

# Planning Committee – Supplementary agenda no.2

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

**Date:** 27 September 2023

**Time:** 6.30pm

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

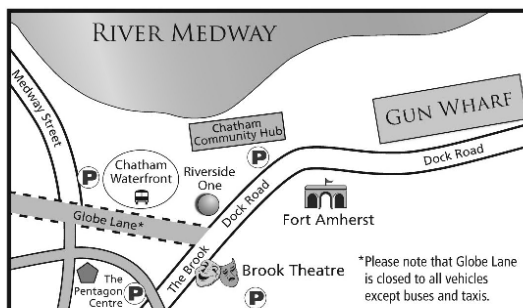
## Items

14 Additional Information - Presentation

(Pages  
3 - 80)

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: 28 September 2023**



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This agenda and reports are  
available on our website  
**[www.medway.gov.uk](http://www.medway.gov.uk)**

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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

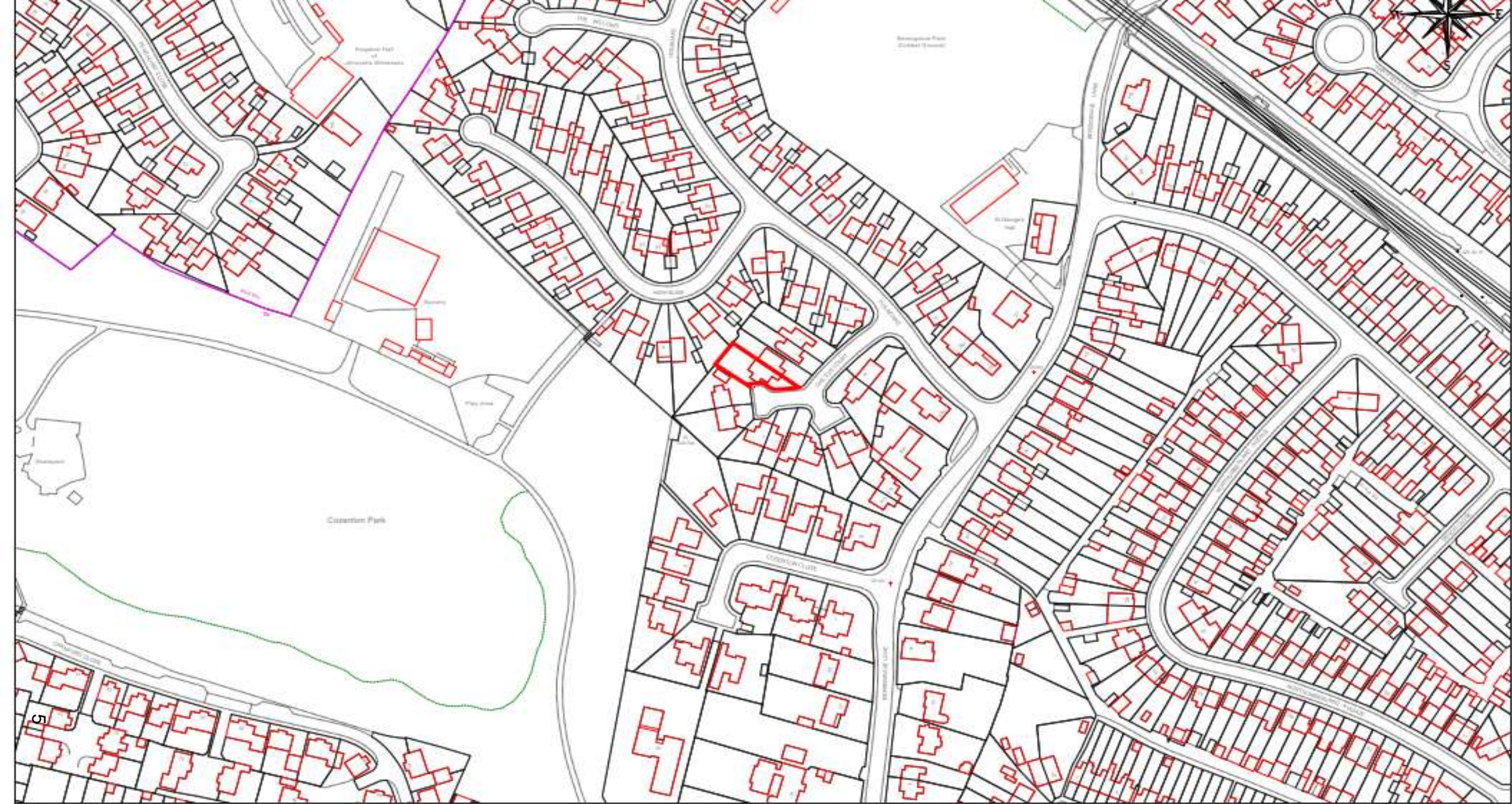
27<sup>th</sup> September 2023

TPA/23/0357

4 Chilton Court

Rainham





**TPA/23/0357 - 4 Chilton Court, Rainham, Gillingham**

25 0 25 50 75 100 125 150 175 200





# View of tulip tree from Chiltern Court



# View of tulip tree from Cozenton Close to the south





∞ View of tulip tree from High Elms to the north





# 2022 aerial photograph showing the tulip tree



# 1960 aerial photograph showing the tulip tree





# Capital Asset Value for Amenity Trees (CAVAT)

*Capital Asset Value for Amenity Trees (CAVAT) is regarded as one of the principal methods of tree valuation in the UK.*

*CAVAT provides a method for managing trees as public assets rather than liabilities.*

*It is designed not only to be a strategic tool and aid to decision-making in relation to the tree stock as a whole, but also to be applicable to individual cases, where the value of a single tree needs to be expressed in monetary terms.*

Source: London Tree Officers Association

CAVAT Steps	Data Input	Values	Comments
<b>1. Base Value</b>			
Stem diameter (cm)	<input type="text" value="96"/>		
Unit Value Factor <a href="#">Link to latest Unit Value Factor</a>	<input type="text" value="£24.59"/>		
<b>Base Value:</b>		<input type="text" value="£177,988.06"/>	
<b>2. CTI</b>			
Community Tree Index (CTI) Factor <a href="#">Link to CTI factors spreadsheet</a>	<input type="text" value="100%"/>		
<b>3. Visibility</b>			
Visibility Factor	<input type="text" value="50%"/>		<input type="text" value="See fig.2"/>
<b>4. Attributes</b>			
Positive Attributes Factor	<input type="text" value="10%"/>		<input type="text" value="Flowers/species"/>
Negative Attributes Factor	<input type="text" value="-20%"/>		<input type="text" value="Shade/size"/>
	<input type="text" value="90%"/>		
<b>Location value</b>		<input type="text" value="£80,095"/>	
<b>5. Primary structure completeness</b>			
Primary structure completeness factor	<input type="text" value="&gt;75%"/>		<input type="text" value="No pruning history"/>
<b>6. Primary structure quality</b>			
Primary structure quality factor	<input type="text" value="Fair"/>		<input type="text" value="Structural faults/weakness"/>
<b>7. Crown completeness</b>			
<a href="#">Link to Crown completeness calculator</a>			
Crown completeness factor	<input type="text" value="90%"/>		<input type="text" value="From calculator"/>
<b>8. Canopy completeness</b>			
Canopy completeness factor	<input type="text" value="81-100%"/>		<input type="text" value="No disease/deductions"/>
<b>9. Crown quality</b>			
Crown quality factor	<input type="text" value="Good"/>		
<b>Functional Value:</b>		<input type="text" value="£48,457"/>	
<b>10. Life Expectancy</b>			
Life expectancy	<input type="text" value="&gt;80 years"/>		<input type="text" value="Species est. 200 yrs remaining"/>
<b>CAVAT VALUE</b>		<input type="text" value="£48,457"/>	



# Extracts from submitted engineering appraisal report

## Significance

The level of damage is slight and is classified as category 2 in accordance with BRE Digest 251 - Assessment of damage in low-rise buildings.

Category 0	Negligible	<0.1 mm
Category 1	Very Slight	0.1 - 1mm
Category 2	Slight	>1 but < 5mm
Category 3	Moderate	>5 but < 15mm
Category 4	Severe	>15 but < 25mm
Category 5	Very Severe	>25mm

Classification of damage based on crack widths



# Extract from BRE Digest 251 'Assessment of damage in low-rise buildings'

## Category 2 – Slight

*Cracks easily filled. Recurrent cracks can be masked by suitable linings. Cracks not necessarily visible externally; some external repointing may be required to ensure weather-tightness. Doors and windows may stick slightly and require easing and adjusting. Typical crack widths up to 5 mm.*

MC/23/1487

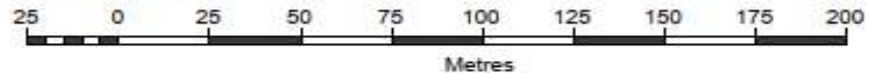
101 Weston Road

Strood





**MC/23/1487 - 101 Weston Road, Strood, Rochester**





# Site Location



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0100031673 Created using Plans by Emapsite

0m 20m 40m 60m 80m 100m

Scale: 1:1250

Paper Size: A4





# Site Photos

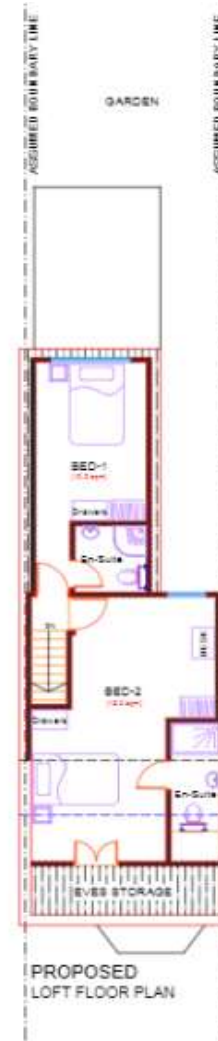
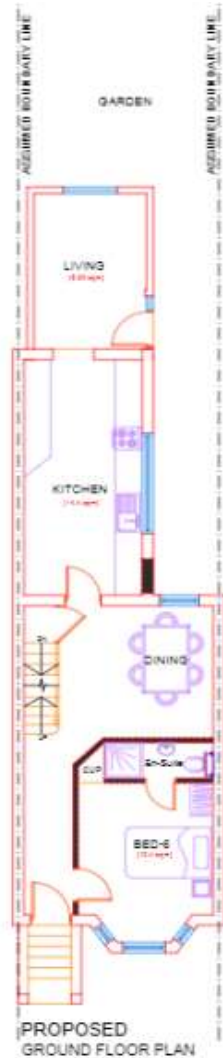
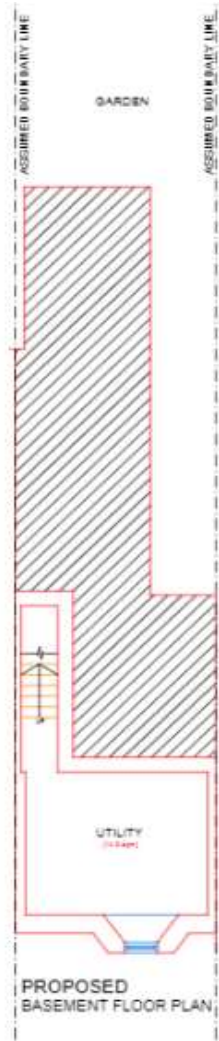




