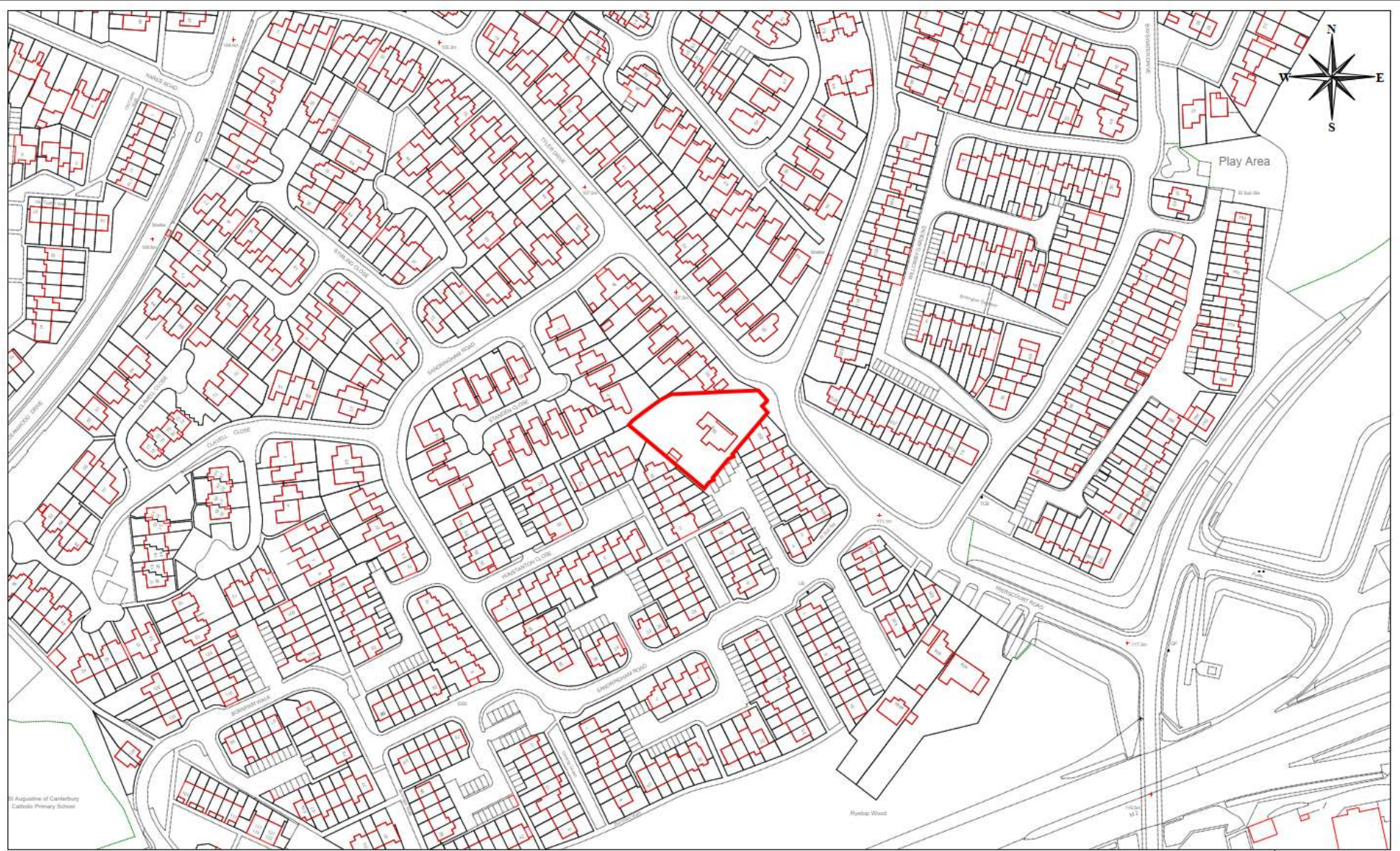
Site Layout Plan  
Scale 1:200



MC/23/0043

598 Mierscourt Road

Rainham



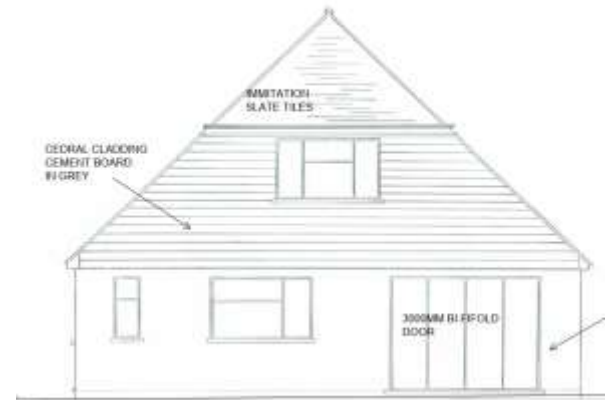
