

# Planning Committee – Supplementary agenda

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

**Date:** 14 February 2024

**Time:** 6.30pm

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

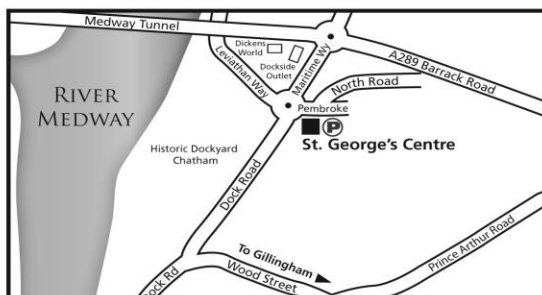
## Items

17 Additional Information - Presentation

(Pages  
3 - 124)

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: 15 February 2024**



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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

14<sup>th</sup> February 2024

MC/22/2514

48 Green Street, Gillingham, ME7 1XA



**MC/22/2514 - 48 Green Street, Gillingham, ME7 1XA**



Metres



Scale: 1:2500 03/01/24

# Site Photos

9



View of from High Street



Front view of from Green Street



Front view of from Green Street



Rear view of building



Rear view from pedestrian bridge crossing railway



View of Balmoral Gardens car park

## Site Photos - Internal



Internal photograph



Internal photographs



Internal photograph

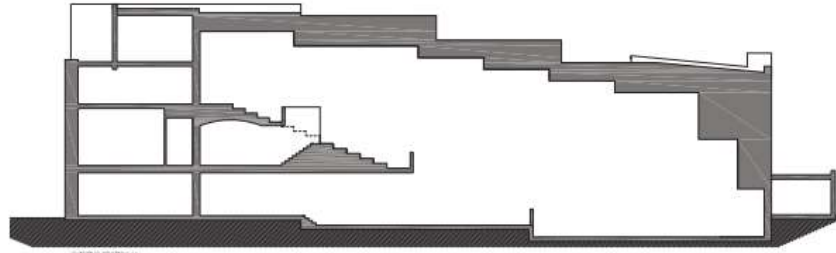
# Aerial Images of application site

∞

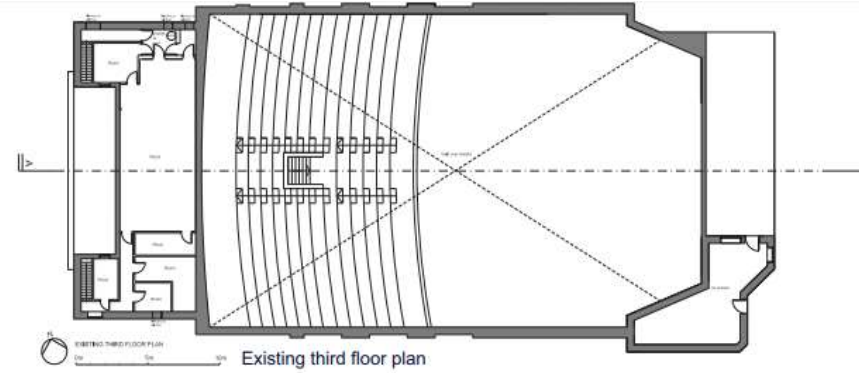




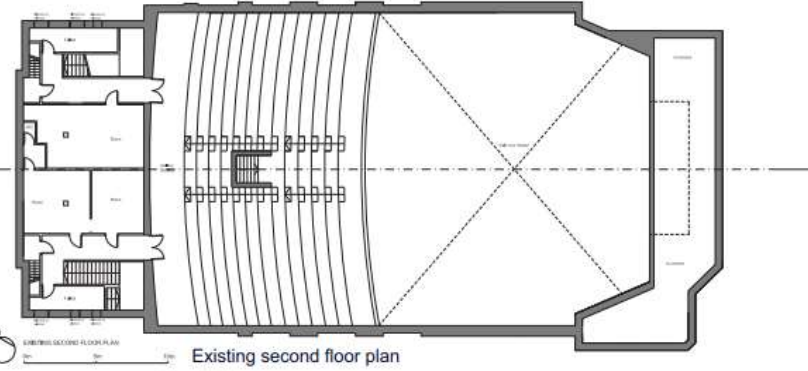
# Existing Plans



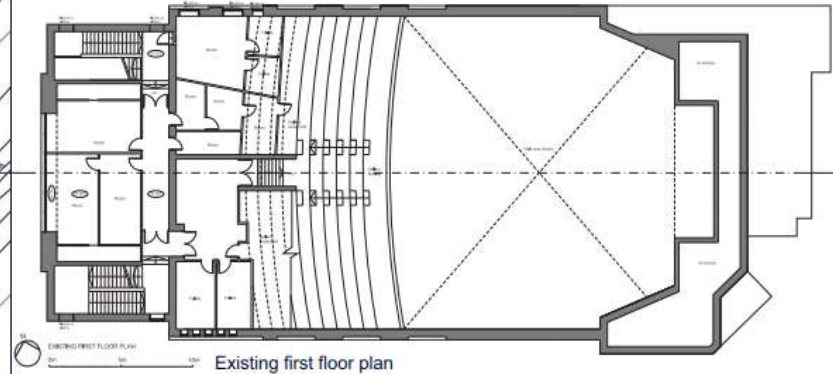
Existing section AA



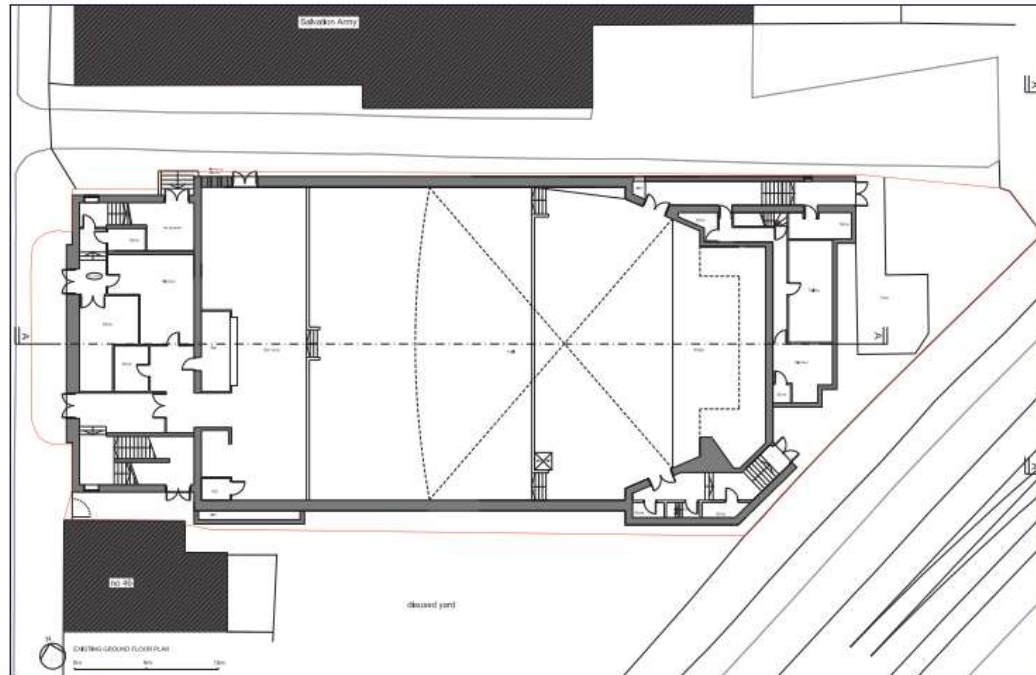
Existing third floor plan



Existing second floor plan

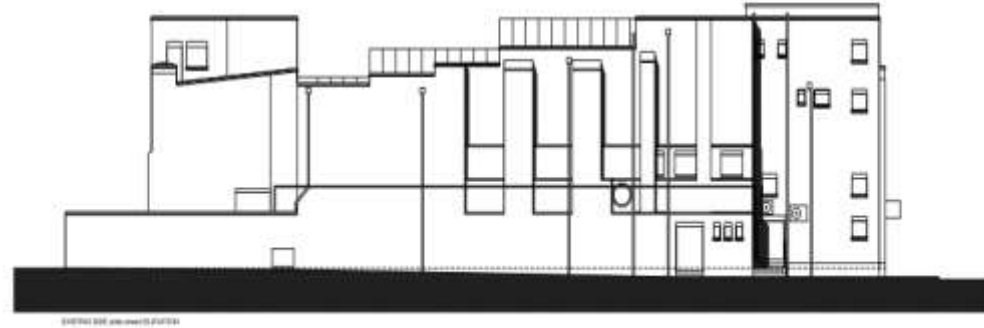
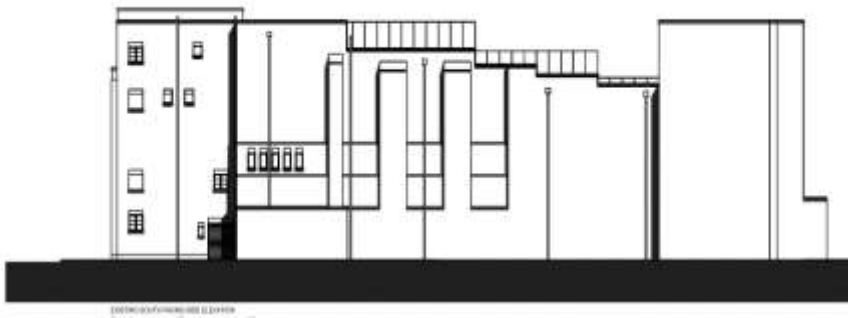
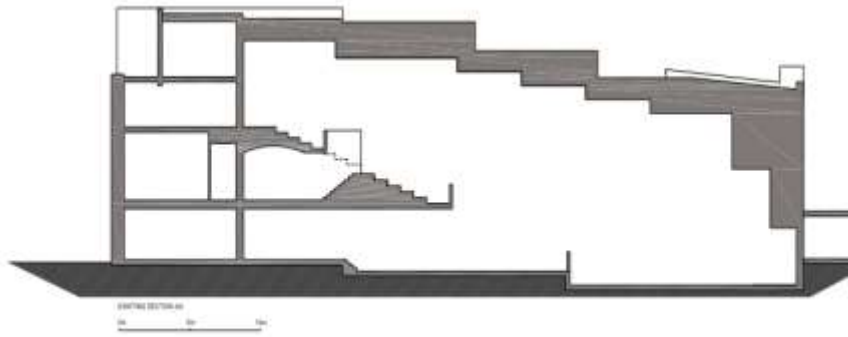


Existing first floor plan



Existing ground floor plan

# Existing Elevations



# Proposed Elevations



PROPOSED FRONT (Queen Street) ELEVATION  
0m 5m 10m



PROPOSED REAR ELEVATION  
0m 5m 10m



PROPOSED SIDE (park street) ELEVATION



PROPOSED SOUTH FACING SIDE ELEVATION

# Proposed Plans











# 3D Sketch Views

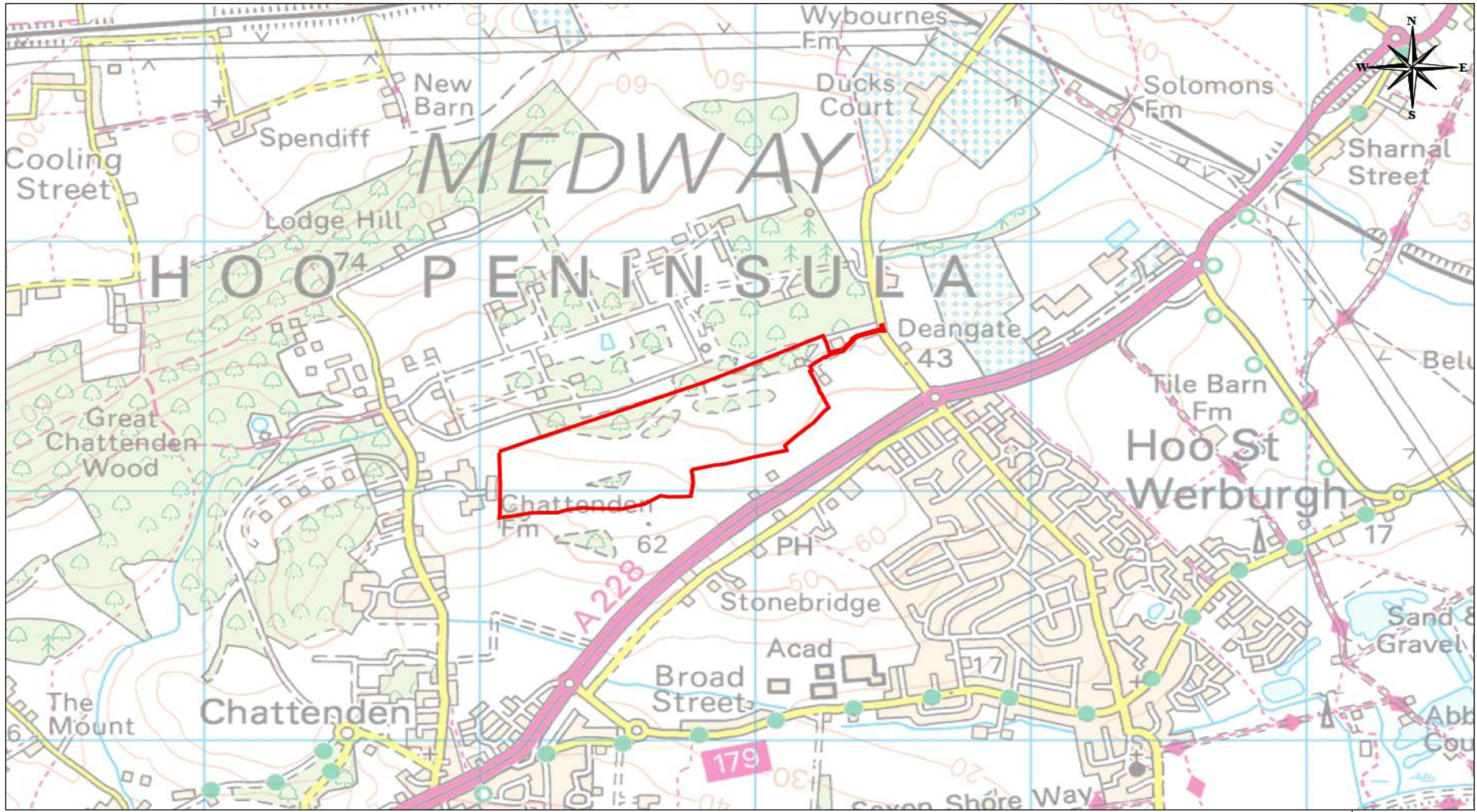


# MC/23/2597

Land at Former Deangate Ridge Golf Club

Dux Court Road

Hoo



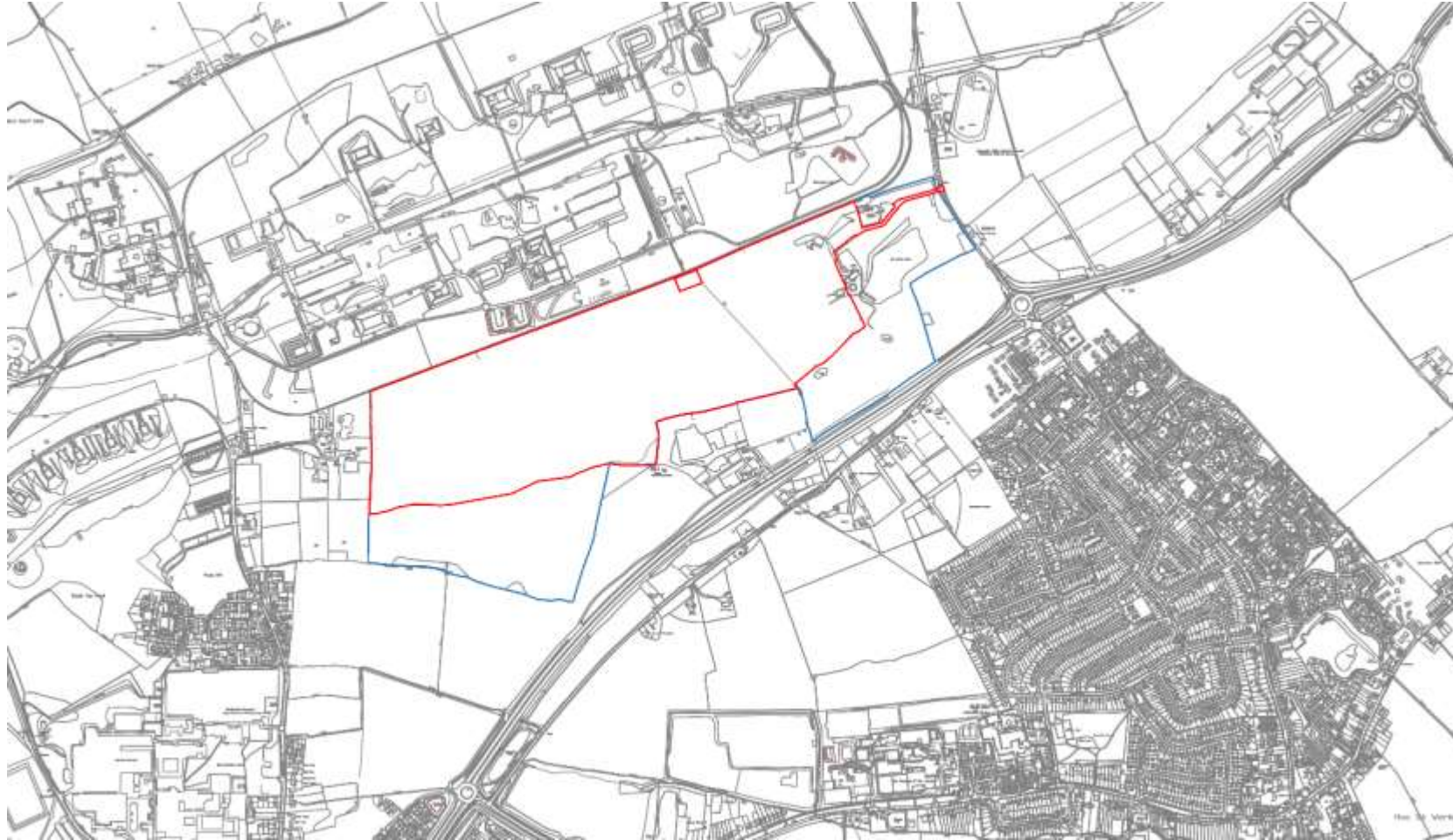
**MC/23/2597 - Land At Former Deangate Ridge Golf Club, Dux Court Road, Hoo, Rochester**



Scale: 1:20000 30/01/24

© Medway Council 2024

# Site Location Plan
















# Site Photographs








# General Arrangement Plan







## KEY:

-  Planning application boundary
- EXISTING:**
-  Existing contours - retained
-  Existing levels - retained
-  Existing track retained and repaired where required
-  Existing buildings and structures
-  Existing track retained and resurfaced
-  Existing trees to be retained
-  Existing woodland/ planting blocks retained
-  Existing modified grassland - G4 (50% uplift, refer to softworks schedule 11511-LD-PLN-100 )
-  Existing Arrhenatherum grassland - G3C5
-  Existing waterbodies/ ponds
-  Existing land drains/ditches
-  Existing bunkers retained  
Allowance for planting & habitat enhancements to accommodate recommendations from the ecologist

## PROPOSED SOFTWORKS

-  Proposed woodland whip planting @1 per m2
-  Proposed mixed native scrub whip planting @1/2 per m2
-  Proposed specimen tree planting 14-16cm girth trees
-  Native hedge planting
-  Marginal planting

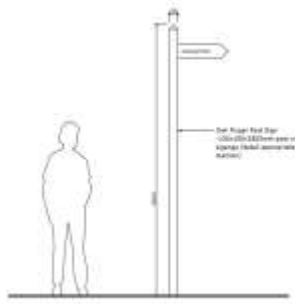
## PROPOSED BOUNDARIES

-  F07 1.2m Timber post and rail fence
-  F08 1.2m Timber post and wire fence
-  F09 1.5m timber post and wire stock fence to SSSI woodland perimeter
-  F10 Timber knee rail fence to car park

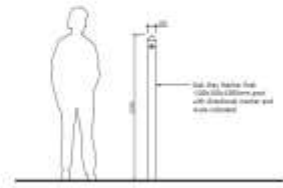
# Illustrative Masterplan



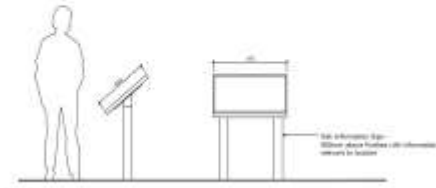
# Details



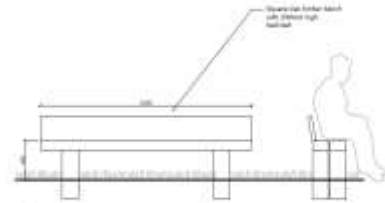
D1 Detail 1: Wayfinding Signage - Finger Post  
001 Scale 1:20 @ A1



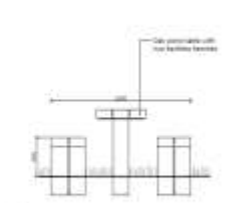
D2 Detail 2: Wayfinding Signage - Marker Post  
001 Scale 1:20 @ A1



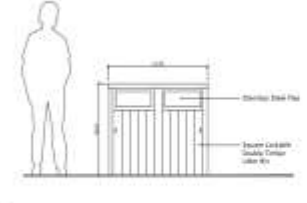
D3 Detail 3: Information Signage - Information Board  
001 Scale 1:20 @ A1



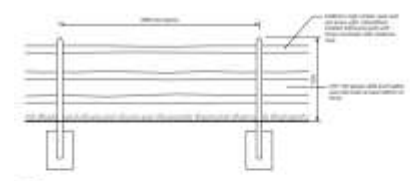
D4 Detail 4: Timber Bench  
001 Scale 1:20 @ A1



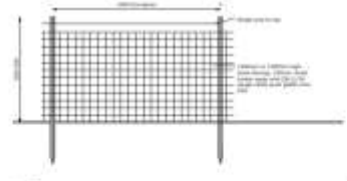
D5 Detail 5: Picnic Benches (To Picnic Spots) and Vespers  
001 Scale 1:20 @ A1



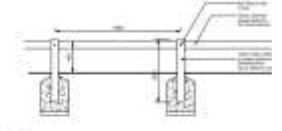
D6 Detail 6: Utility Box  
001 Scale 1:20 @ A1



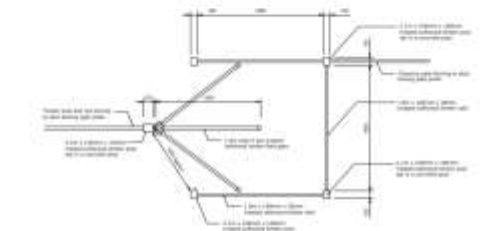
D7 Detail 7: Timber post and sign  
001 Scale 1:20 @ A1



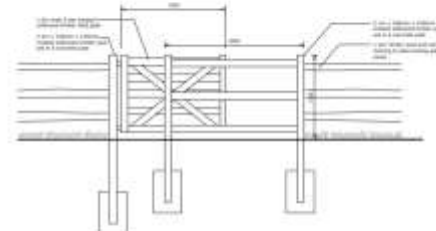
D8 Detail 8: Glass panel frame  
001 Scale 1:20 @ A1



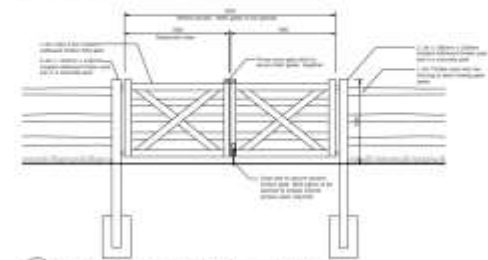
D9 Detail 9: Timber post and sign  
001 Scale 1:20 @ A1



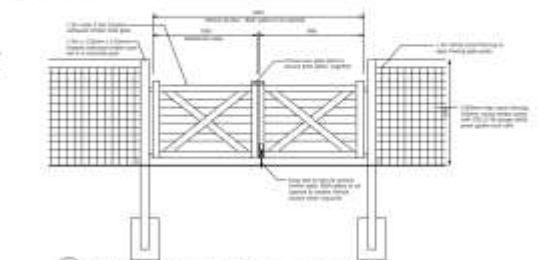
D10 Detail 10: Timber Railing System (To accommodate wheelchair access)  
001 Scale 1:20 @ A1



D11 Detail 11: Timber Railing System (To accommodate wheelchair access)  
001 Scale 1:20 @ A1



D12 Detail 12: Timber Railing System (To accommodate wheelchair access)  
001 Scale 1:20 @ A1



D13 Detail 13: Timber Railing System (To accommodate wheelchair access)  
001 Scale 1:20 @ A1



MC/23/2700

Pentagon Shopping Centre

Military Road

Chatham



**MC/23/2700 - Pentagon Centre, Pentagon Shopping Centre, Military Road, Chatham, ME4 4HY**

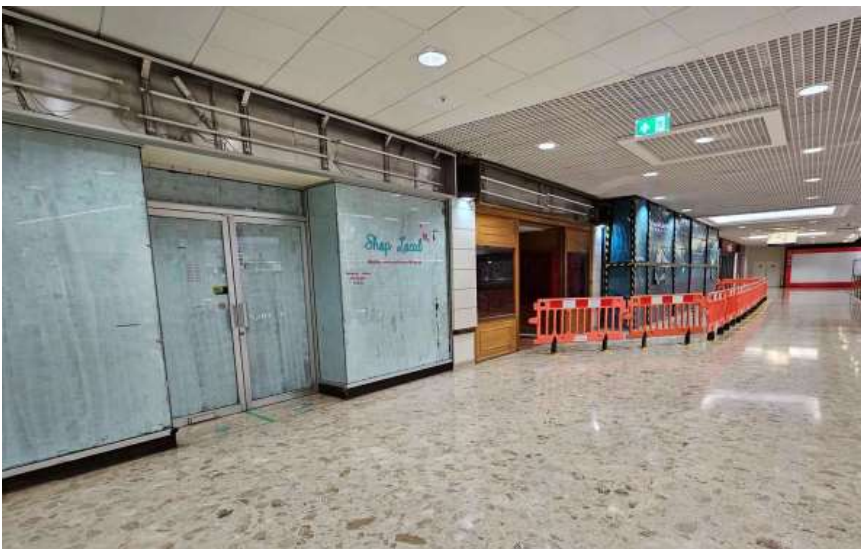
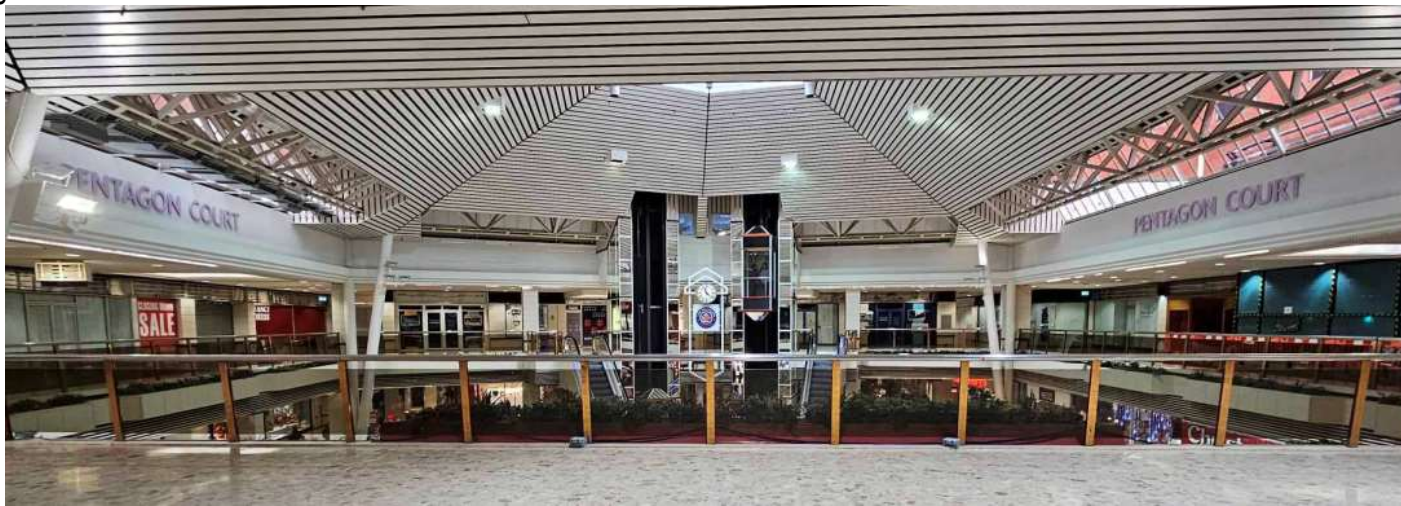


# Aerial view

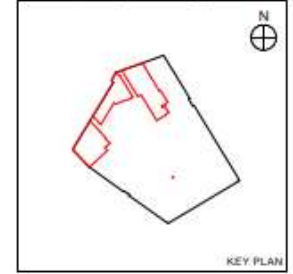


# Internal Images of Building

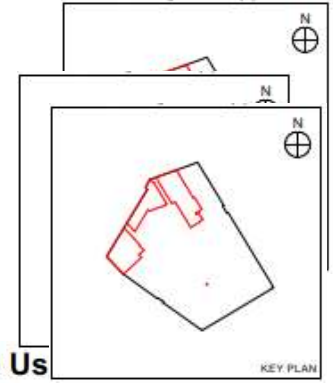
28



# Existing Floor Layout



# Innovation Hub - Proposed Floor Layout



### Space Use

-  Cellular Office
-  Circulation
-  Communal Seating
-  Meeting
-  Occupied Support Space
-  Plant
-  Unoccupied Support Space

# Healthy Living Centre - Proposed Floor Layout



Garrison Point  
115 homes

Healthy Living Centre and  
Innovation Hub (FHSF)

Debenhams (acquired by Council)

Permission for 164 homes and commercial uses.  
Enabling in progress.