# On Street Parking

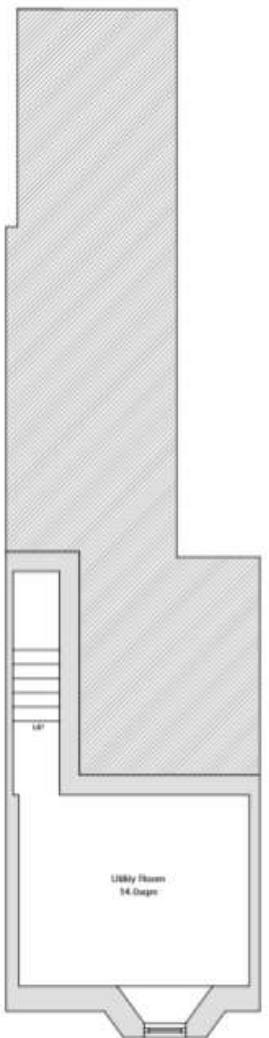


# Lawful Development Certificate Approved Floor Plans (6 Bedroom HMO)

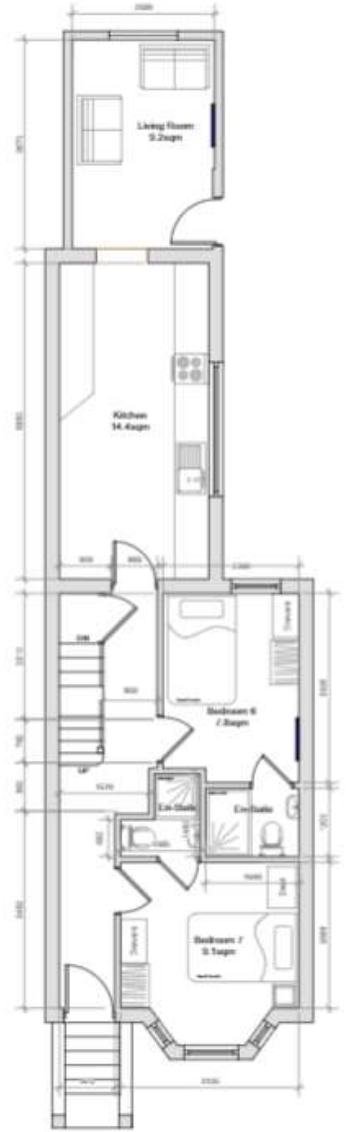


# Proposed Floor Plans For 7 Bedroom HMO

20



PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

MC/23/1309

1 Ripplewaters

St Marys Island

Chatham

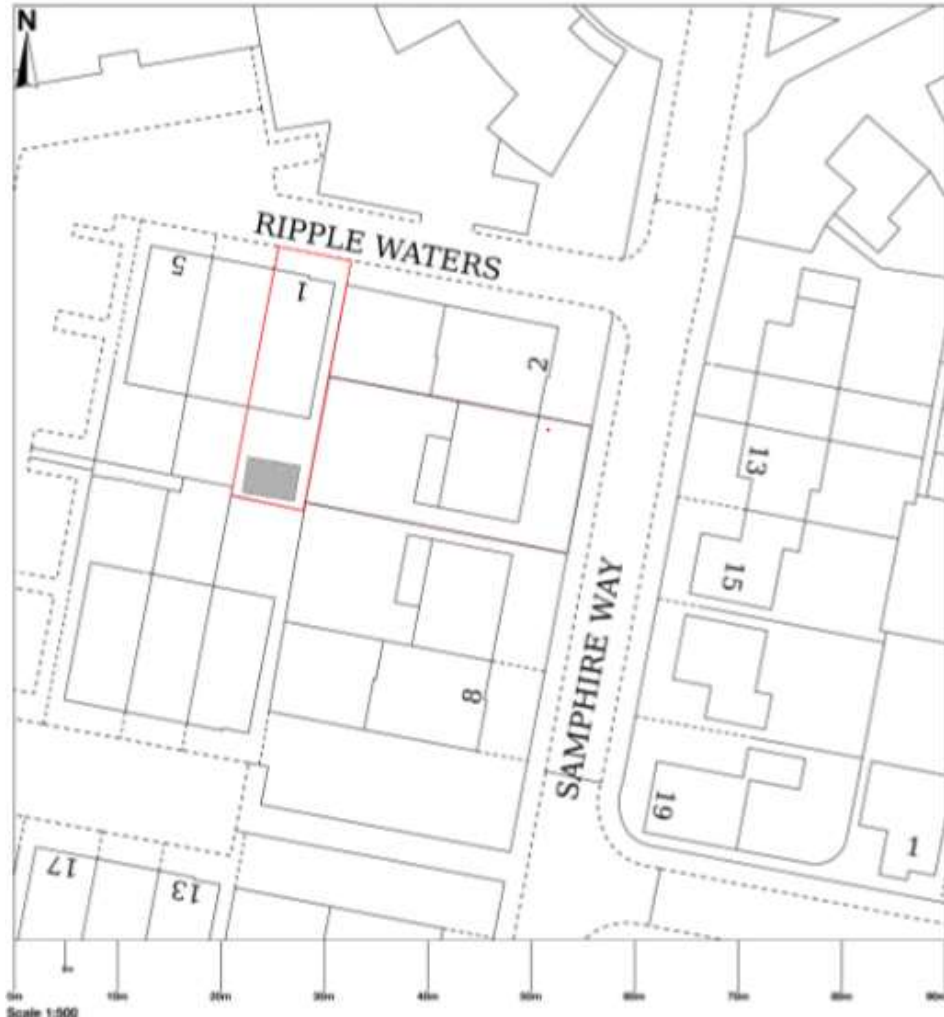




**MC/23/1309 - 1 Ripplewaters, St Marys Island, Chatham**



# Block Plan (as built) and Aerial View



# Site Photos

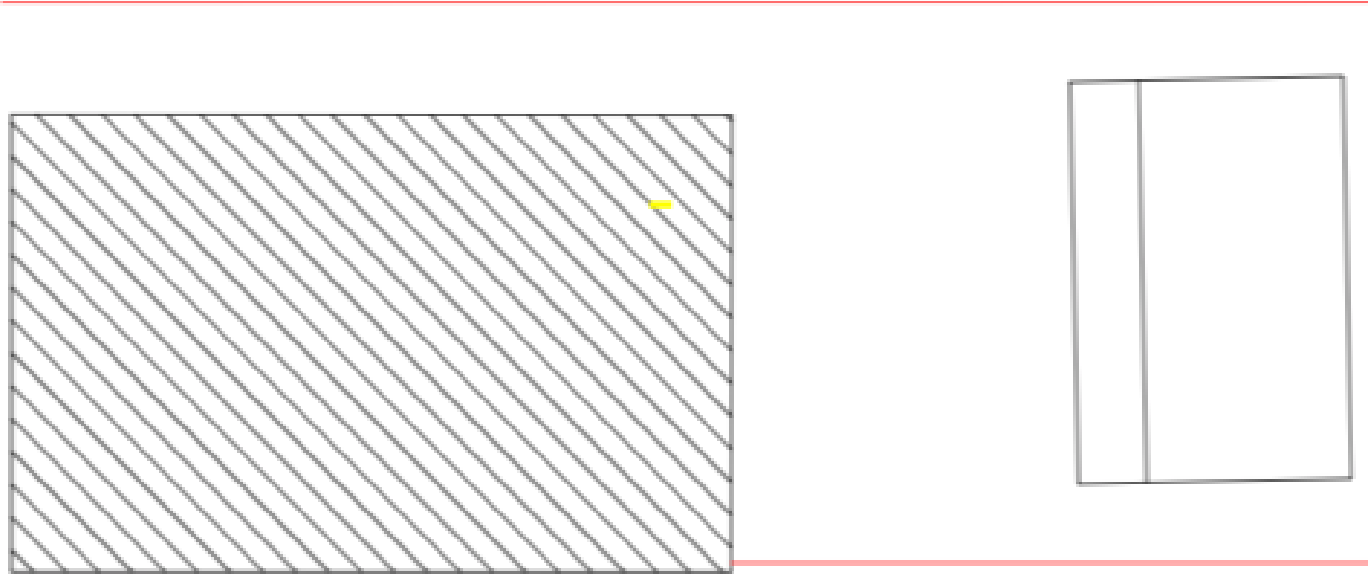




# Views into the Site from the Street



# Floor Plan (as built)

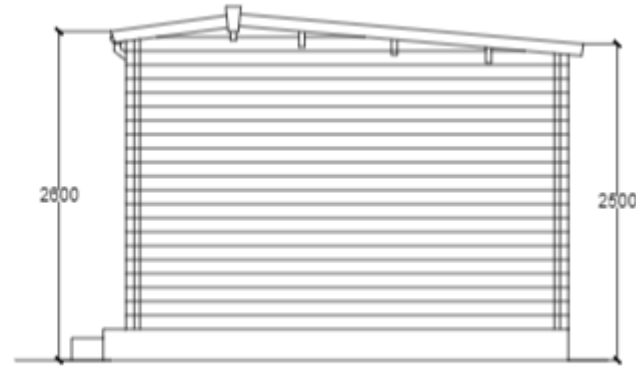




# Elevations (as built)



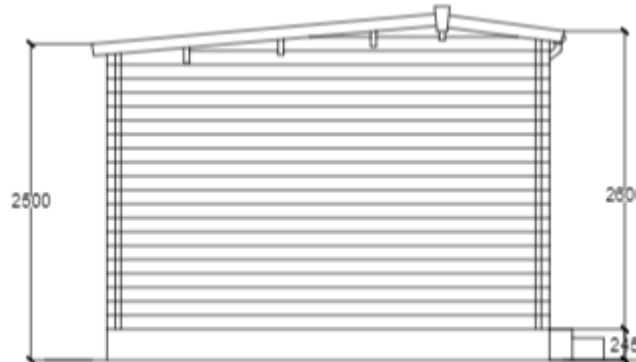
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

