

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 8 May 2024

Time: 6.30pm

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

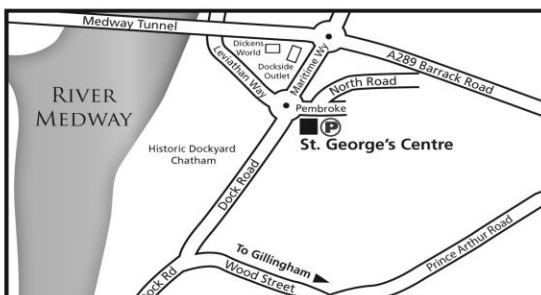
Items

13 Additional Information - Presentation

(Pages
3 - 112)

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

Date: 9 May 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

8TH May 2024

MC/23/2527

Lingley House
Elm Avenue Chattenden
Rochester
ME3 8LZ



MC/23/2527 - Lingley House, Elm Avenue, Chattenden, Rochester



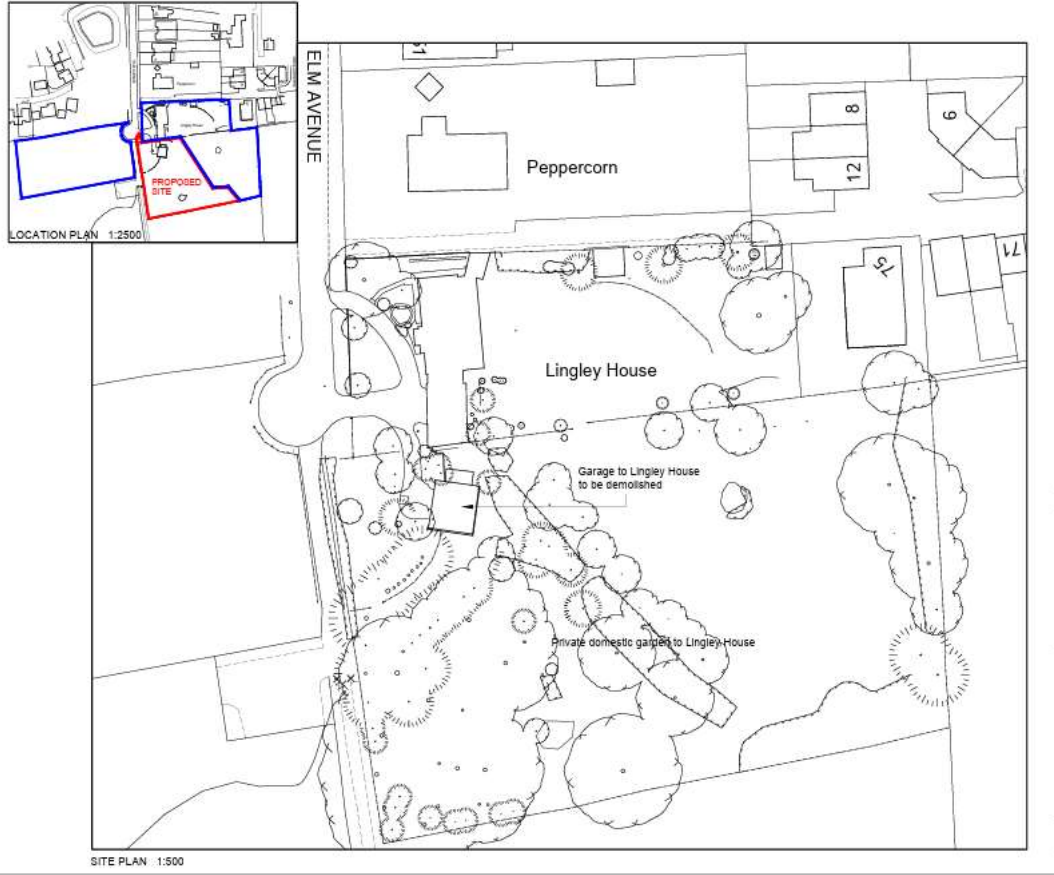
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Site Location