Brook Theatre - £6.5m LuF

Central Theatre

The Paddock scheme,  
completing station link  
(FHSF) Started on site

Improvement areas

New public realm link  
to station

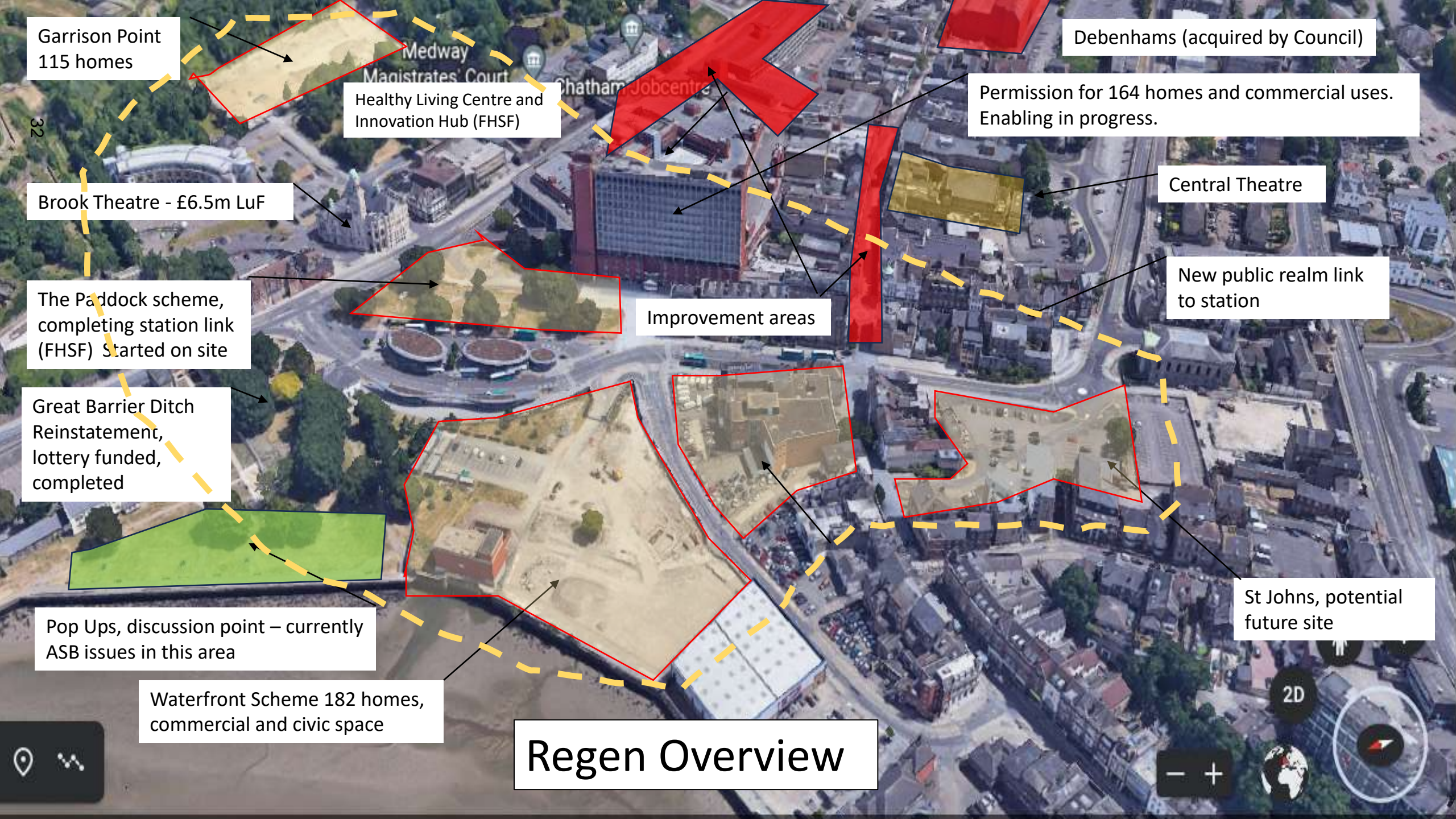
Great Barrier Ditch  
Reinstatement,  
lottery funded,  
completed

Pop Ups, discussion point – currently  
ASB issues in this area

St Johns, potential  
future site

Waterfront Scheme 182 homes,  
commercial and civic space

# Regen Overview





# Mountbatten House (Enabling works & Pipeline scheme)

- 164 apartments + commercial uses
- Integrated into the Paddock Scheme
- Architect selected through a design competition process due to the importance of the project
- Planning achieved
- Enabling works under way
- Major regeneration scheme and highly visible landmark
- BRLF2 Grant obtained by MDC - £940,238



# Garrison Point

34

- 115 apartments, design led scheme – historic constraints
- Located on underutilised carpark
- Difficult site, due to topography
- 100% sold
- 49 homes sold through the new First Homes scheme
- 9 shared ownership – sold to MHS
- Small element will be PRS

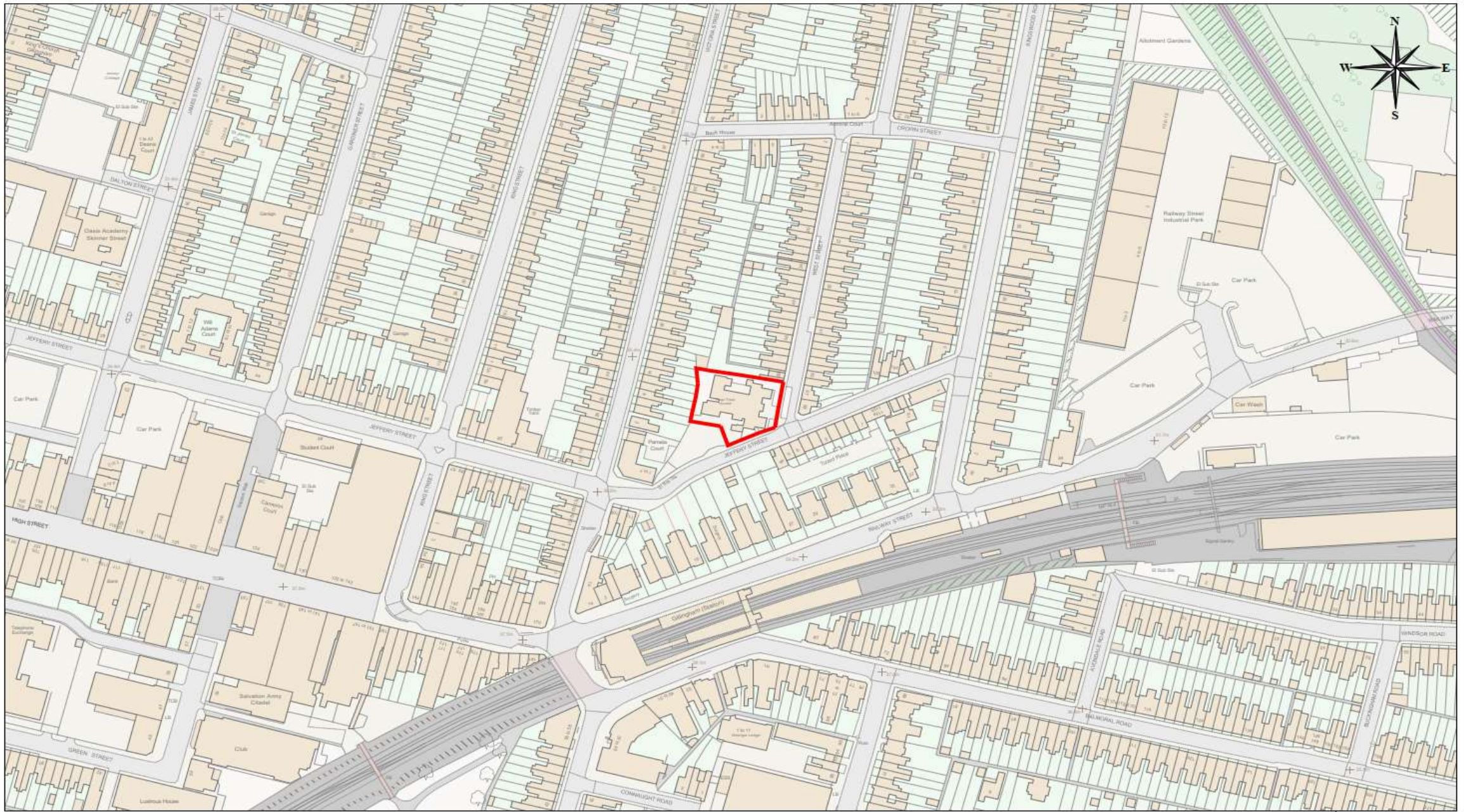


MC/23/2683

Pear Tree House

68 West Street

Gillingham



**MC/23/2683 - Pear Tree House, 68 West Street, Gillingham, ME7 1EF**



# Site location



# Street views

38



# Additional flats

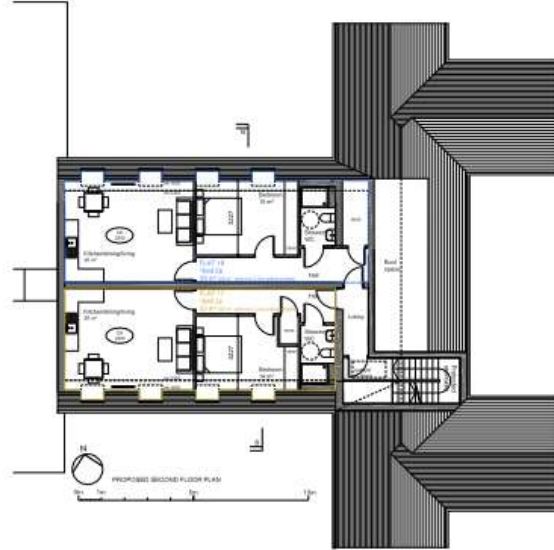
Red – approved extensions

Purple – additional loft conversion

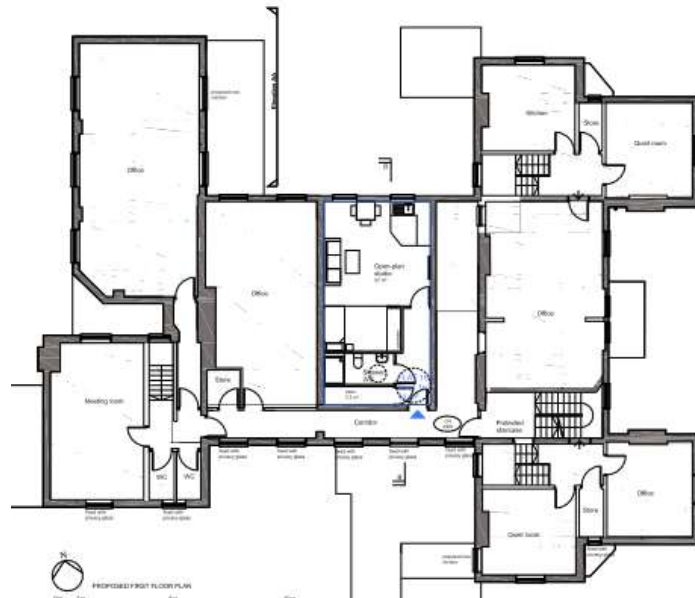


# Proposed floor plans

## Loft conversion



## First floor



All dimensions are given in m to 2 decimal places for the drawing and 3 decimal places for the model. All dimensions in the drawing are in millimetres to be checked in situ. All dimensions in the model are in millimetres to be checked in situ. All dimensions in the model are in millimetres to be checked in situ.

Planning Application - extension of	01.11.2023
MD/200376	
Planning Application	01.11.2023
16/23/0101	
60 West Street, Gillingham	
ME7 1EF	
Extensions and	
Change of use from office to flats	
Proposed Floor plans	
Scale: 1:50	1:10
Client:	01/11/2023
Project of record:	01/11/2023





# Existing elevations



EXISTING SOUTH SIDE ELEVATION  
0m 1m 5m 10m



EXISTING NORTH SIDE ELEVATION

# Proposed elevations



PROPOSED SOUTH SIDE ELEVATION  
0m 1m 5m 10m



PROPOSED NORTH SIDE ELEVATION



Roof extension location  
from south (Jeffery Street)  
and north



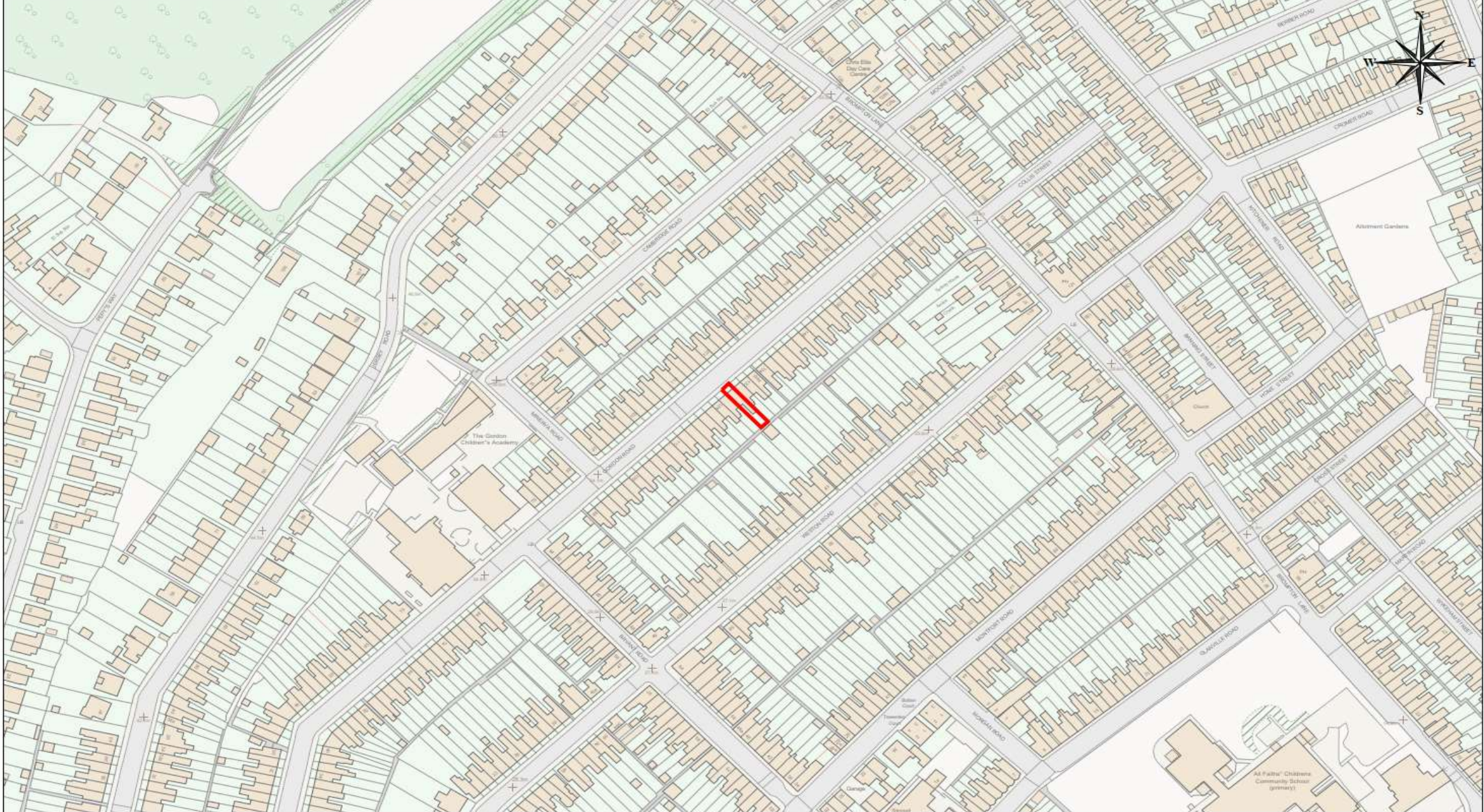
# Street views



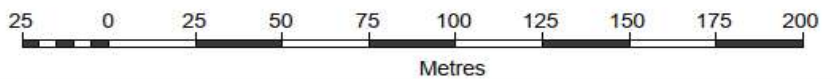
MC/23/2721

128 Gordon Road

Strood

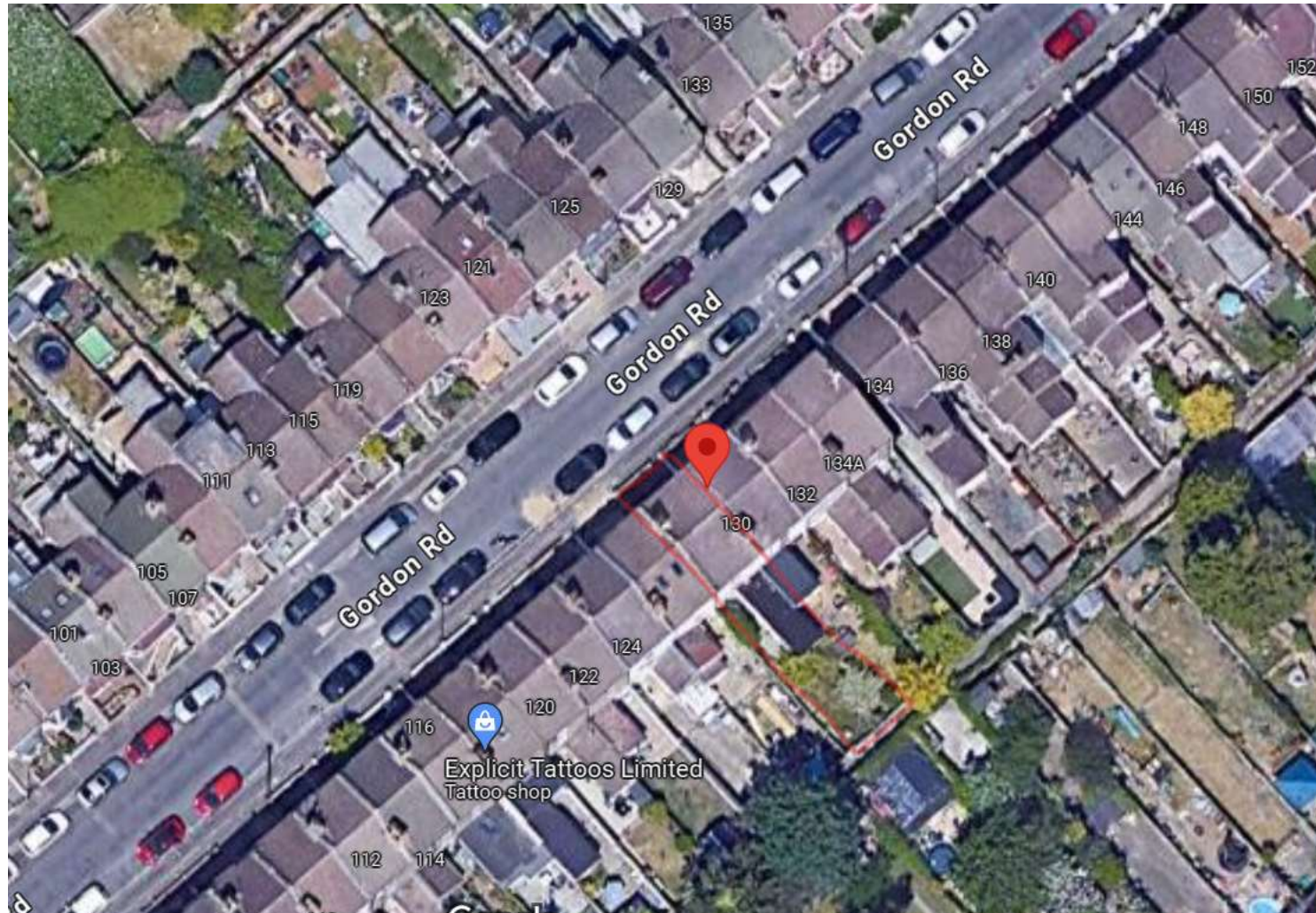


### MC/23/2721 --- 128 Gordon Road Strood



# Aerial photos of site

46

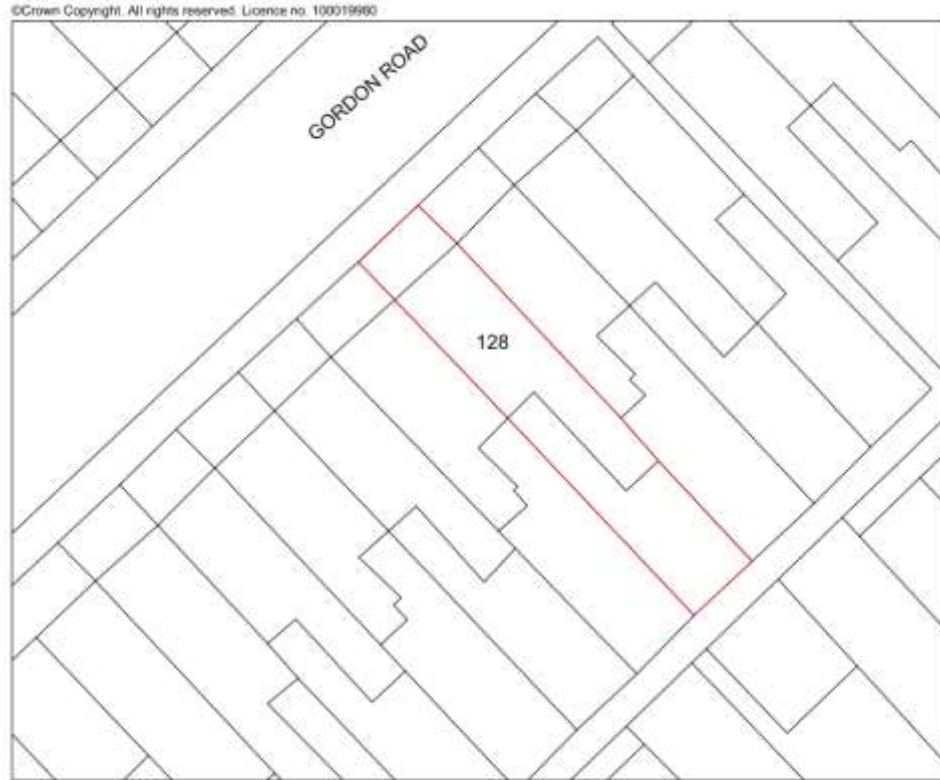


# Street Scene panoramatic

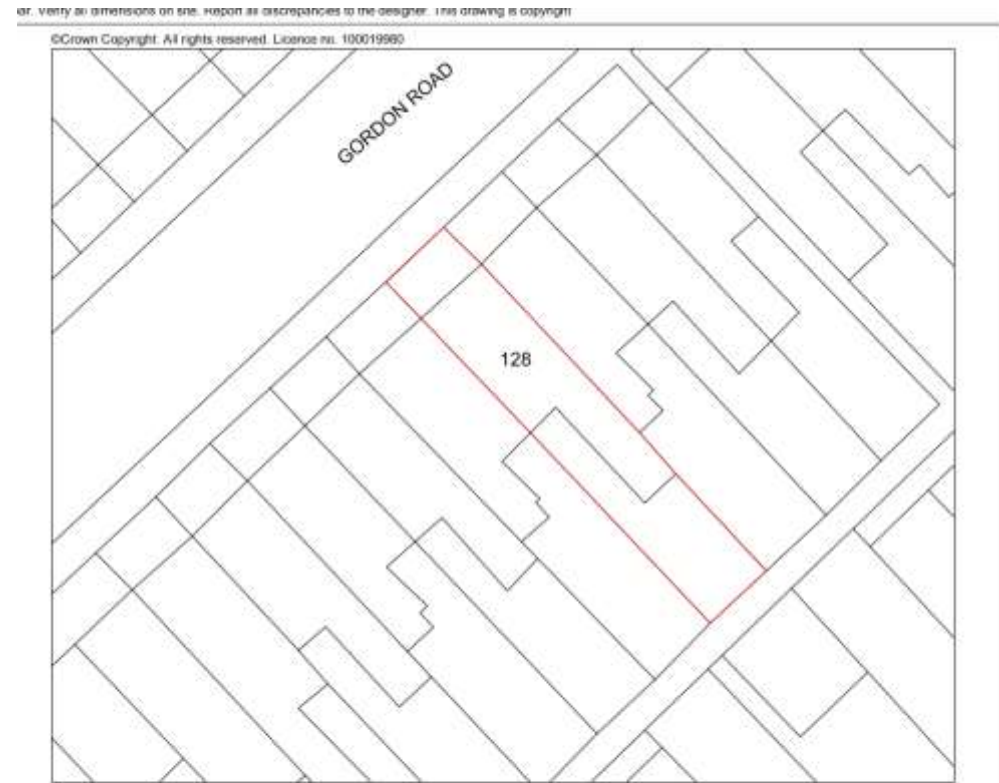
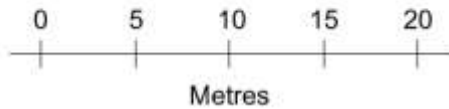