# MC/23/0106

Land at Middle Stoke

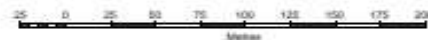
Adj to 1 & 2 Jubilee Cottages

Grain Road





**MC/23/0106 - Land At Middle Stoke, Adjacent To 1 & 2 Jubilee Cottages,  
Grain Road, Middle Stoke, ME3 9RS**



# Proposed Block Plan





# Indicative proposed Streetscene



# View of the site from Grain Road





# View of Jubilee Cottages adjacent to the site (to be retained)



# View looking into the site from the Access





# View from inside the site looking towards Jubilee Cottages



Looking from inside the site towards the access





# Buildings on site to be removed



# Looking towards the rear of the site





# Aerial view of the site



# Proposed Block Plan





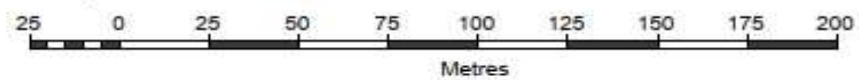
MC/22/1833

Craig House  
Wilson Avenue  
Rochester



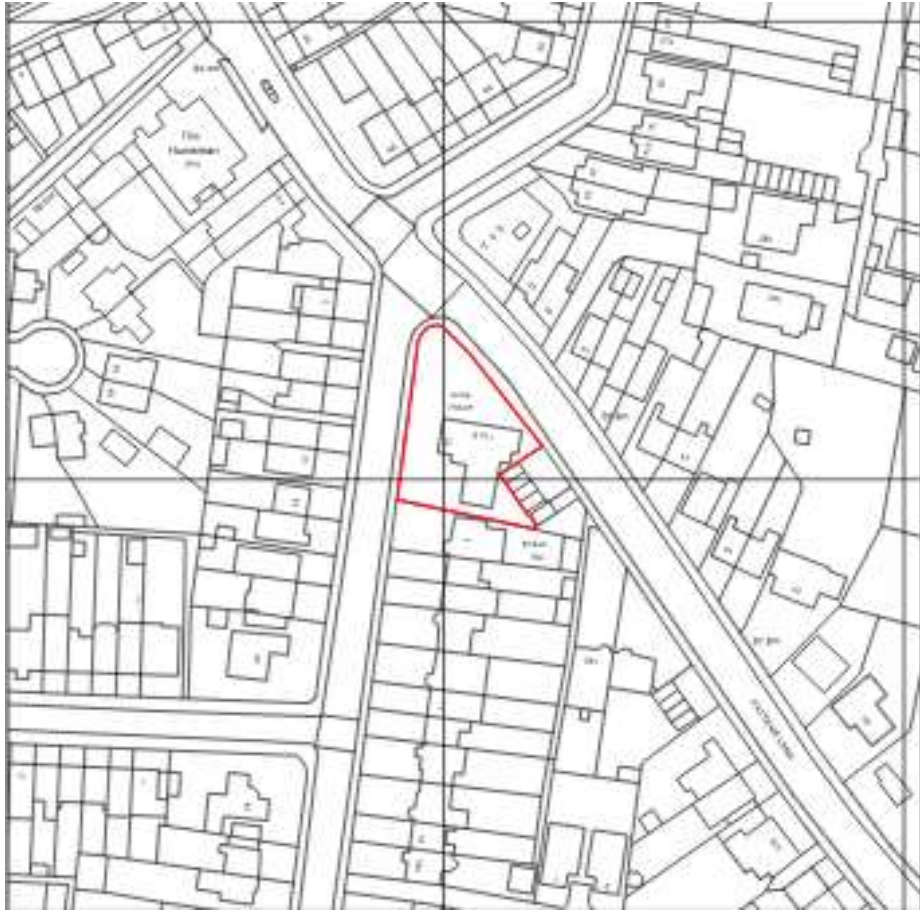


**MC/23/1833 - Craig House, Wilson Avenue, Rochester**





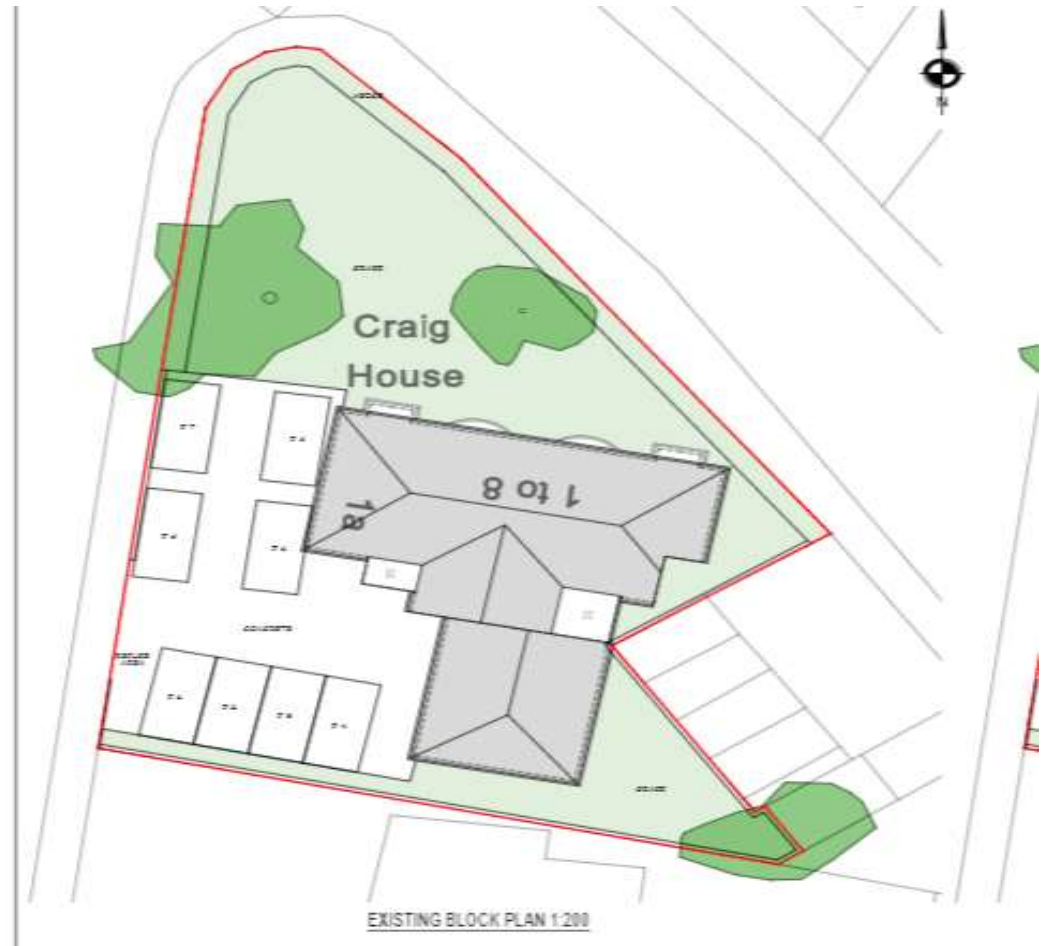
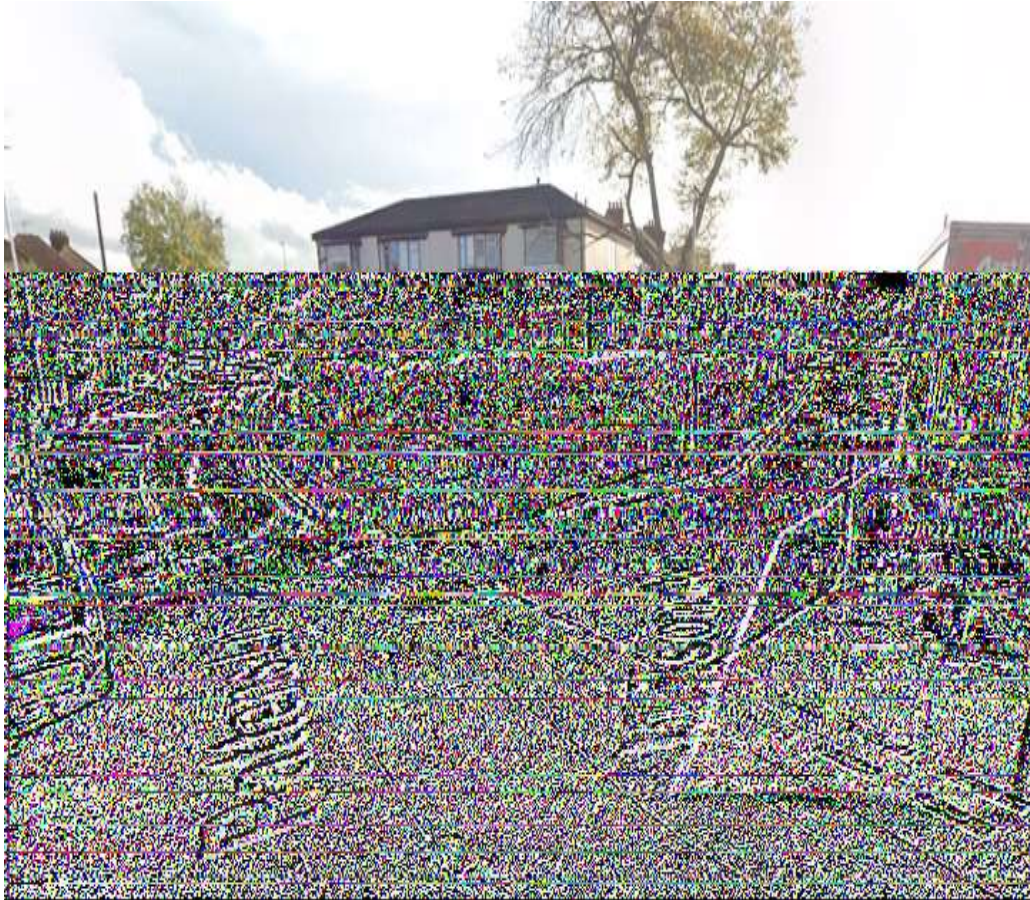
# Site Plan



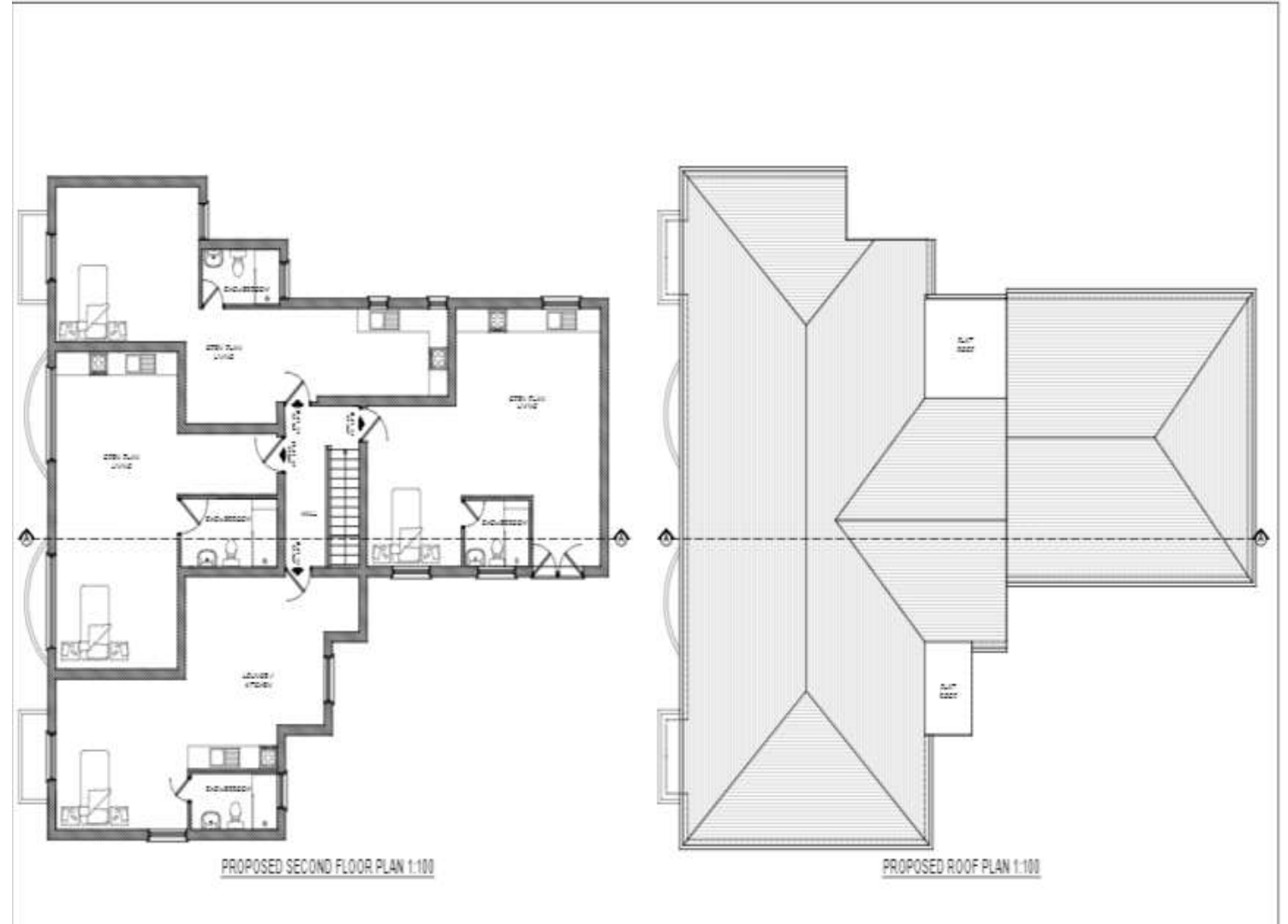
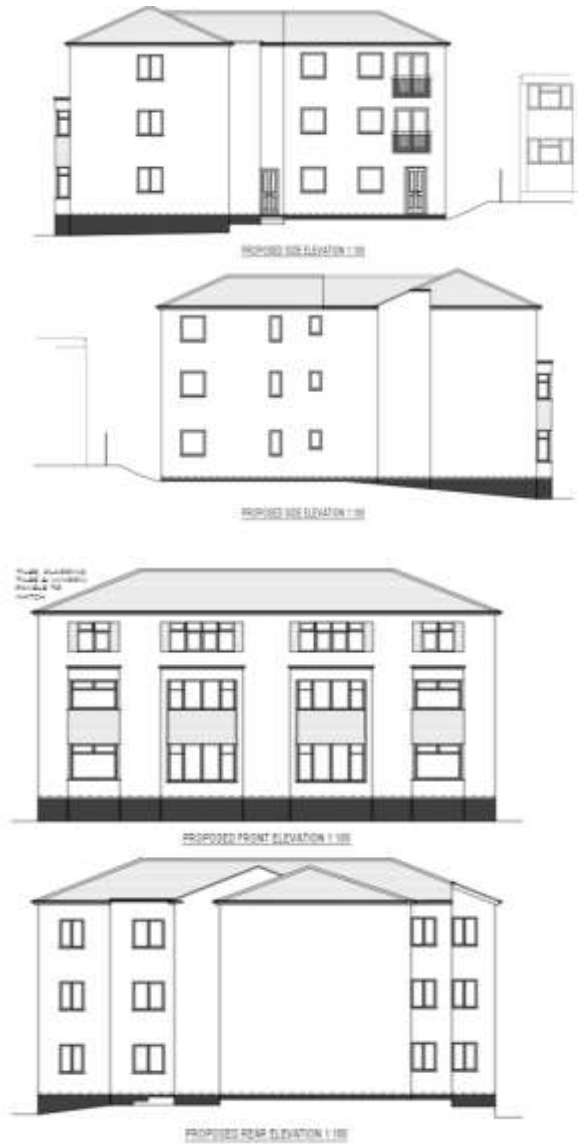