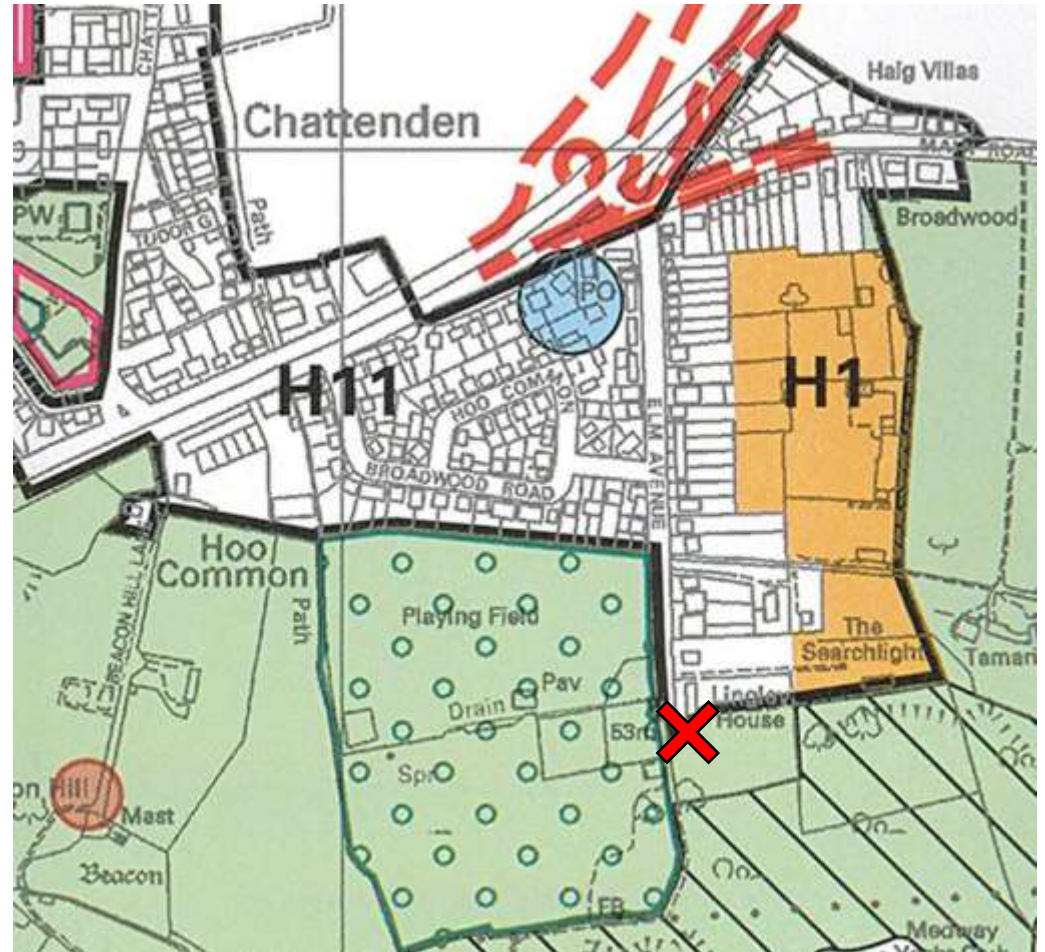
9



Site Location



SITE PLAN 1:500



Site Photos



Site Photos



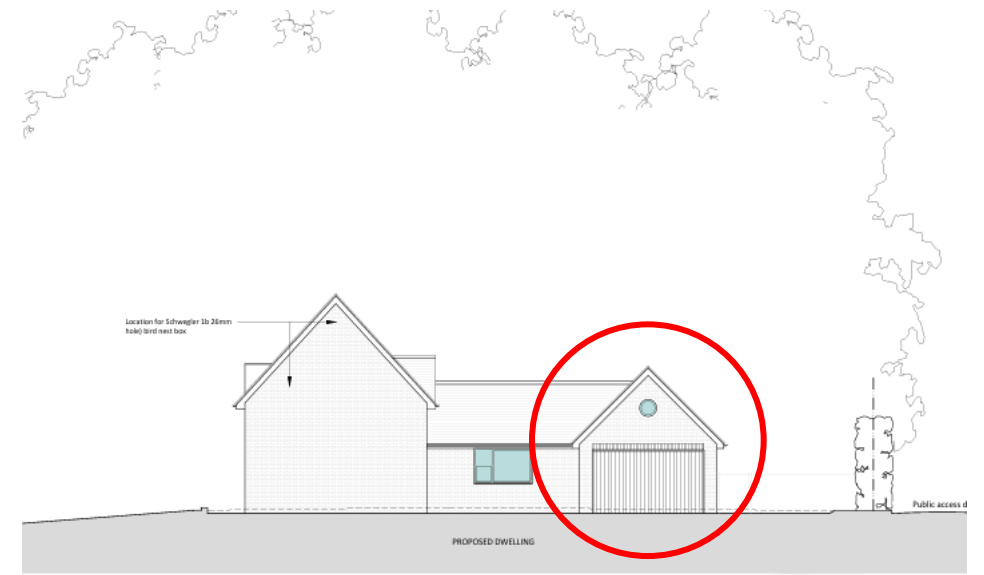
Site Photos

10



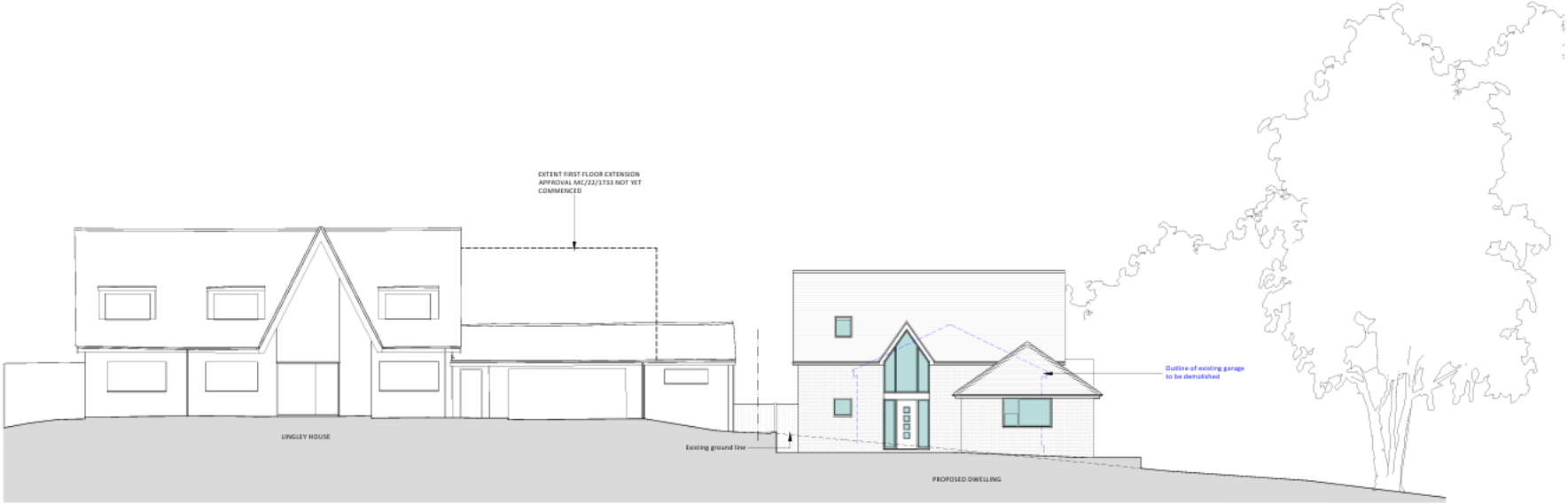
Previously Proposed Elevations

12



NORTH ELEVATION

Proposed Elevations

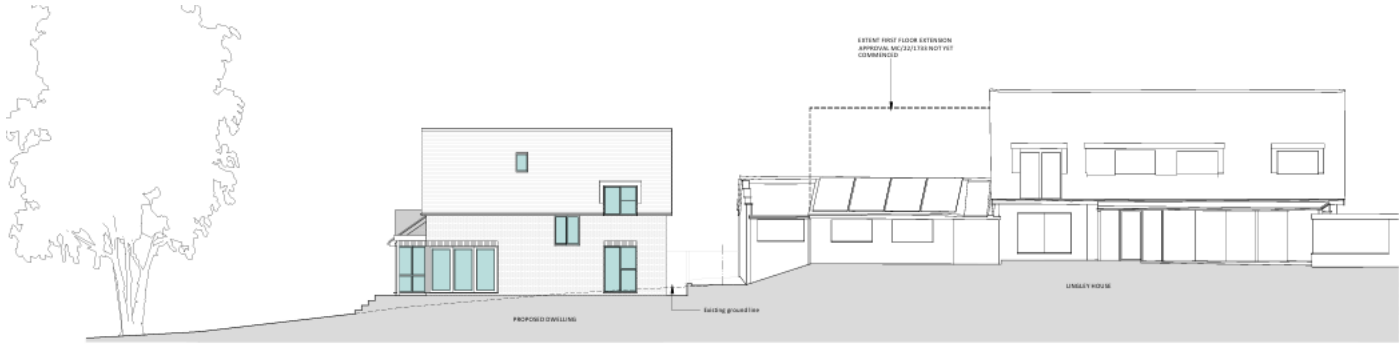


WEST STREET ELEVATION

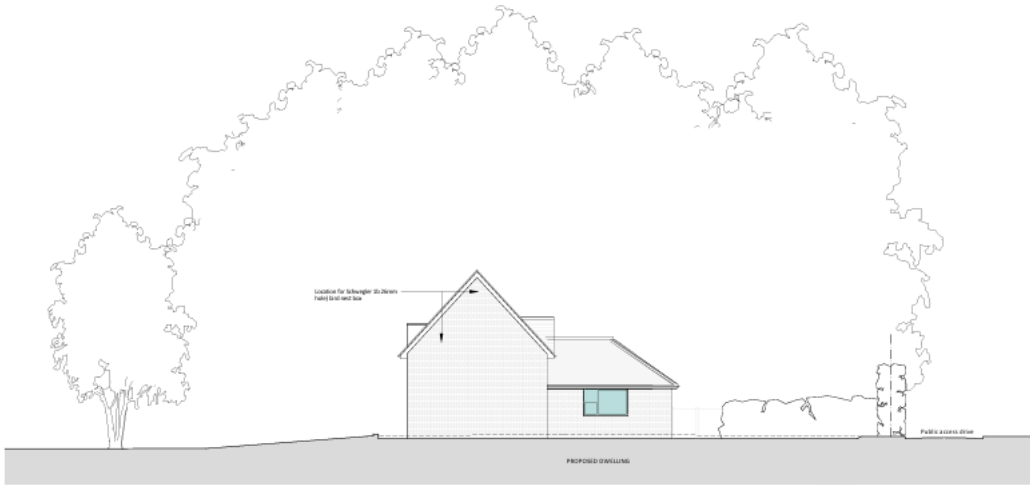


SOUTH ELEVATION

Proposed Elevations

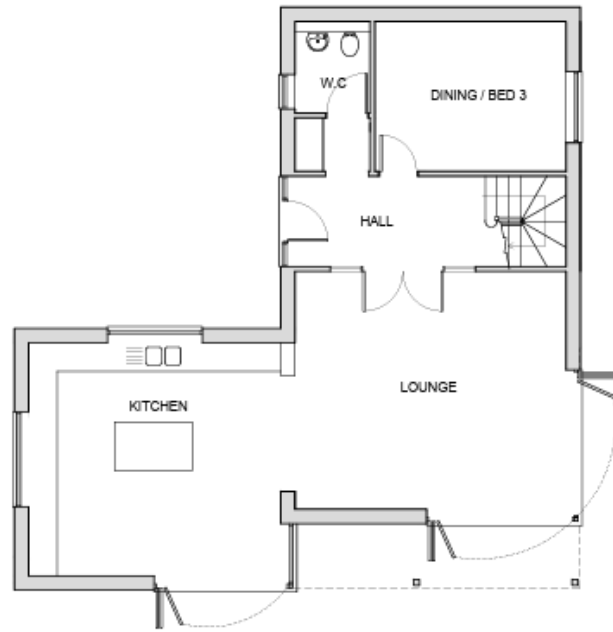


EAST ELEVATION

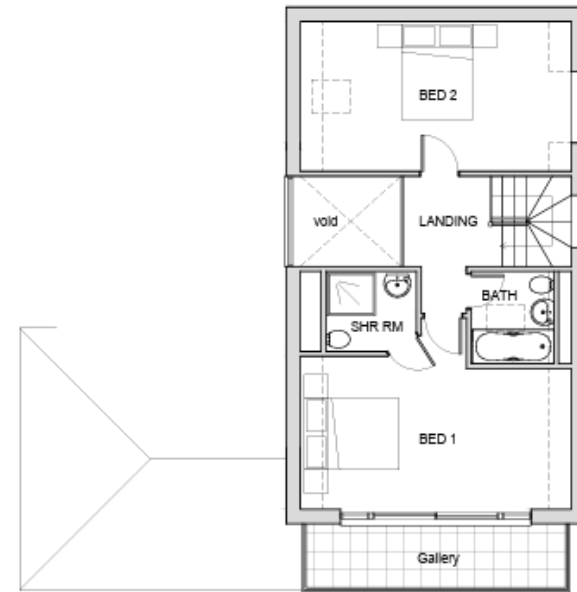


NORTH ELEVATION

Proposed Floor Plans



Ground Floor



First Floor

MC/23/0187

Land At East Hill, Chatham



MC/23/0187 - Land At East Hill, Chatham, Kent

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Scale: 1:10000 18/04/24

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MC/23/0187 – East Hill, Phase 1



Plan showing extent of



20
1



2



3







Overall Site Layout






KEY:

-  PHASE 1 APPLICATION BOUNDARY
-  OPEN MARKET DWELLINGS
-  AFFORDABLE DWELLINGS
-  AREA OF APPROVED ACCESS AND ROUNDABOUT DESIGN
-  EXISTING PUBLIC RIGHTS OF WAY

LANDSCAPE:
(Please refer to detailed landscape drawings by Alan Pyke)

-  PUBLIC OPEN SPACE (4.8Ha)
-  EXISTING TREES / HEDGEROWS / WOODLAND
-  ANCIENT WOODLAND
-  15M ANCIENT WOODLAND BUFFER
-  INDICATIVE PROPOSED TREE PLANTING
-  INDICATIVE PROPOSED PLANTING

BOUNDARY TREATMENTS:
(Please refer to detailed landscape drawings by Alan Pyke)

-  1.8M HIGH BRICK WALLS
-  1.8M HIGH CLOSE BOARD FENCE
-  1.8M HIGH LARCH-LAP FENCE

SURFACE TREATMENTS:
(Please refer to detailed landscape drawings by Alan Pyke)

-  TARMAC
-  BLOCK PAVING TO FOCAL SPACES
-  CONTRASTING BLOCK PAVING TO 'LOWER LANE' & SHARED SURFACES
-  PERMEABLE BLOCK PAVING TO PRIVATE/SHARED DRIVES

NOTE:
This layout should be read in conjunction with engineering drawings prepared by BWP.

APPROVED
ROUNDBABOUT

Main Entrance Road





Upper Street



Lower Street

26 Proposed Landscape Masterplan

Showing:

- NEAP
- Kickabout area
- SUDs pond
- Woodland Planting
- PRow
- Upper and Lower street link



Legend

-  Site boundary
 -  Existing vegetation (trees, scrub, hedges) to be retained
- ### PROPOSED SOFT LANDSCAPE
-  Proposed trees (refer to drawing 3057-APA-ZZ-00-SK-L-0013 for Tree Strategy Plan)
 -  Mixed native woodland planting to establish a varied structure
 -  Hedge planting
 -  Ornamental shrub and herbaceous mix planting
 -  Wetland meadow grass to attenuation basins and swale offering opportunity for new habitats
 -  Wildflower meadow mix
 -  Amenity grass
 -  Back gardens
 -  Proposed landform
- ### PROPOSED HARD LANDSCAPE
-  Asphalt to carriageway and pavement
 -  Block paving to secondary and shared drives streets
 -  Block paving to raised tables
 -  Block paving to parking bays
 -  Paving flag to front garden path
 -  Self binding gravel to footpath in open space
 -  Painted asphalt and concrete to hard play surface
 -  Rubber mulch to play area
 -  Seating
 -  Mounding, boulders and logs element as informal play elements



Kickabout

NEAP



1
NEAP and Kickabout Plan



2
NEAP and Kickabout Plan



3
NEAP and Kickabout Plan



4
NEAP and Kickabout Plan



5
NEAP and Kickabout Plan



6
NEAP and Kickabout Plan



7
NEAP and Kickabout Plan



8
NEAP and Kickabout Plan



9
NEAP and Kickabout Plan

Play Space provision



10
NEAP and Kickabout Plan



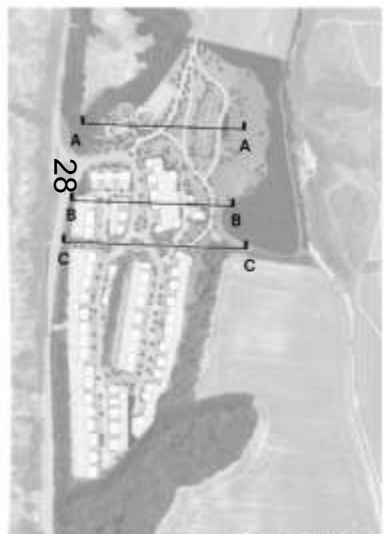
11
NEAP and Kickabout Plan



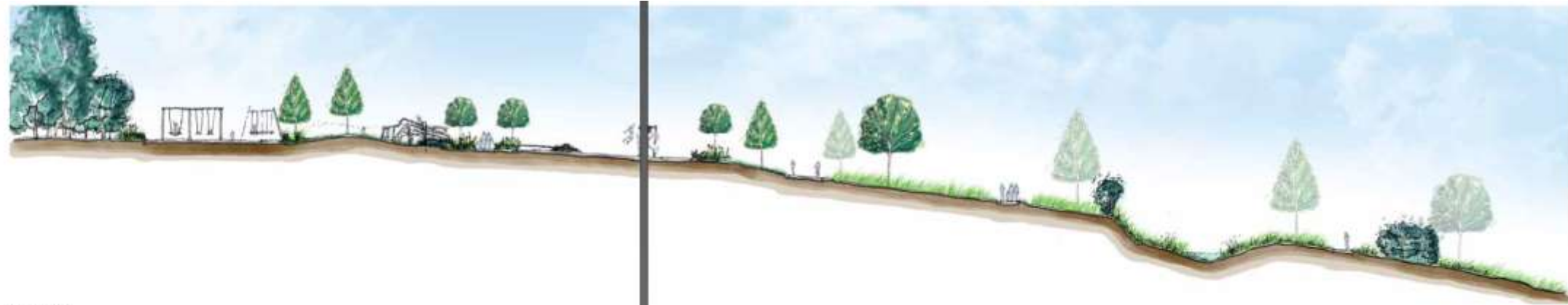
12
NEAP and Kickabout Plan



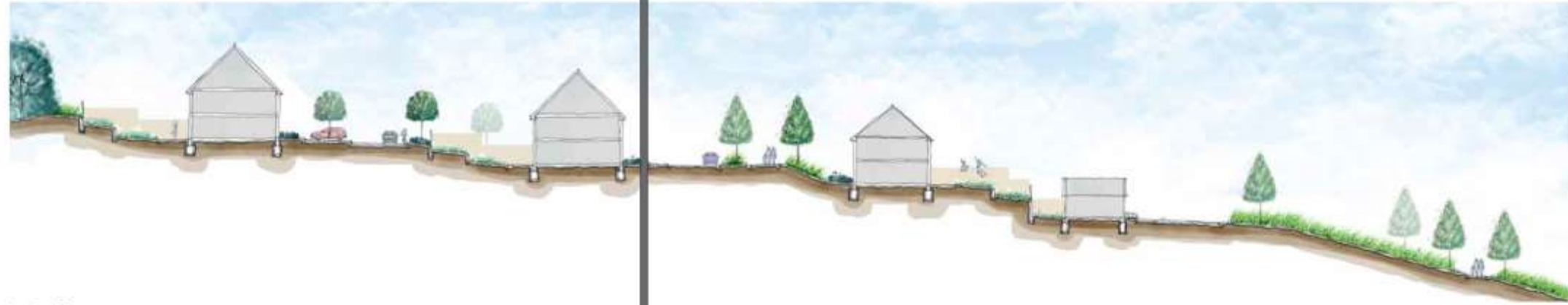
13
Informal kickabout



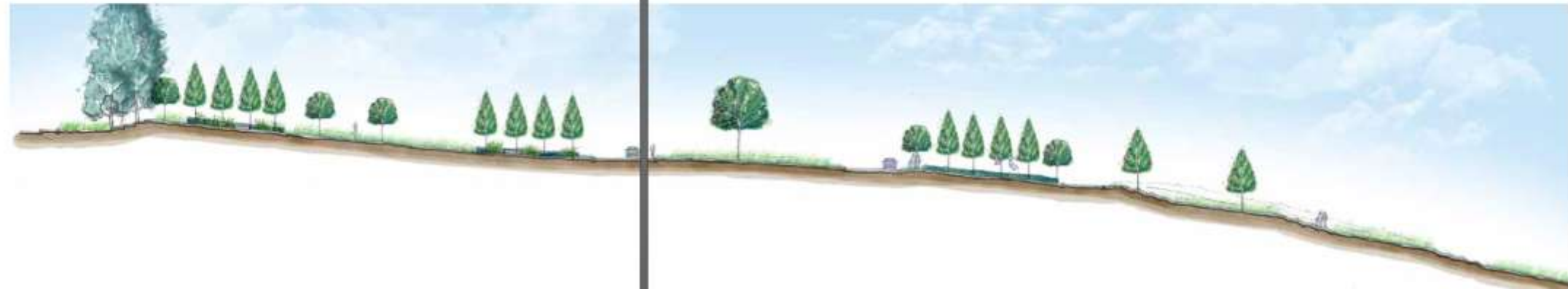
Section Key Plan



Section AA



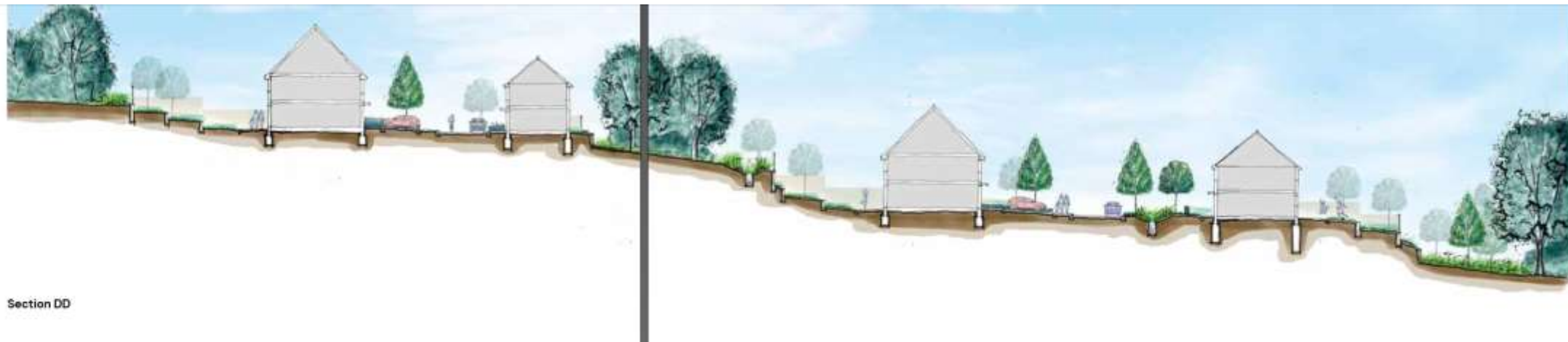
Section BB



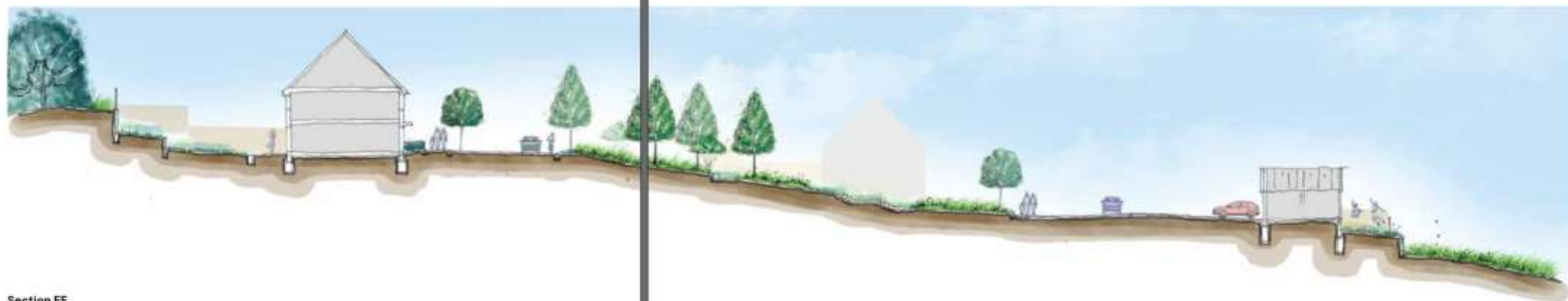
Sections demonstrating the topography of the site