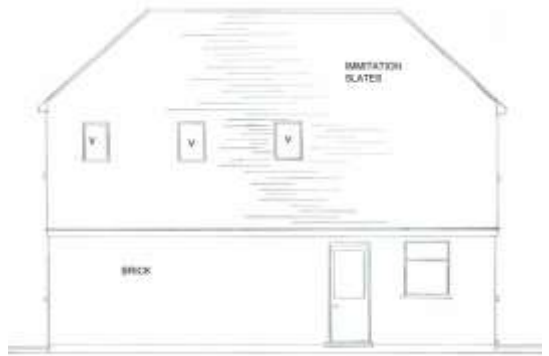
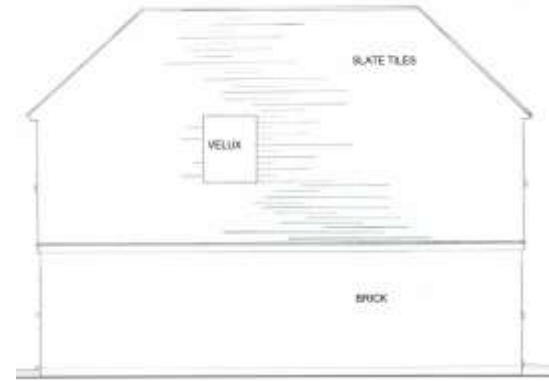
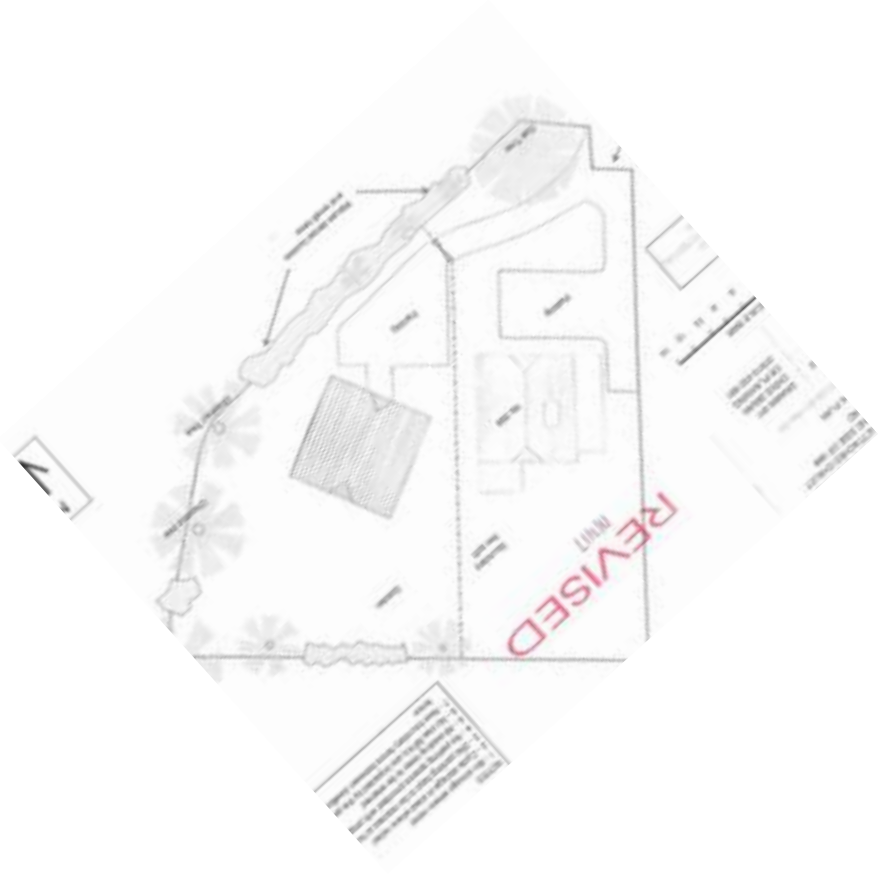
**MC/23/0043 - 598 Mierscourt Road, Rainham, Gillingham, ME8 8RQ**