# Existing Layouts/Proposed – Block Plans

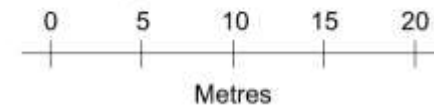
48



Existing Block Plan 1:200

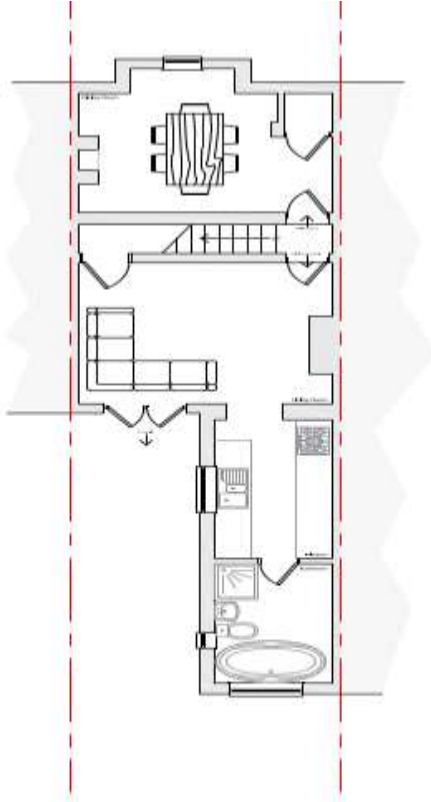


Proposed Block Plan 1:200

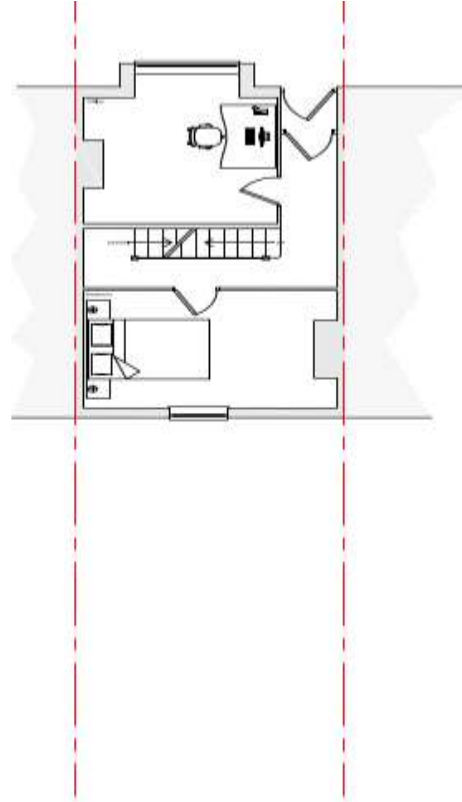




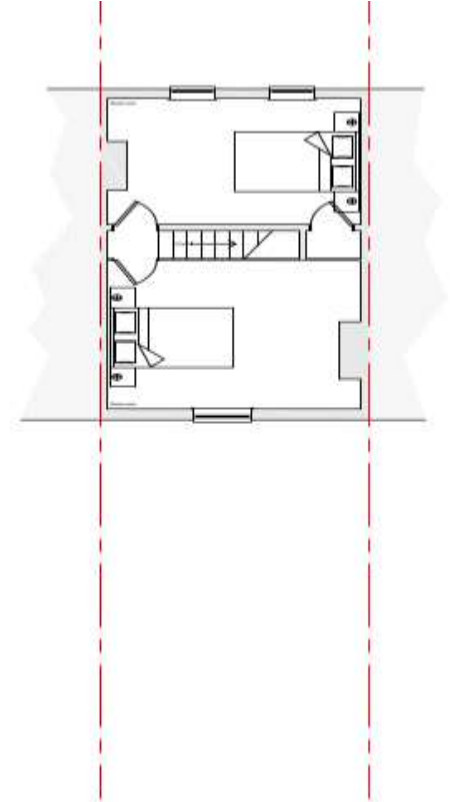
# Existing/Proposed Floor Plans



Existing Lower Ground Floor @ 1.50



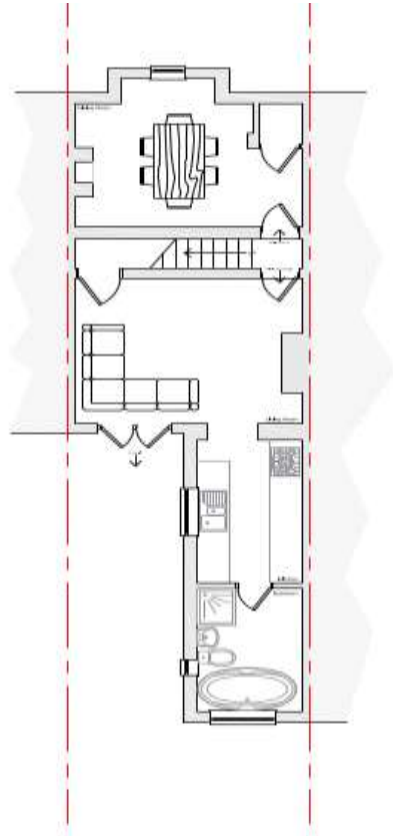
Existing Ground Floor @ 1.50



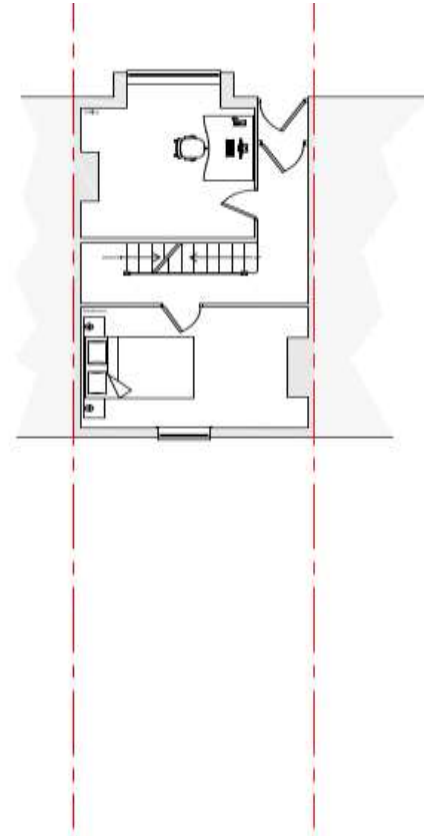
Existing First Floor @ 1.50

# Existing/Proposed Floor Plans

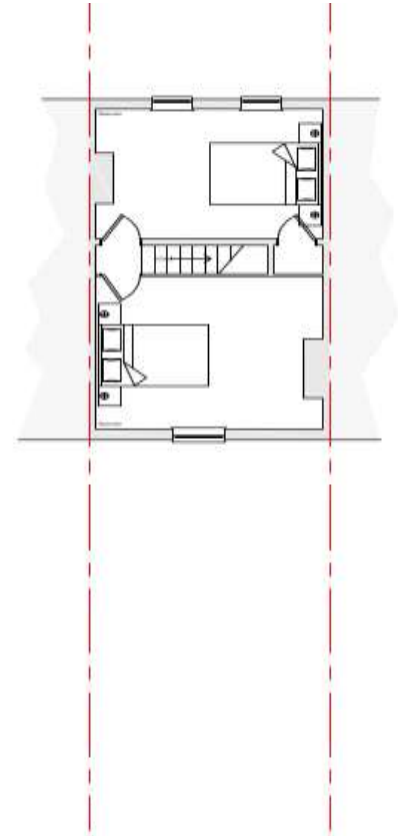
50



Proposed Lower Ground Floor @ 1.50



Proposed Ground Floor @ 1.50



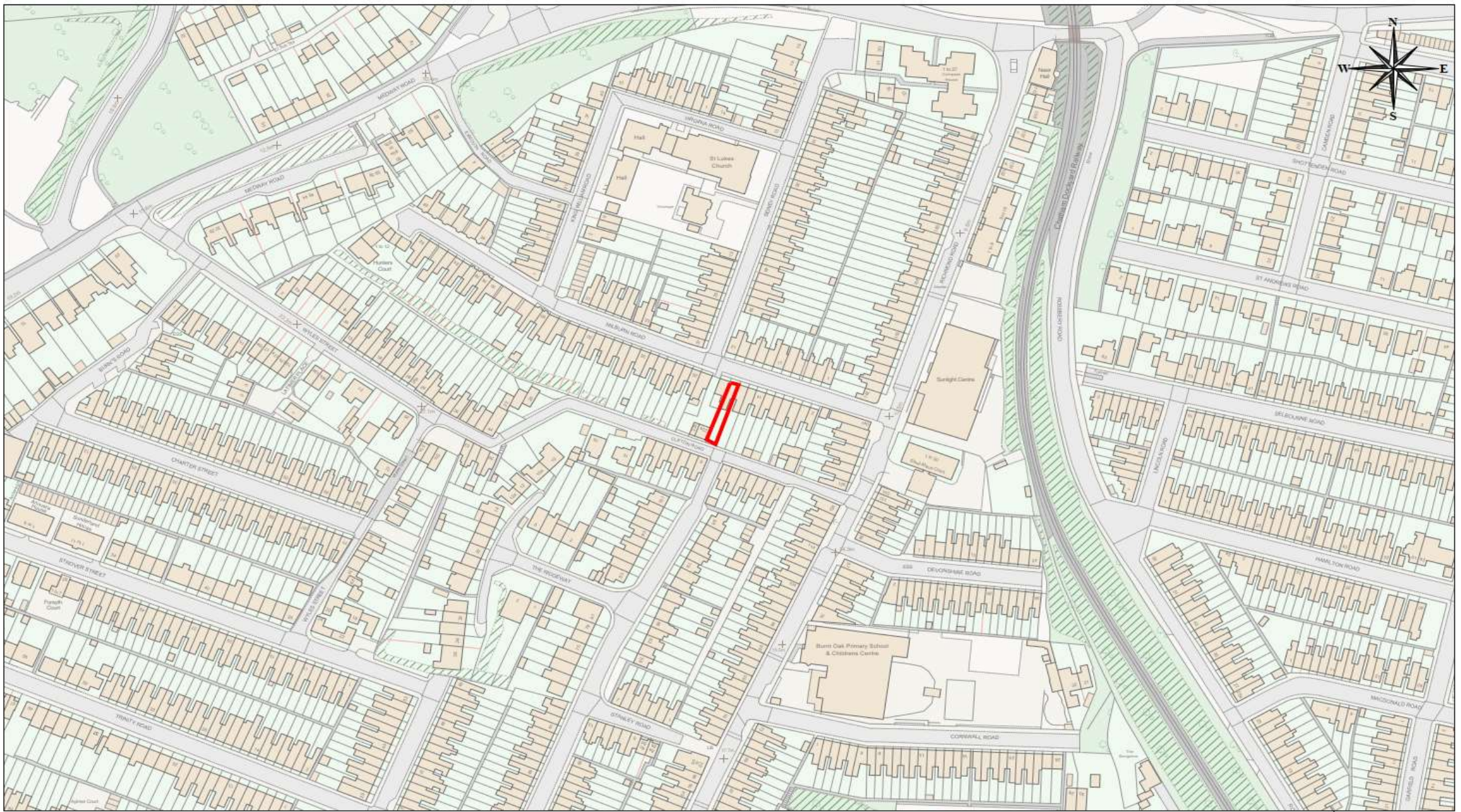
Proposed First Floor @ 1.50

MC/23/2572

20 Milburn Road

Gillingham

ME7 1PH



**MC/23/2572 - 20 Milburn Road, Gillingham, ME7 1PH**



# Site Location Plan



# Existing and Proposed Block Plan

54



# Mixed photos



# Parking and Streetscene

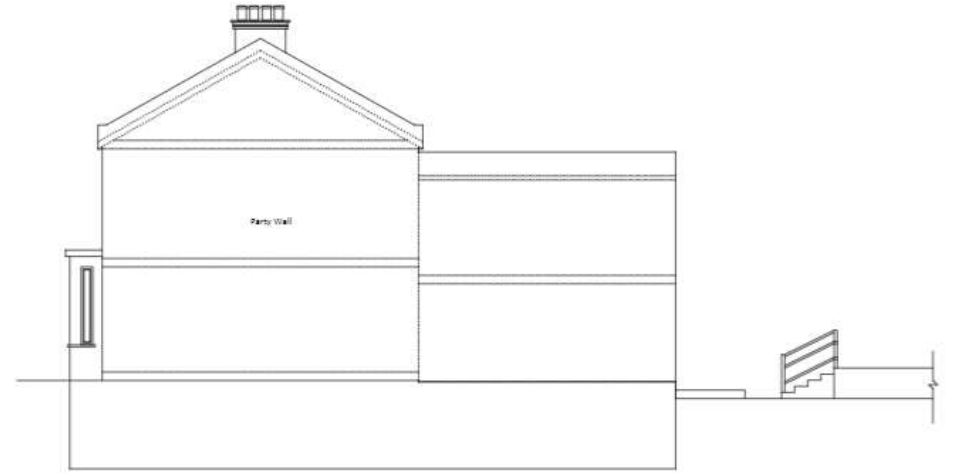




# Existing Elevations



Rear Elevation



Right Elevation

1:50



Existing Section AA

1:50



# Proposed Elevations

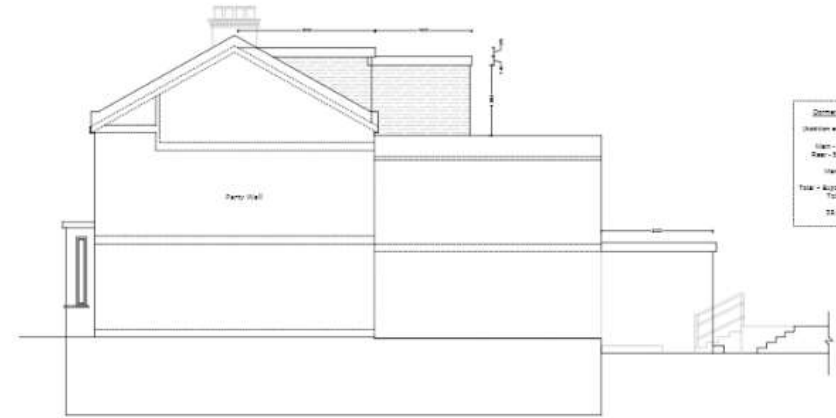


Proposed Rear Elevation 1:50



Proposed Front Elevation 1:50

**GENERAL NOTES FOR ARCHITECT:**  
 FACED WITH BRICK (EXCEPT WHERE NOTED)  
 FINISH - BRICK - 11.00' x 11.00'  
 FINISH - BRICK - 11.00' x 11.00'  
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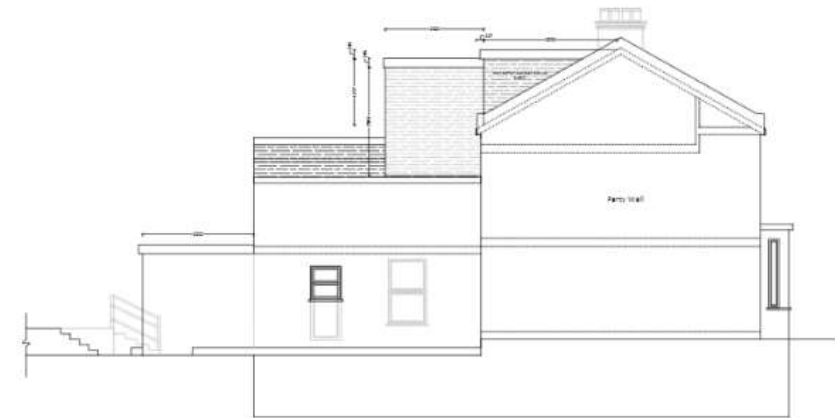


Right Elevation 1:50

**GENERAL NOTES FOR ARCHITECT:**  
 FACED WITH BRICK (EXCEPT WHERE NOTED)  
 FINISH - BRICK - 11.00' x 11.00'  
 FINISH - BRICK - 11.00' x 11.00'  
 FINISH - BRICK - 11.00' x 11.00'  
 FINISH - BRICK - 11.00' x 11.00'



Proposed Section AA 1:50



Left Elevation 1:50

# Existing and Proposed Floor Plans

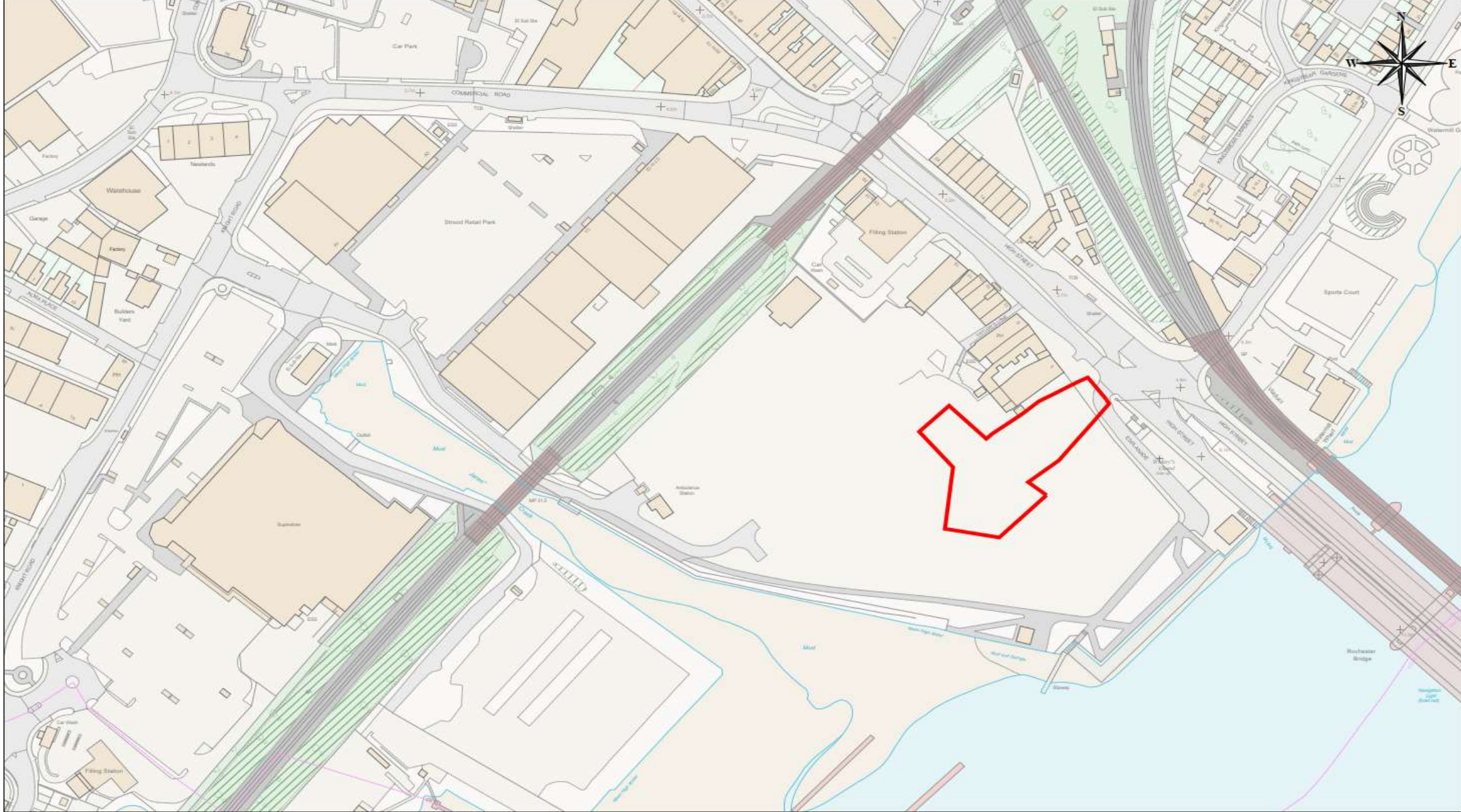


MC/23/2463

Civic Centre

Esplanade

Strood



**MC/23/2463 - Civic Centre, Esplanade, Strood, Rochester**



# View towards the Strood with the site on the left



Site on the right, esplanade on the left



# Access to the site from the A2





# Site Access gates



# The site



# The wider Civic Centre Site



# Ariel view of the Civic Centre Site

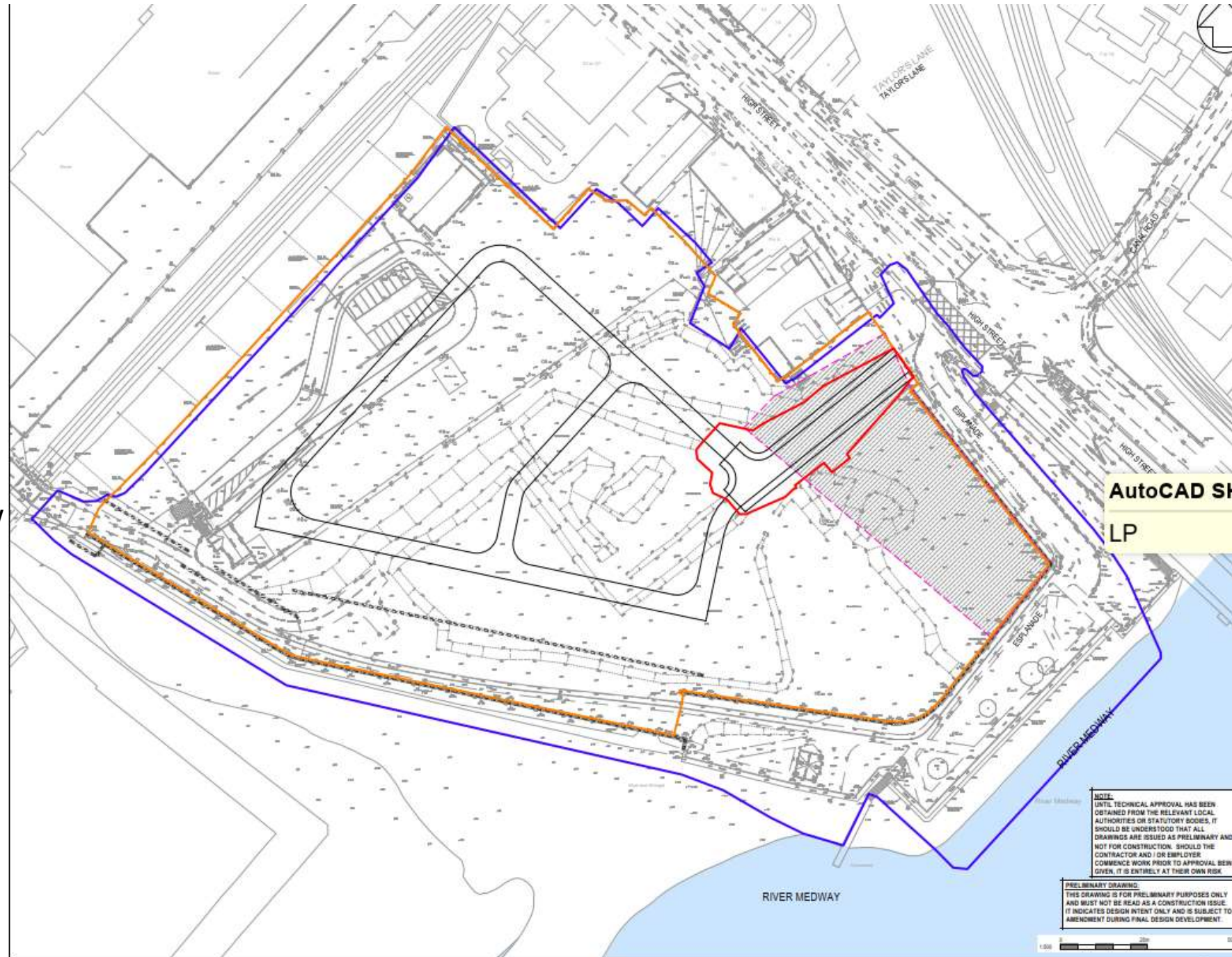


# Site

Red line – Extent of current application

Orange line – Indicative extent of future planning application

Blue line – Planning application MC/17/1172 - Construction of new flood defences



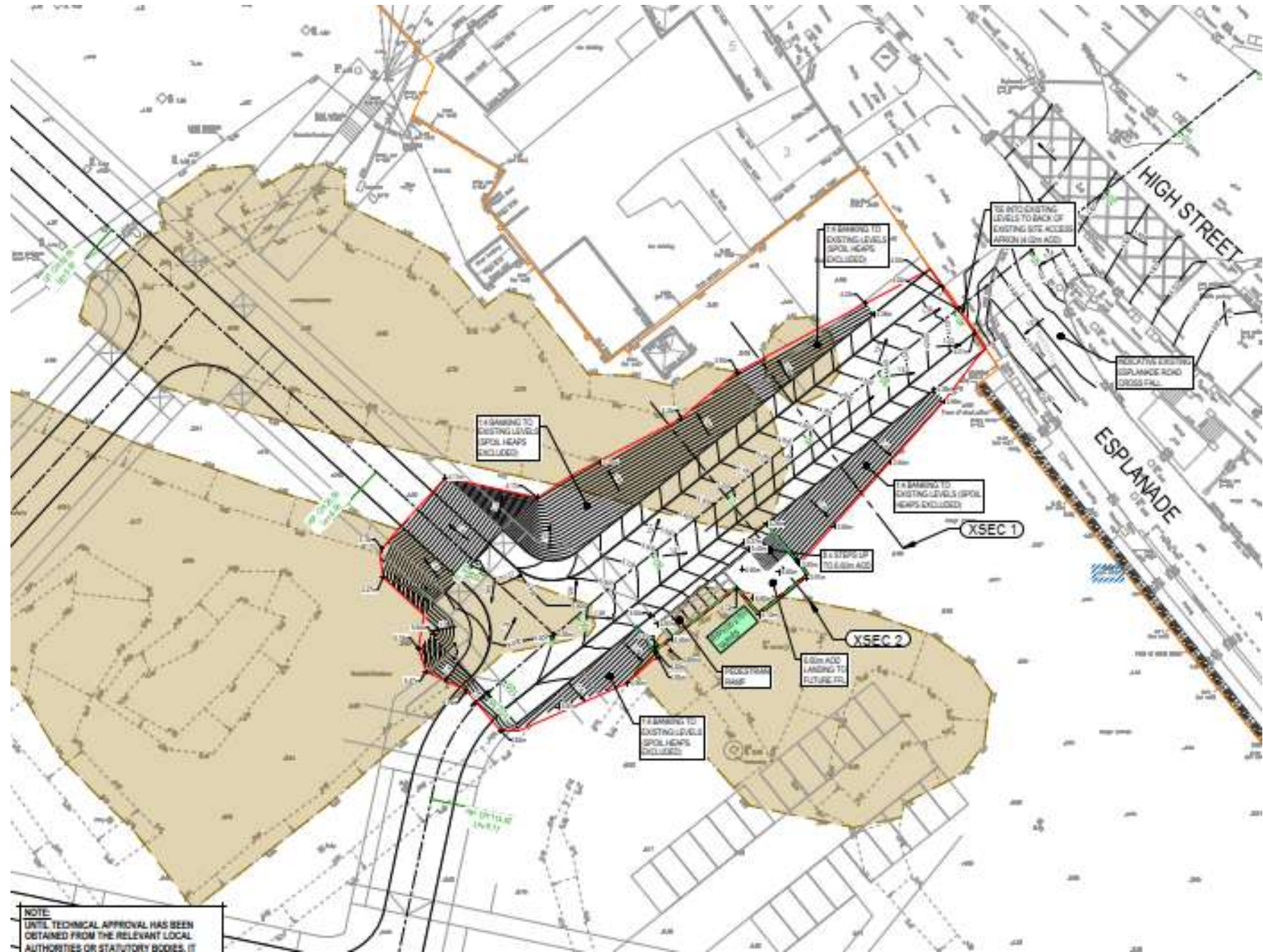
# Proposed Works and Contours

Red line – Extent of current application

Orange line – Indicative extent of future planning application

Brown areas – Spoil heaps to remove offsite

Green dash line – Retaining wall and maximum retained height

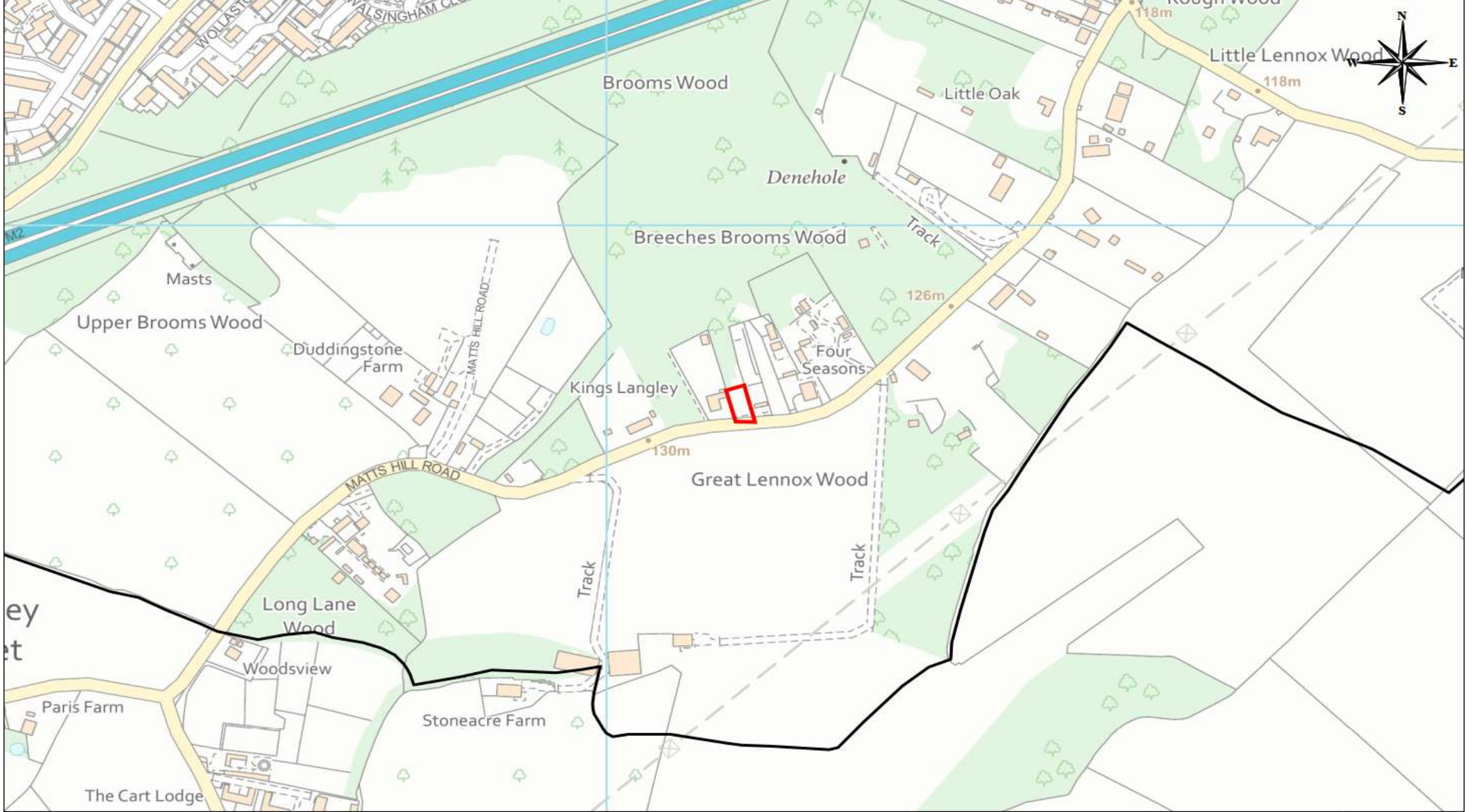


MC/23/2423

Harewood

Matts Hill Road

Rainham



**MC/23/2423 - Harewood, Matts Hill Road, Rainham, Gillingham, ME9 7XA**





MC/23/2423 – Harewood, Matts Hill Road



Pond

Breeches  
Brooms Wood

Kings Langley

Gramerci

Travellers Site

Four Se  
(Travellers Site)