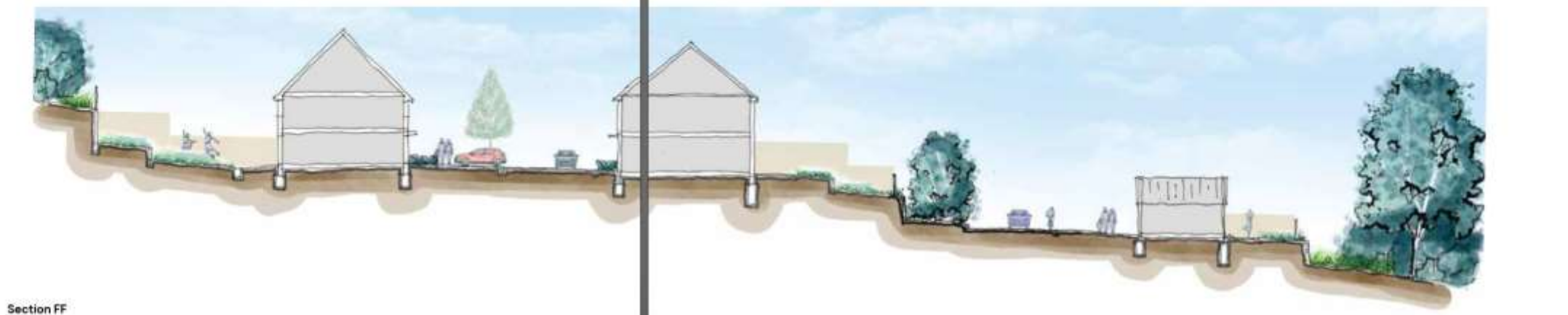
Section Key Plan



Section DD



Section EE



Section FF

Sections demonstrating the topography of the site

30 Affordable homes plan



House type
examples
Main/front
elevations



Examples of the affordable house types.



Garages, sheds, offices/outbuildings and substation – main elevation



Street Scene extracts



STREETSCENE B - B



STREETSCENE C - C



STREETSCENE D - D



CGI – off North Dane Way entrance



PROW



Lower Street



Upper Street



Upper Street (southern end)





Bus Routes

166 – Lordswood to Chatham Town Centre

169 – Walderslade to Chatham Town Centre

B150 – Princes Park to Maidstone Town Centre



Local Facilities

42

Kingfisher and Maundene Schools
less than 1km away

Morrisons, Medical Centre and Place
of Worship – all of Princes Road,
less than 800m away

KEY:



EXISTING SCHOOLS



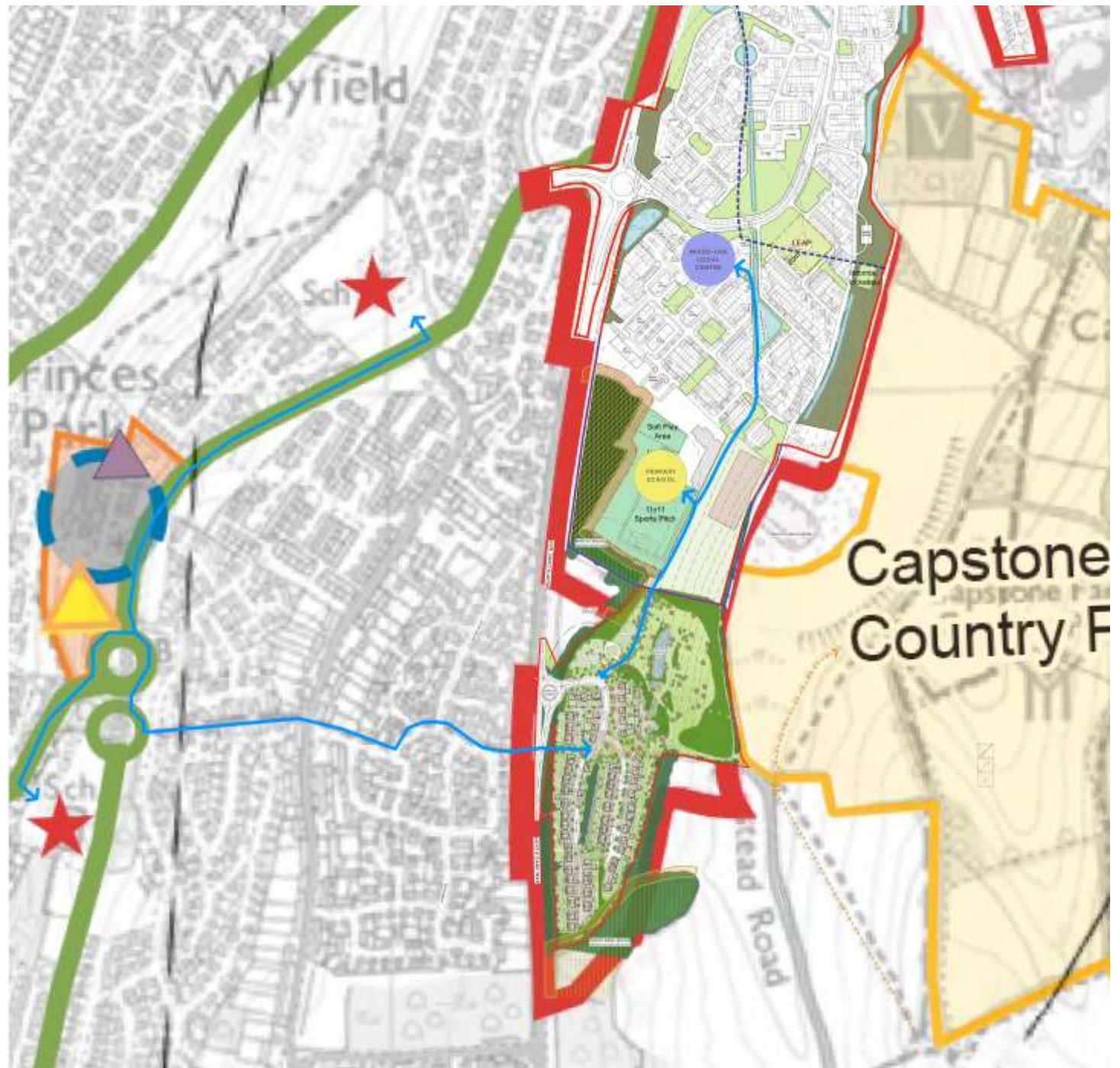
EXISTING GP SURGERY / HEALTH CARE



COMMUNITY CENTRE / PLACE OF WORSHIP



SHOPS



Pedestrian links

Pedestrian crossings to be incorporated on:

- North Dane Way (north of the new roundabout) and also
- Within the site, off the new roundabout.



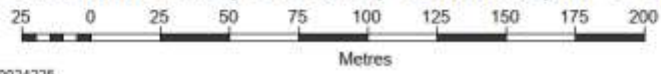
Existing crossing point for PRow on North Dane Way

MC/23/2814

Ambulance Station, Star Mill Lane, Darland, Chatham



MC/23/2814 - Ambulance Station, Star Mill Lane, Darland, Chatham, ME5 7HE



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Aerial photos of site

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Site Photos Maynard Place



Site Photos Star Mill Lane

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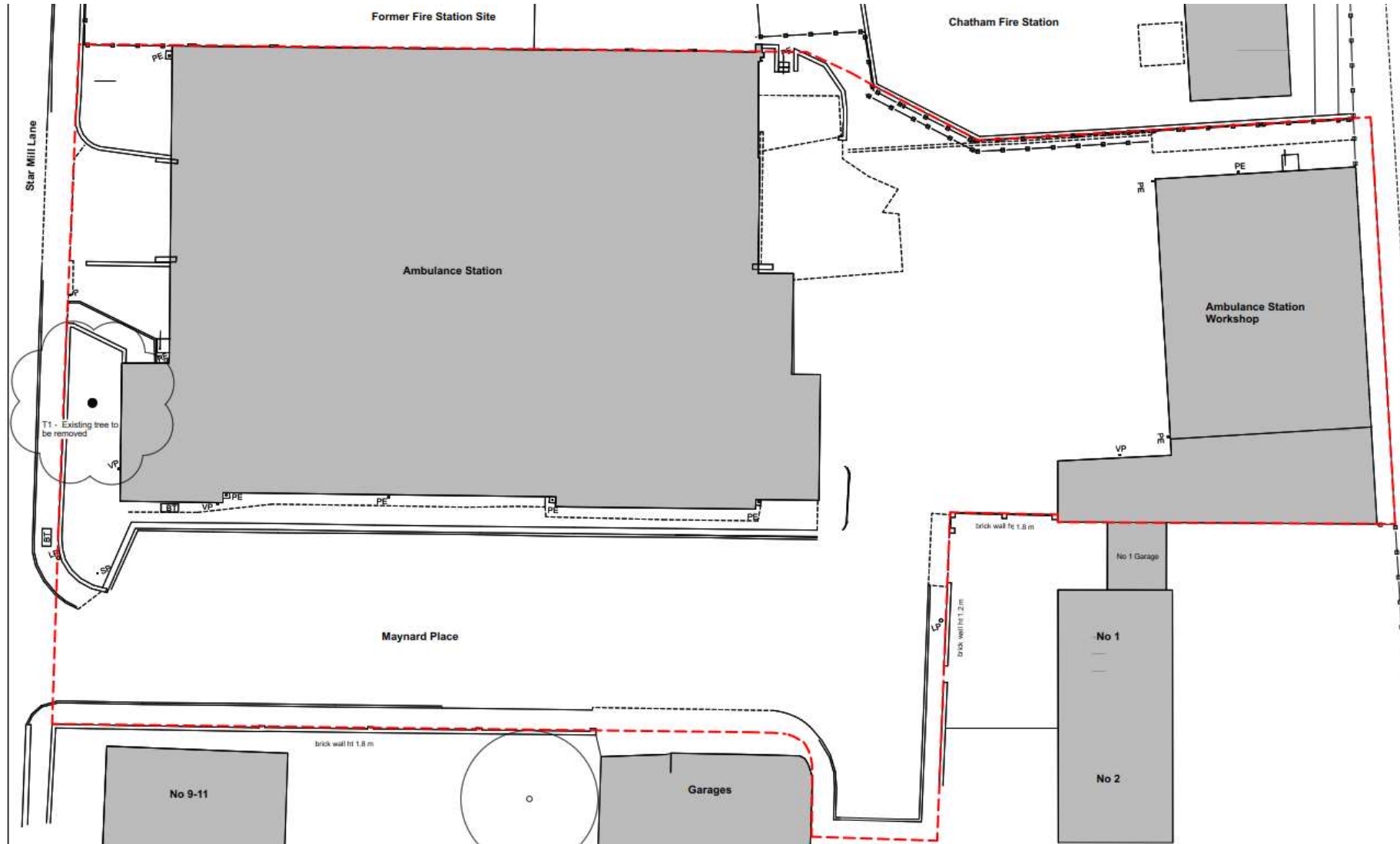