# Site Plan



# MC/17/0163 – Approved Application



# Photographs of Site



# House-types within immediate area

638 & 363  
Mierscourt  
Road



618 – 364  
Mierscourt  
Road

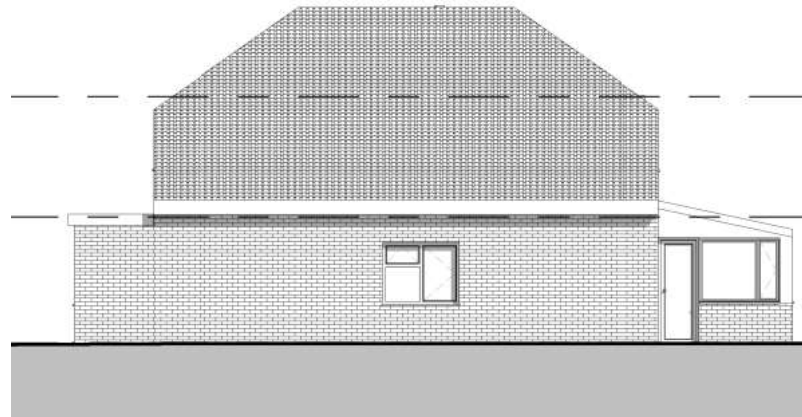
61-65  
Tyler  
Drive