# Existing Block Plan

44



# Original submission





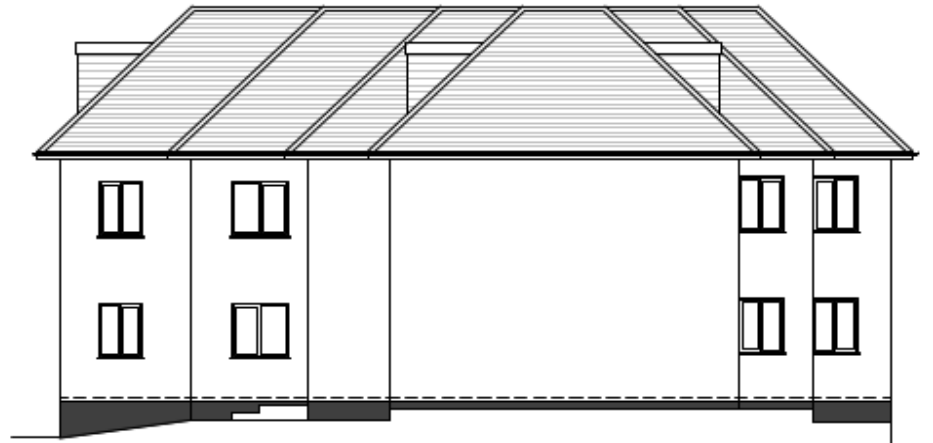
# Proposed Elevations



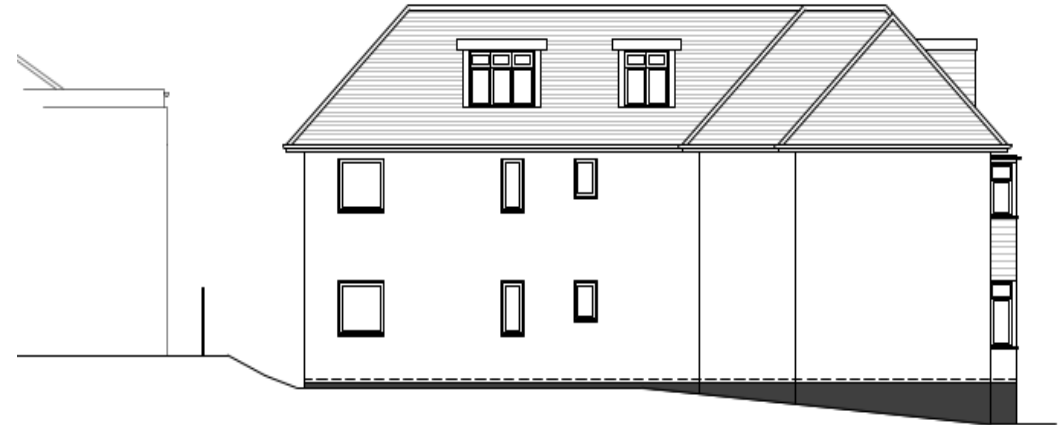
PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