Photo from Alleyway on Beechwood Avenue

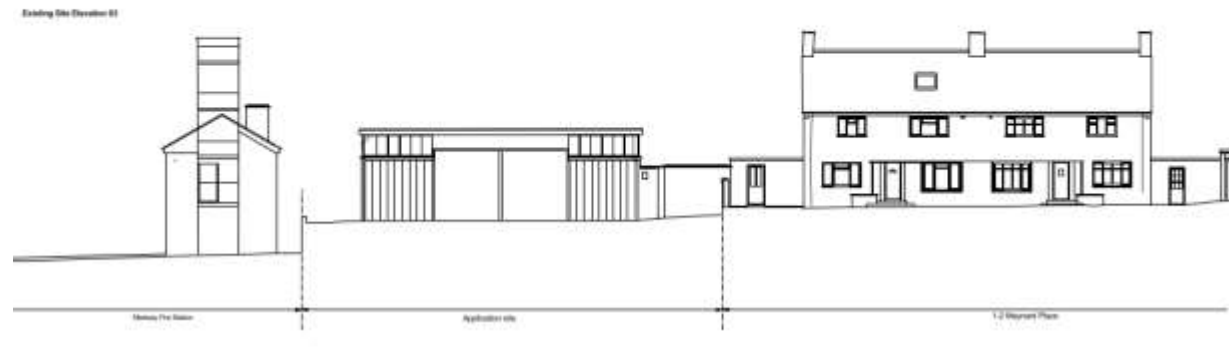
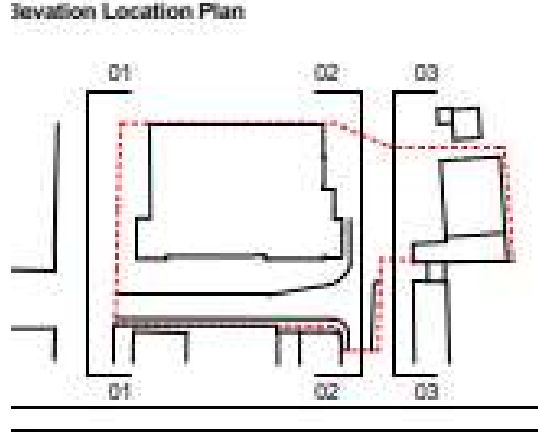
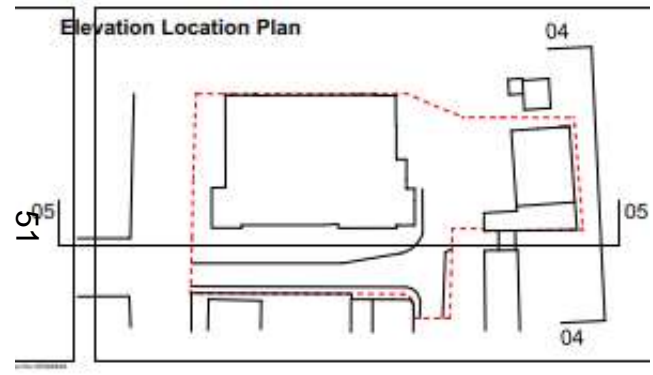
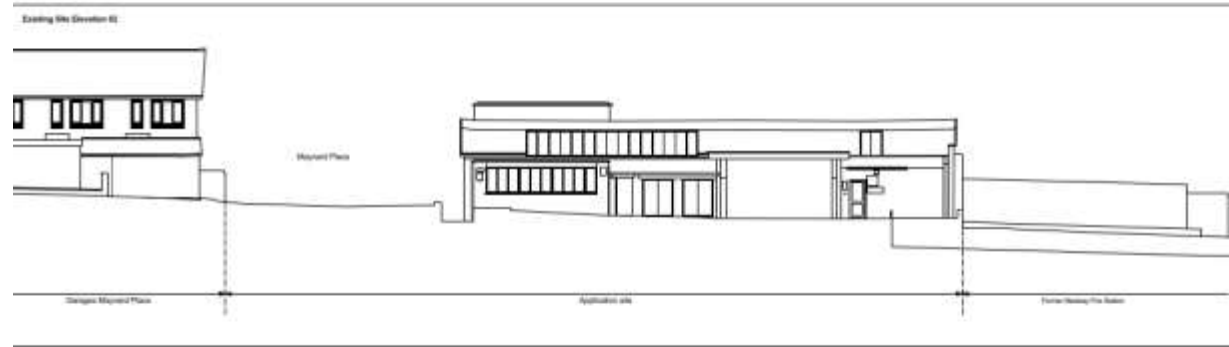
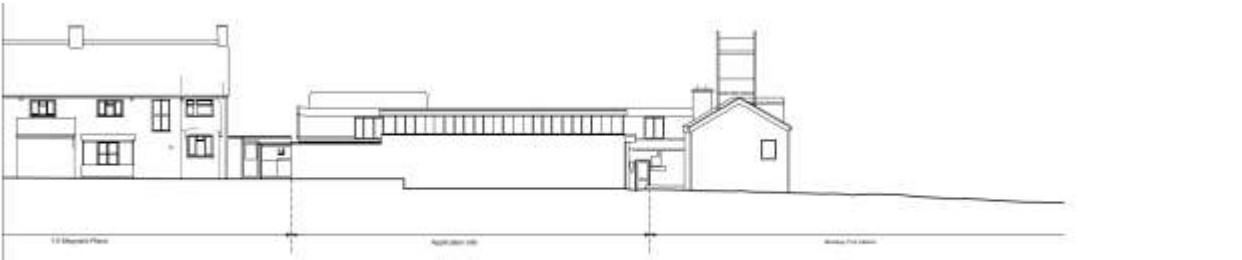


Existing Layouts

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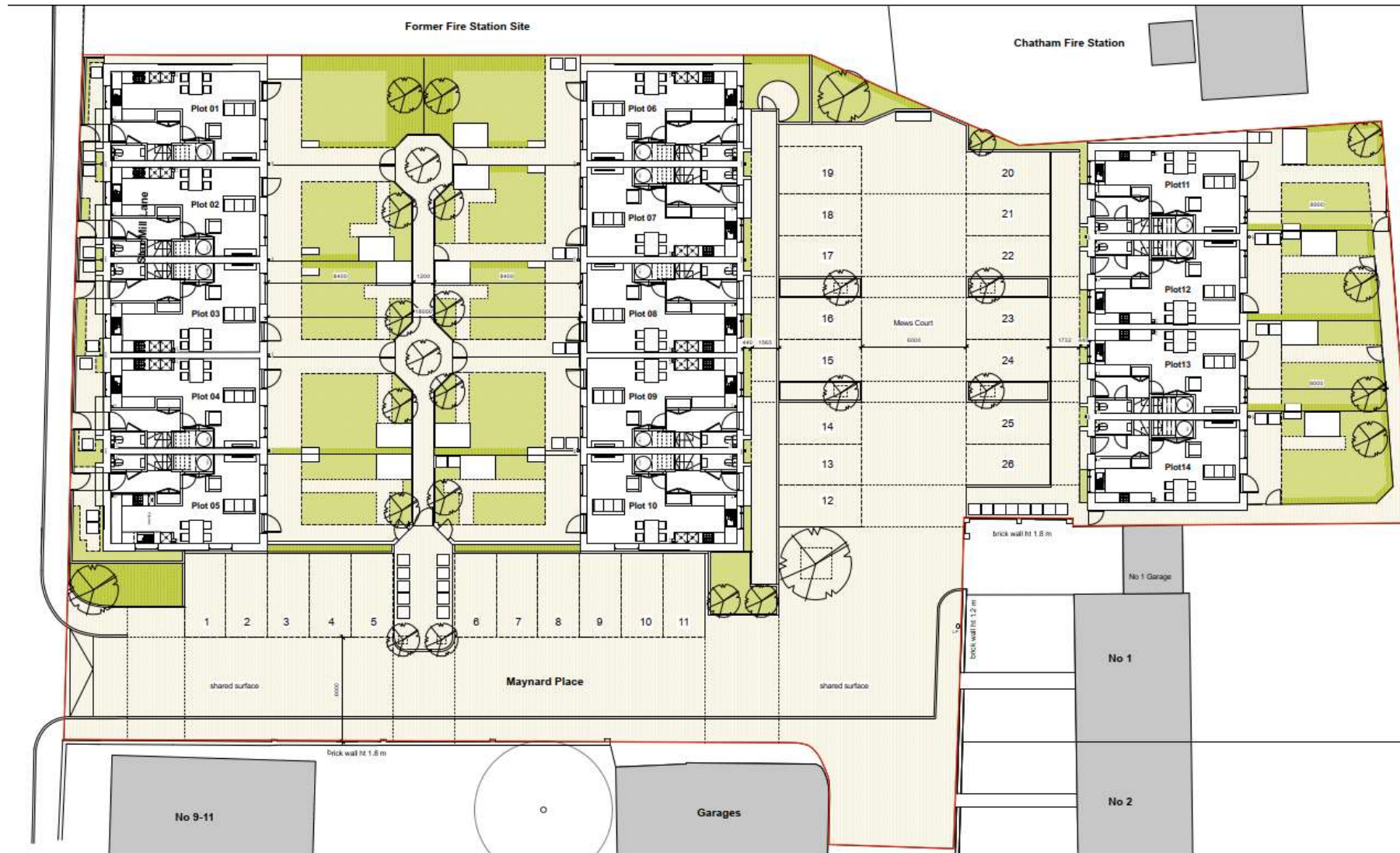