Sandringham  
Drive



# Existing Elevations



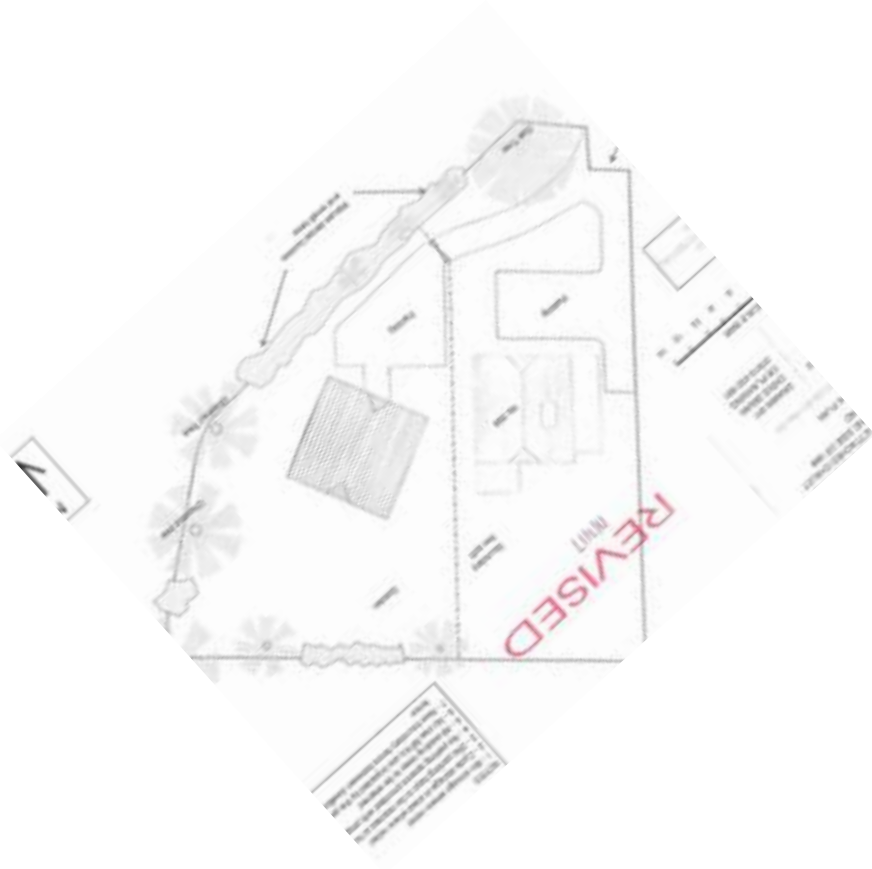
# Elevations and Floor Plans



# Elevations and Floor Plans (New Dwelling)



# Approved Block Plan and Proposed Block Plan

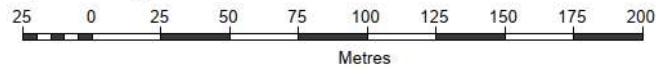