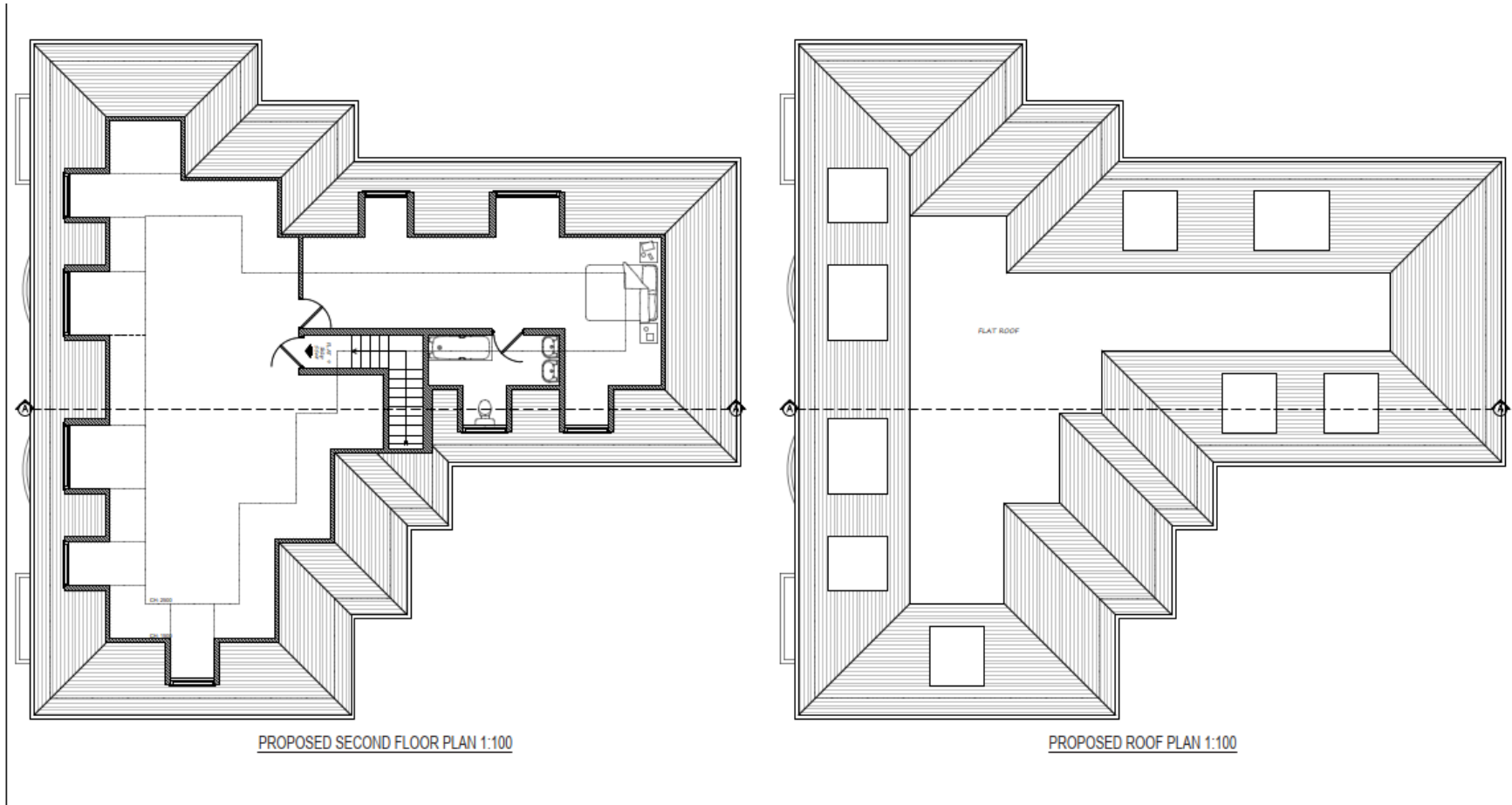


PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

# Proposed Floor Plans





# Proposed Visualisation

48



MC/23/1107

80-82 Watling Street

Gillingham

ME7 2YW





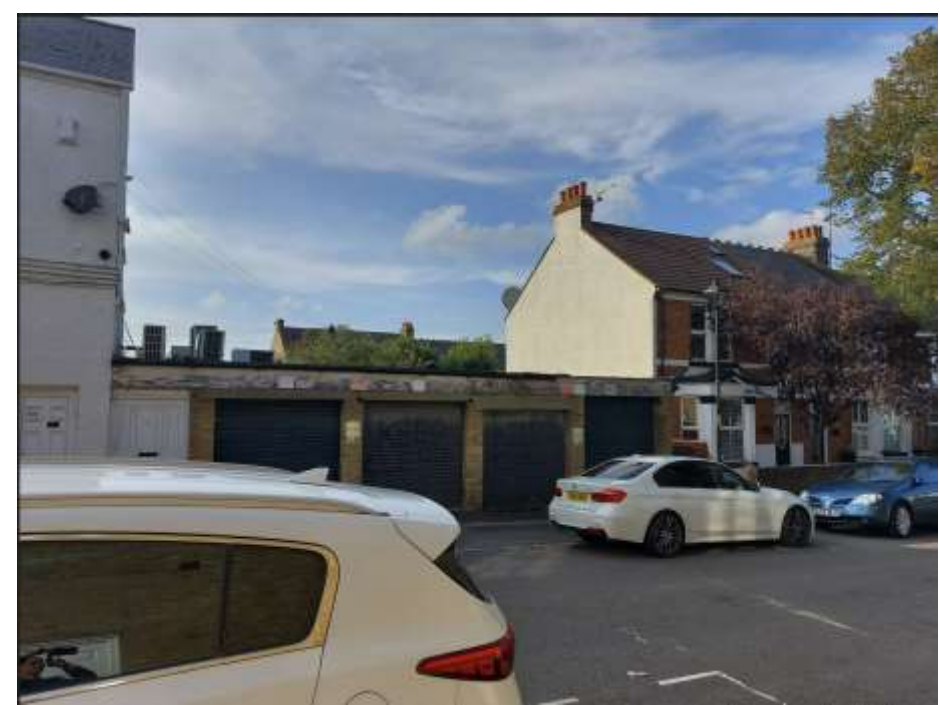


# The application site fronting Holmside



# The application site fronting Holmside

52





# 78 Watling Street fronting Holmside



# Rear of 78-82 Watling Street from rear Alleyway

54



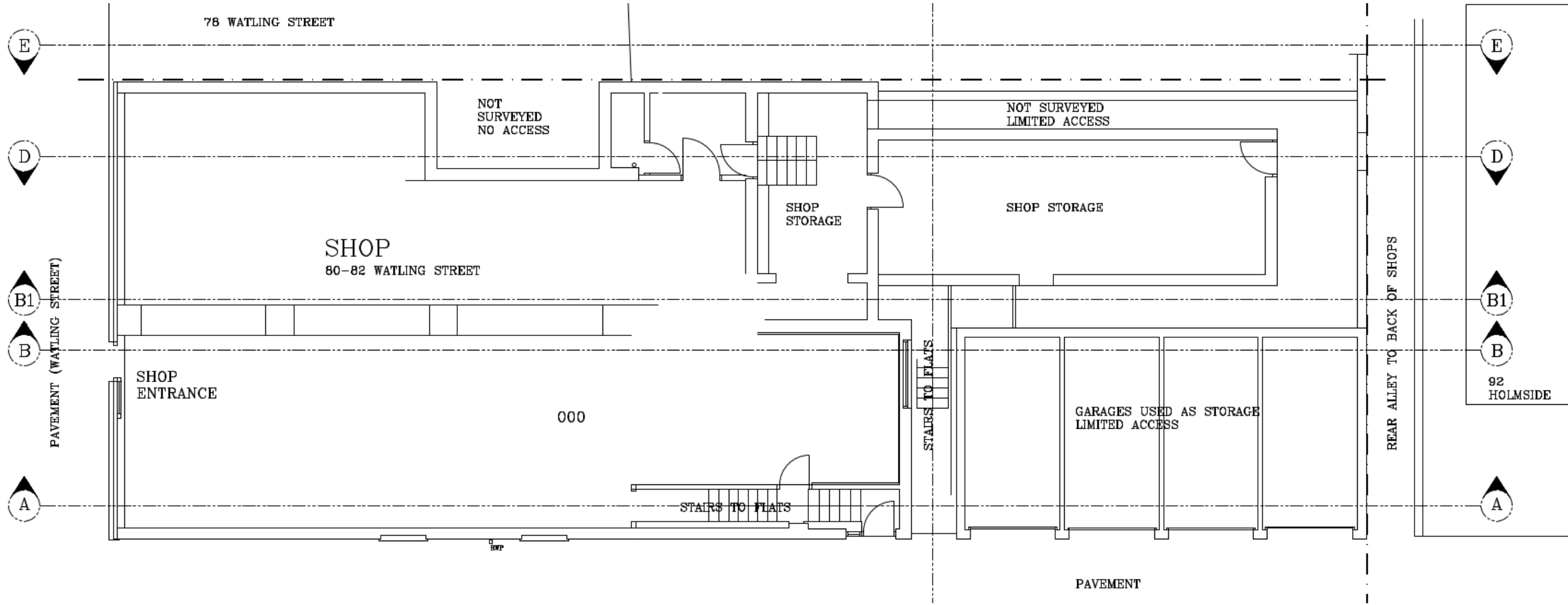


# Rear alley way and Secondary flank windows of 92 Holmside



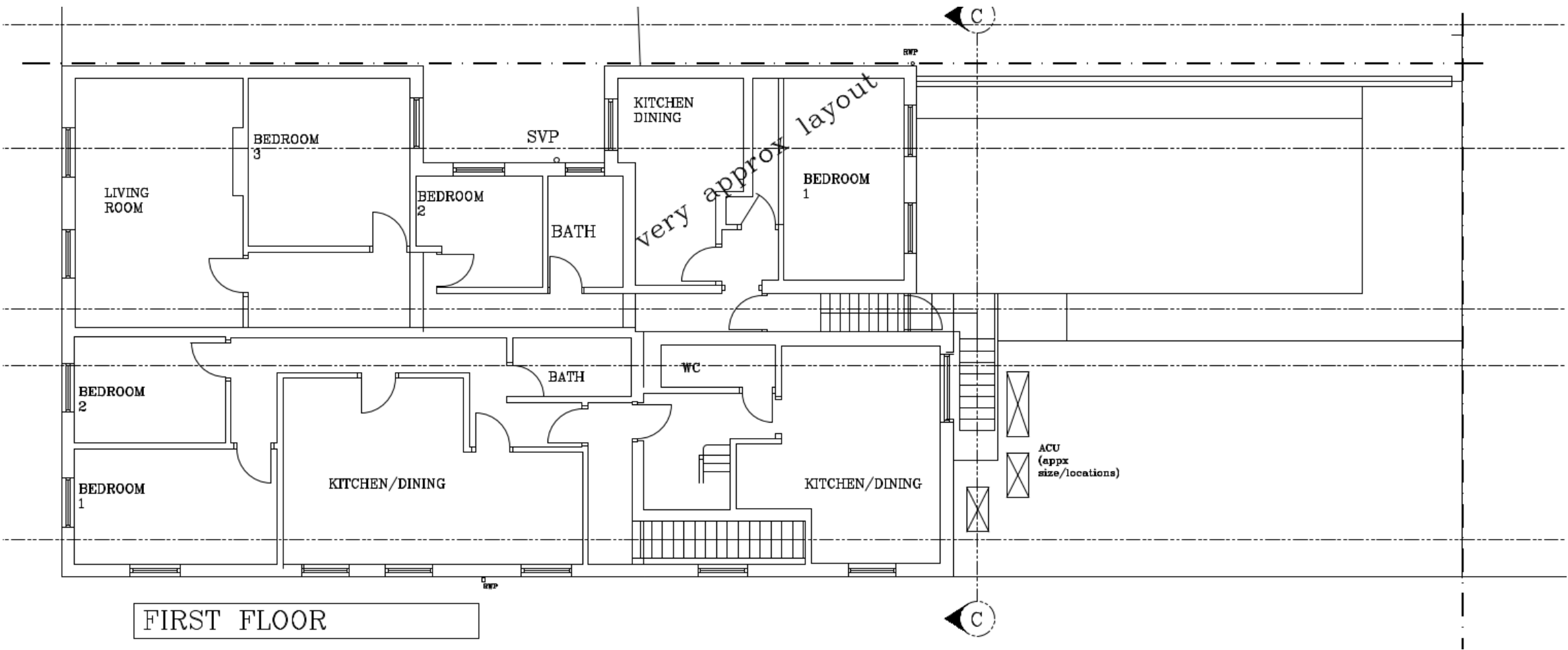
# Existing Layouts – Ground Floor

99





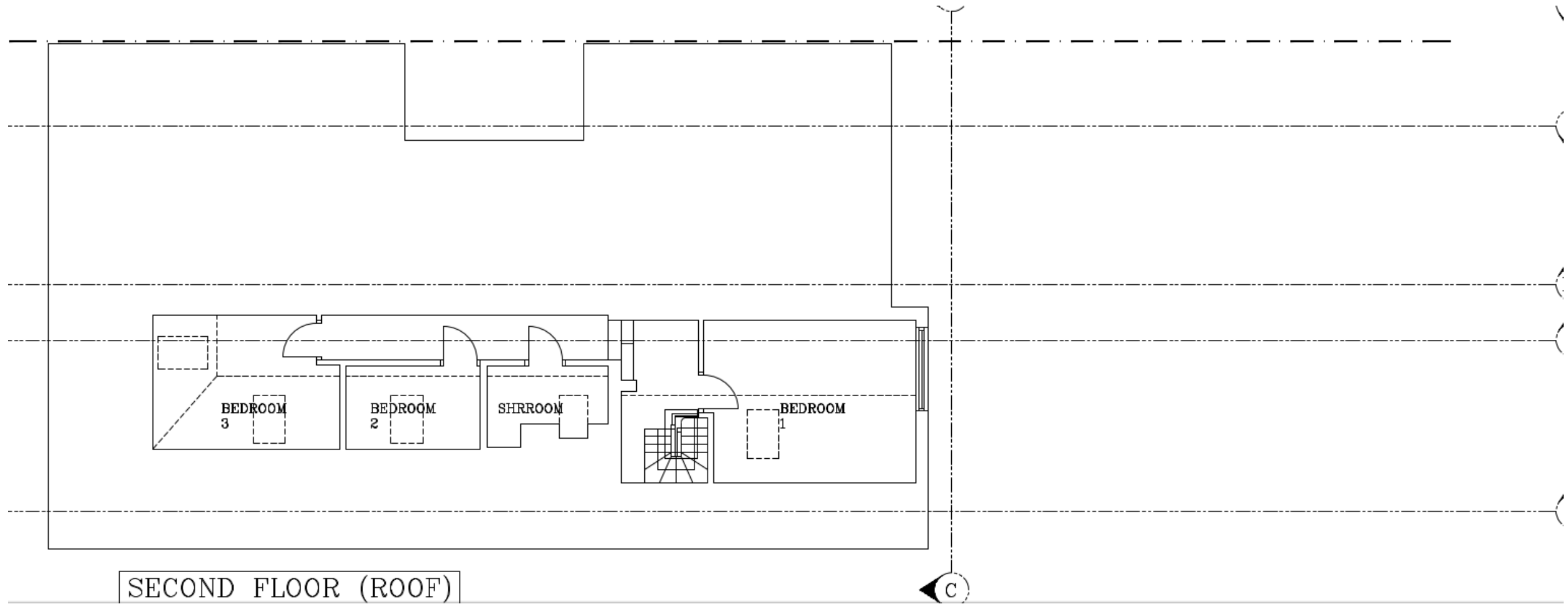
# Existing Layouts – First Floor



FIRST FLOOR

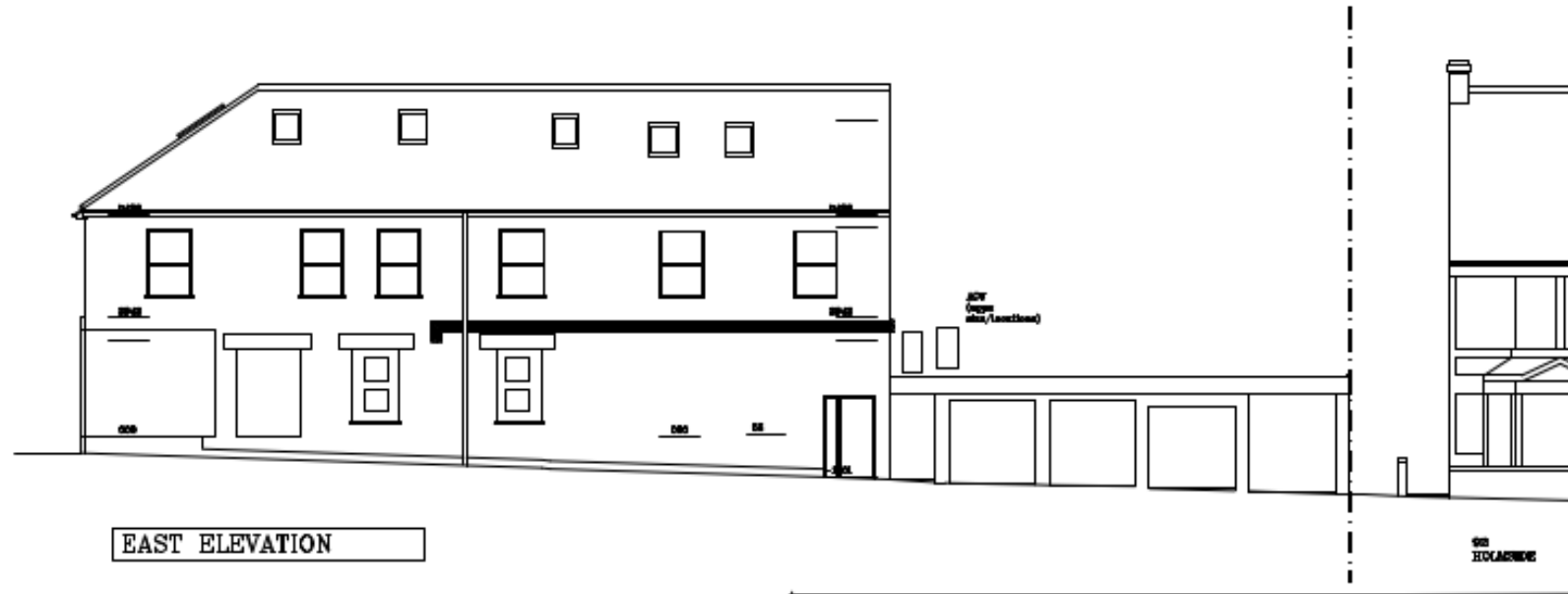
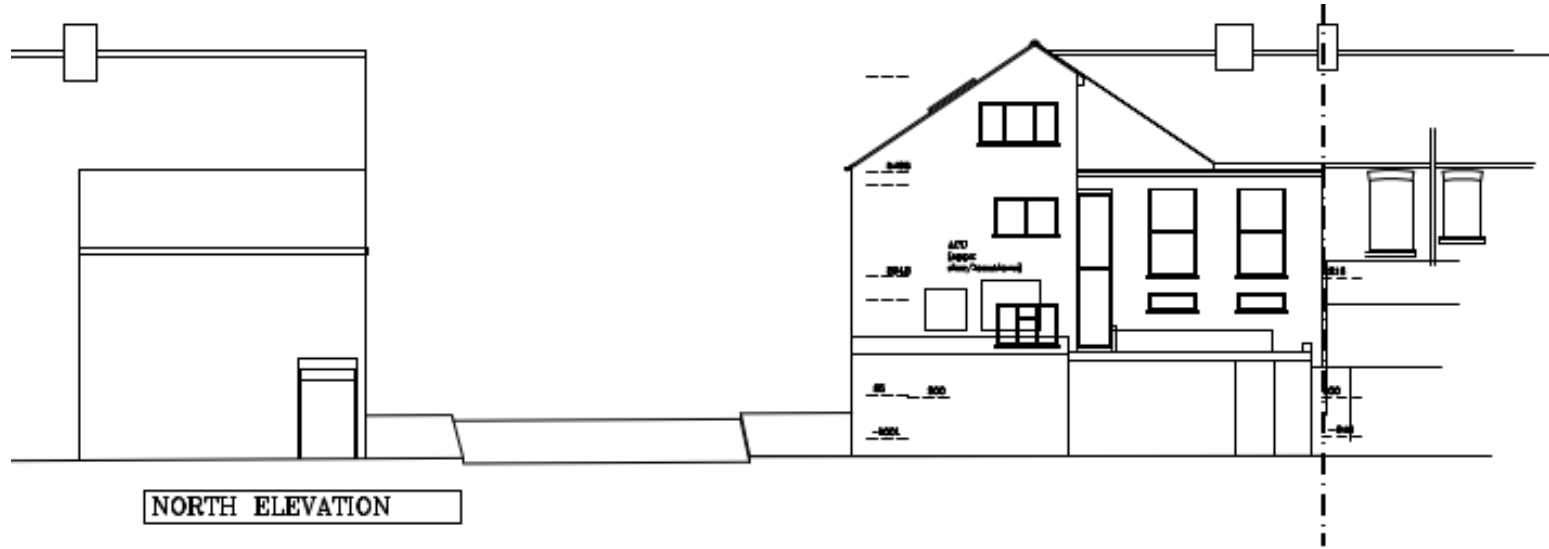
# Existing Layouts – Second Floor