Existing Elevations



Proposed Block Plan

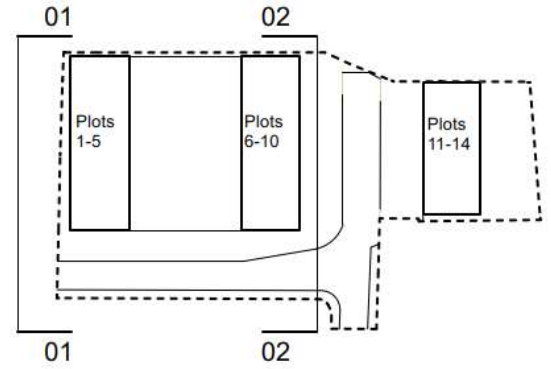
52



Proposed Elevation Street Scenes



Elevation Location Plan

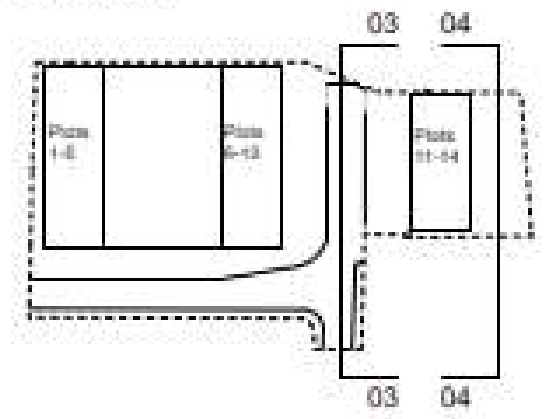


Proposed Elevation Street Scenes

54

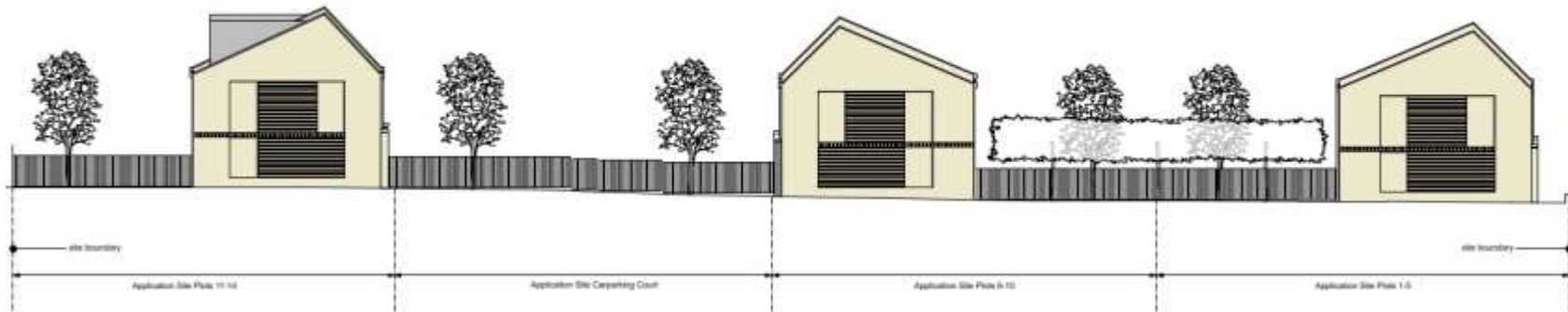


Elevation Location Plan



Proposed Elevation Street Scenes

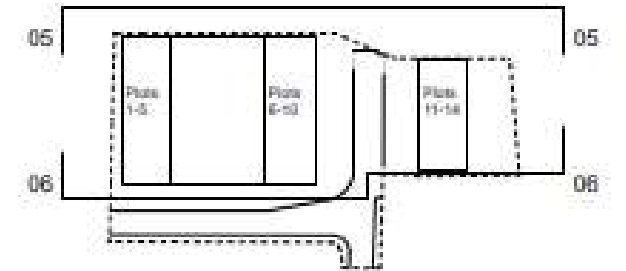
Site Elevation 05



Site Elevation 06



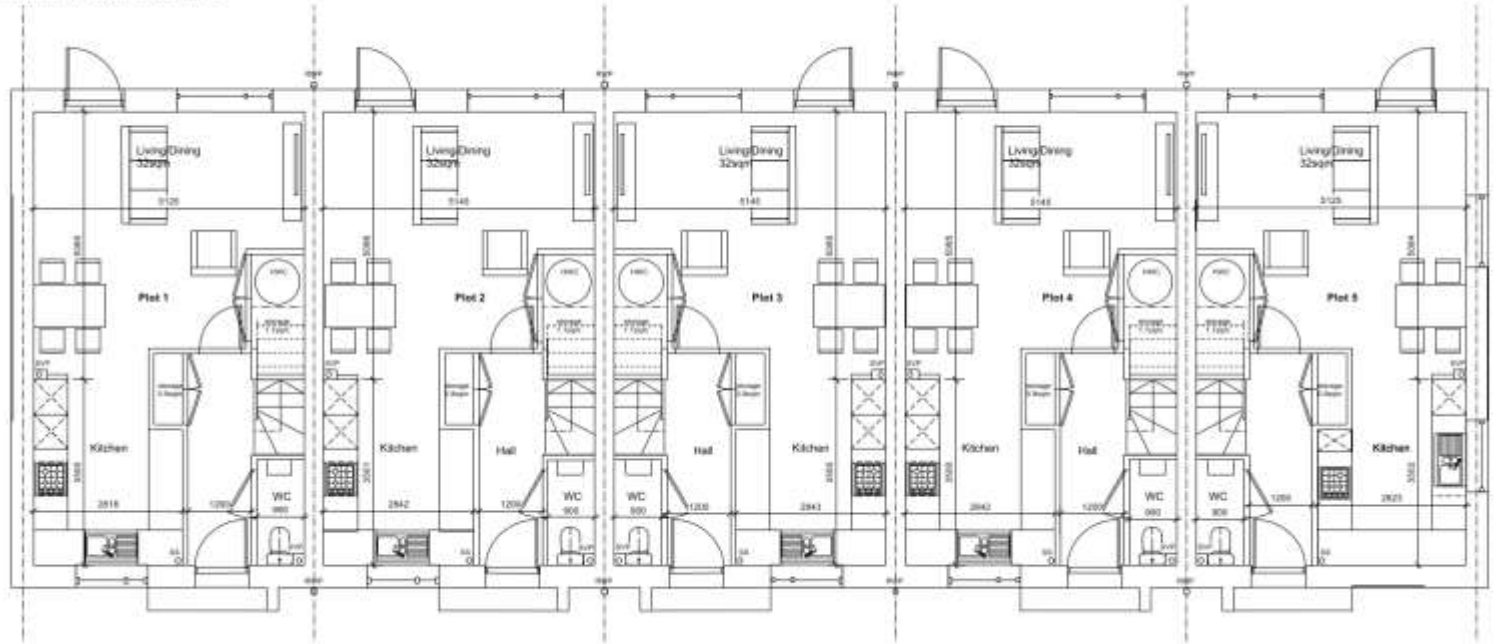
Elevation Location Plan



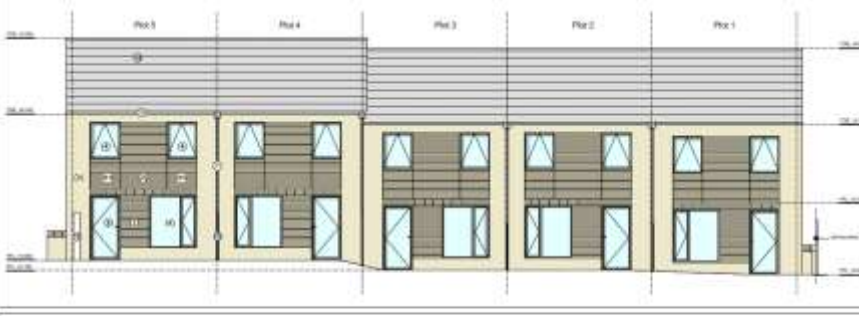
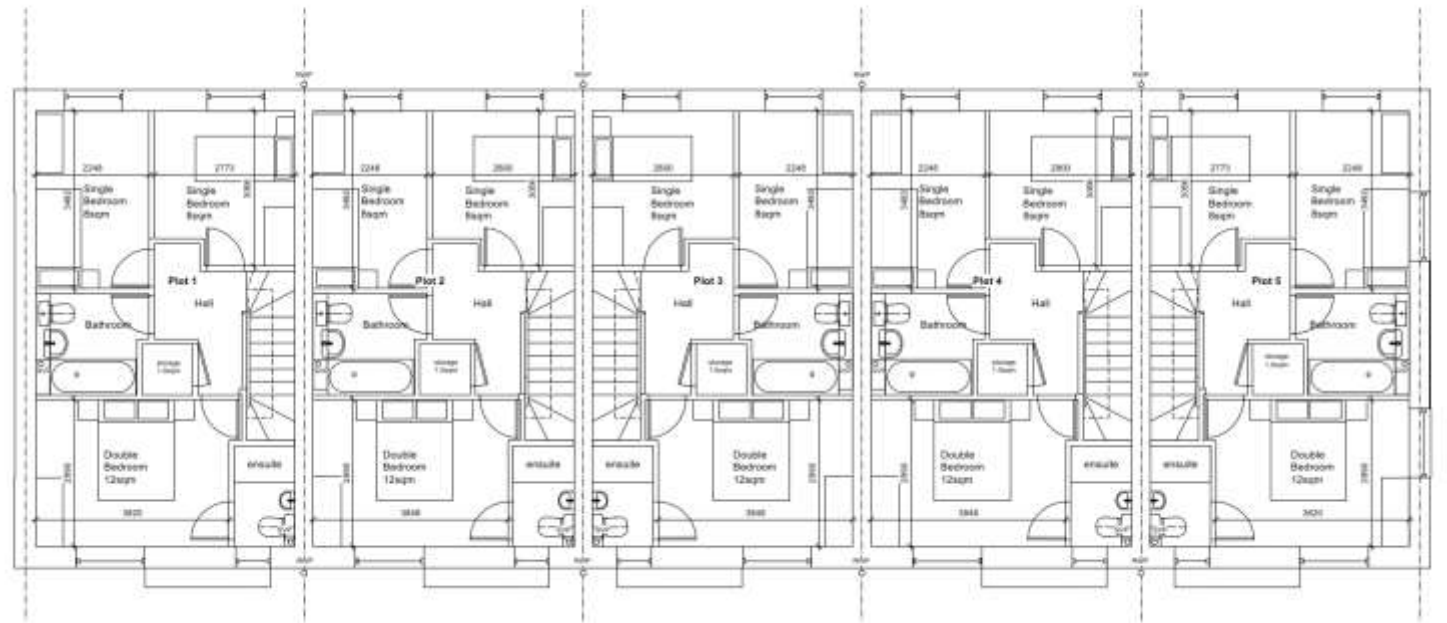
Proposed Plans

of 1-5 reflective of 6-10

Ground Floor House Type 1: Plots 1-5

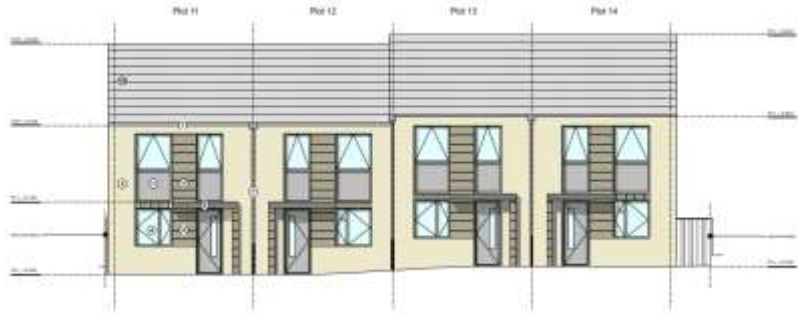


First Floor House Type 1: Plots 1-5



Proposed Plans 11-14

House Type 2 - West Elevation Plots 11-14



House Type 2 - East Elevation Plots 11-14

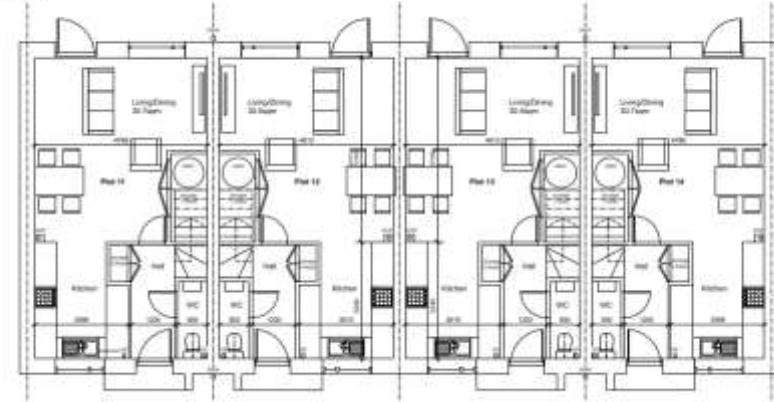


House Type 2 - North Elevation Plot 11

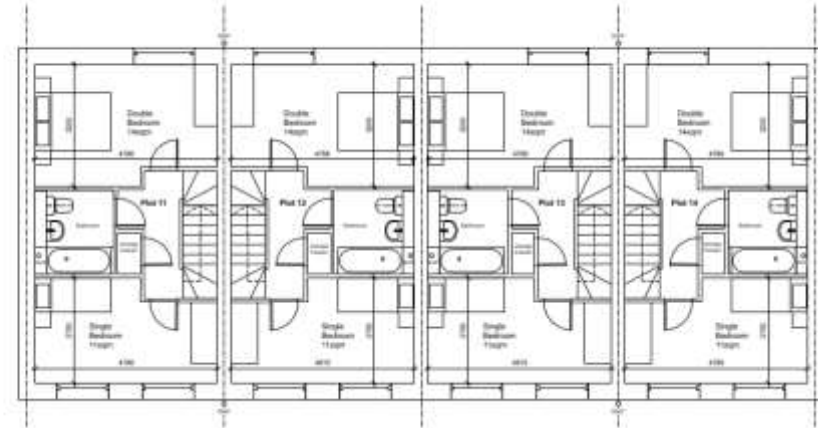
House Type 2 - South Elevation Plot 14



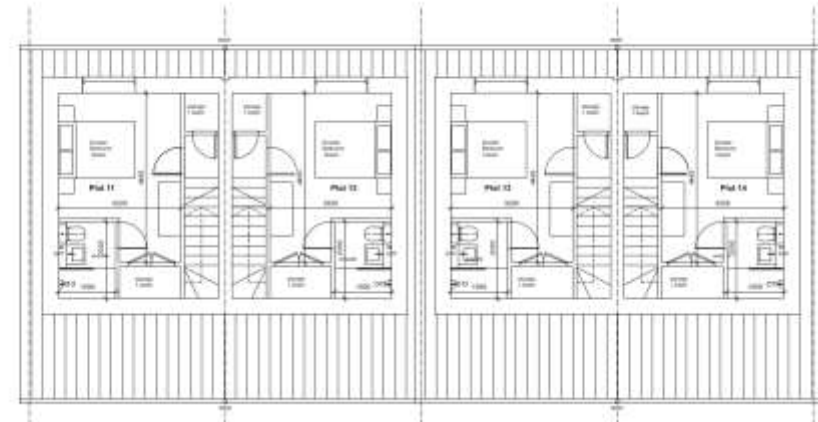
Ground Floor House Type 2: Plots 11-14



First Floor House Type 2: Plots 11-14



Second Floor House Type 2: Plots 11-14



MC/23/2855

5 Ranscombe Farm Cottages, Sundridge Hill, Cuxton, Rochester



MC/23/2855 - 5 Ranscombe Farm Cottages, Sundridge Hill, Cuxton, Rochester, ME2 1LA



Scale: 1:5000 19/04/24
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Aerial Images of application site

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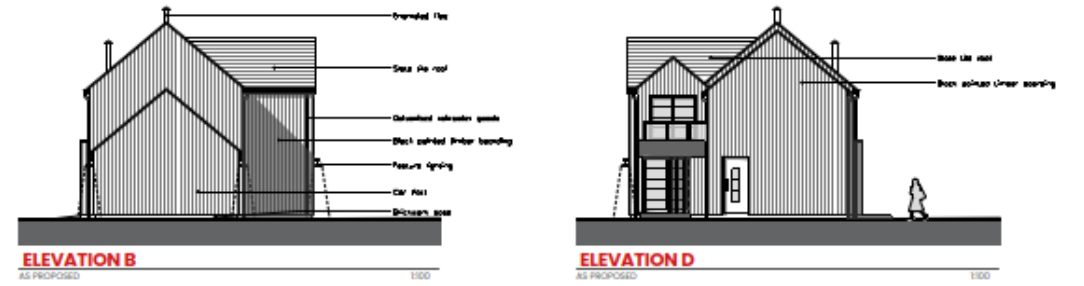
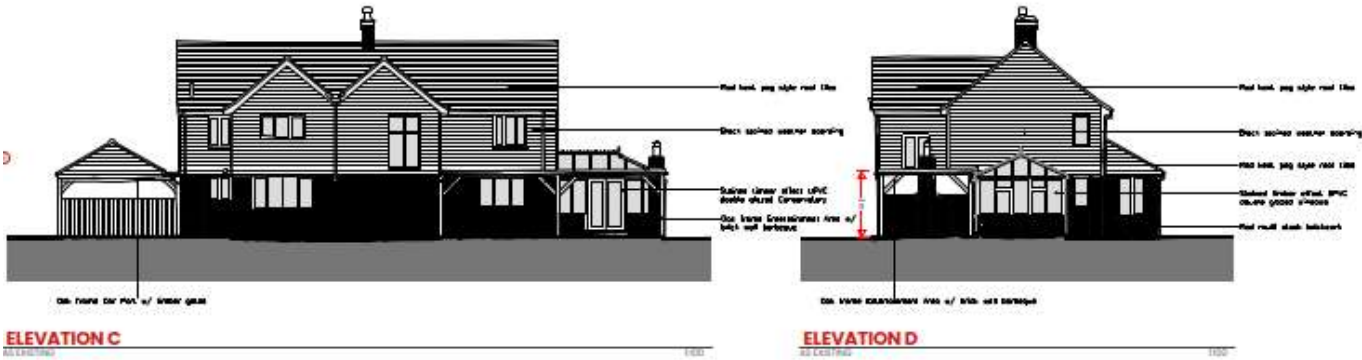
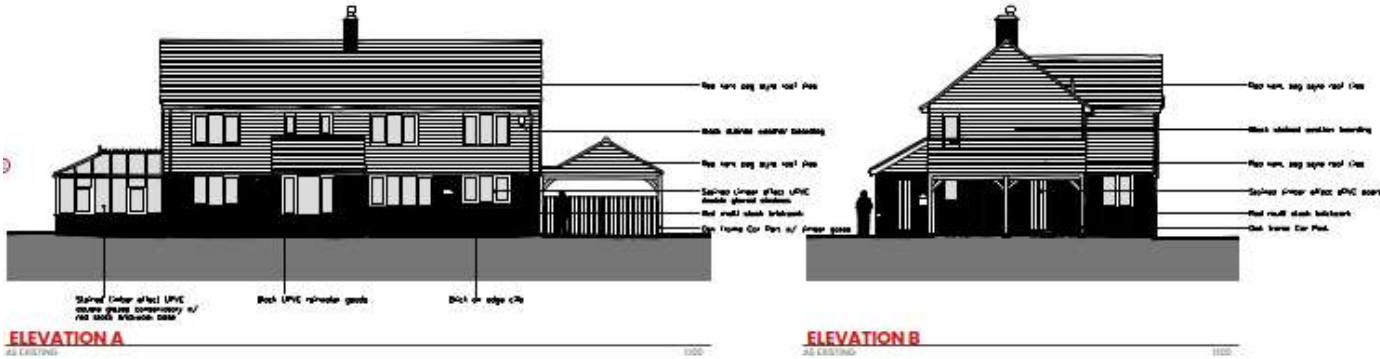
Site Photos – Front