MC/23/0673

28 London Road, Rainham



**MC/23/0673 - 28 London Road, Rainham, Gillingham, ME8 6YX**



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# Aerial

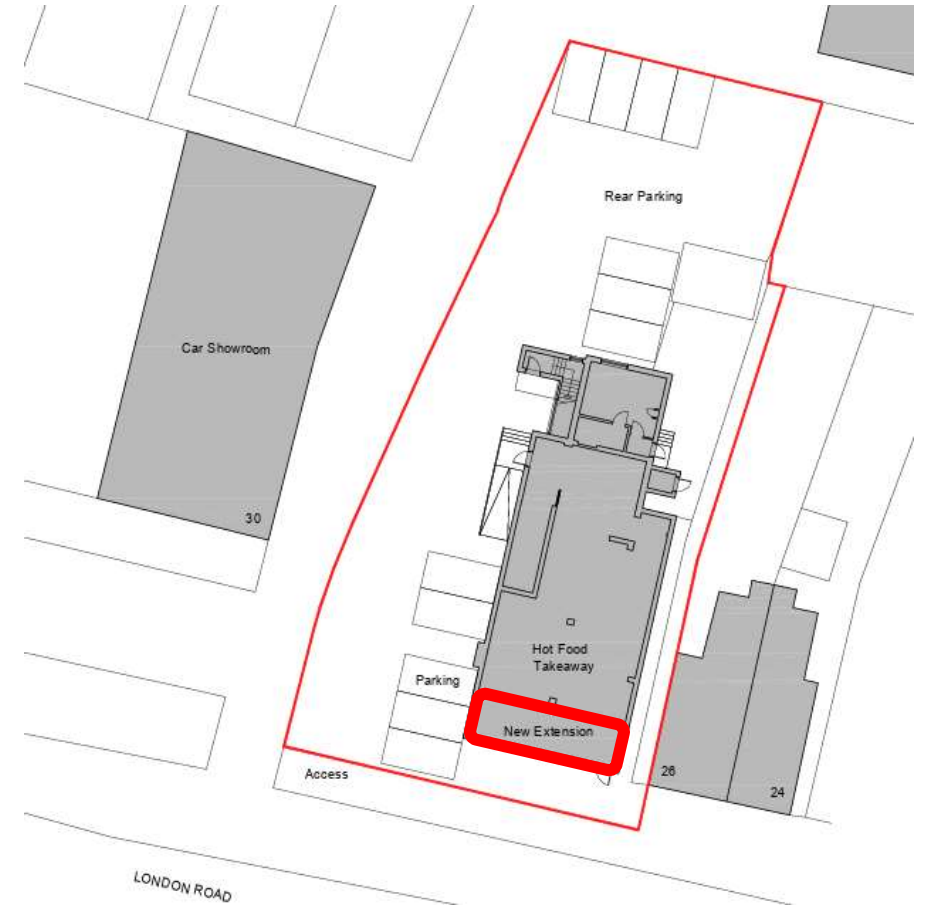
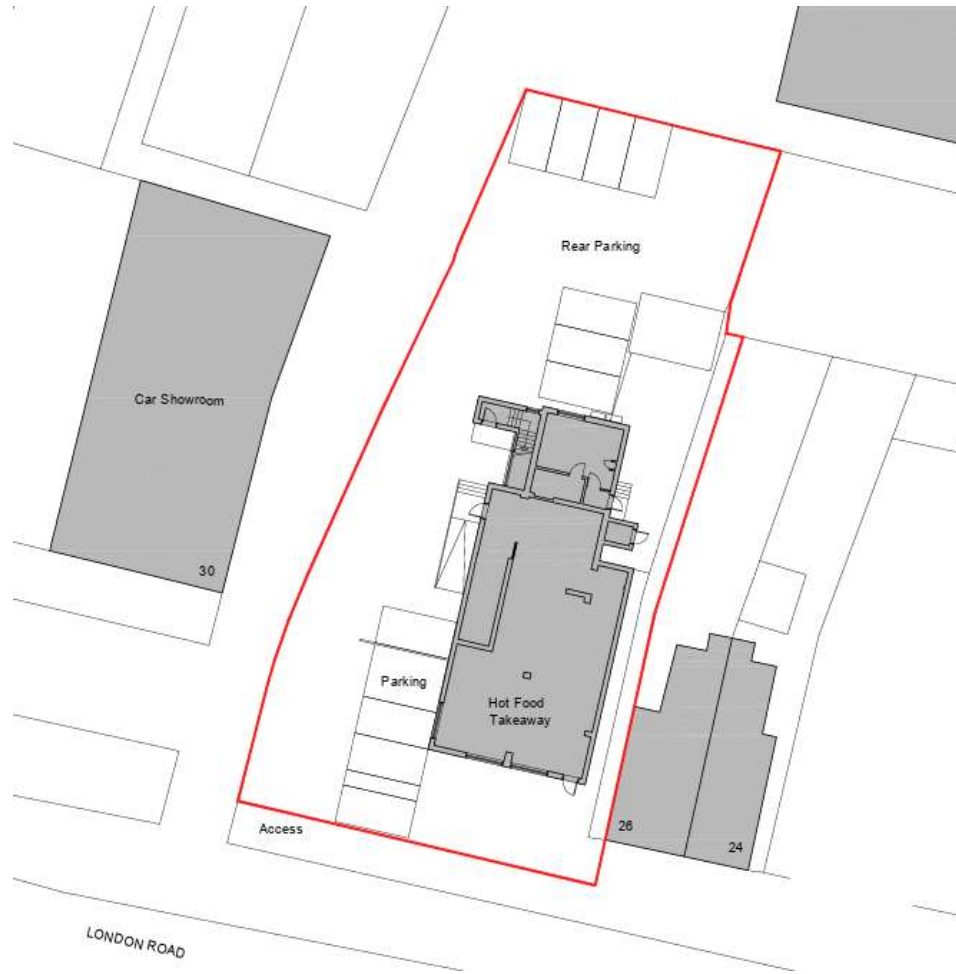