Track

Track

Matts Hill Road

The Chestnuts

73

10

MC/23/2423 – Harewood, Matts Hill Road



Kings Langley

Gramerci

MATTS HILL ROAD

Utility

MH

Oil Pump

Post and Rail Fence with Gate

2m Close boarded Fence

10

Proposed Grassed Area

Entrance

Track

MC/23/2423 – Harewood, Matts Hill Road



12.9.2023 15:56

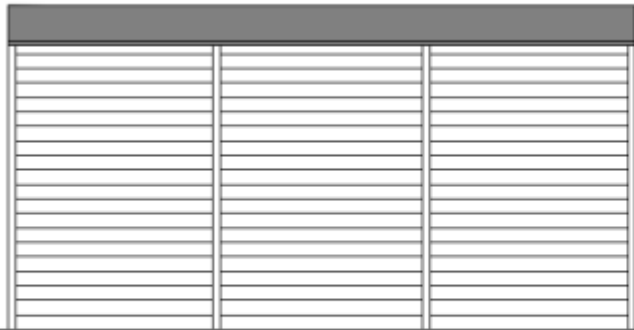


MC/23/2423 – Harewood, Matts Hill Road



Utility room – located to the north of the mobile home

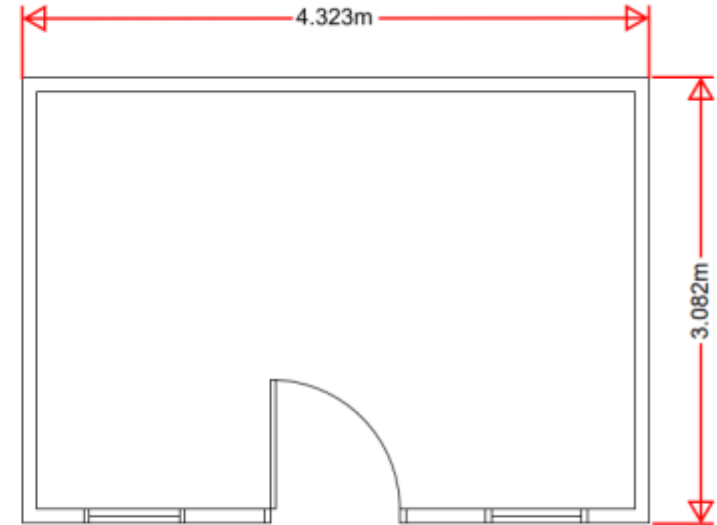
87



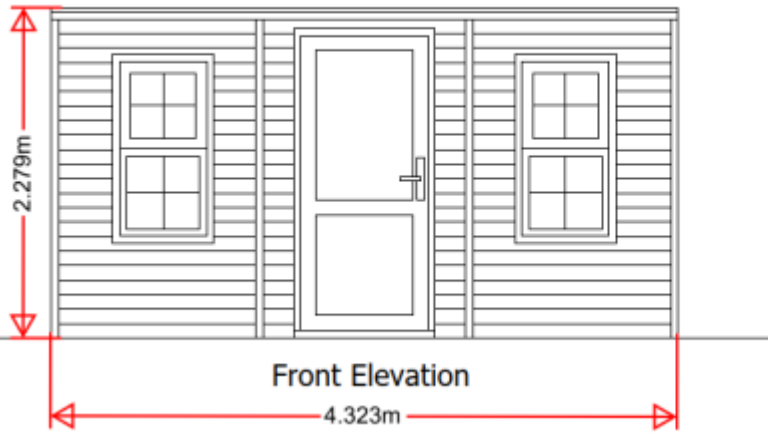
Rear Elevation



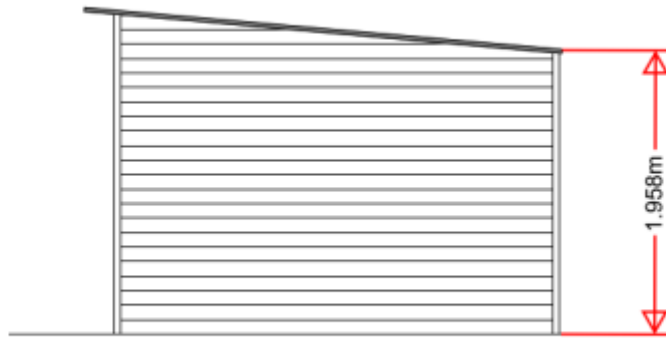
Flank Elevation



Floor Plan



Front Elevation



Flank Elevation

MC/23/2775

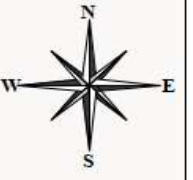
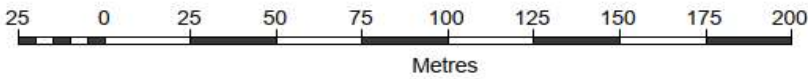
3 Harlequin Fields

Rochester

ME1 3EQ



**MC/23/2775 - 3 Harlequin Fields, Rochester, ME1 3EQ**



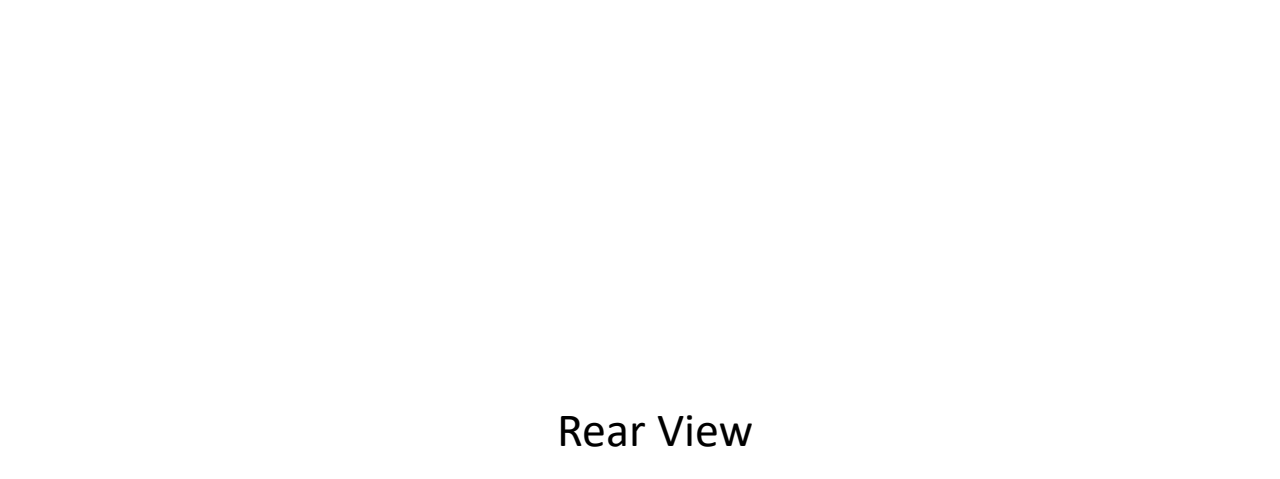
Playing Field

Allotment Gardens





Front View



Rear View

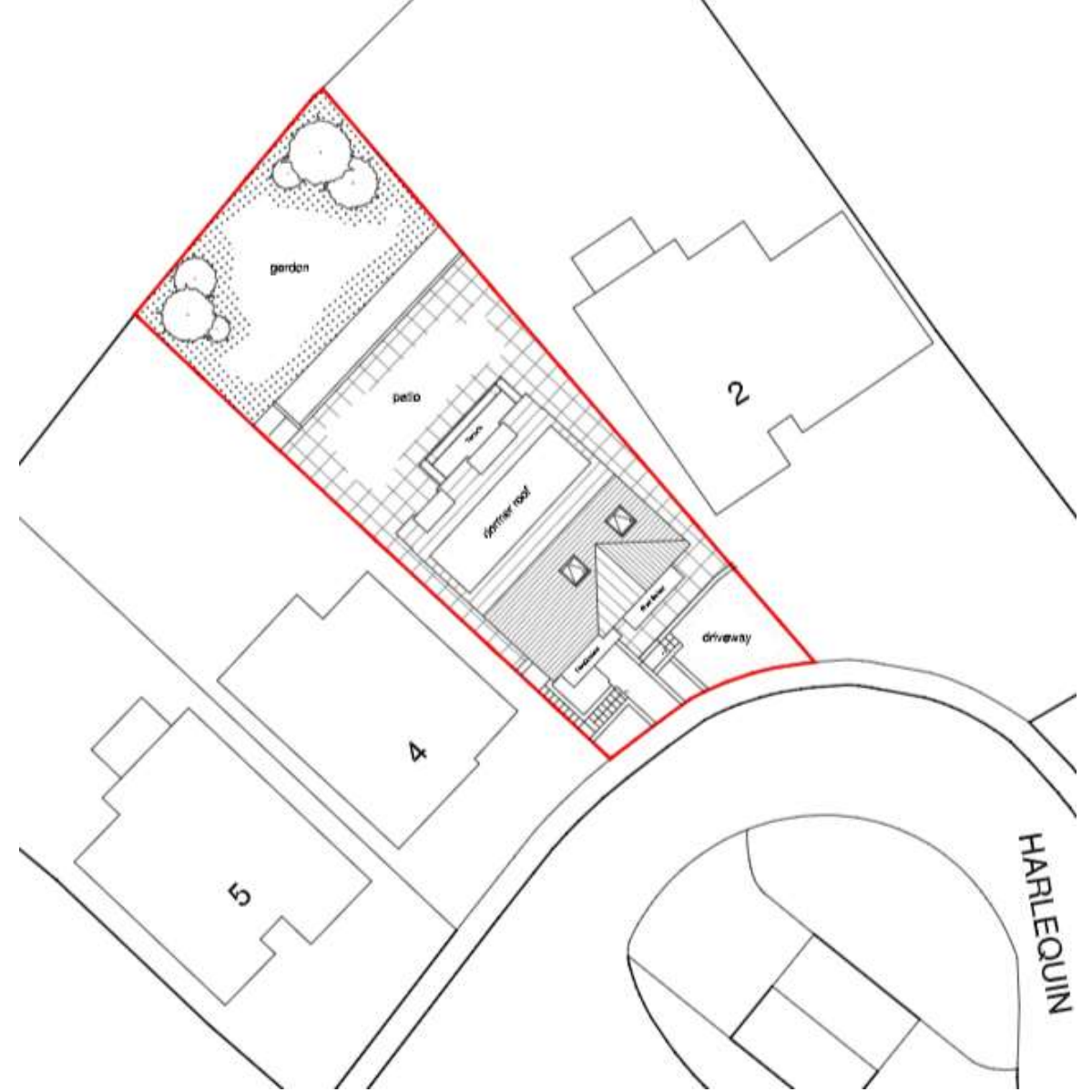
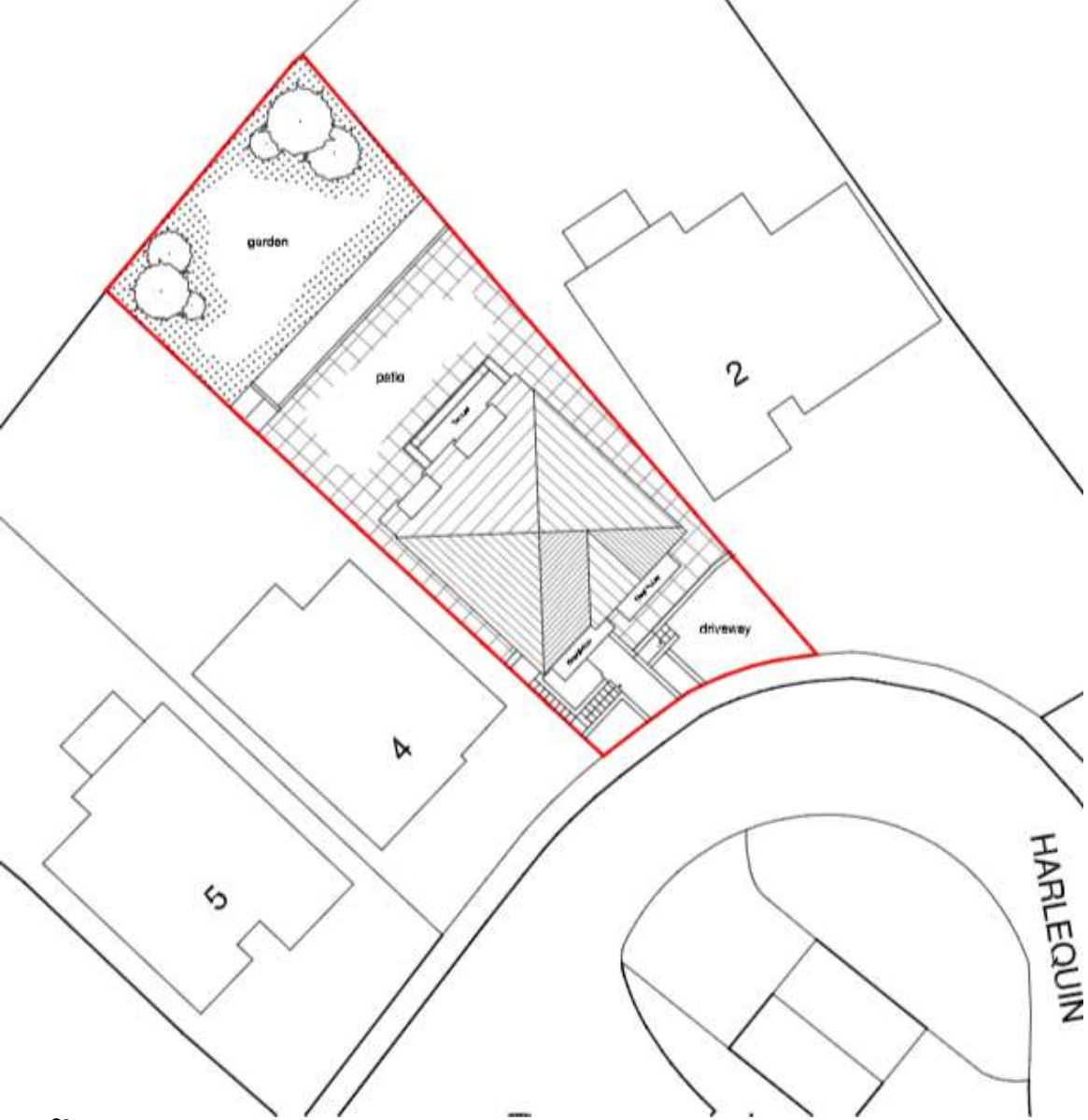




4 Harlequin Fields  
with 5 Harlequin  
Fields in  
background

2 Harlequin Fields





Existing and Proposed Block Plans

Right: Existing Front and Side (northeast) Elevations

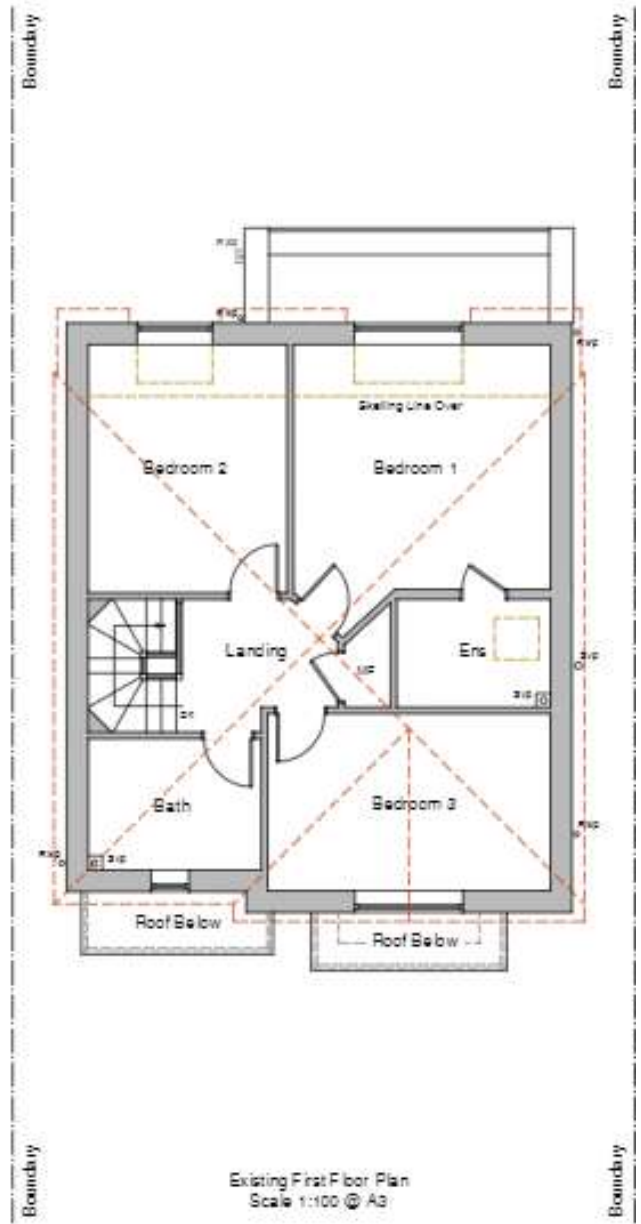
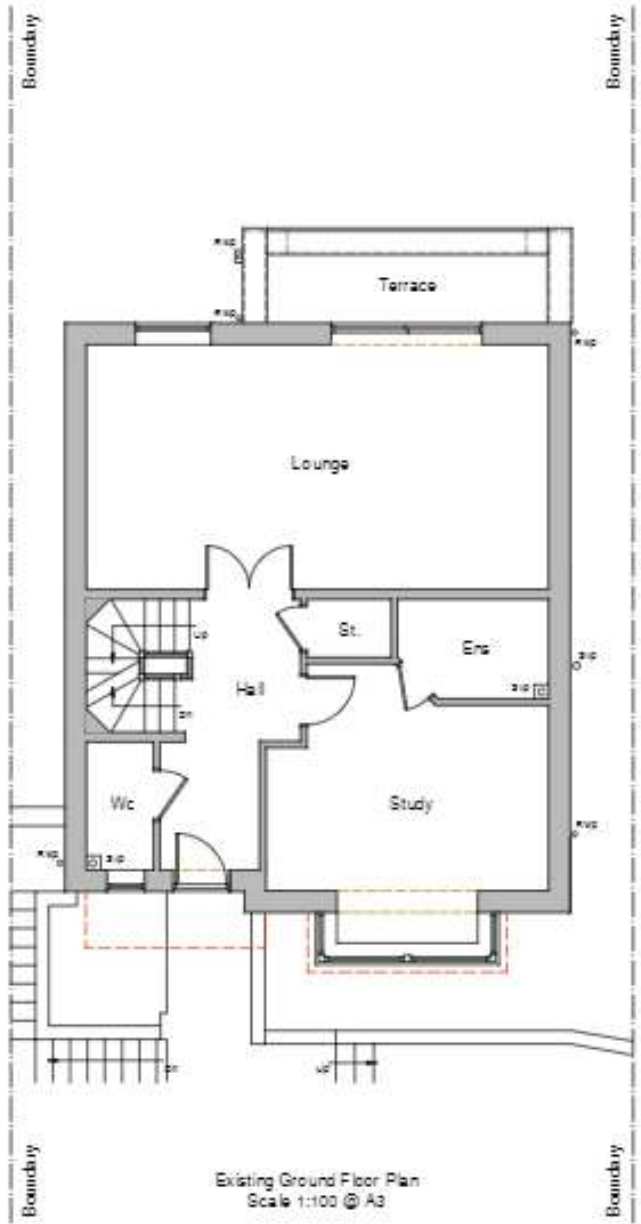
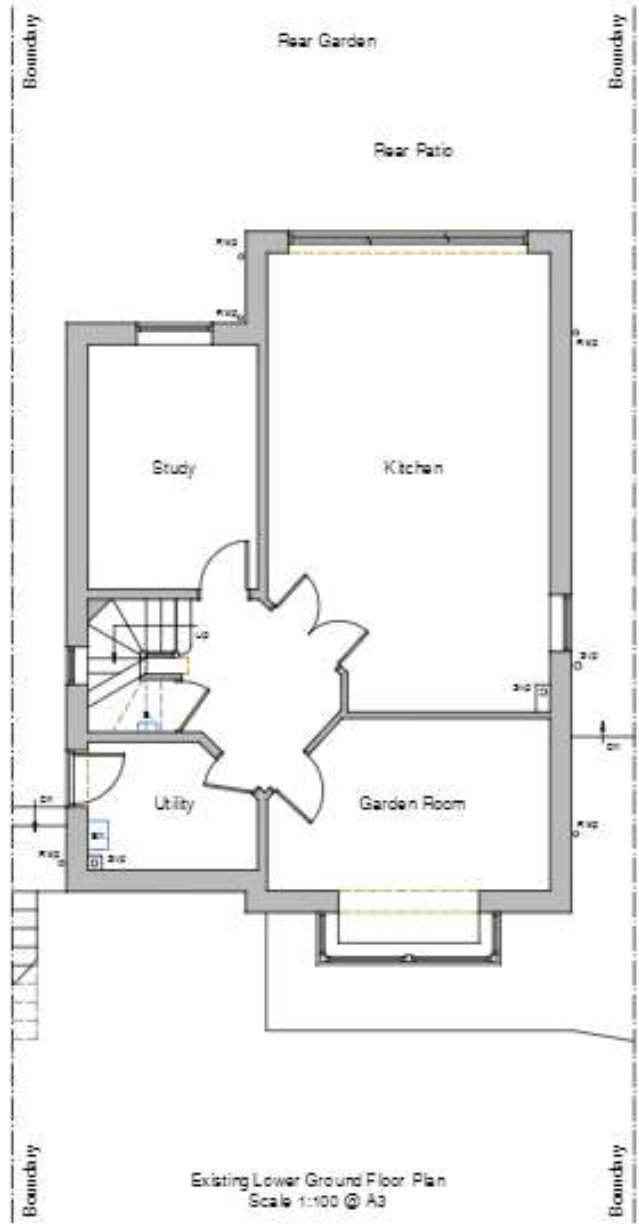
Below: Existing Rear and side (southwest) Elevations

these works. See information adjacent titleblock for further



This drawing must be read in conjunction with the following:

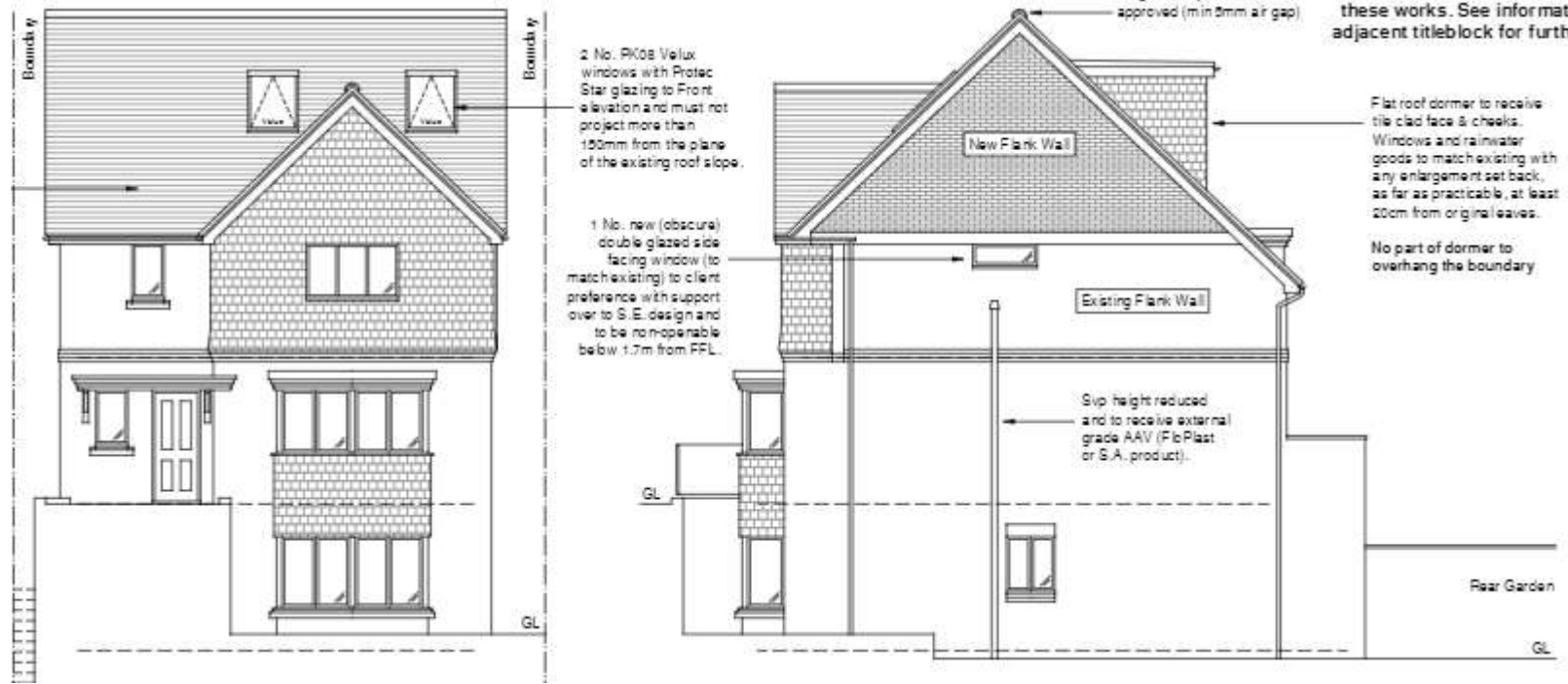
- 1425-01 Plans as Existing
- 1425-02 Elevations as Existing
- 1425-03 Elevations as Proposed
- 1425-04 Ground Floor Plan
- 1425-05 First Floor Plan as Proposed
- 1425-06 Left Floor Plan as Proposed
- 1425-07 Section as Proposed
- 1425-08 S.P. Specification