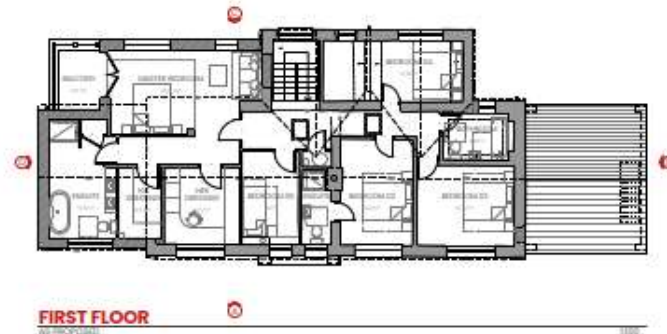
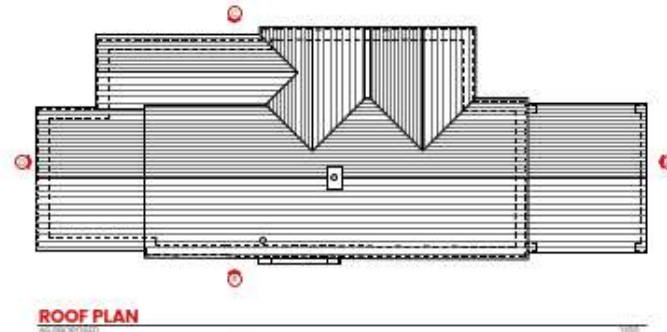
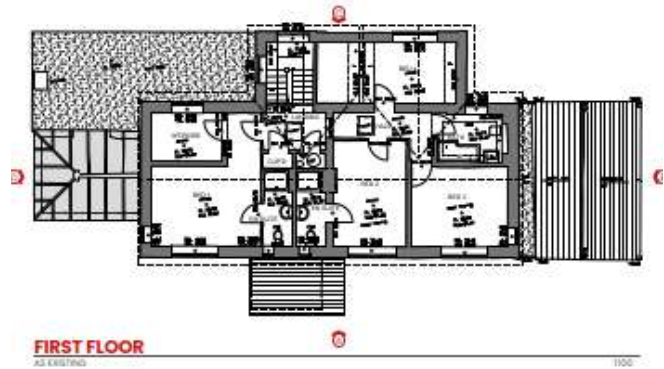
Site Photos – Rear



Existing and Proposed Elevations



Existing and Proposed Ground floor Plans

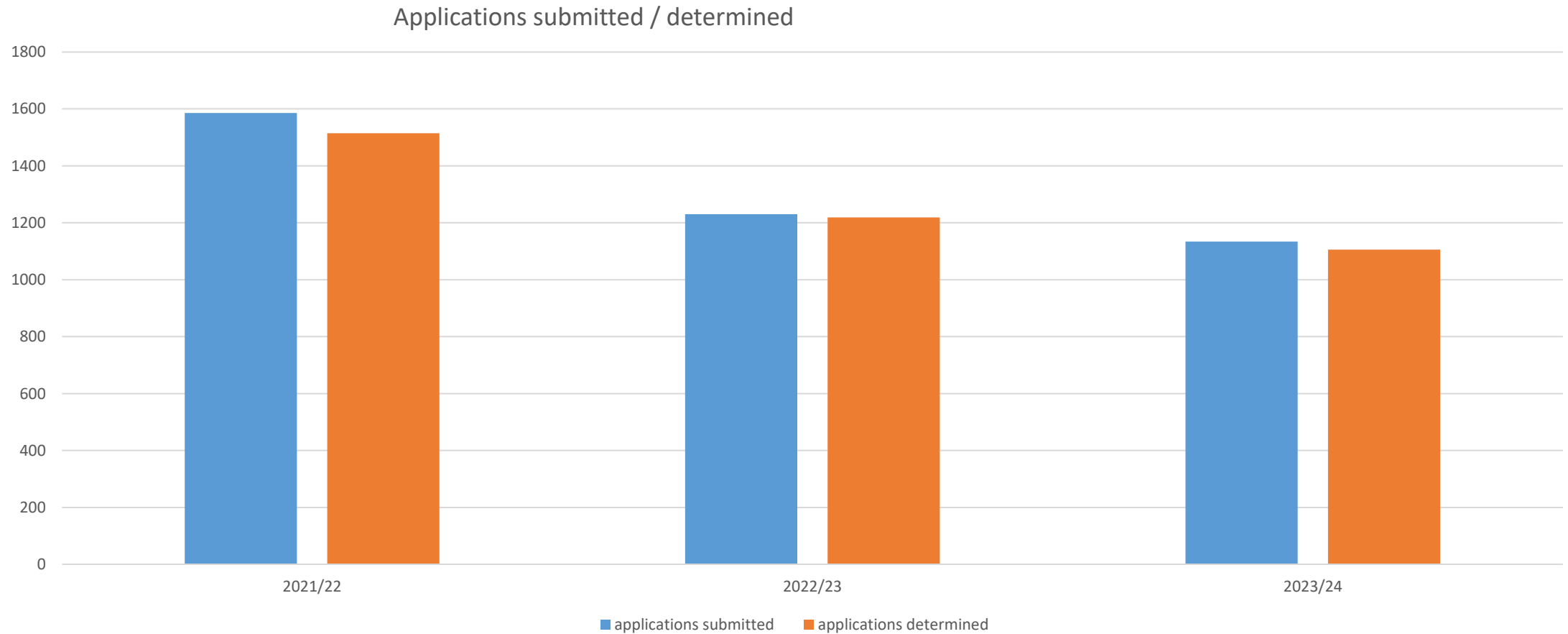


Site Photos – Rear Garden

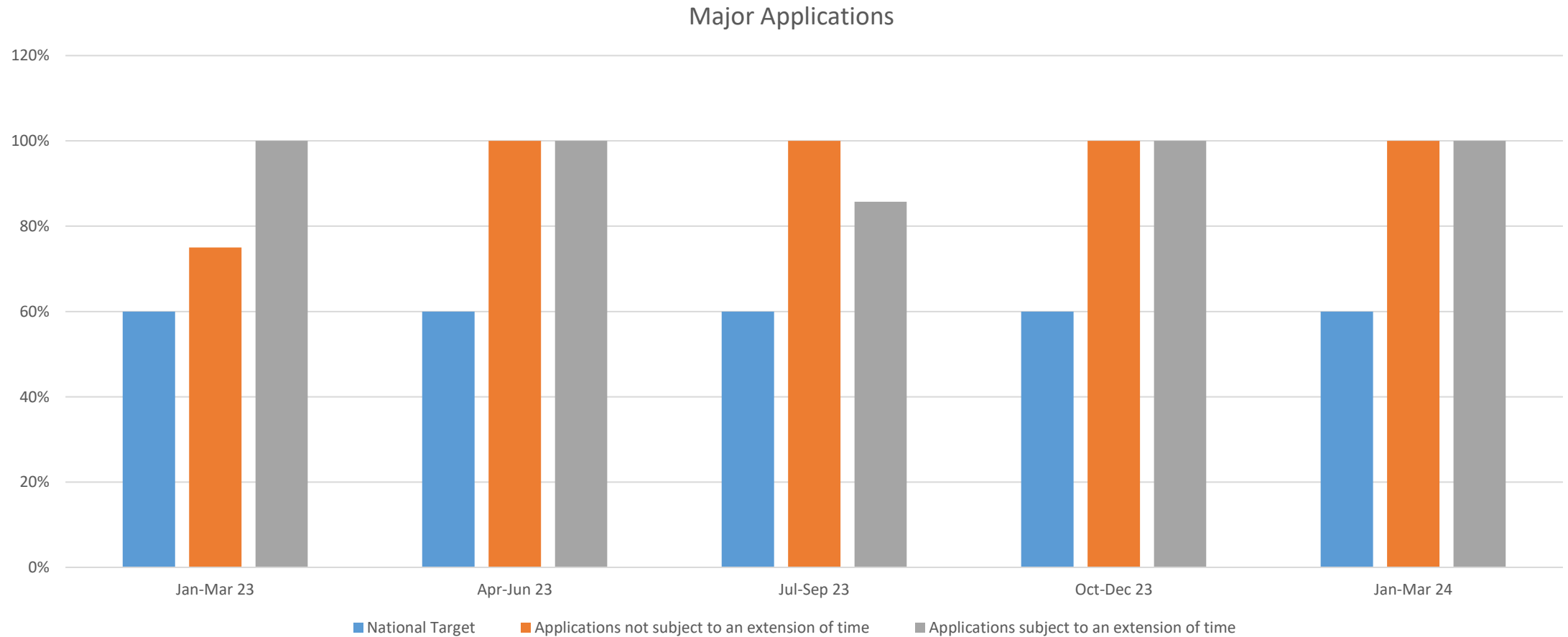


Performance Report

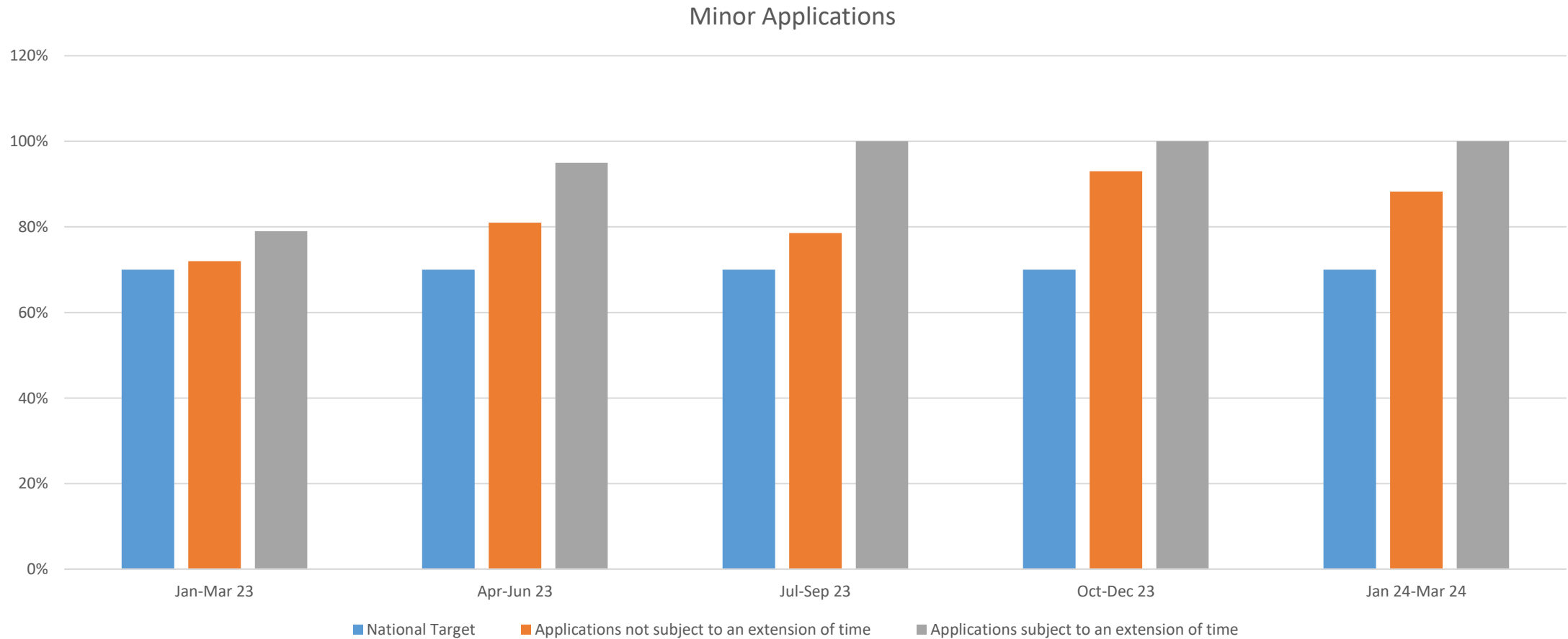
Number of applications received and determined 2021/22 to March 2024



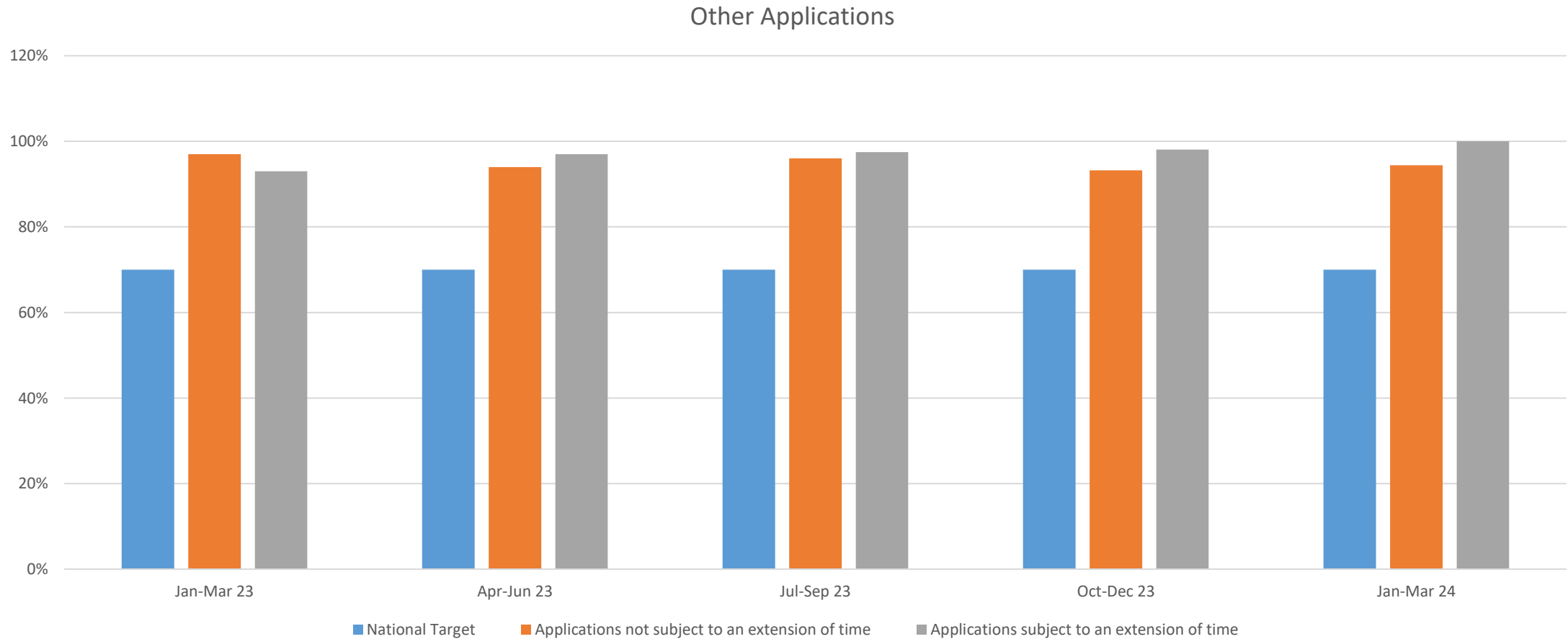
Percentage of “Major” applications determined against performance target January 2023 to March 2024