58

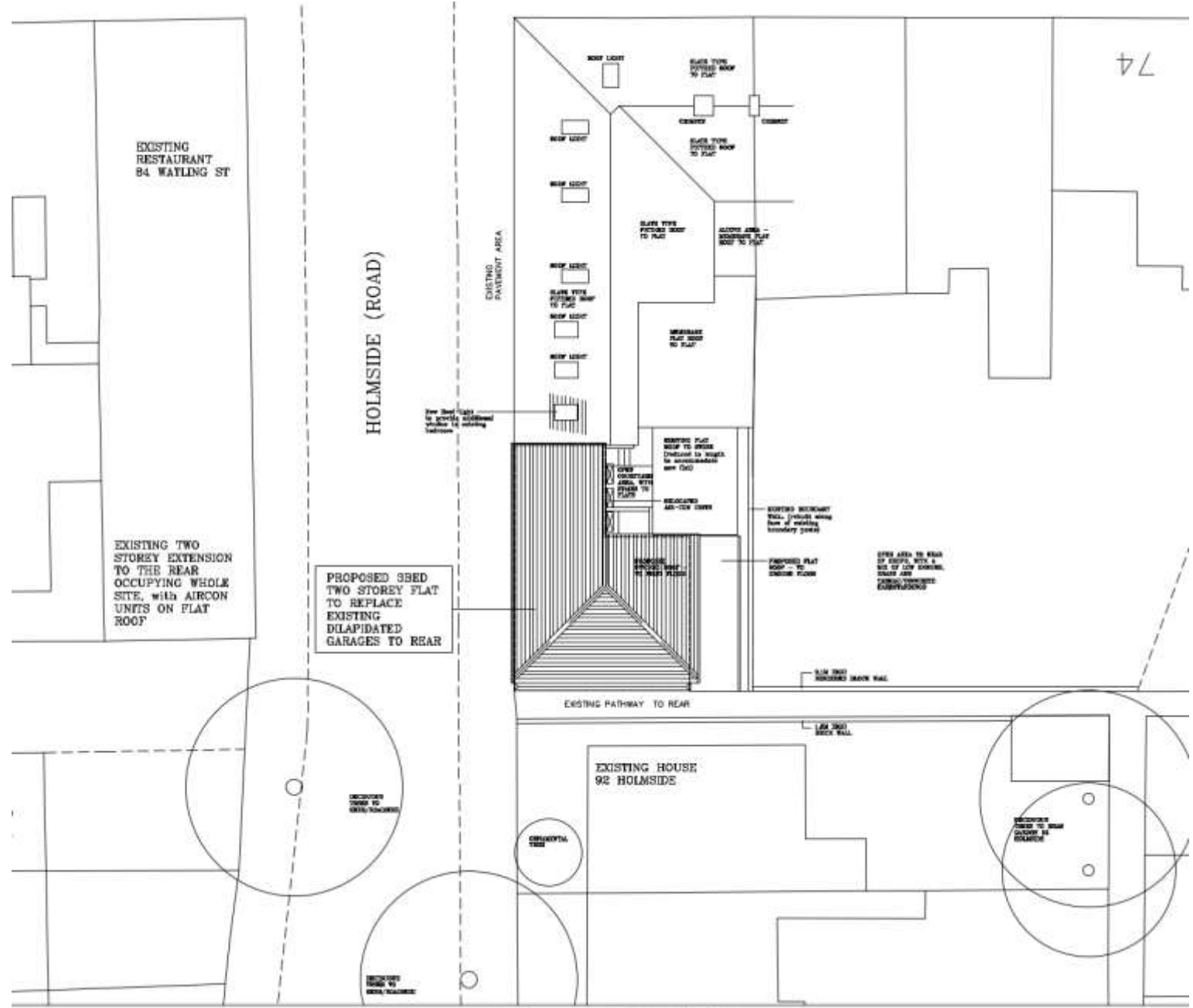




# Existing Elevations

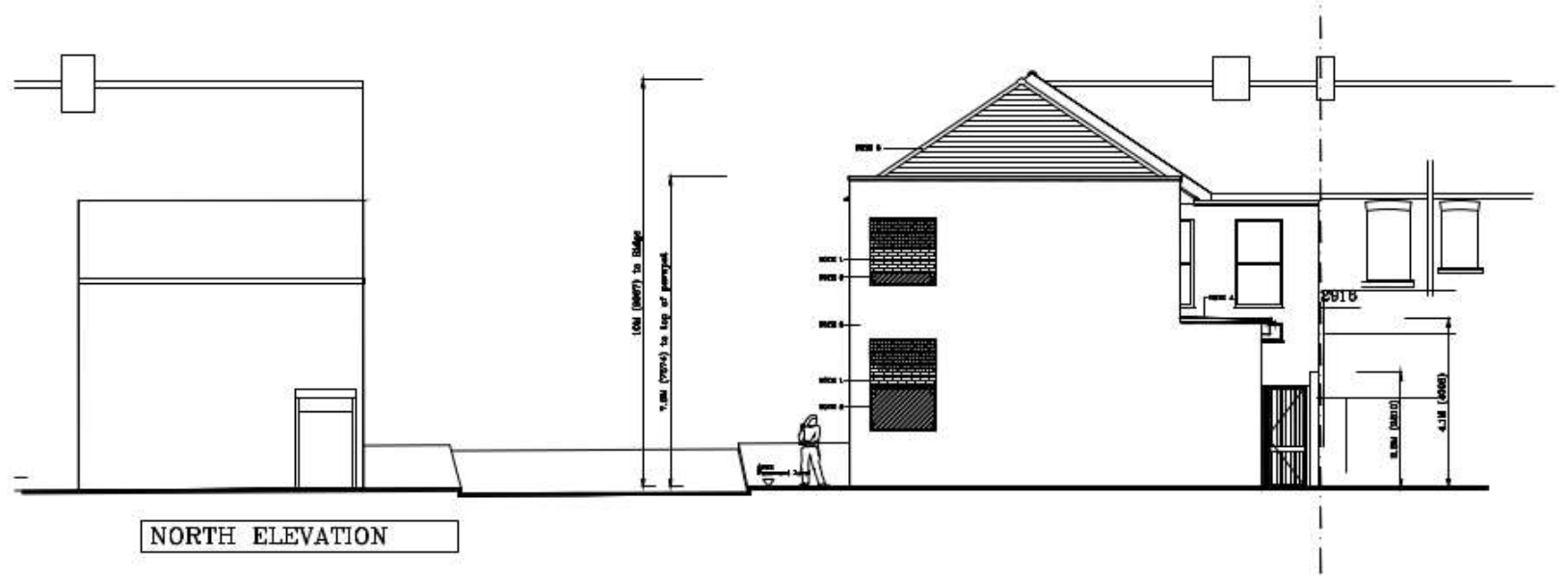


# Proposed site plan



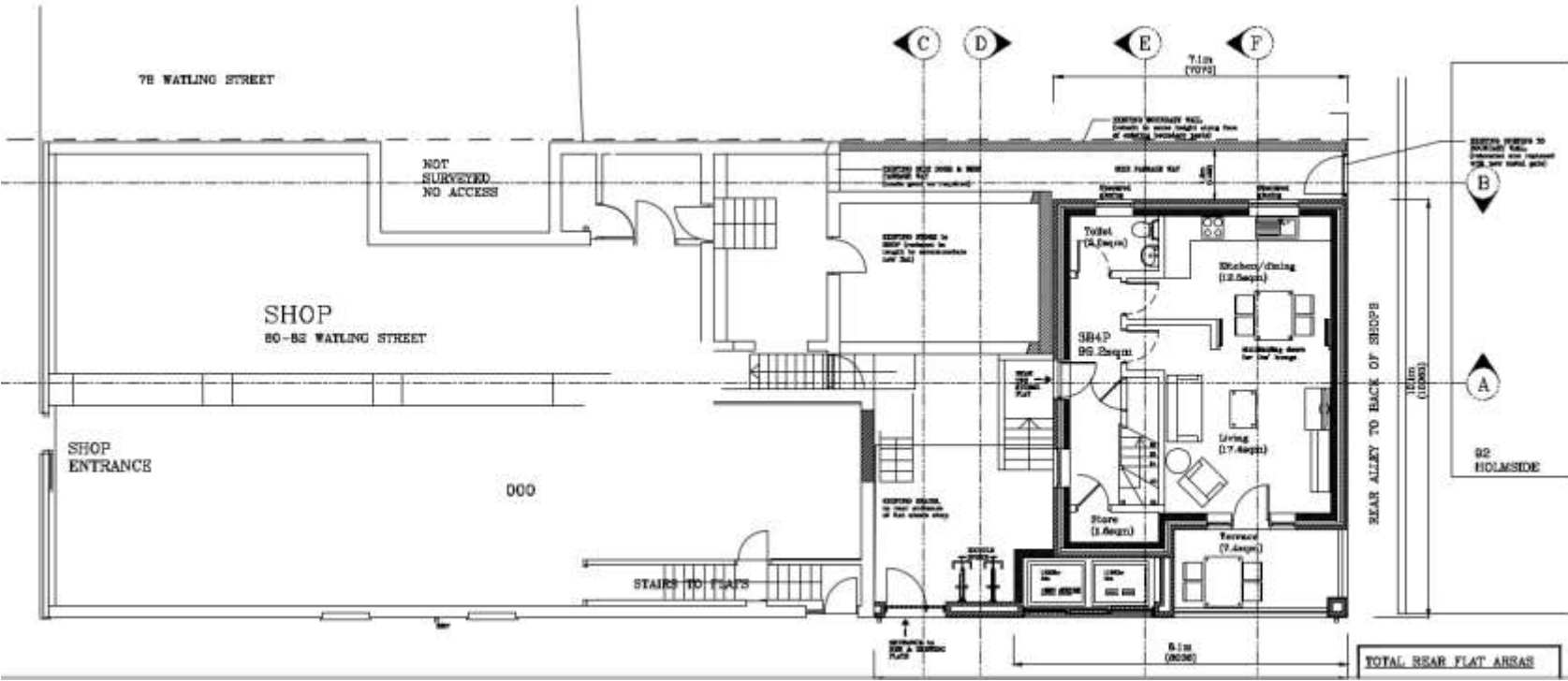
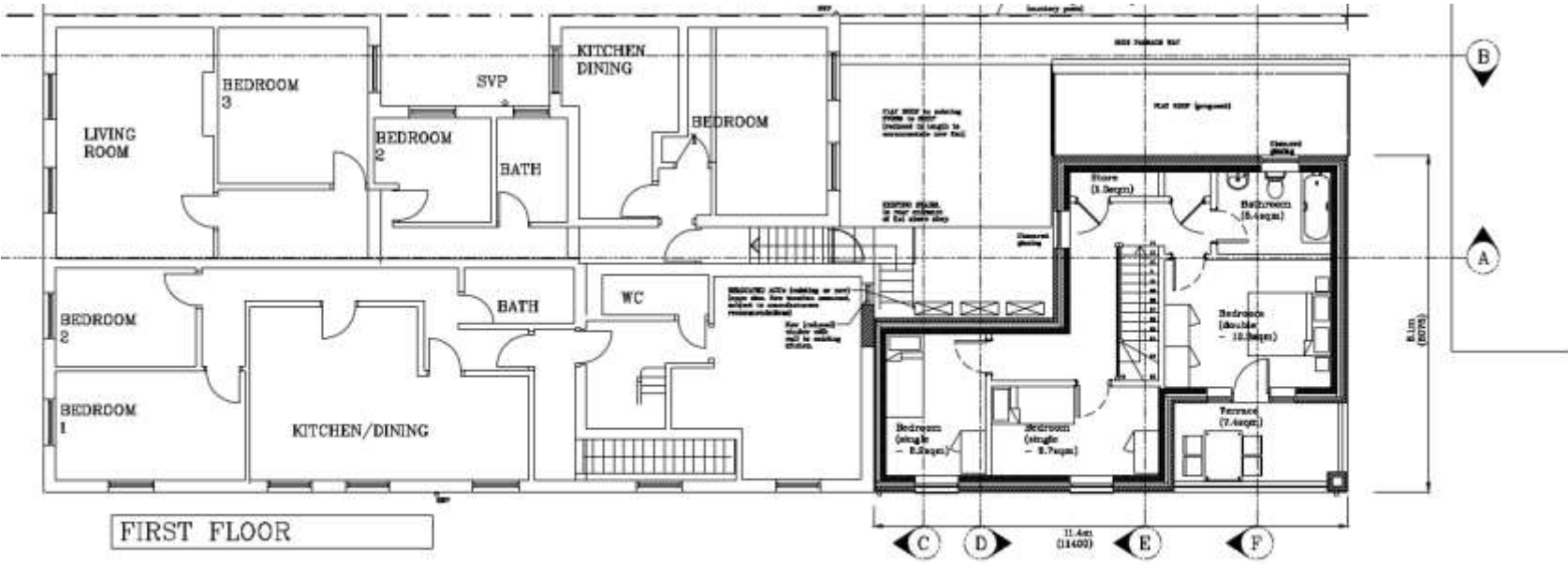