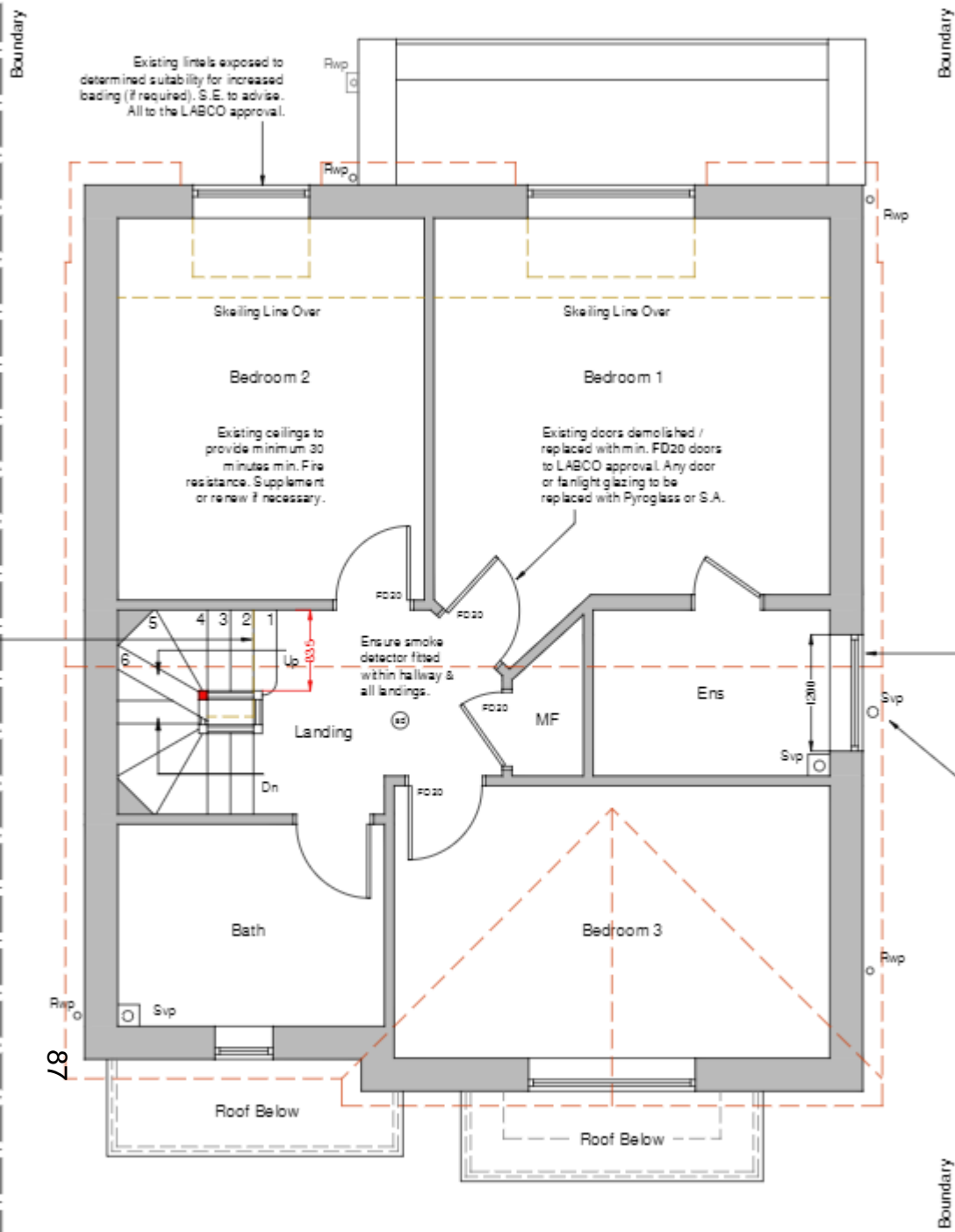
Existing Floor Plans

Right: Proposed Front and Side (northeast) Elevations

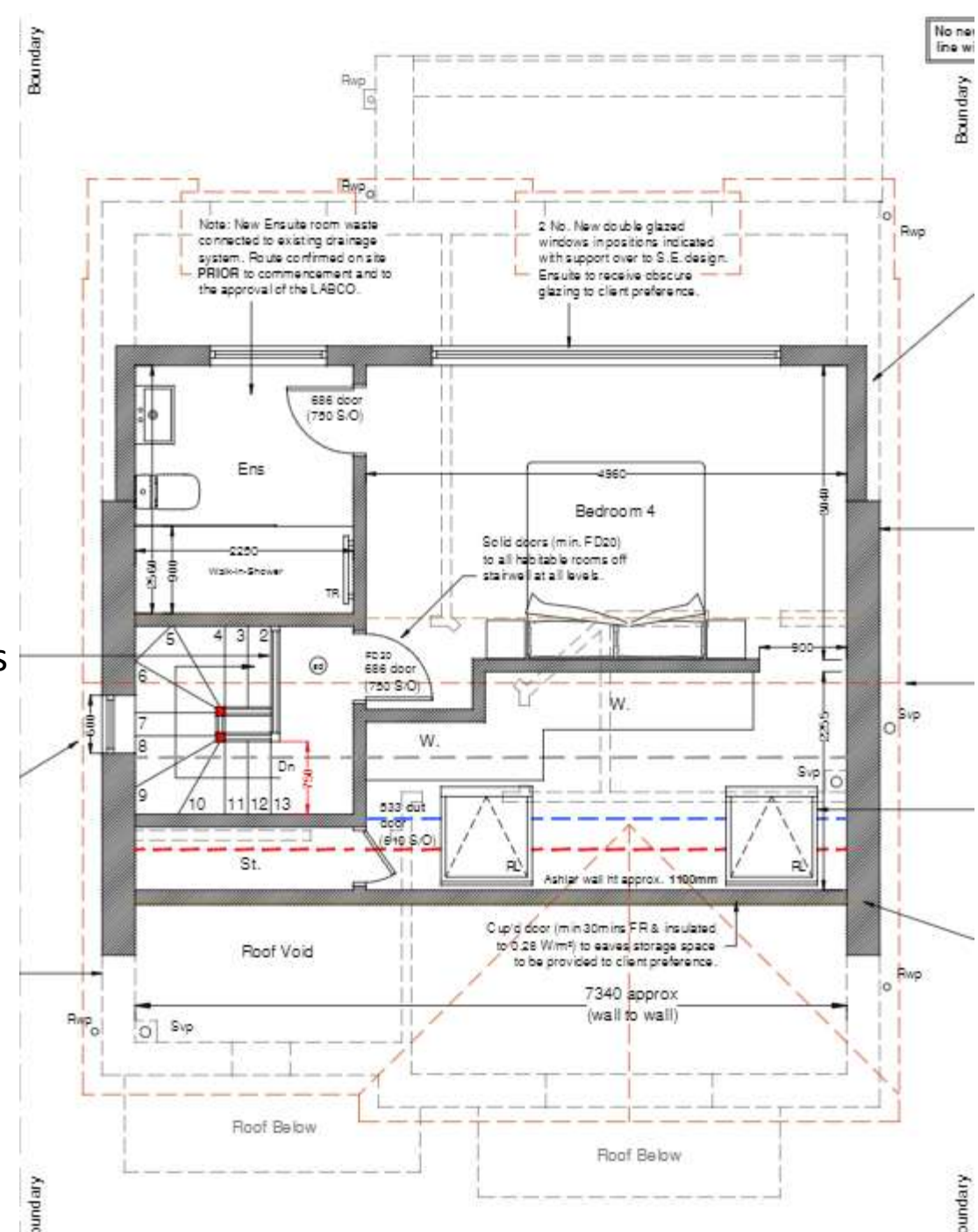
Below: Proposed Rear and side (southwest) Elevations



these works. See information adjacent titleblock for further



Proposed First Floor and Loft Plans (no changes to other floors)



# Performance Report



## Appendix A : Applications

**Figure 1** *Number of applications received and determined 2020/21 to December 2023*

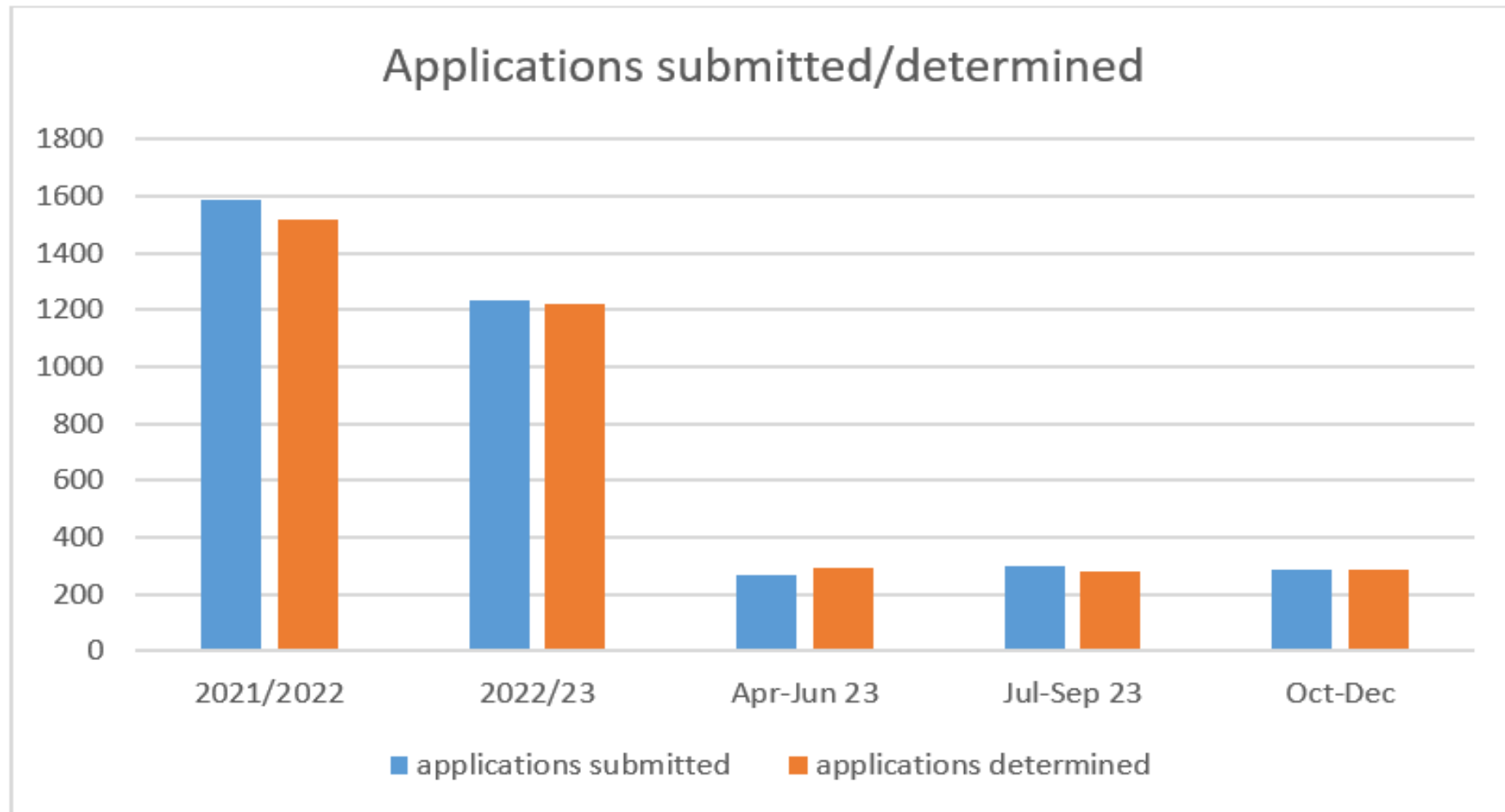
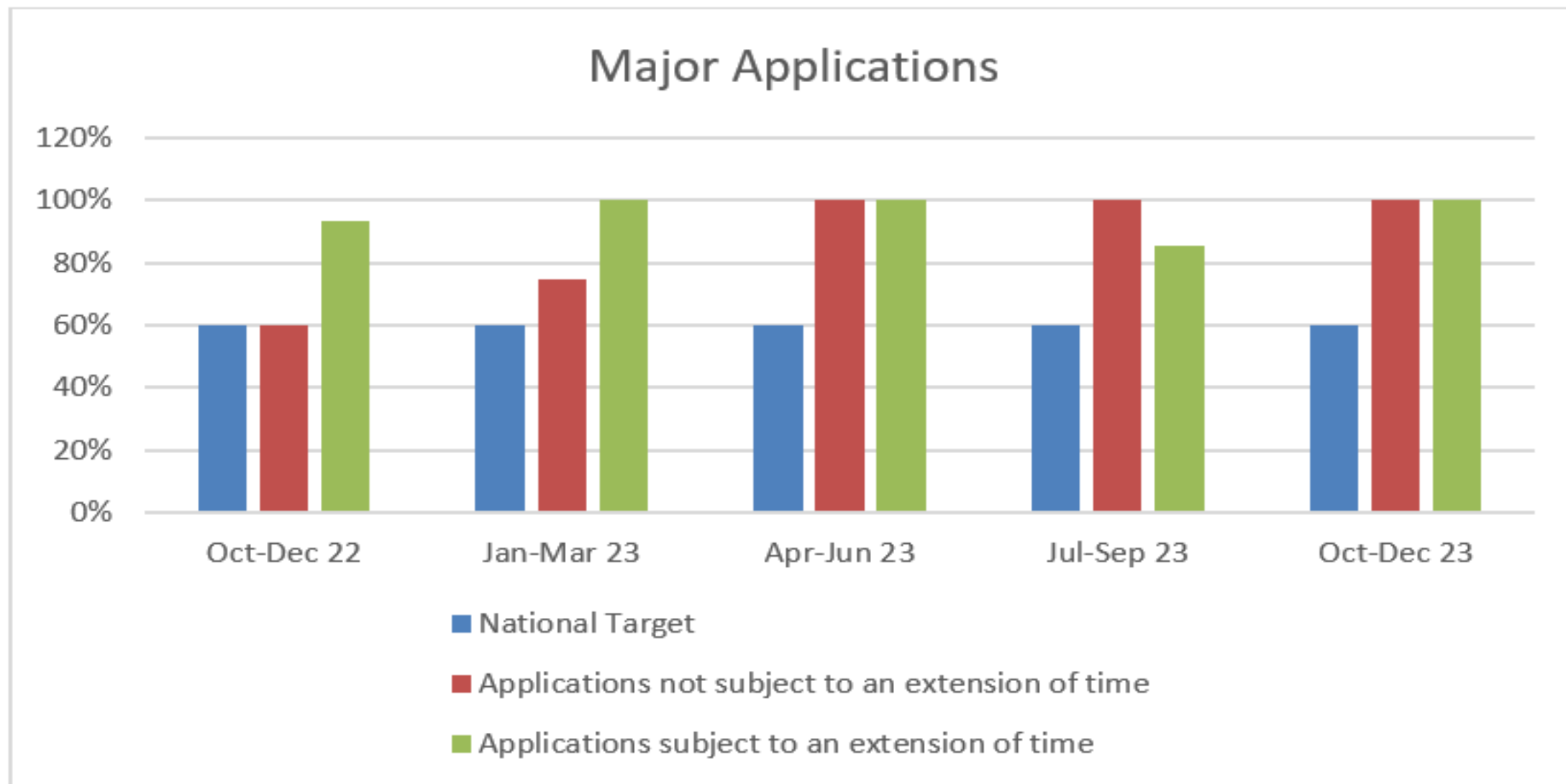


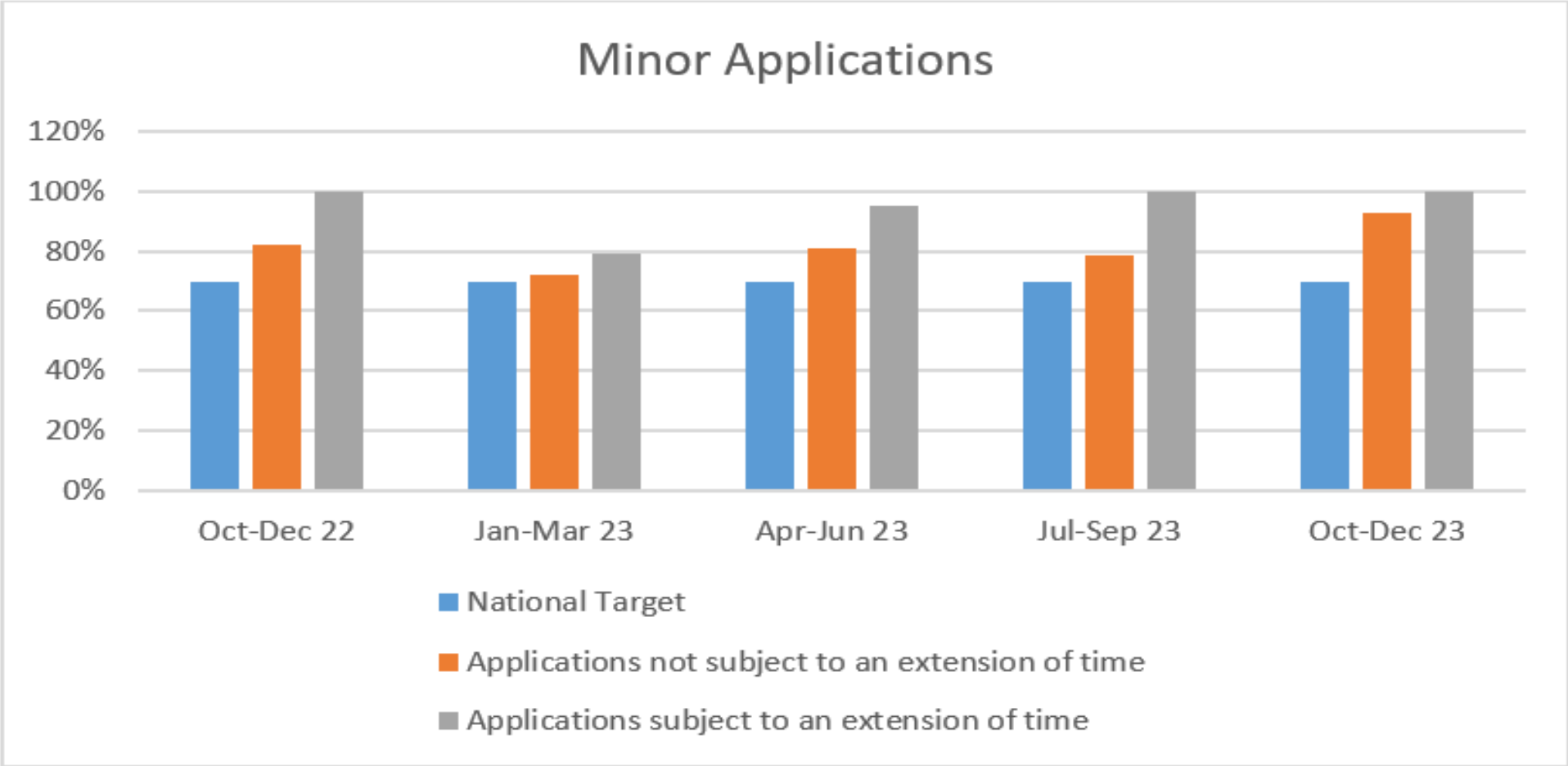
Figure 2

# Percentage of “Major” applications determined against performance target October 2022 to December 2023

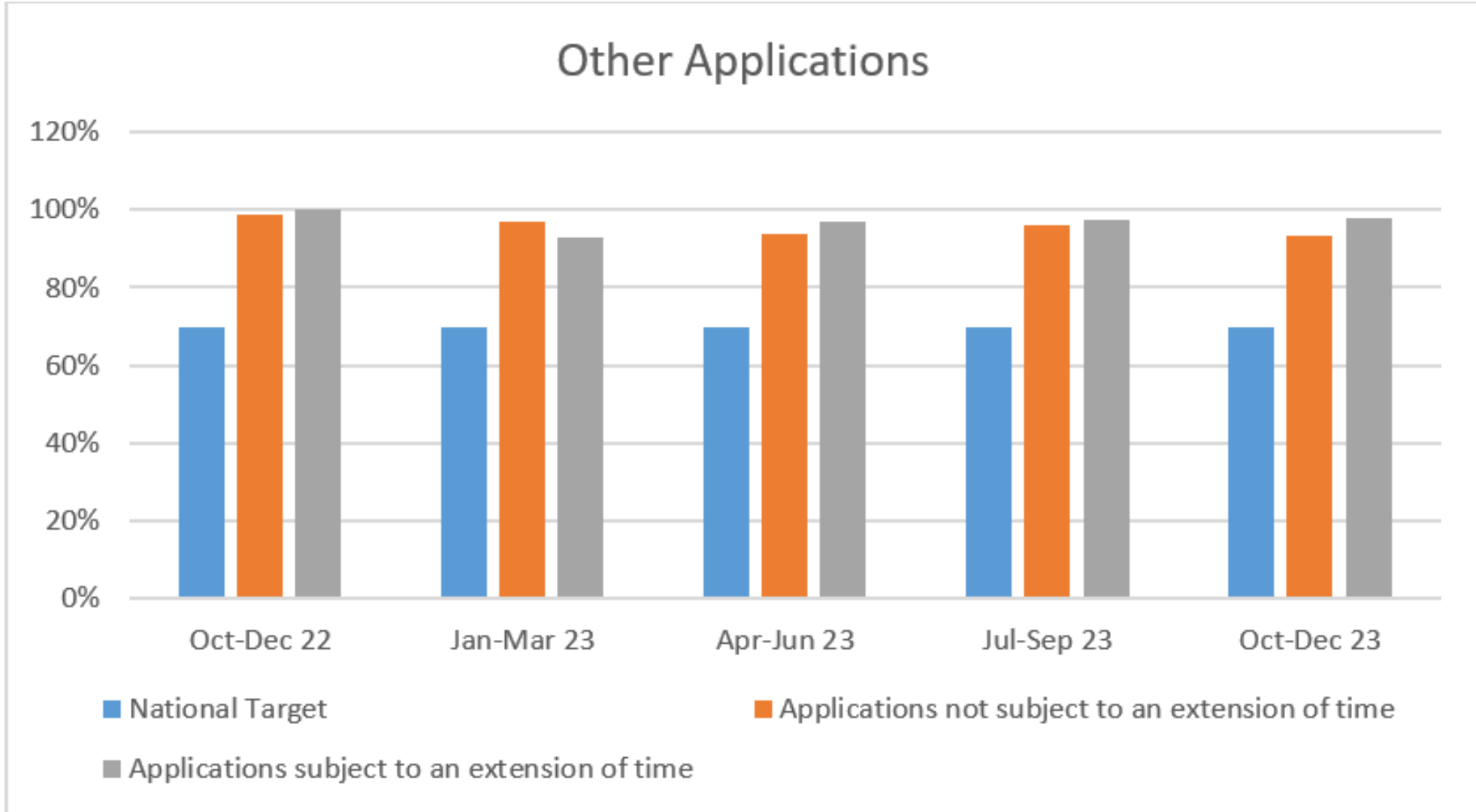
06



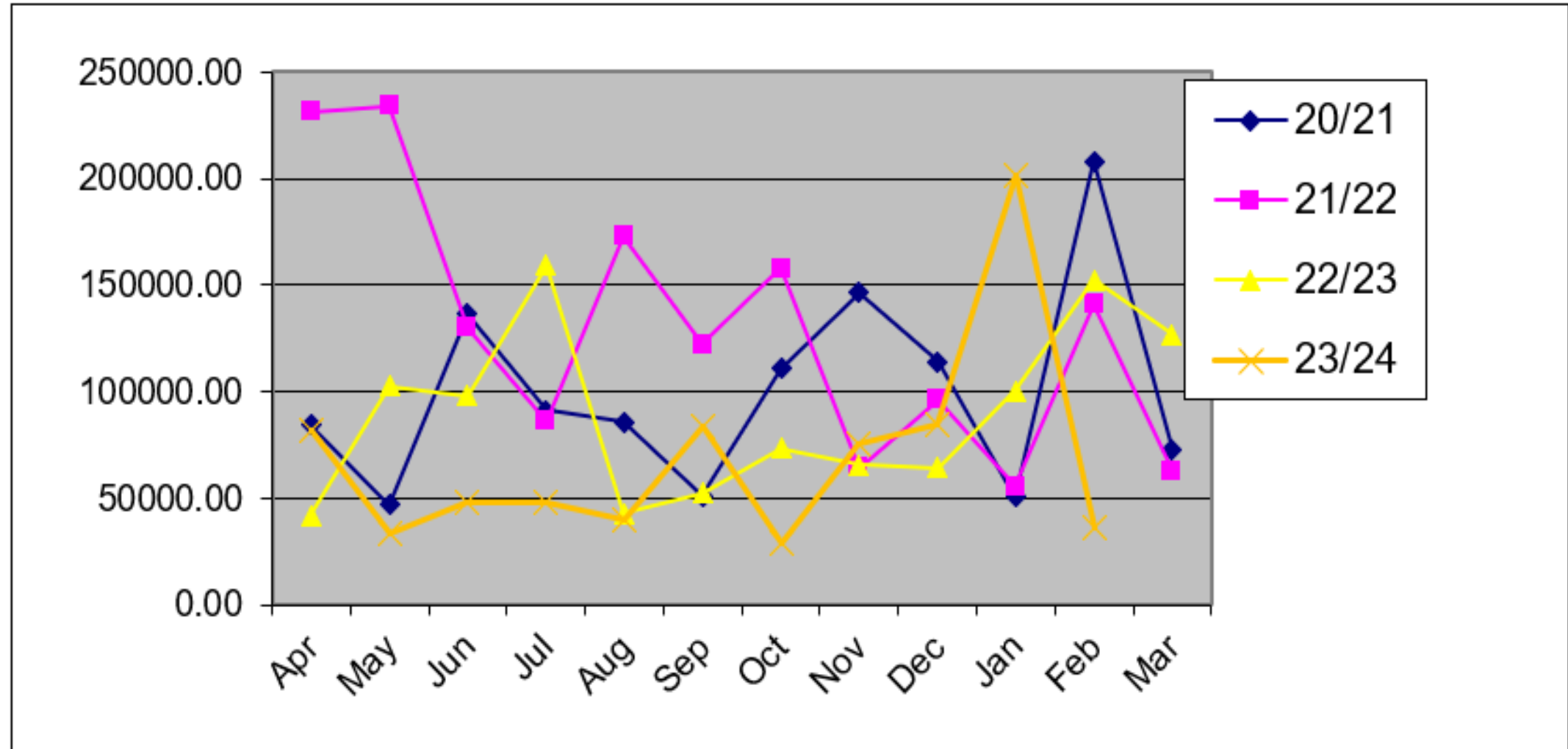
**Figure 3** Percentage of “Minor” applications determined against performance target October 2022 to December 2023