# Photographs of the site

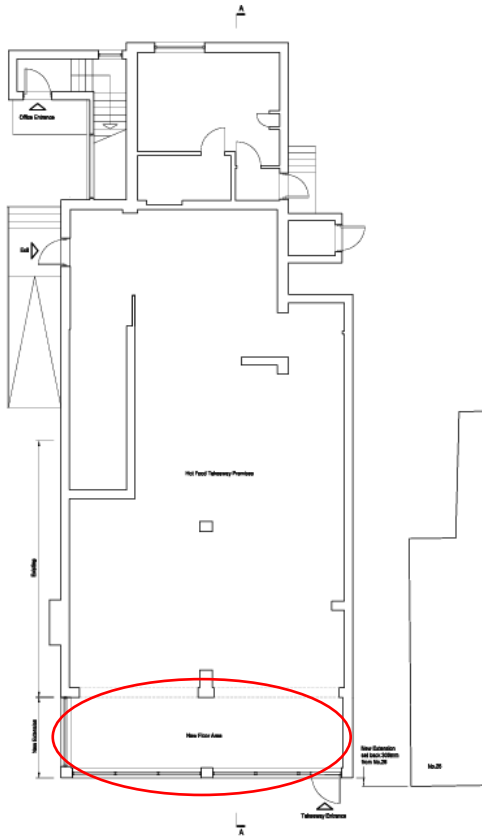




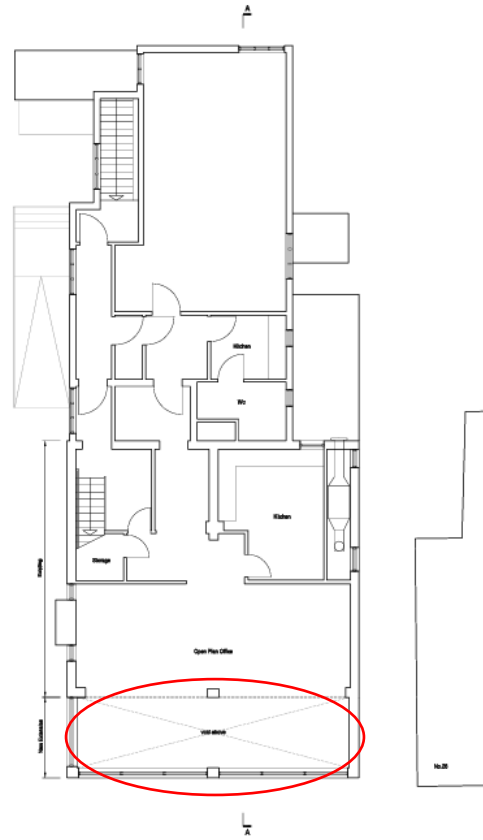
# Existing and Proposed Layouts



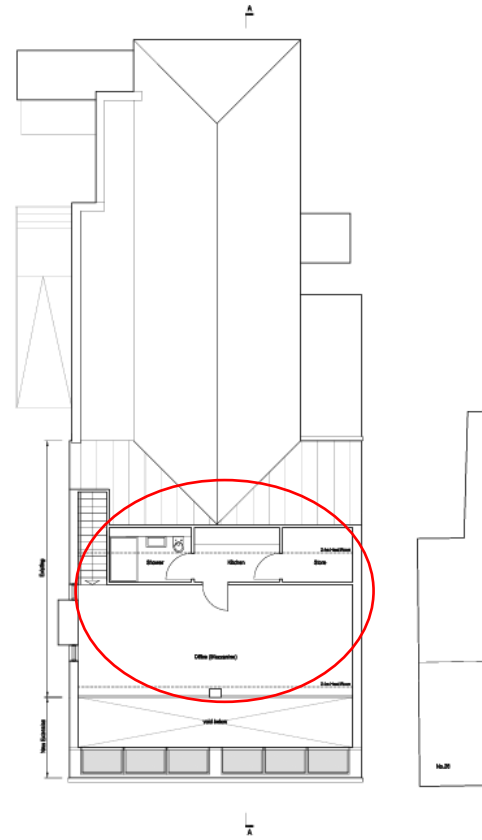
# Proposed Plans



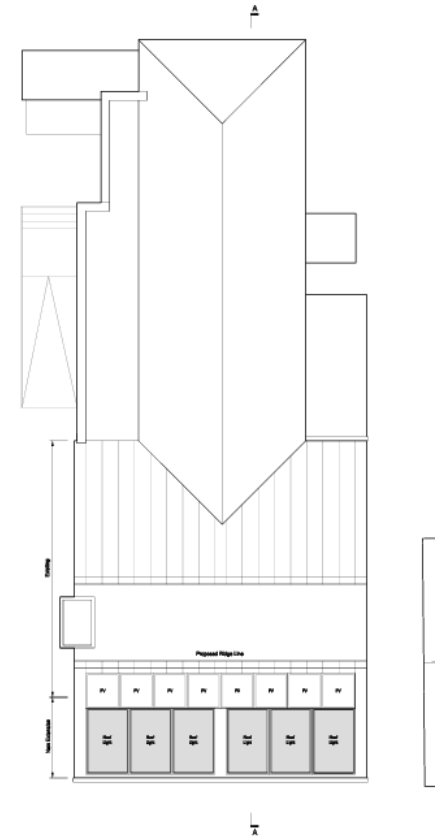
Proposed Ground Floor Plan



Proposed First Floor Plan

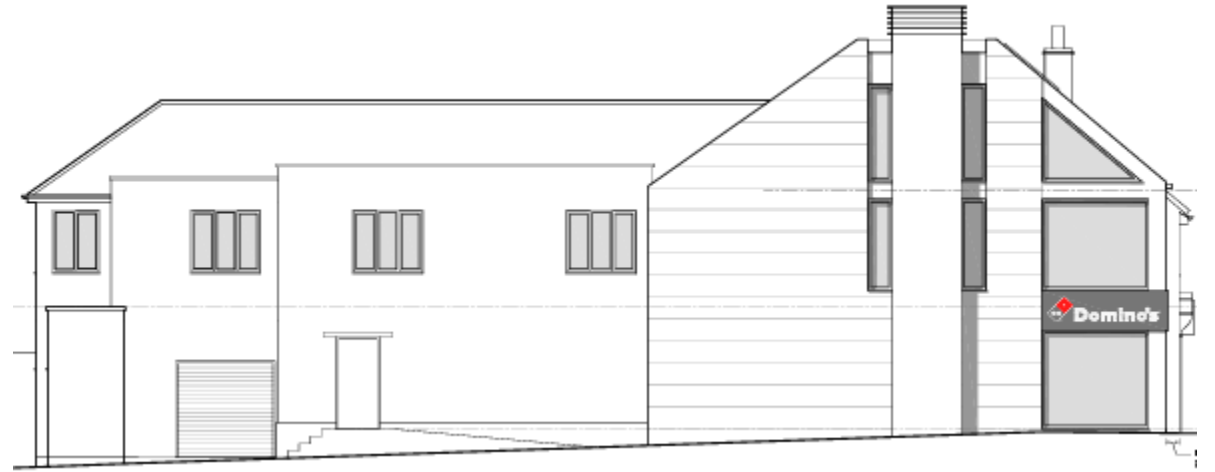


Proposed Second Floor Plan