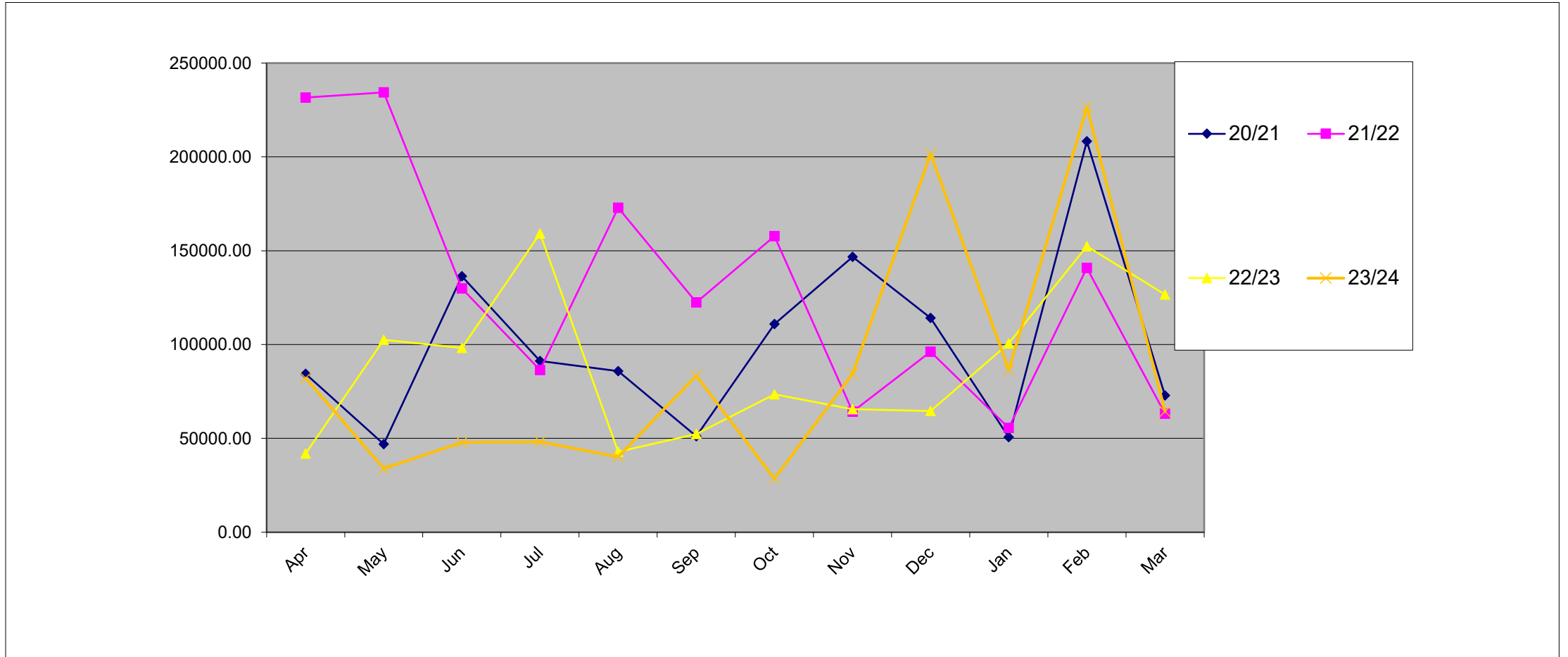
Percentage of “Minor” applications determined against performance target January 2023 to March 2024



Percentage of “Other” applications determined against performance target January 2023 to March 2024

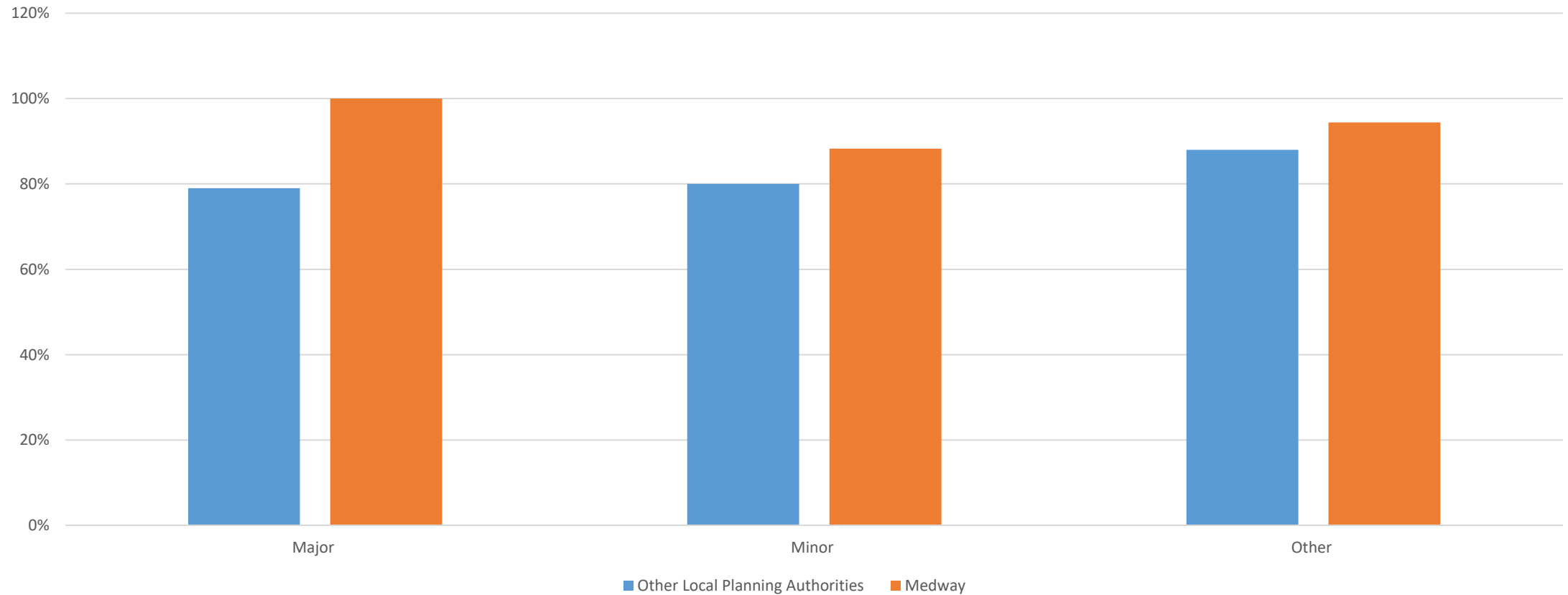


Planning application fees received for the year 2023/24, 2022/23, 2021/22 and 2020/21



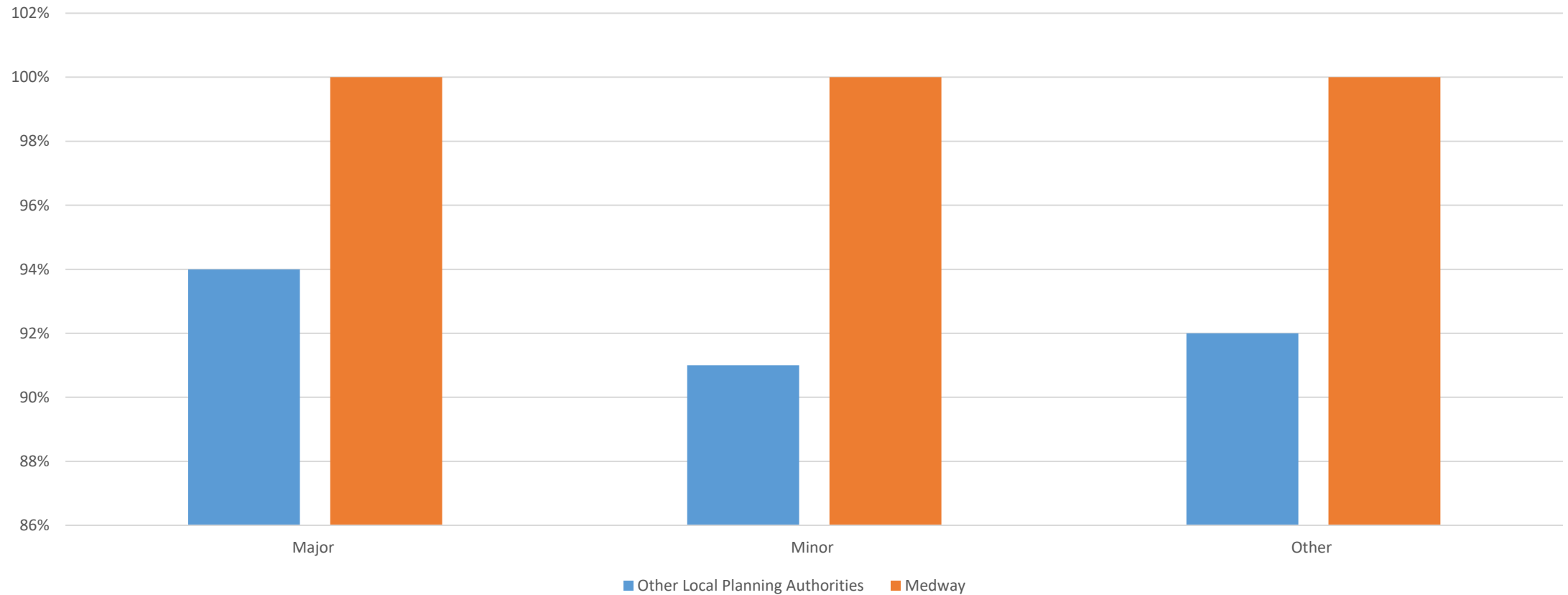
Planning applications determined within the statutory timeframe

Percentage of major, minor and other planning applications determined within the statutory time period

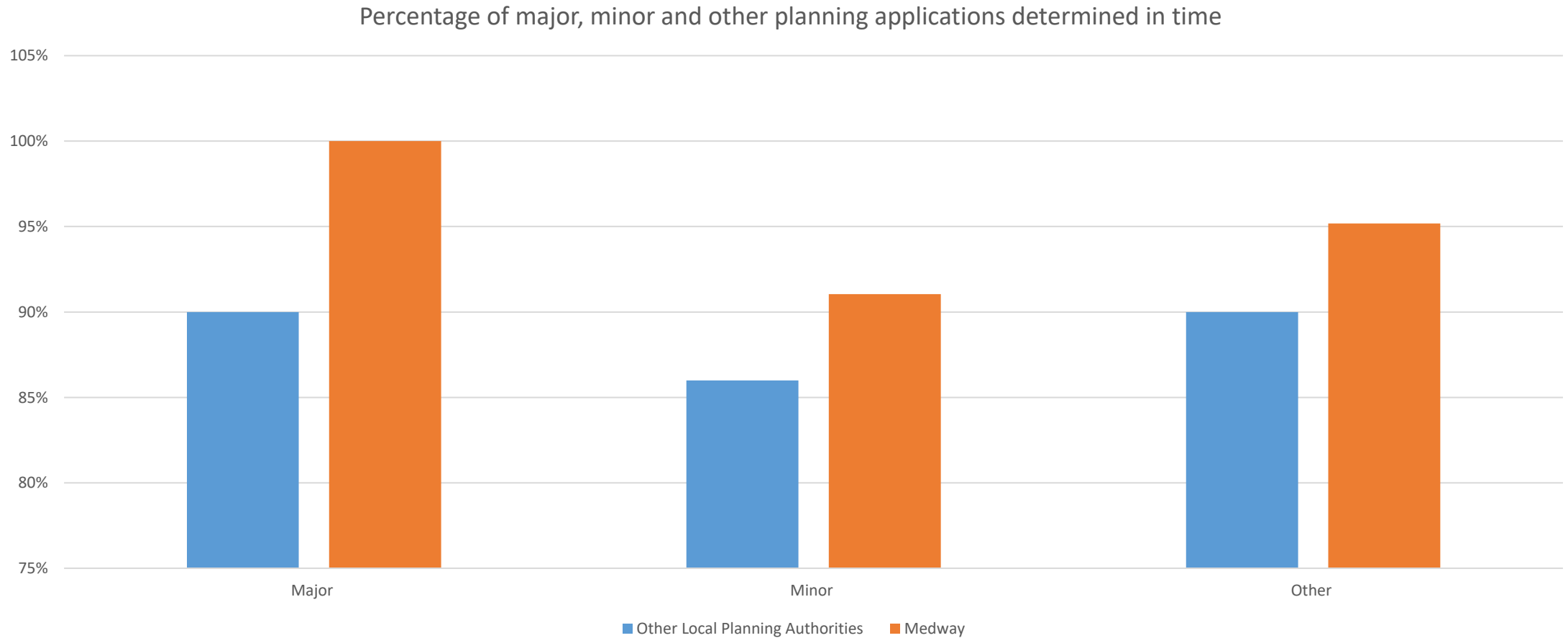


Applications within the agreed Planning Extension Agreement

Percentage of major, minor and other planning applications determined within the agreed extension of time