**Figure 4** Percentage of “Other” applications determined against performance target October 2022 to December 2023

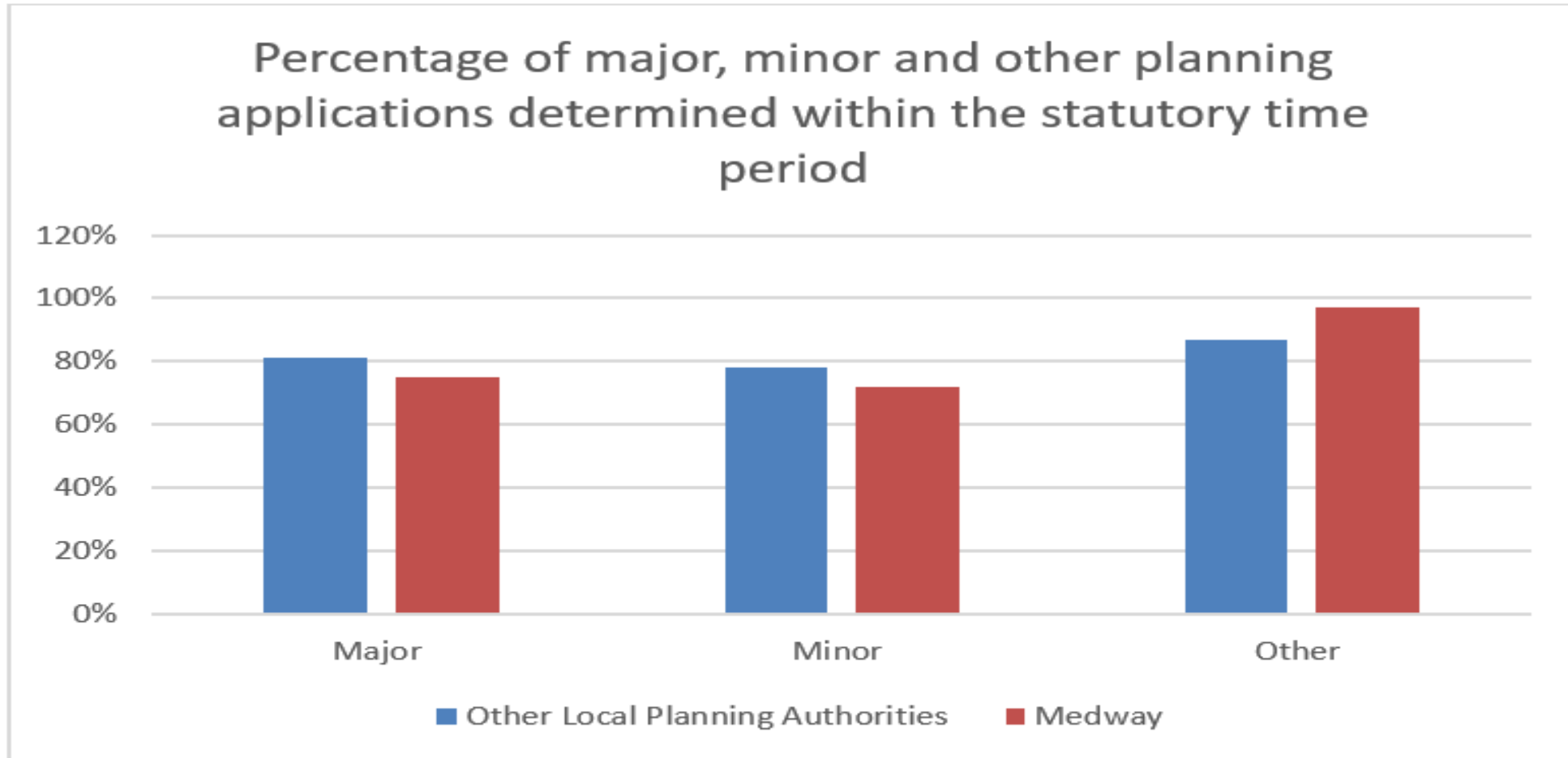


**Figure 5** Planning application fees received for the period April to December 2023, 2020/21, 2021/22 and 2022/23



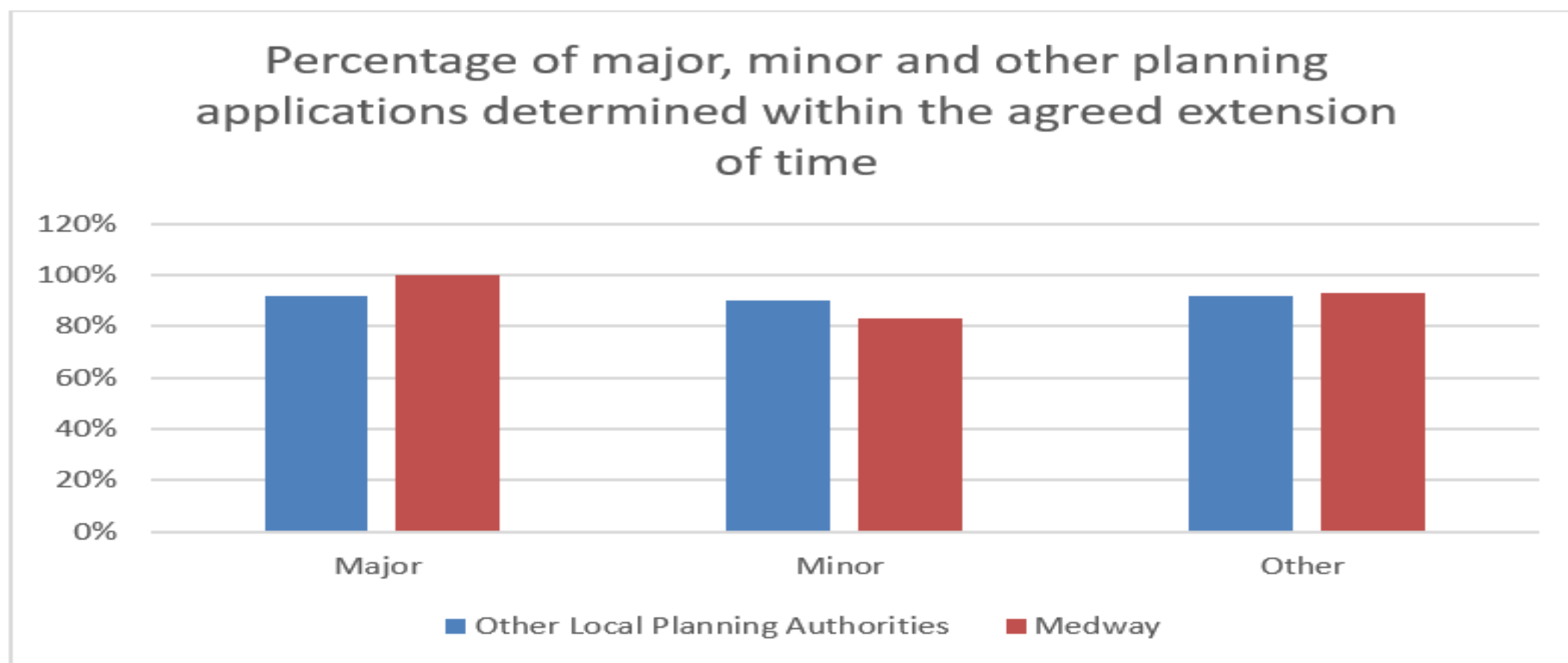
## Figure 1 Planning applications determined within the statutory timeframe

Government produced statistics and league tables compares performance to the national average. The chart below compares Medway's performance with the latest data available for other local planning authorities for the period 1 July to September 2023.



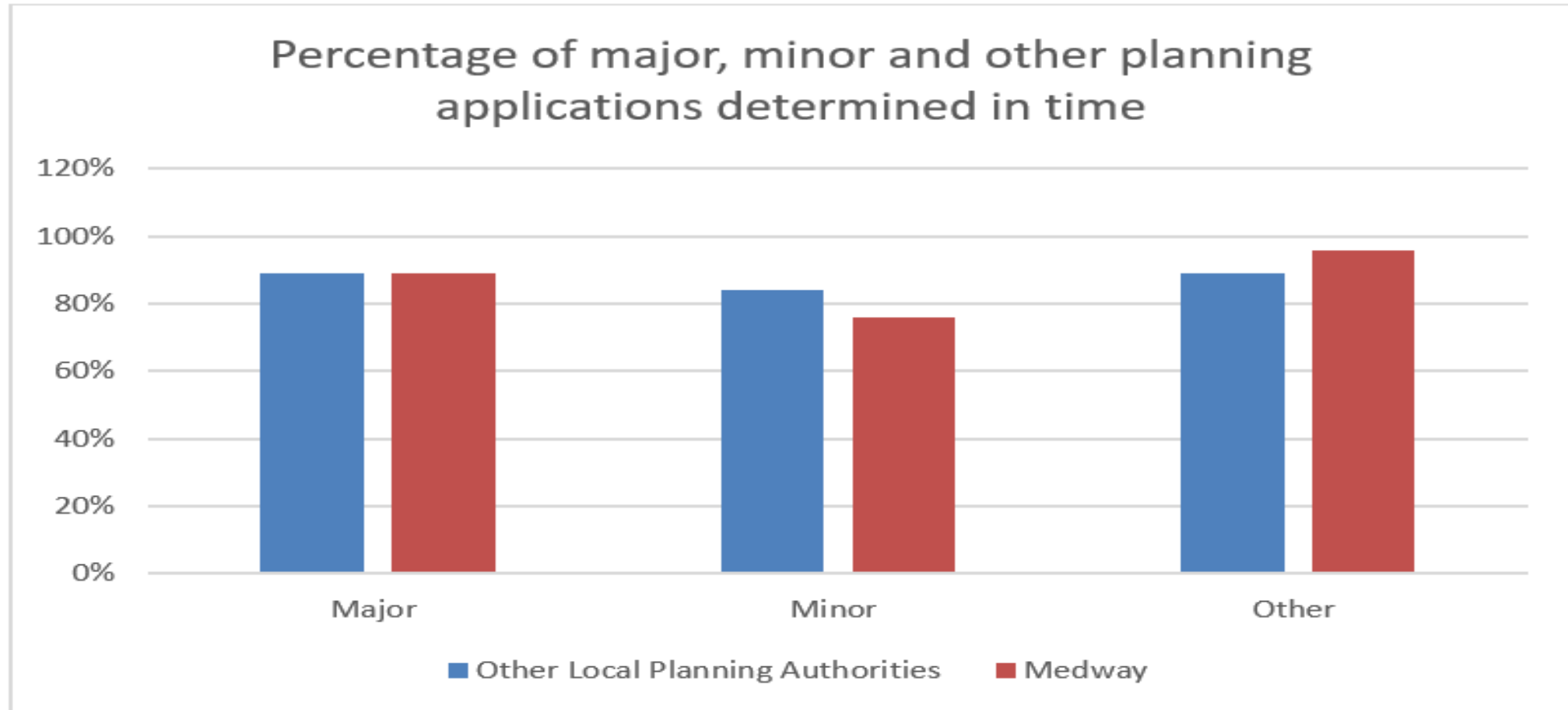
## Figure 2 Applications within the agreed Planning Extension Agreement

Government produced statistics and league tables compares performance to the national average. The chart below compares the performance with the latest data available for other local authorities for applications with a Planning Extension Agreement for the period 1 July to September 2023



### Figure 3 Total planning applications decided in time

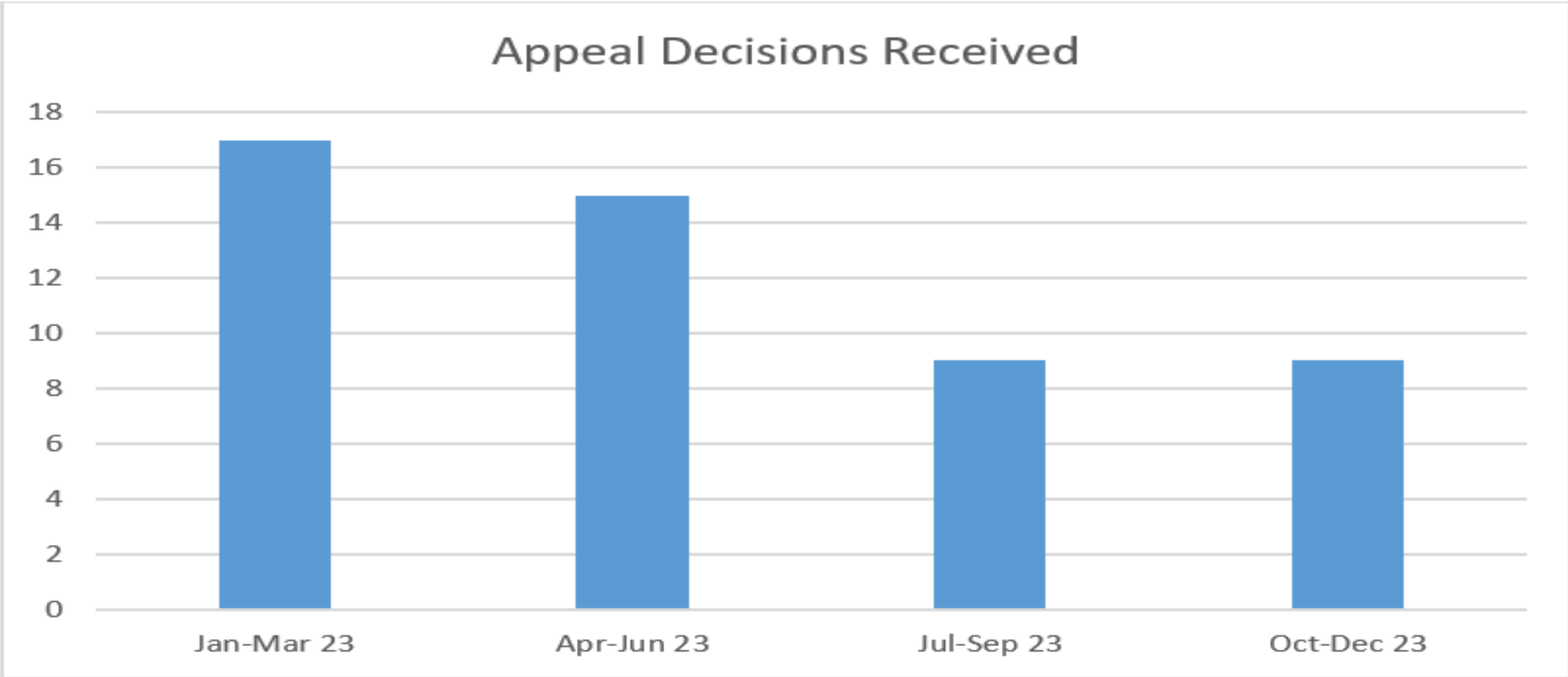
Government produced statistics and league tables compares performance to the national average. The chart below compares performance with the latest data available for other local authorities for the total percentage of applications determined within the statutory timeframe and/or the agreed time for the period 1 July to 30 September 2023.



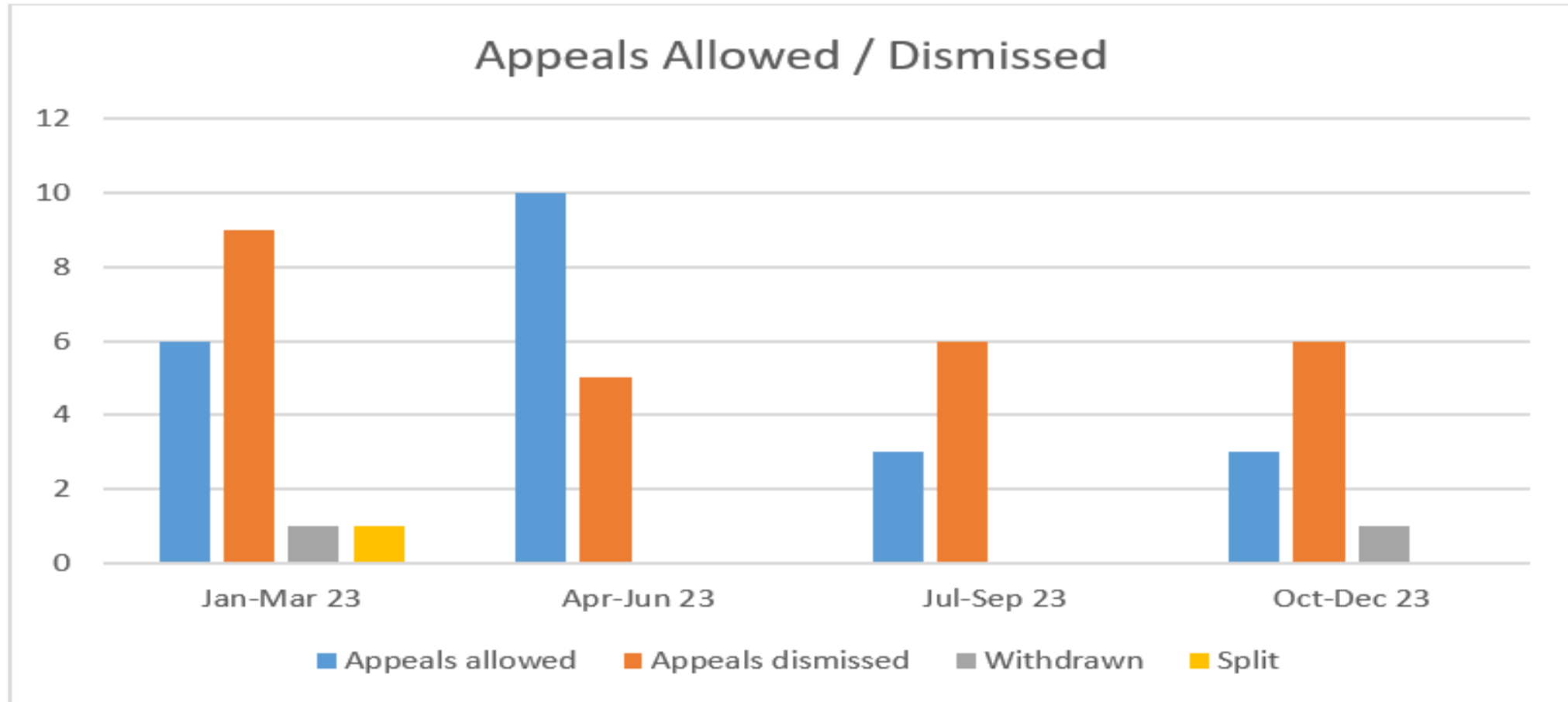


**Figure 1**

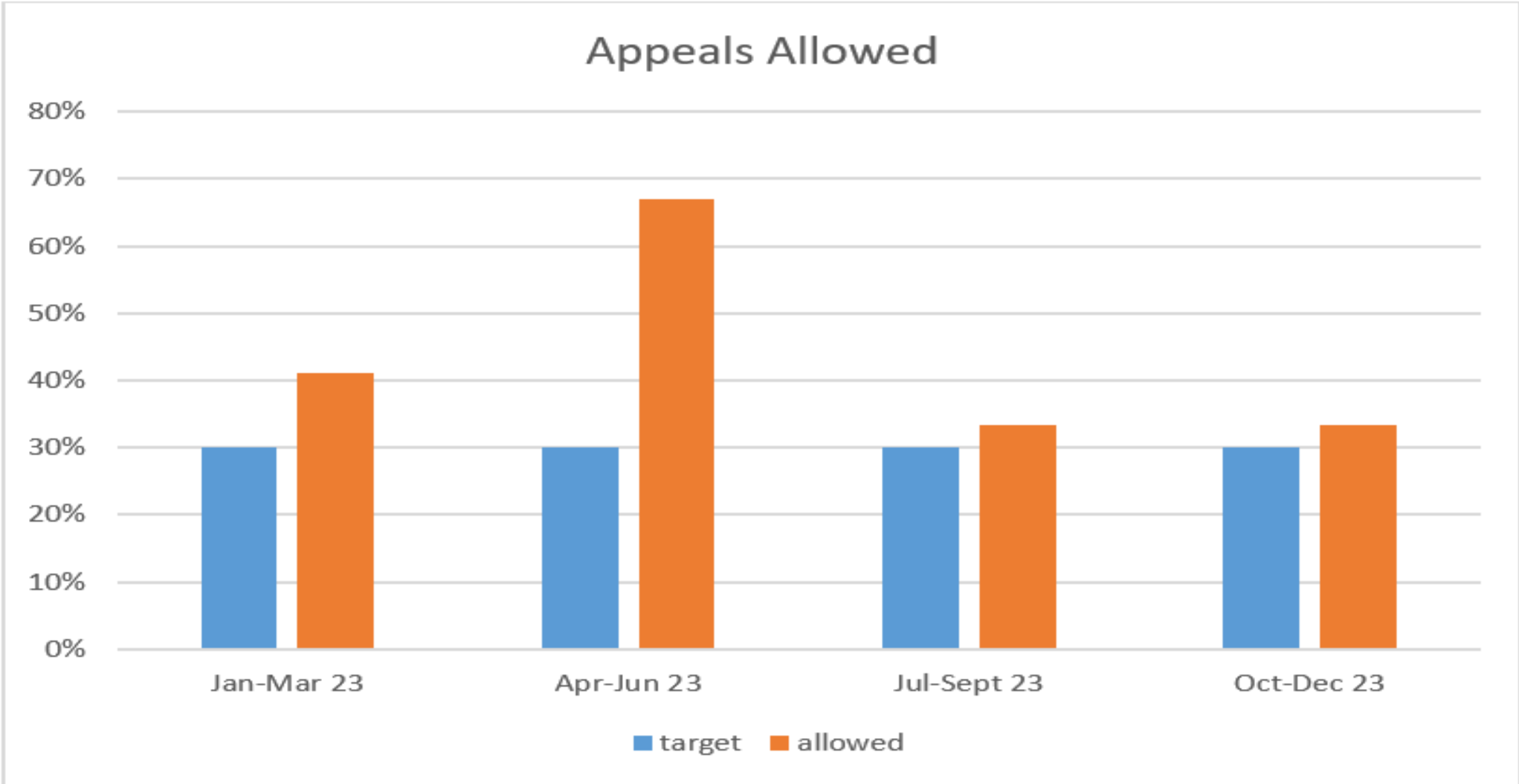
**Number of appeals decisions received from January 2023 to December 2023**



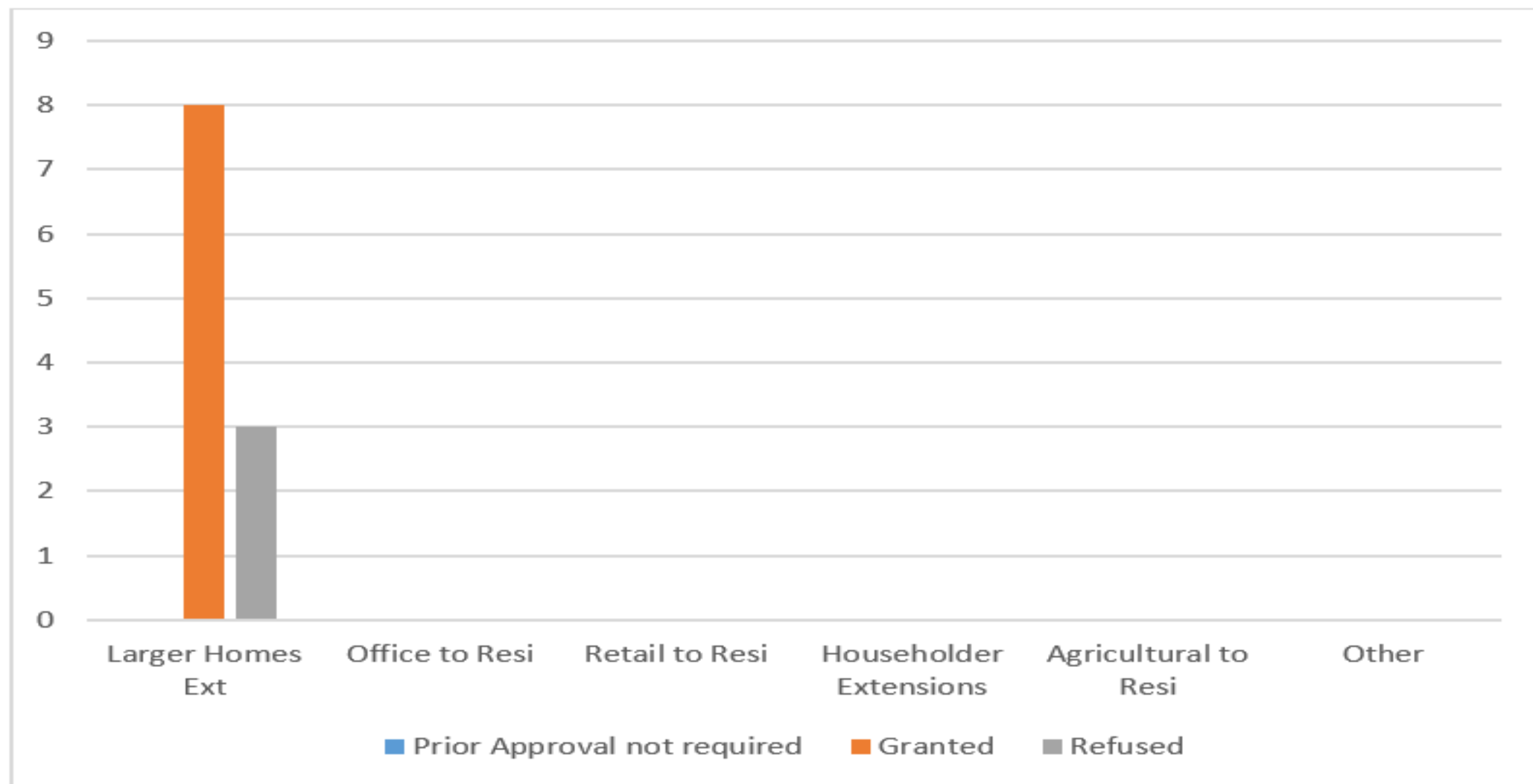
**Figure 2**      **Number of Appeals allowed / dismissed January 2023 to December 2023**



**Figure 3** Percentage of appeals allowed against target of 30%  
January 2023 to December 2023



**Figure 1**      **Number of prior approvals for permitted developments for the period October 2023 to December 2023**



# Figure 1

## Number of units under construction

Year	No of units under construction as <u>at</u> 31 March (net)
2015	857
2016	760
2017	805
2018	1202
2019	1486
2020	1629
2021	1925
2022	1752
2023	2,061

## Figure 2

### Number of units completed

	<b>Year 2018/19</b>	<b>Year 2019/20</b>	<b>Year 2020/21</b>	<b>Year 2021/22</b>	<b>Year 2022/23</b>
<b>Completions</b>	647	1130	1082	1102	950
<b>Requirement</b>	1683	1662	1586	1675	1667
<b>Surplus/Deficit</b>	-1036	-532	-504	-573	-717

### Figure 3

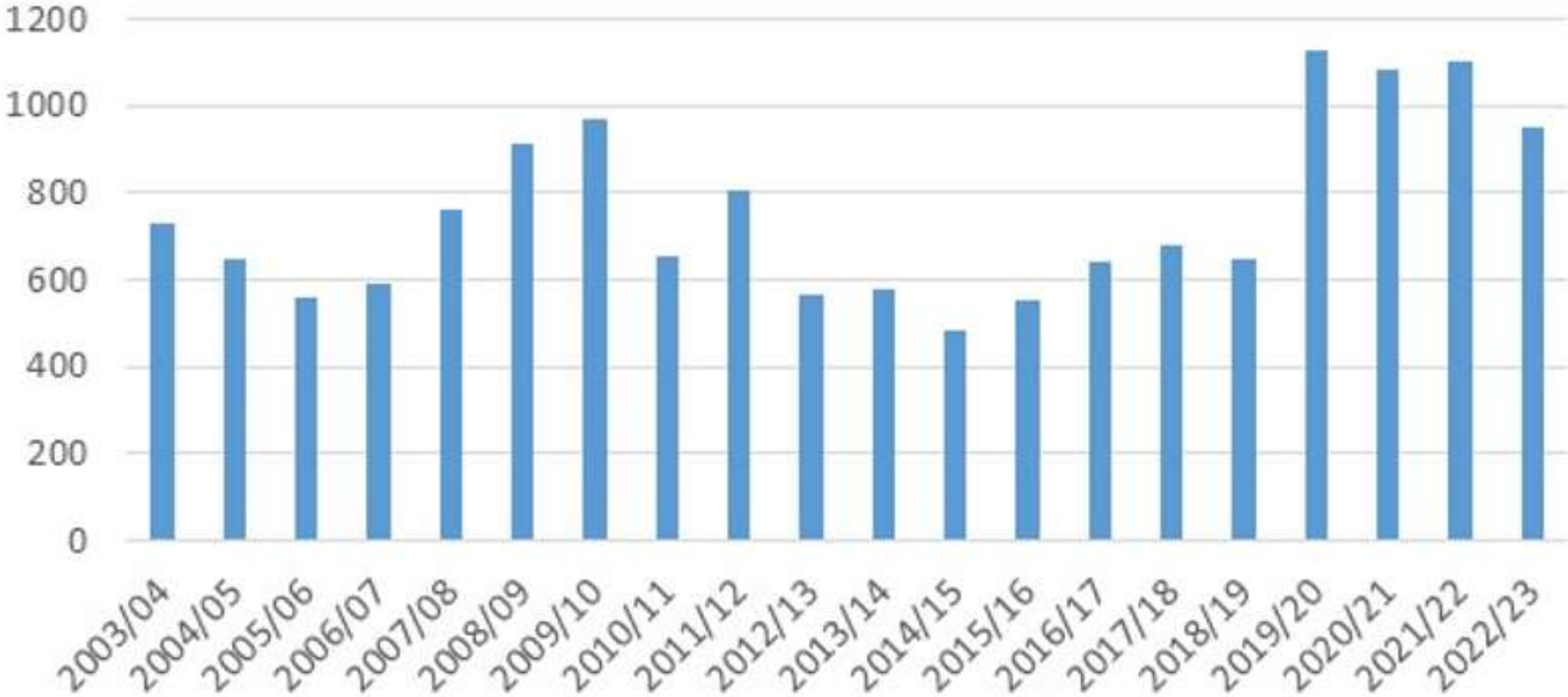
#### **Housing completions comparison with other authorities in Kent**

*This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the [AMR](#)*

<b>Authority</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>
Ashford	923	753	1,144	627	1,001
Canterbury	311	417	319	692	644
Dartford	960	487	553	540	738
Dover	374	370	411	625	543
Gravesham	302	174	250	421	419
Maidstone	1,215	1,424	1,446	1,627	1,064
<b>Medway</b>	<b>657</b>	<b>1,142</b>	<b>1,087</b>	<b>1,103</b>	<b>958</b>
Sevenoaks	299	477	260	267	261
Folkestone and Hythe	435	451	478	454	454
Swale	956	1,065	892	989	818
Thanet	352	427	596	548	617
Tonbridge and Malling	361	410	380	467	492
Tunbridge Wells	396	317	533	518	636