Proposed Roof Plan

# Proposed Elevations



# Refused (top) and current (bottom) scheme



# Images - Proposed & Refused (below)



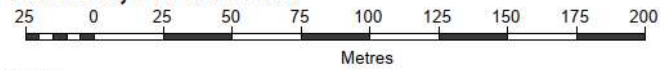
MC/23/0405

37 Cranmere Court

Strood



**MC/23/0405 - 37 Cranmere Court, Strood, Rochester**



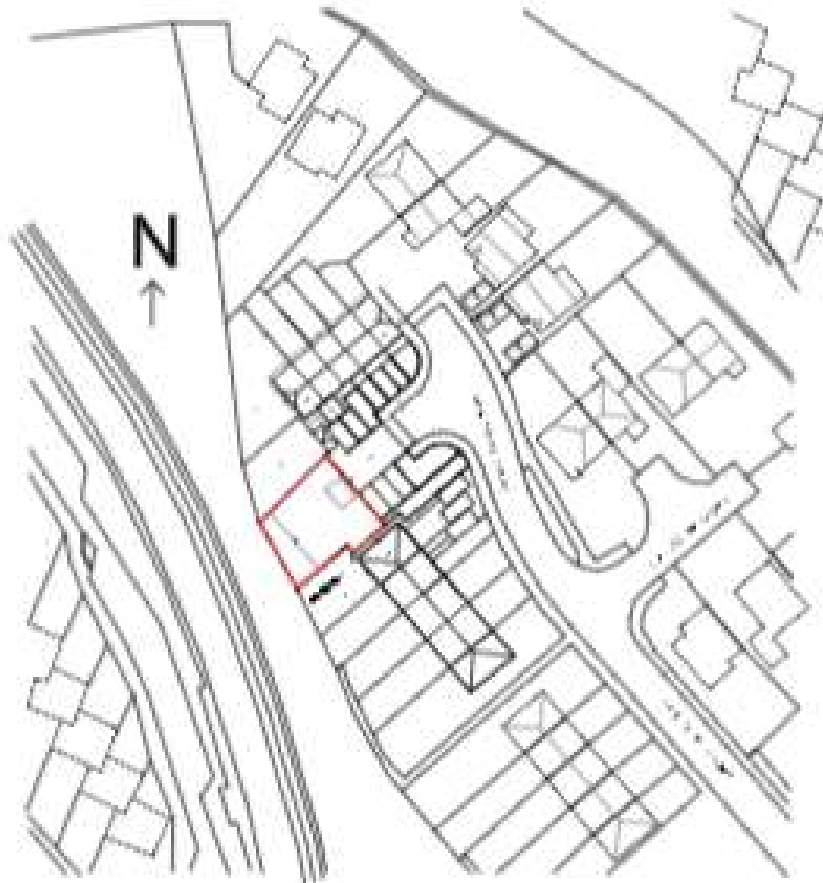
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# Site Plan