# Proposed Elevations



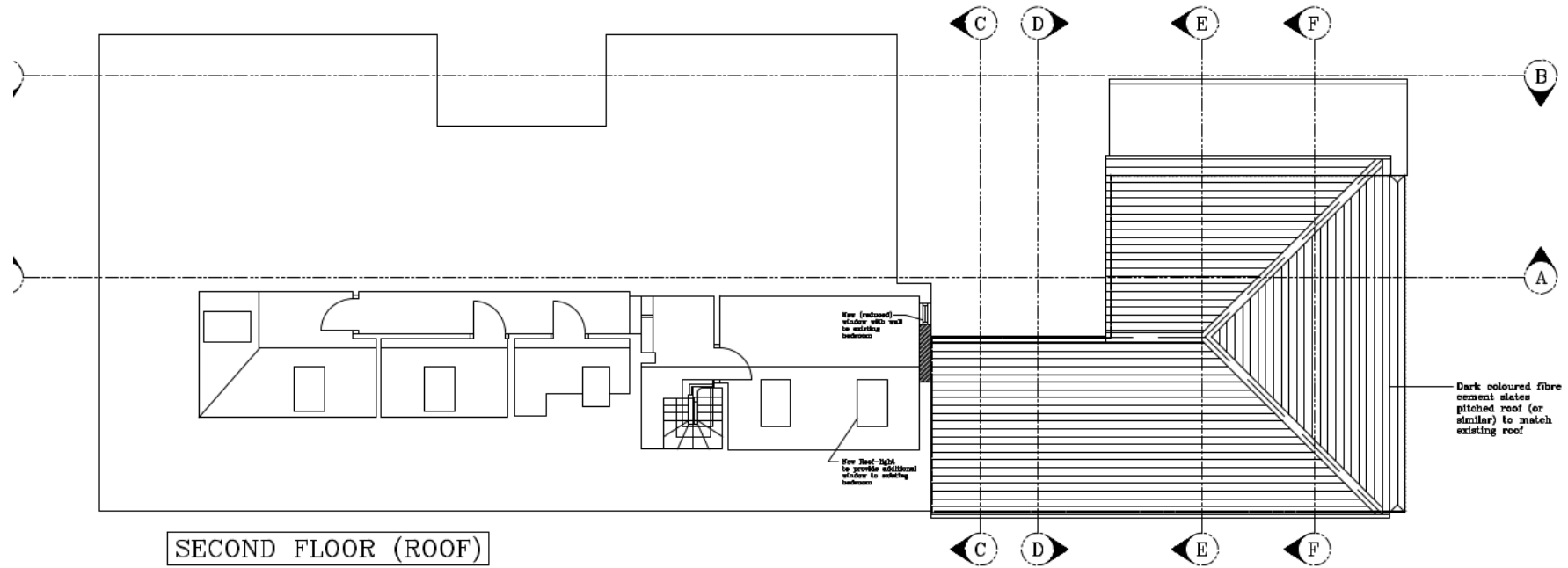


# Proposed ground and first floor





# Proposed 64 roof

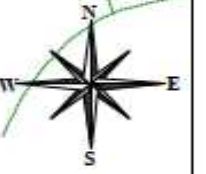


MC/23/1475

34 White Leaves Rise

Cuxton

Rochester



**MC/23/1475 - 34 White Leaves Rise, Cuxton, Rochester**





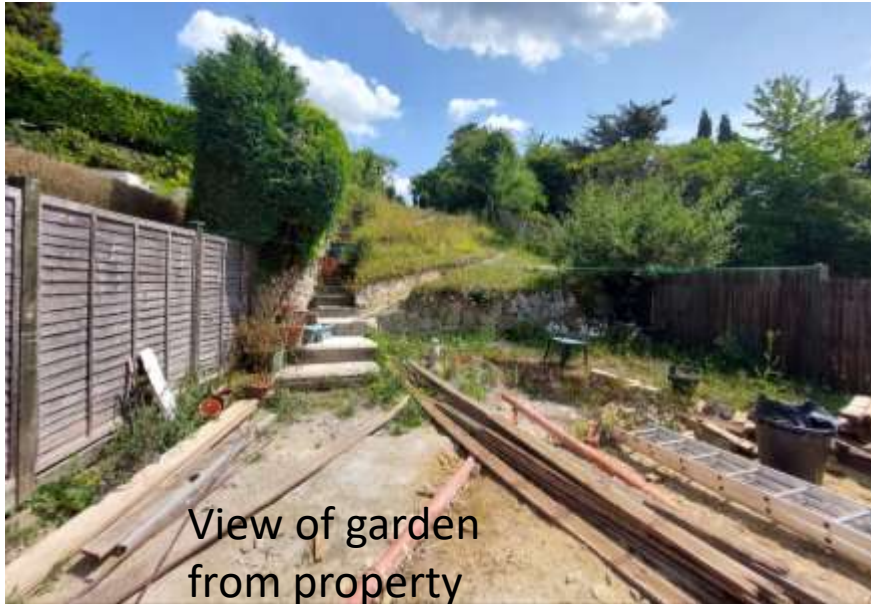




Front of House



Rear of Property



View of garden from property



View from neighbouring property

# Existing and Proposed Block Plan

Previous Block Plan

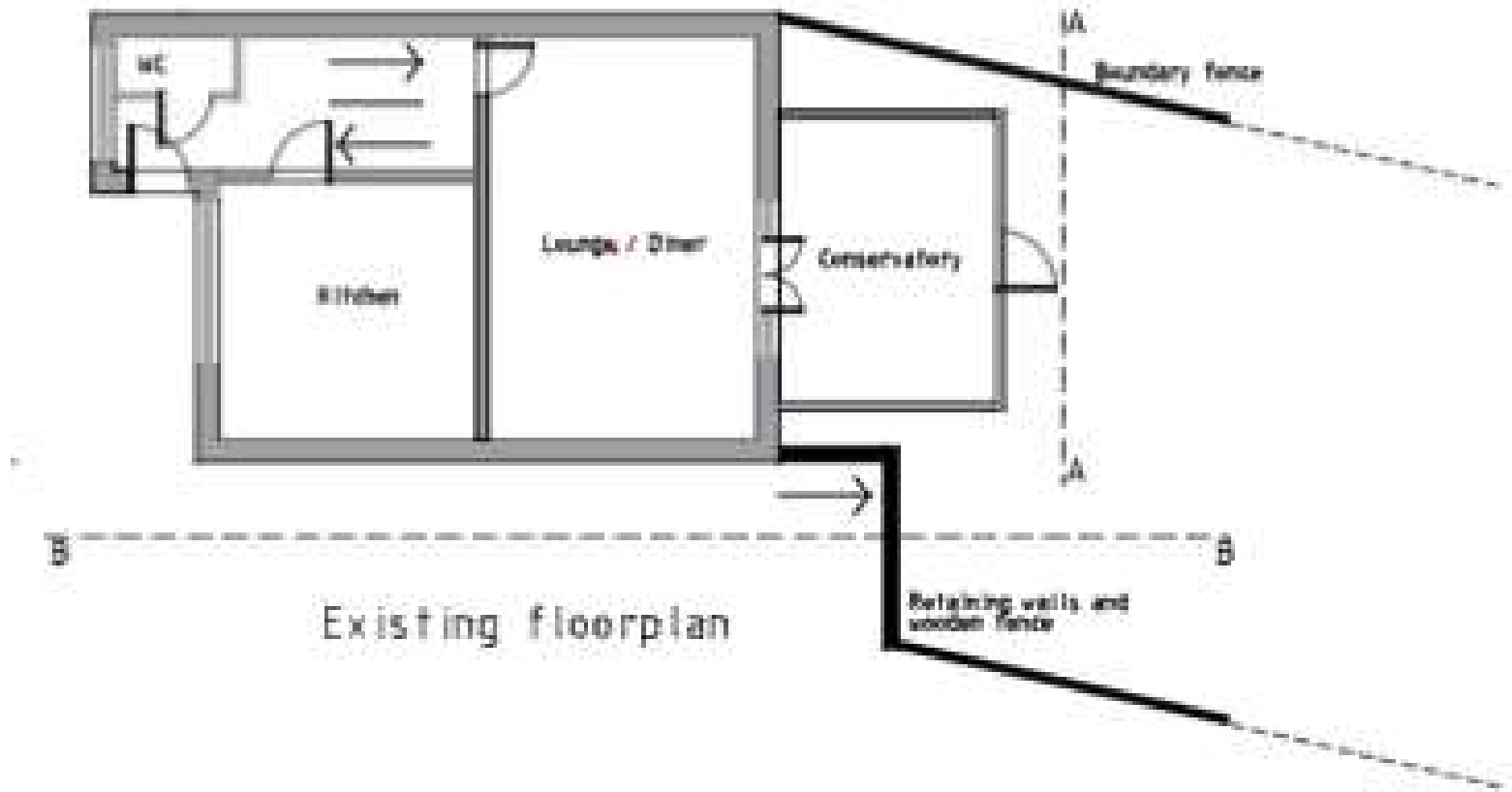


Proposed Block Plan

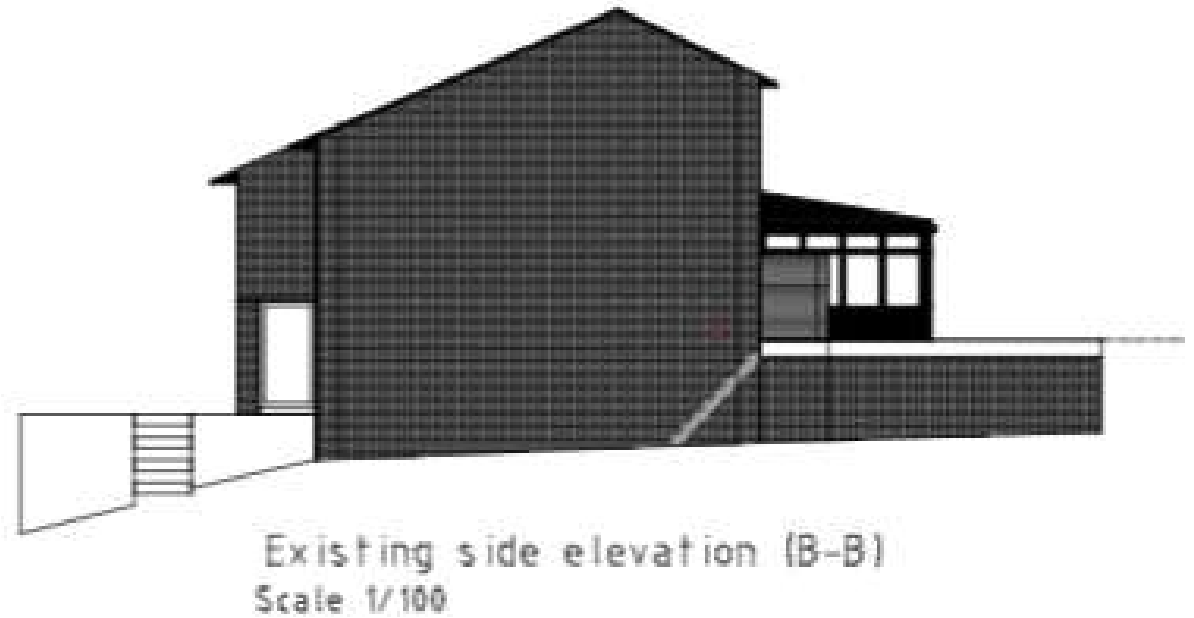
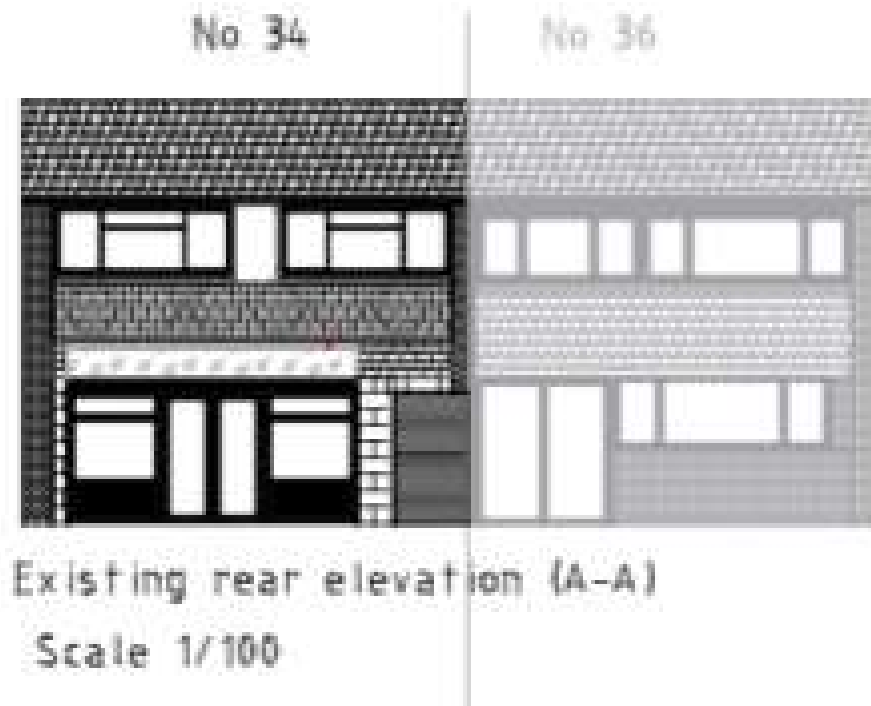