**Figure 4**

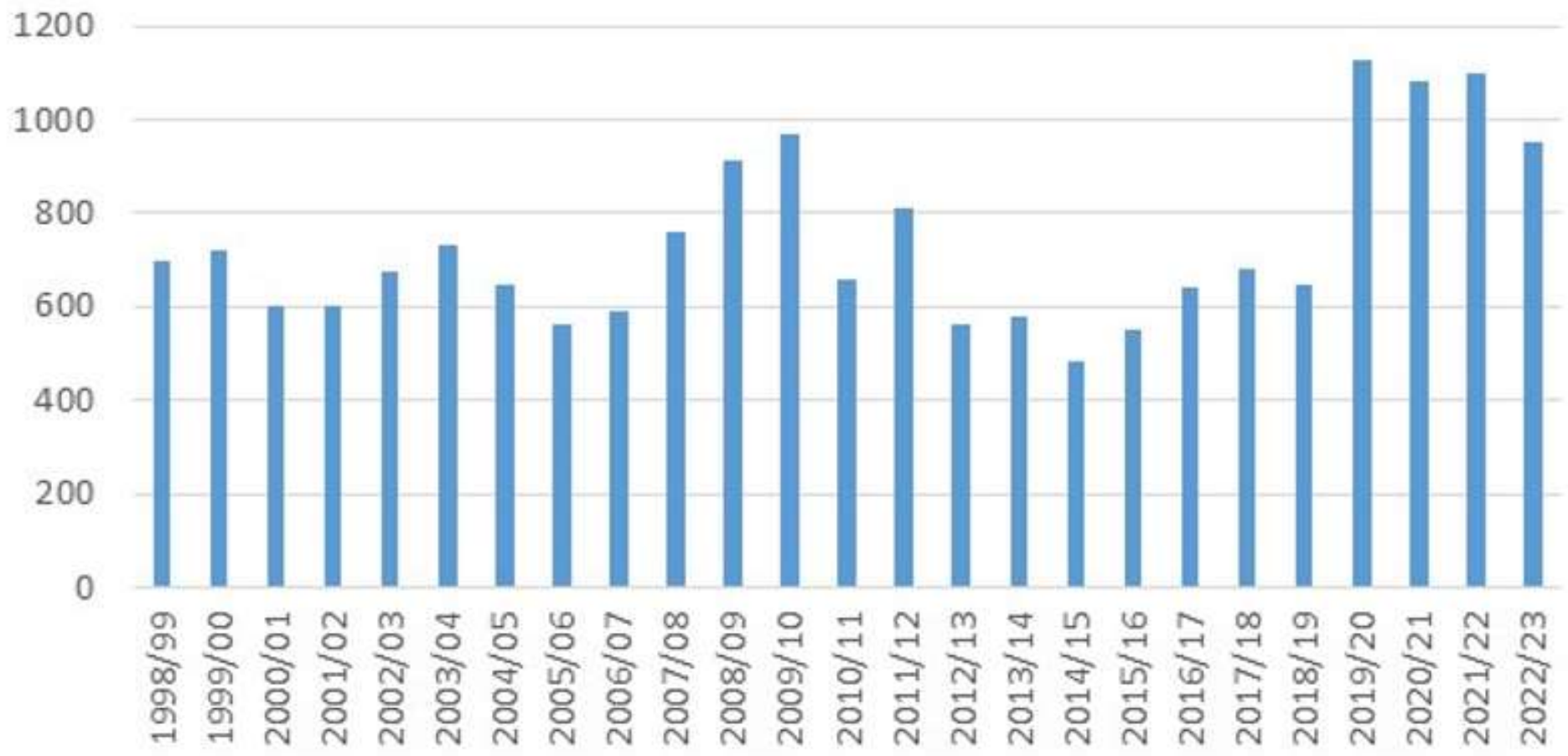
Medway Housing completions (net) over 20 years  
2003/04 - 2022/23



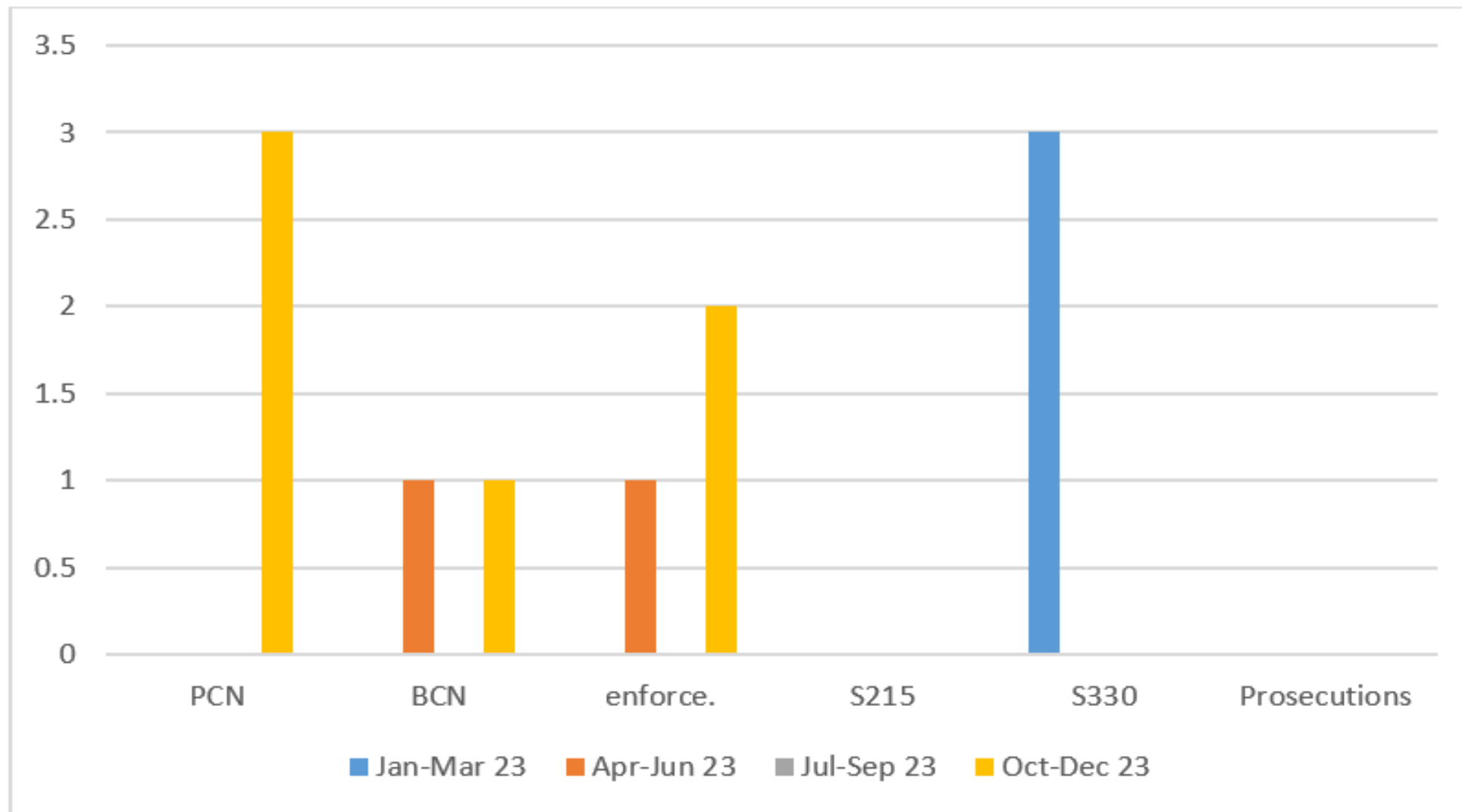


**Figure 5**

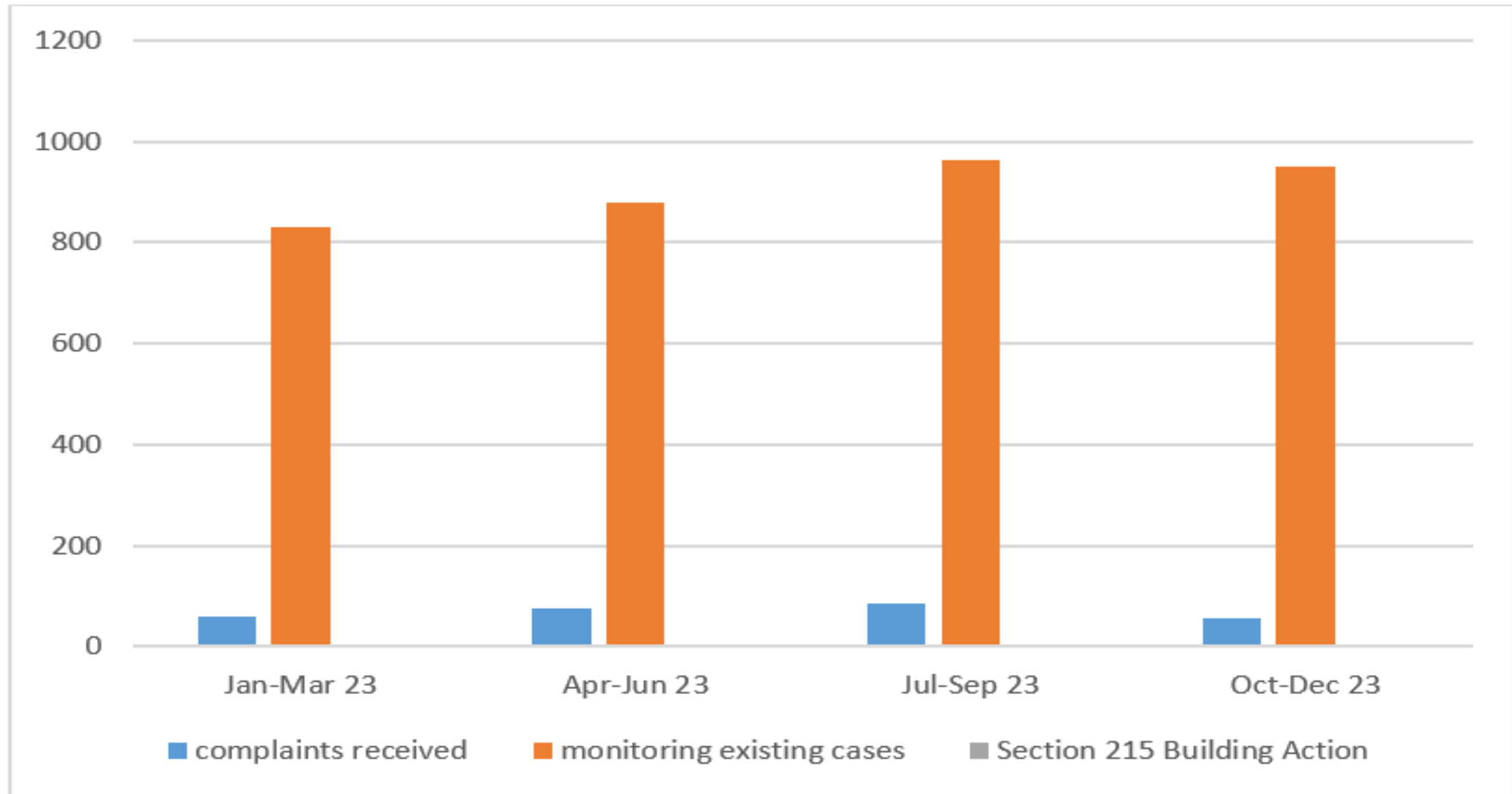
Medway Housing completions (net) 1998/99 - 2022/23



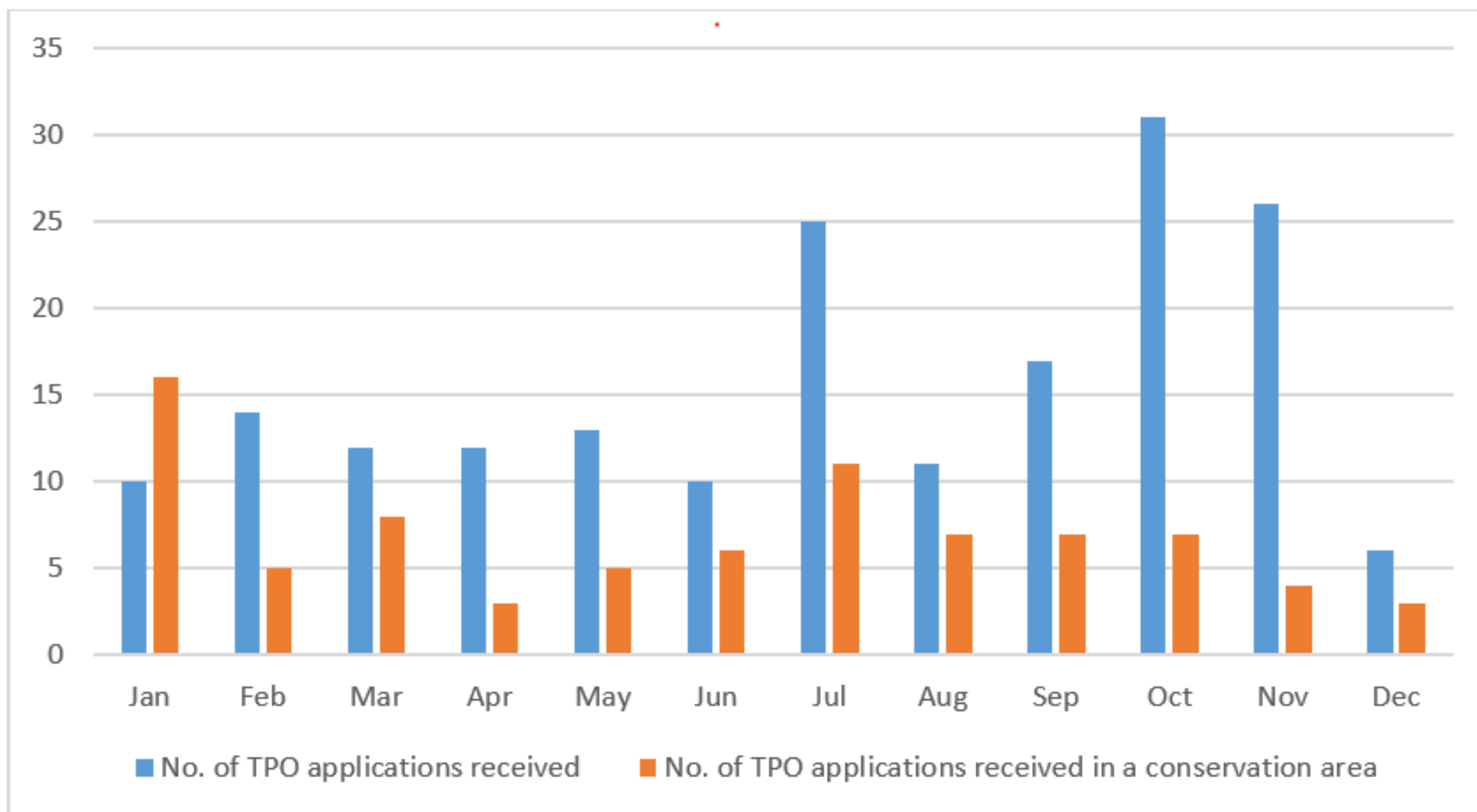
**Figure 1**      **Number of enforcement notices served and prosecutions**  
**January 2023 to December 2023**



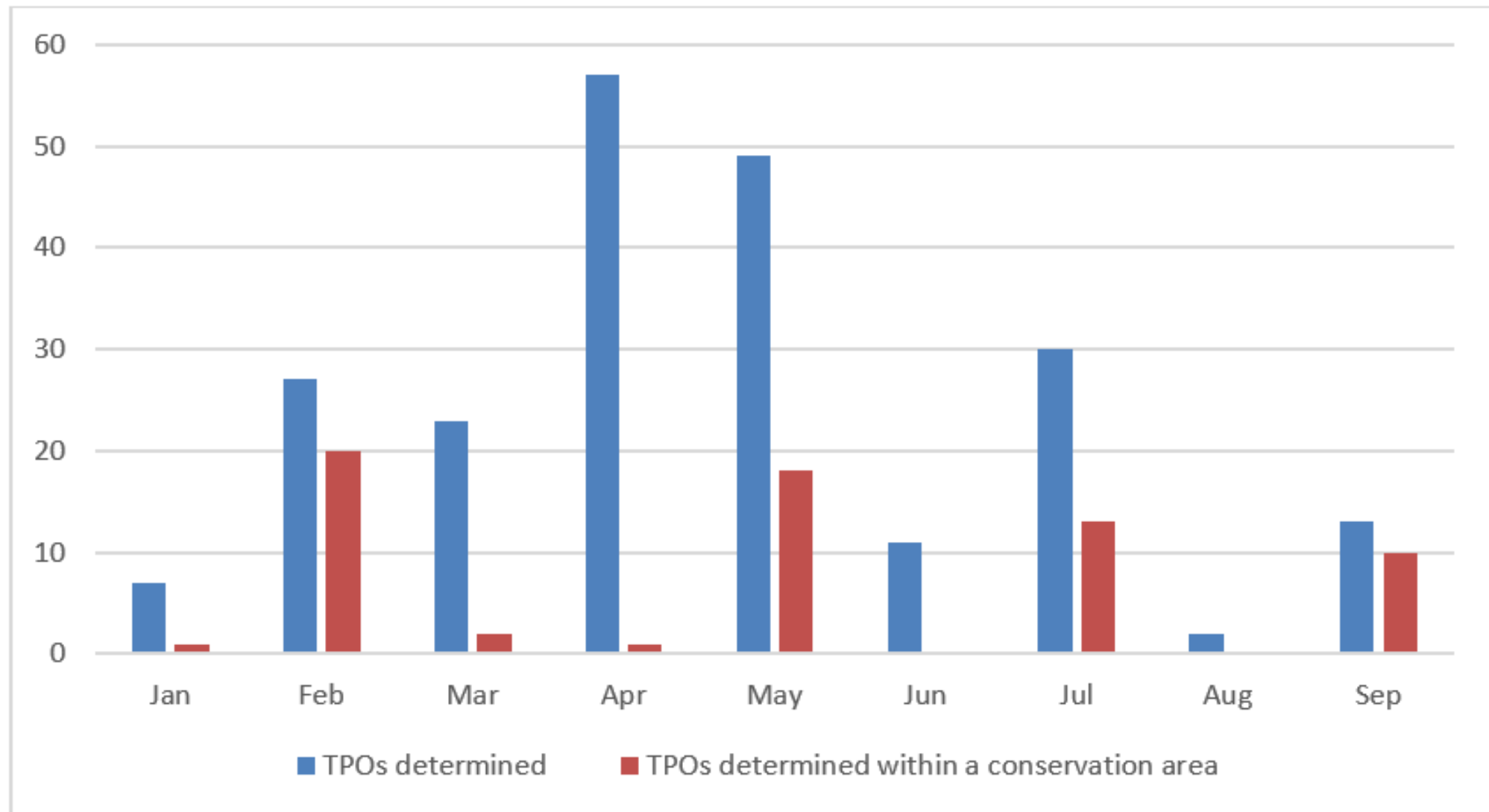
**Figure 2**      **Number of enforcement related complaints and activities**  
**January 2023 to December 2023**



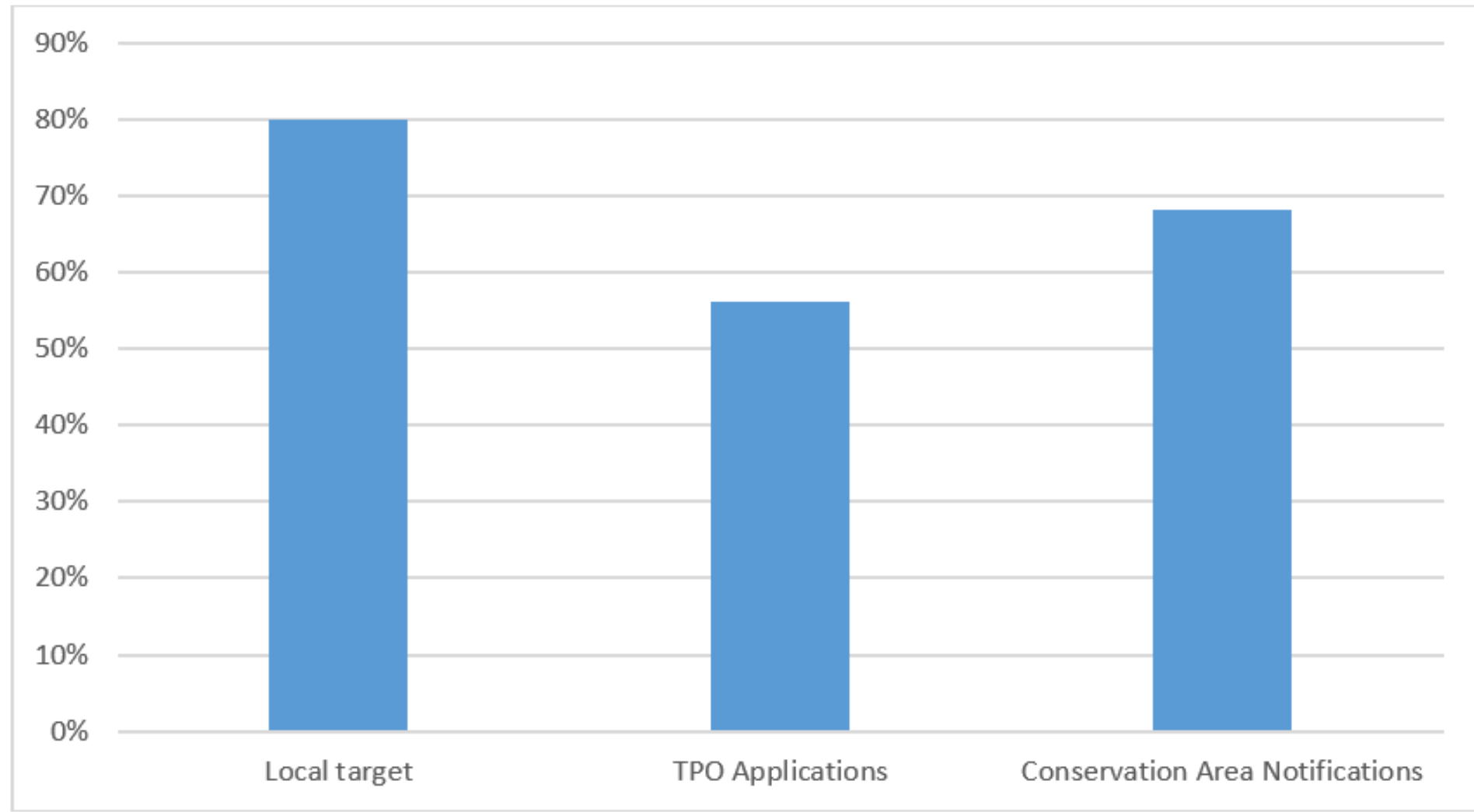
**Figure 1** TPO applications received from January 2023 to December 2023



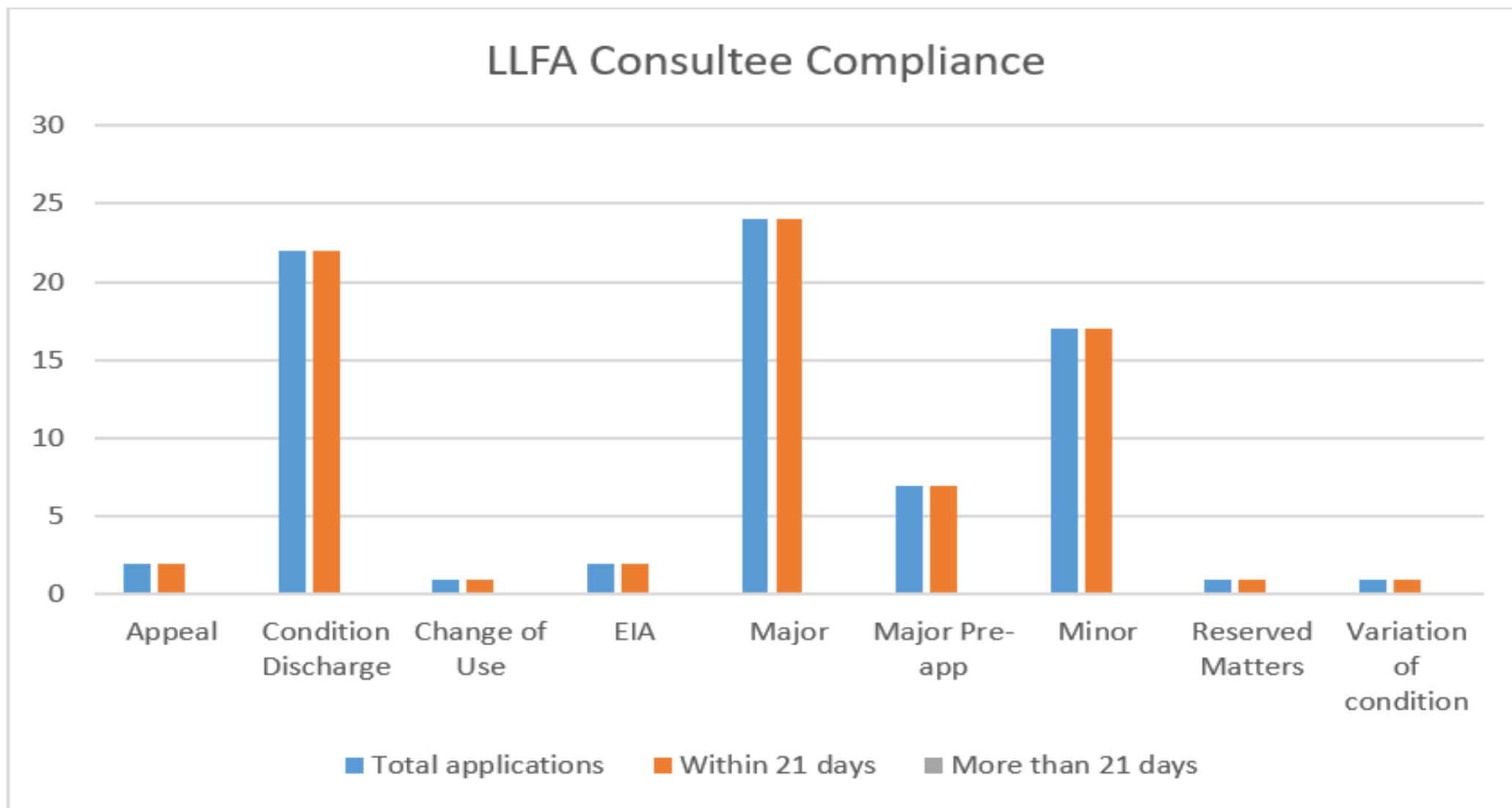
**Figure 2 TPO applications determined from January 2023 to December 2023**



**Figure 3** TPO and Conservation Area Notification applications determined within target time from October 2023 to December 2023

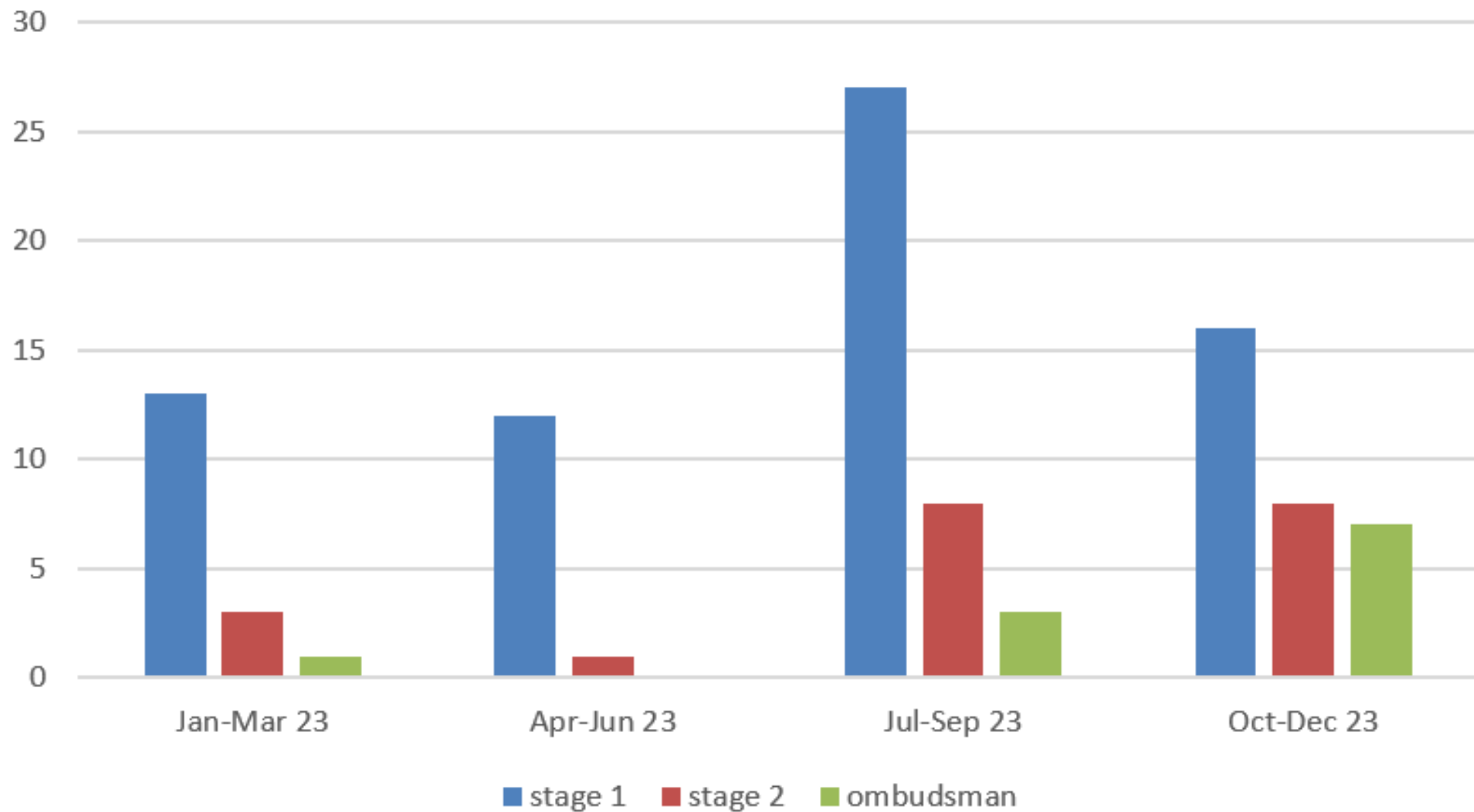


# Statutory Consultee compliance results from 1 October to 31 December 2023



Overall compliance for all types of consultations received is 100%. The internally set target is 80%.