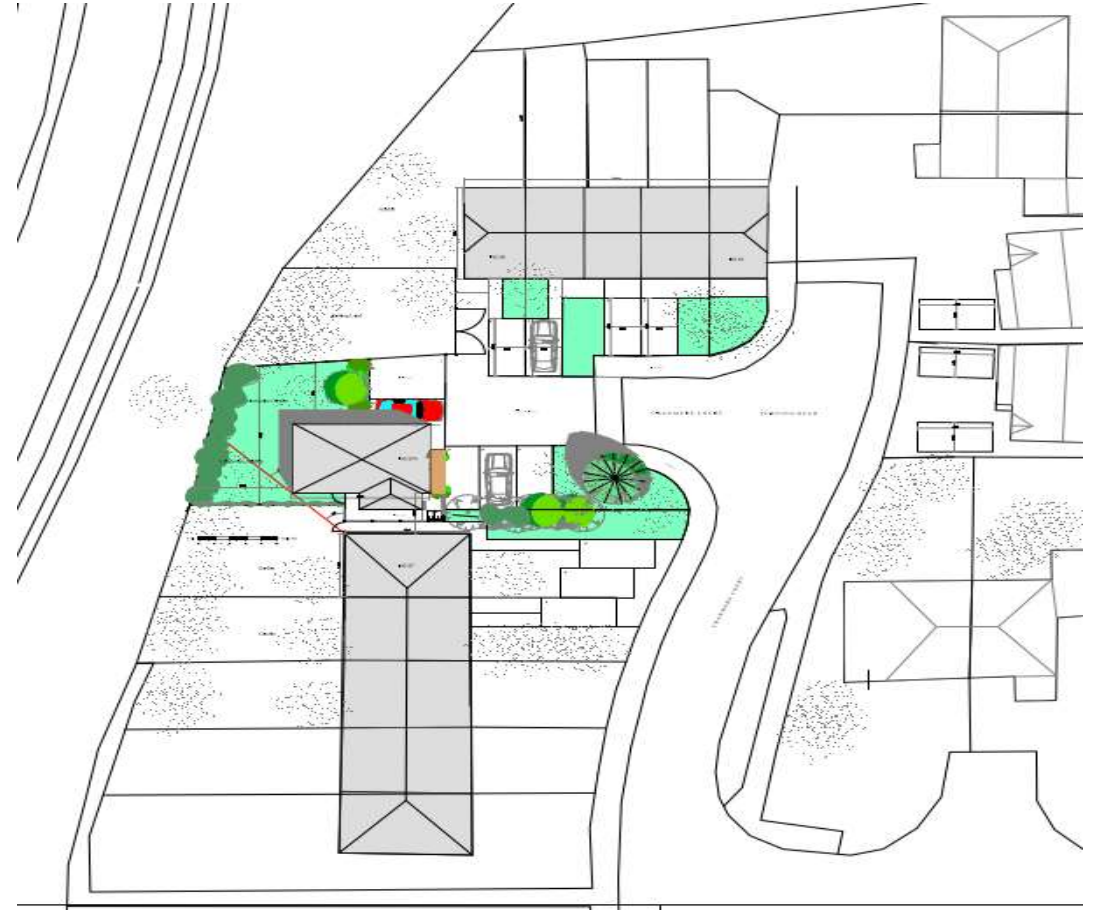
# Existing site layout



# Refused site layout



# Proposed site layout



# Refused Plans



# Proposed Elevations

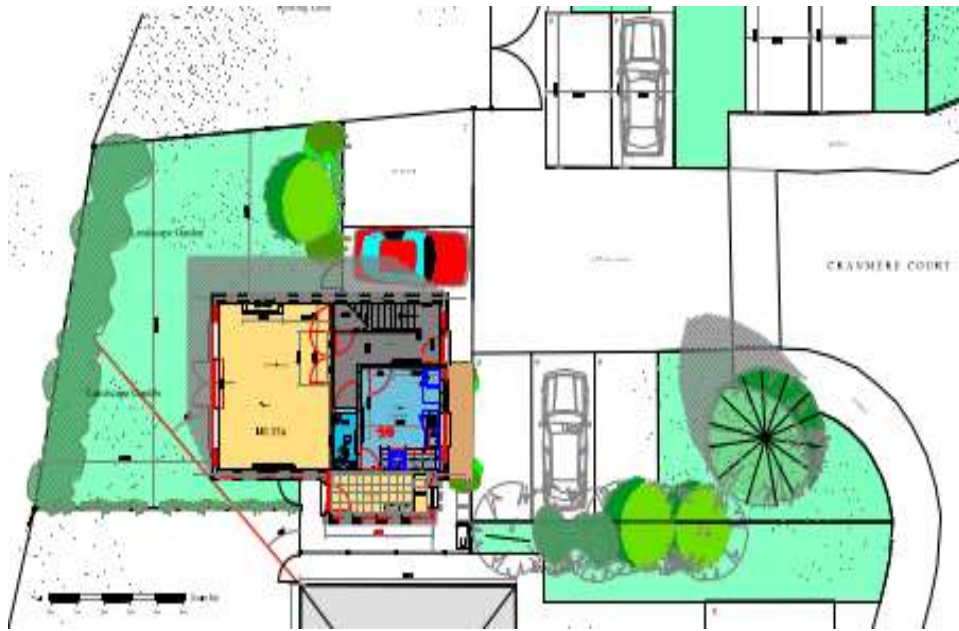


STREET ELEVATION FRONT



STREET ELEVATION REAR

# Proposed Floor Plans



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