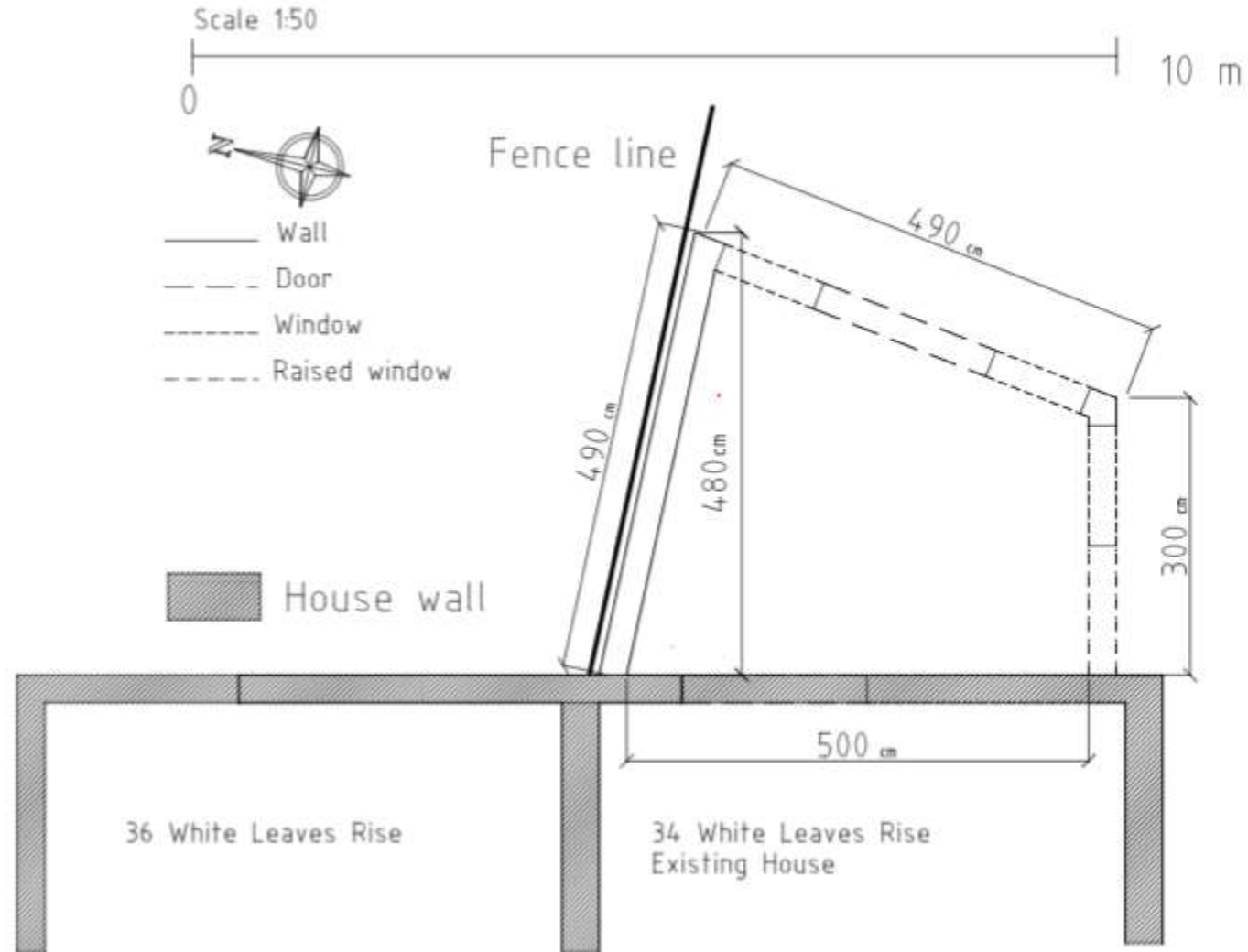
# Existing Floorplan



# Existing Elevations



# Proposed Floor Plan





# Proposed Elevations



Proposed rear elevation (A'-A')  
Scale 1/100



Proposed side elevation (B'-B')  
Scale 1/100

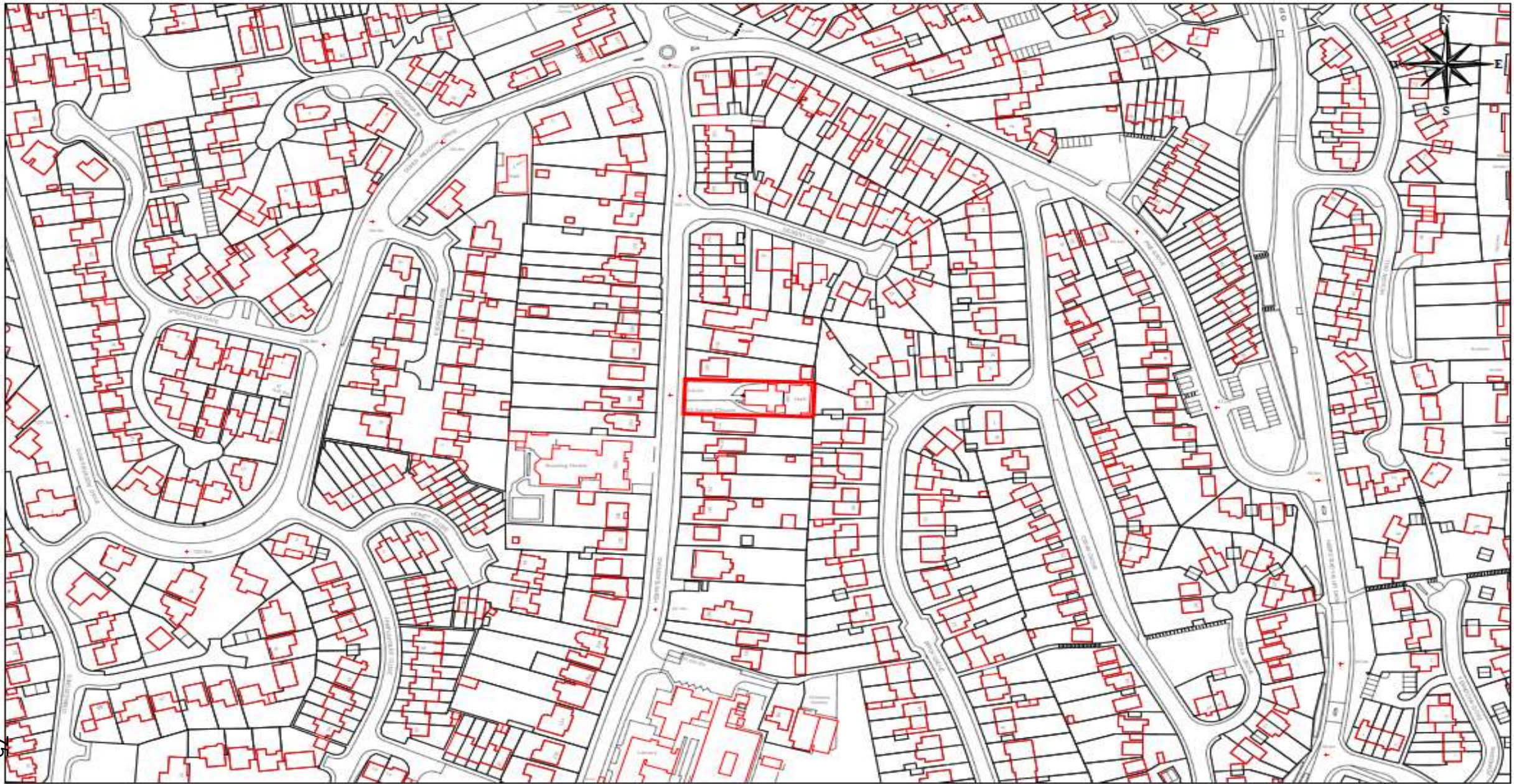
MC/23/1739

Hempstead Village Hall & All Saints Church

169 Hempstead Road

Gillingham





**MC/23/1739 - Hempstead Village Hall And All Saints, 169 Hempstead Road, Hempstead, Gillingham**



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Scale: 1:2500 13/09/23

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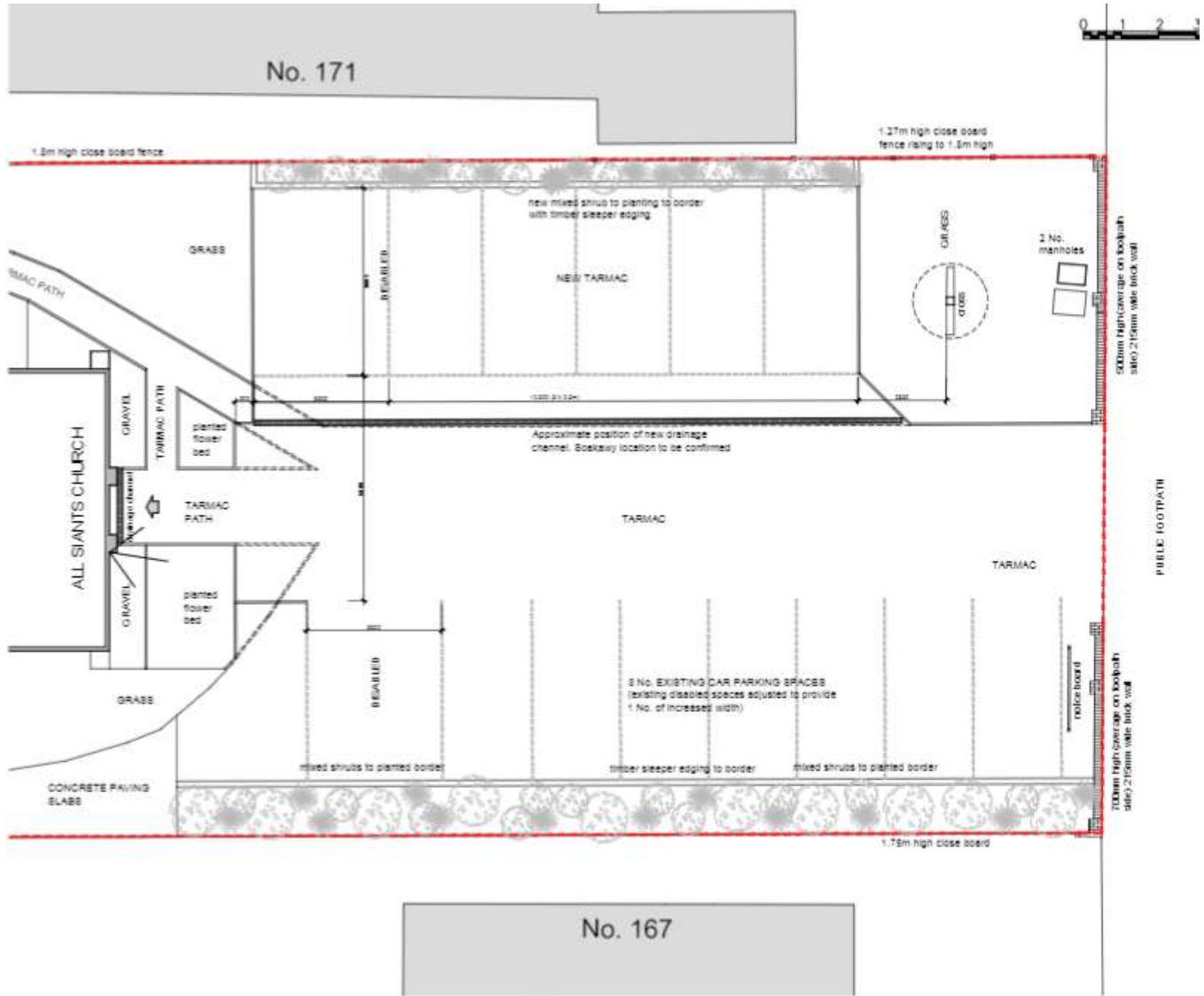








# Proposed Block Plan



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