## Complaints / Ombudsman Investigations



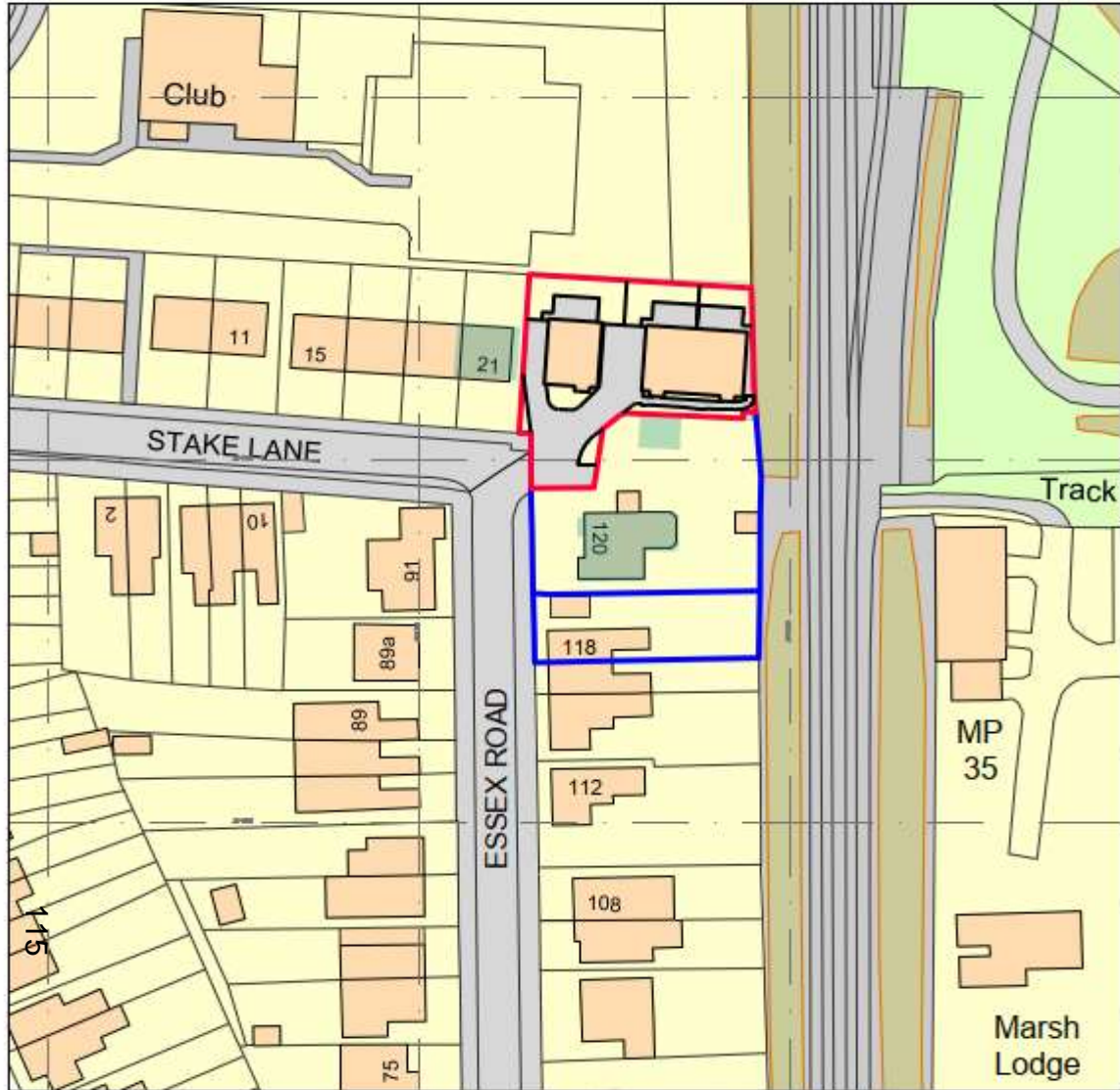


# Appeals

# MC/22/2160

Former carpark adjacent to 120 Essex Road, Halling

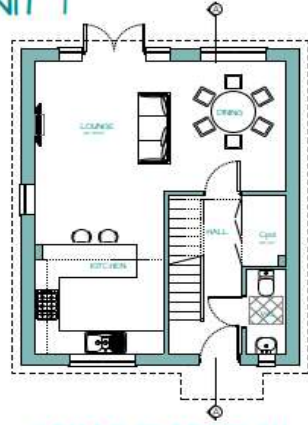
### Site Location Plan



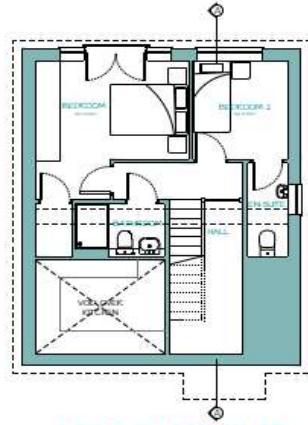
### Proposed Block Plan



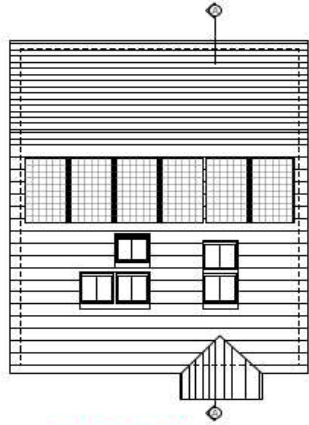
UNIT 1



GROUND FLOOR PLAN  
H00  
GFA 48.5m<sup>2</sup>



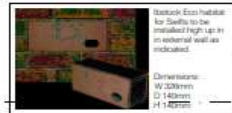
FIRST FLOOR PLAN  
H00  
GFA 30m<sup>2</sup>



ROOF PLAN  
H00



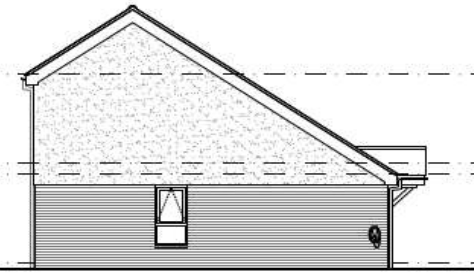
SOUTH ELEVATION  
H00



EAST ELEVATION  
H00



NORTH ELEVATION  
H00

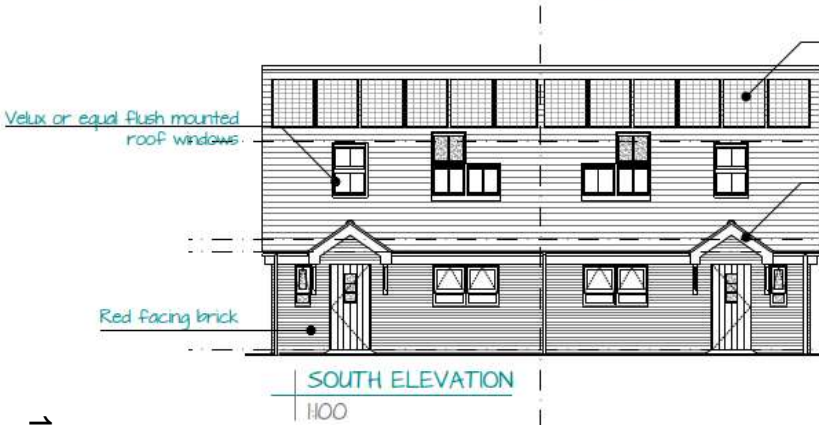
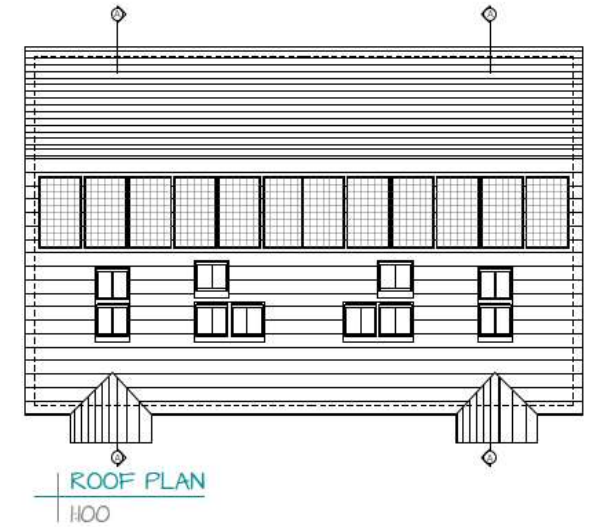
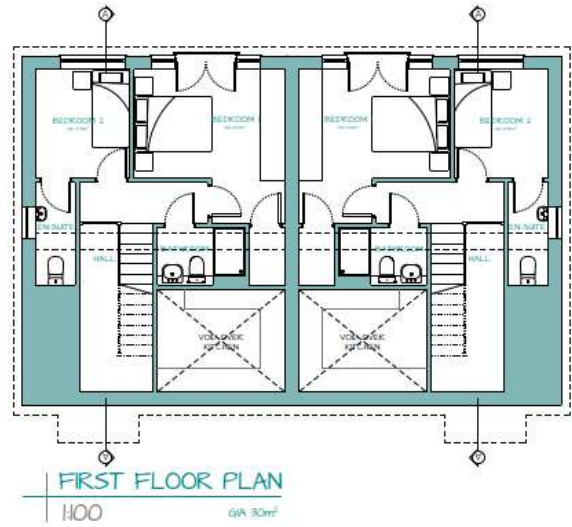
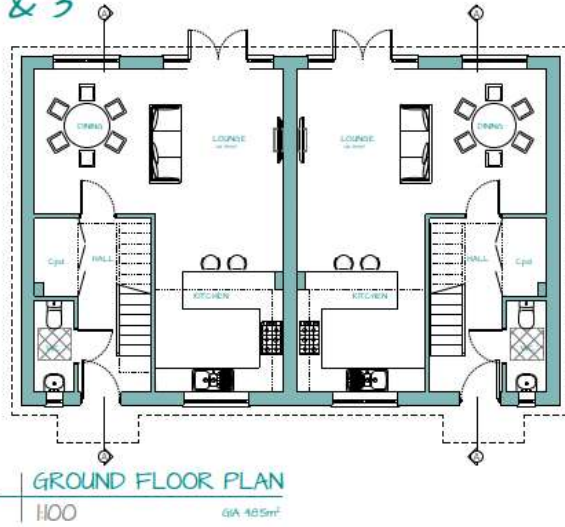


WEST ELEVATION  
H00

Unit 1  
Proposed Elevations and Proposed Floor Plans

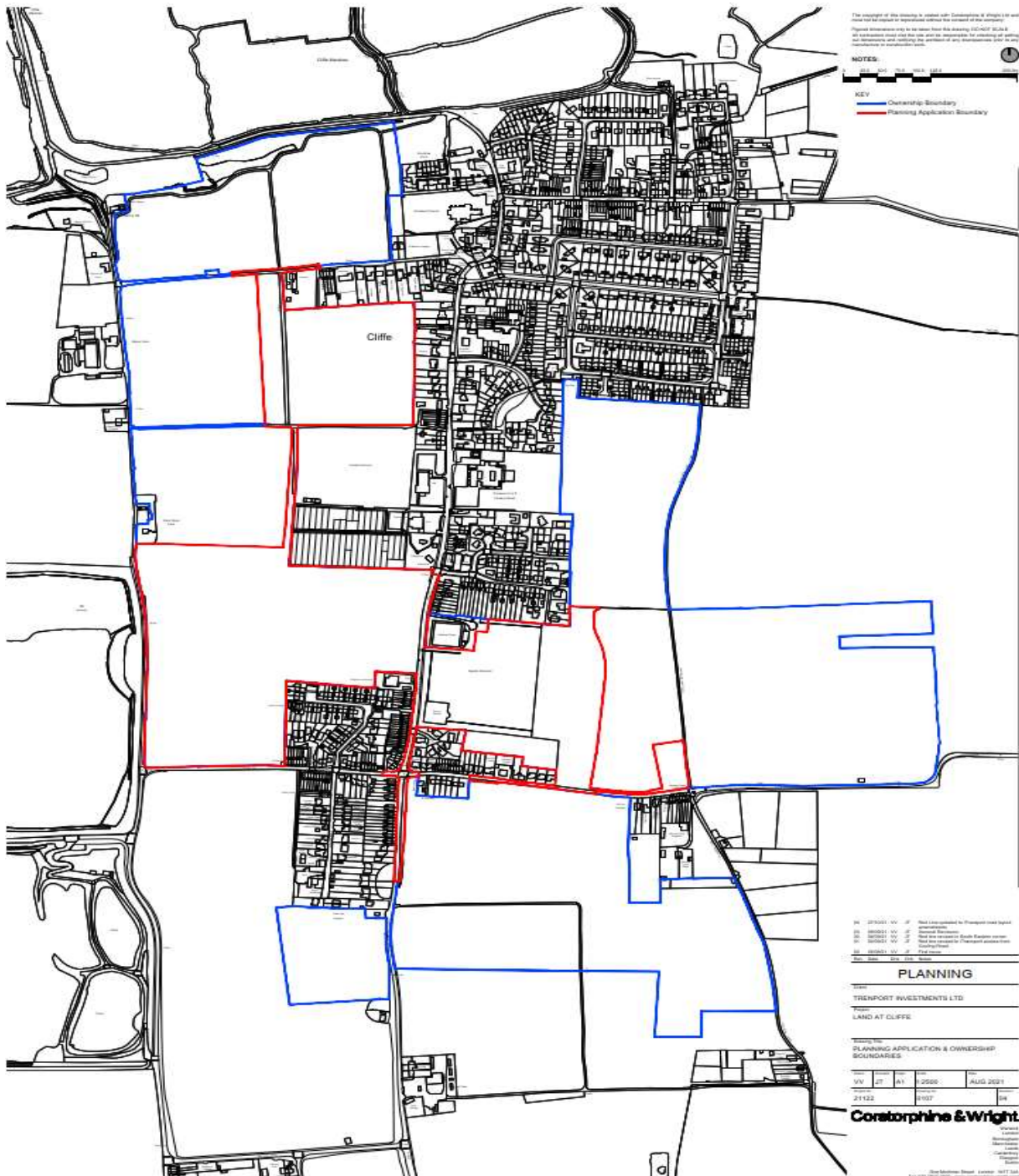
# Units 2 and 3 – Proposed Elevations and Proposed Floor Plans

## UNITS 2 & 3



# MC/22/0254

Land to the East and West of Church Street, Cliffe



Site Location Plan

NO.	DATE	BY	REVISION
01	21/12/21	AW	Initial Issue
02	08/01/22	AW	Revised
03	08/01/22	AW	Revised
04	08/01/22	AW	Revised
05	08/01/22	AW	Revised
06	08/01/22	AW	Revised

**PLANNING**

TRENPORT INVESTMENTS LTD

Project: LAND AT CLIFFE

Drawing Title: PLANNING APPLICATION & OWNERSHIP BOUNDARIES

NO.	DATE	BY	REVISION
01	21/12/21	AW	Initial Issue
02	08/01/22	AW	Revised
03	08/01/22	AW	Revised
04	08/01/22	AW	Revised
05	08/01/22	AW	Revised
06	08/01/22	AW	Revised

**Constorphine & Wright**

Constorphine & Wright  
 111-113, The Quadrant, Leeds LS2 9JF  
 Tel: 0113 275 1111  
 Fax: 0113 275 1112  
 Email: info@constorphine.co.uk  
 Website: www.constorphine.co.uk



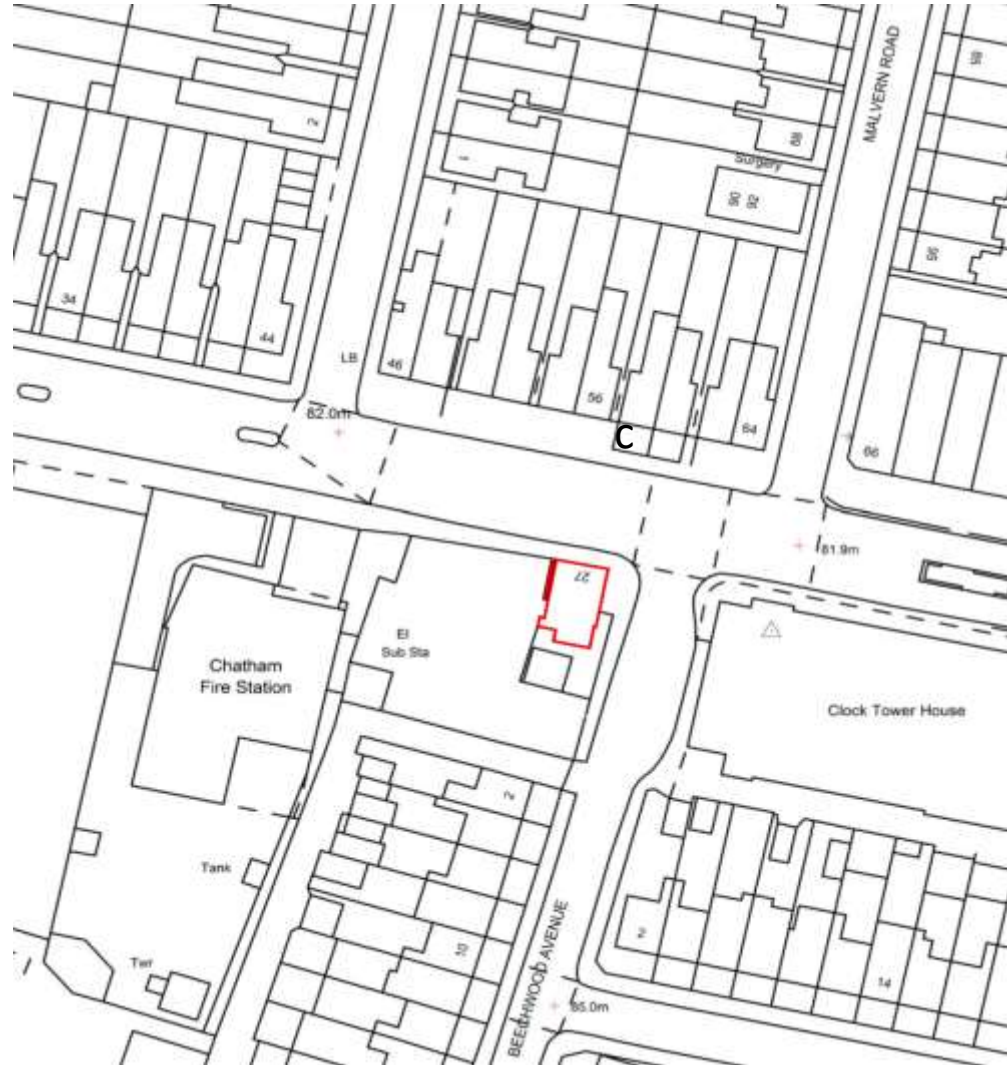
Illustrative Master Plan



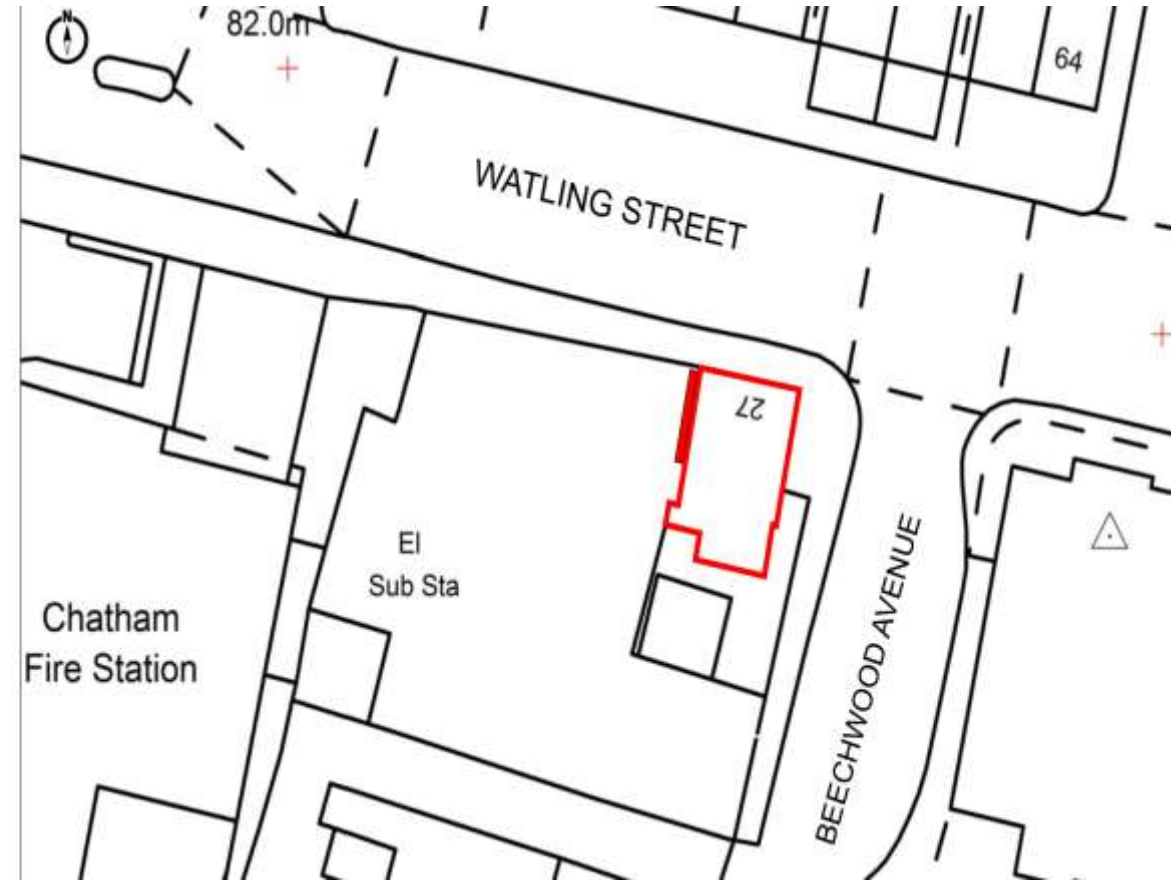
MC/23/0718

27 Watling Street, Gillingham

Site Location Plan

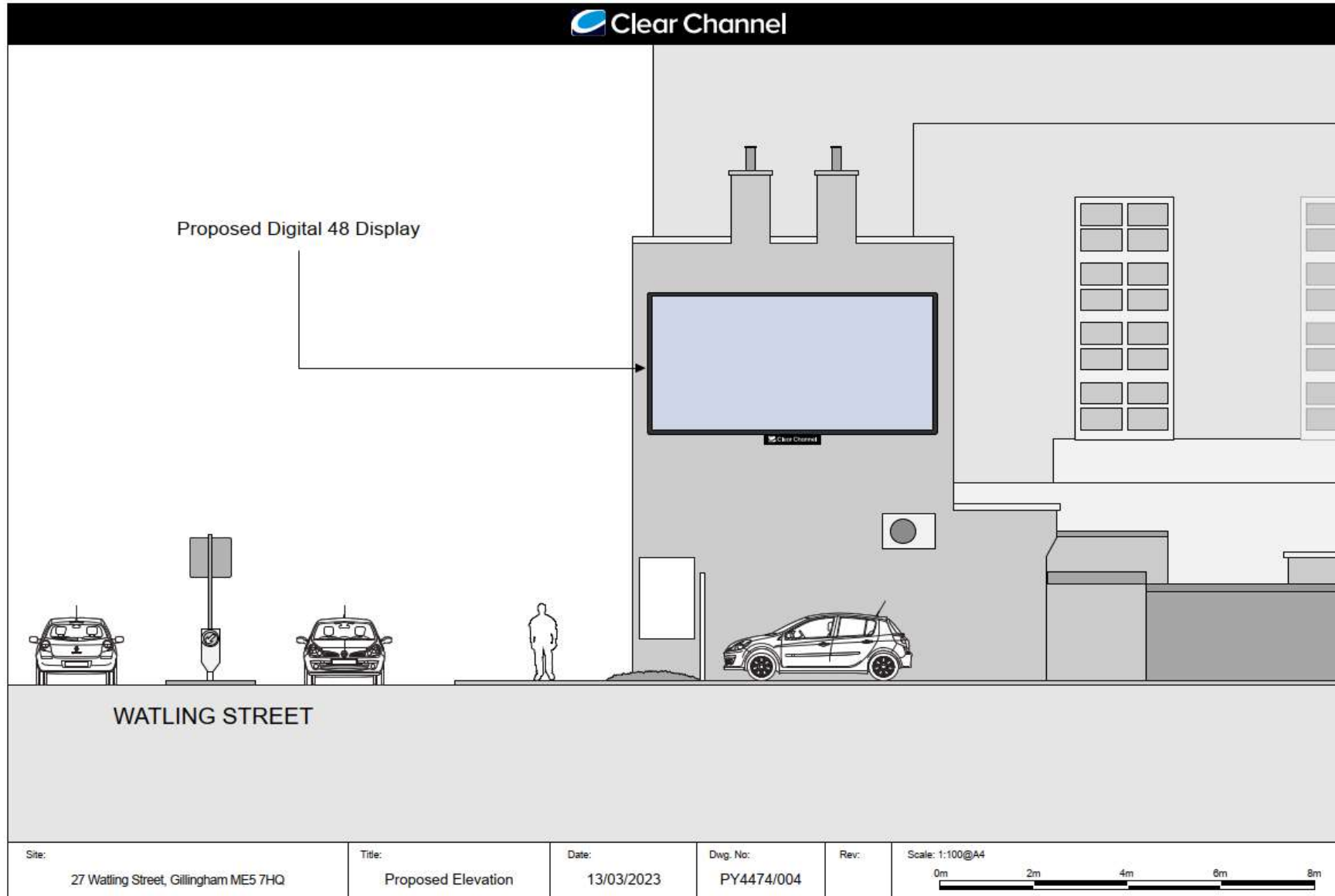


Proposed Block Plan



 Proposed LED 48 display wall mounted

# Proposed Elevation Plan



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