Total planning applications decided in time

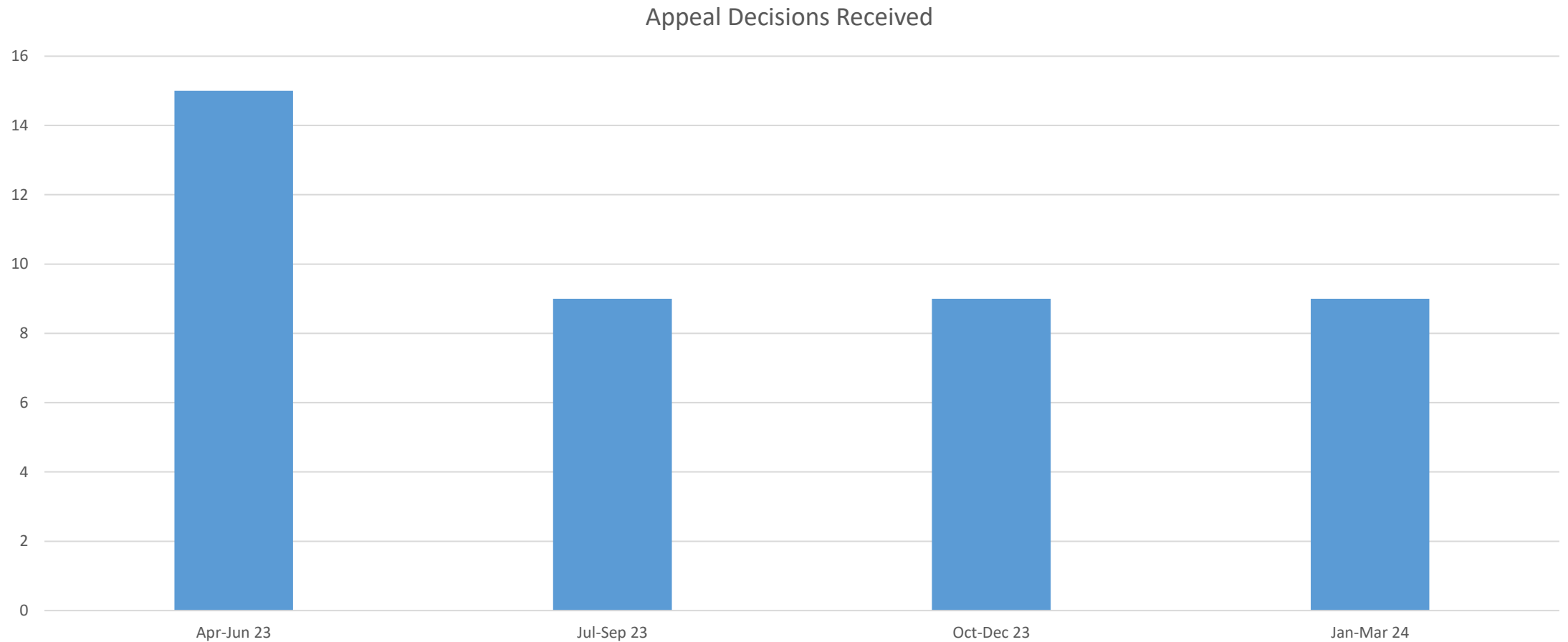


Medway performance compared with other Kent Planning Authorities

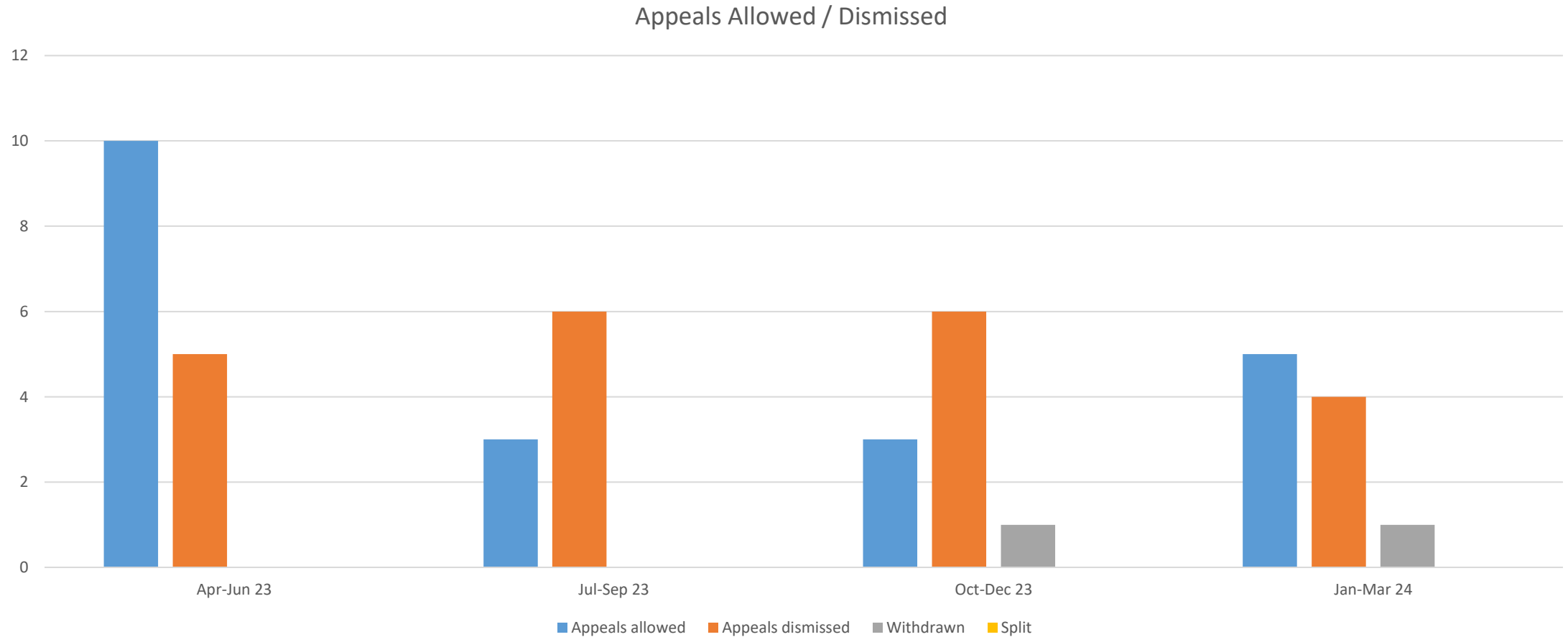
Local Planning Authority	Percentage of decisions granted	% with an Extension of Time	Major dev % decided within 13wks	Non-major devt % decided within 8 wks	Householder devt % decided within 8 wks
Medway	87%	21%	31%	52%	88%
Ashford	88%	53%	13%	23%	43%
Canterbury	91%	40%	18%	44%	56%
Dartford	79%	37%	29%	33%	63%
Dover	93%	41%	25%	37%	68%
Folkestone and Hythe	87%	37%	0%	41%	67%
Gravesham	66%	18%	31%	63%	83%
Maidstone	79%	26%	17%	59%	80%
Sevenoaks	82%	26%	17%	54%	78%
Swale	86%	47%	15%	29%	62%
Thanet	89%	36%	19%	35%	66%
Tonbridge and Malling	87%	29%	43%	49%	74%
Tunbridge Wells	94%	19%	66%	66%	87%

Number of appeals decisions received from April 2023 to March 2024

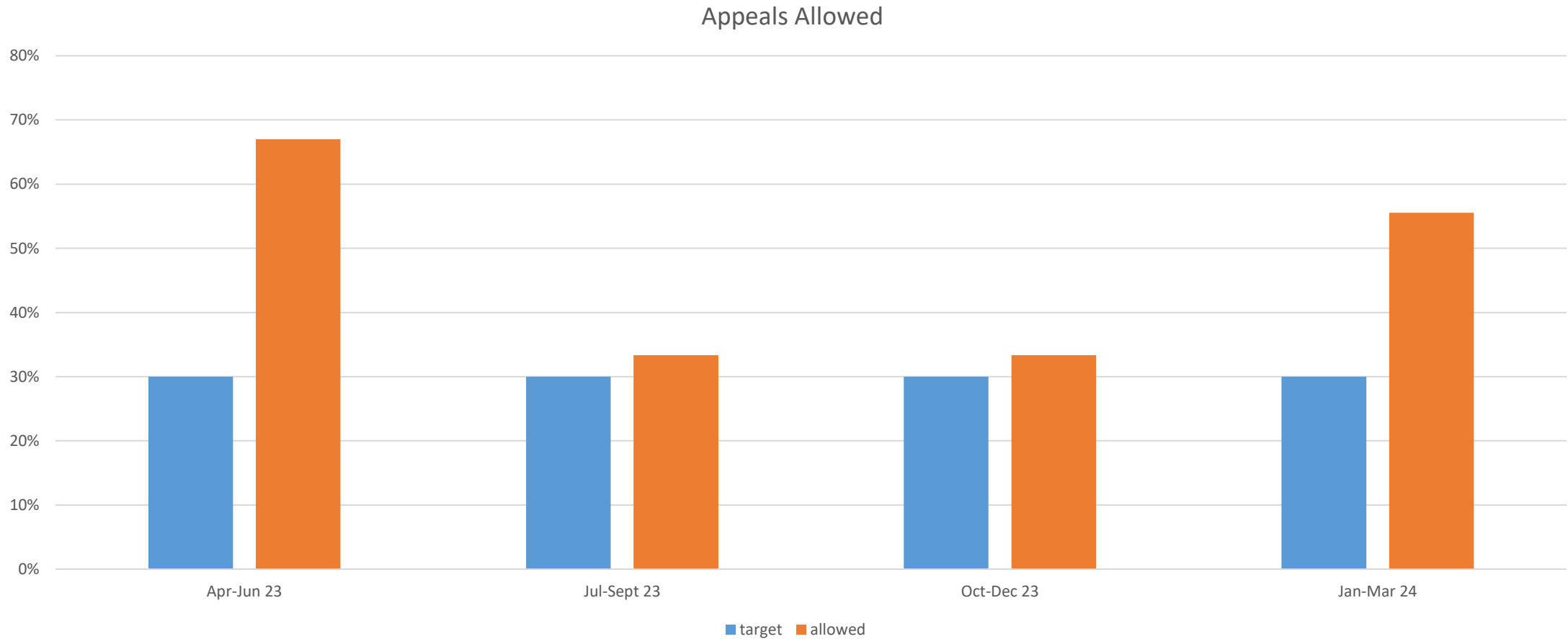
76



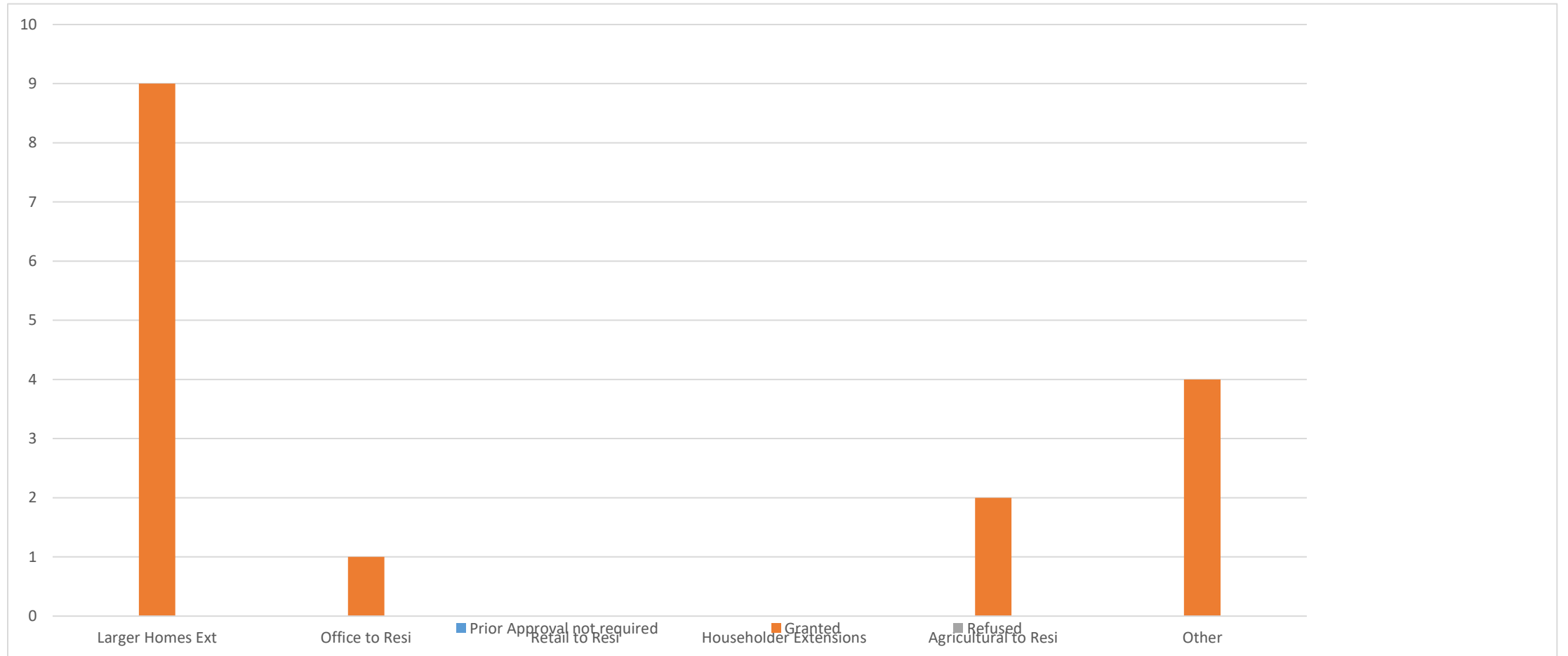
Number of Appeals allowed / dismissed April 2023 to March 2024



Percentage of appeals allowed against target of 30% April 2023 to March 2024



Number of prior approvals for permitted developments for the period January 2024 to March 2024



Number of units under construction

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

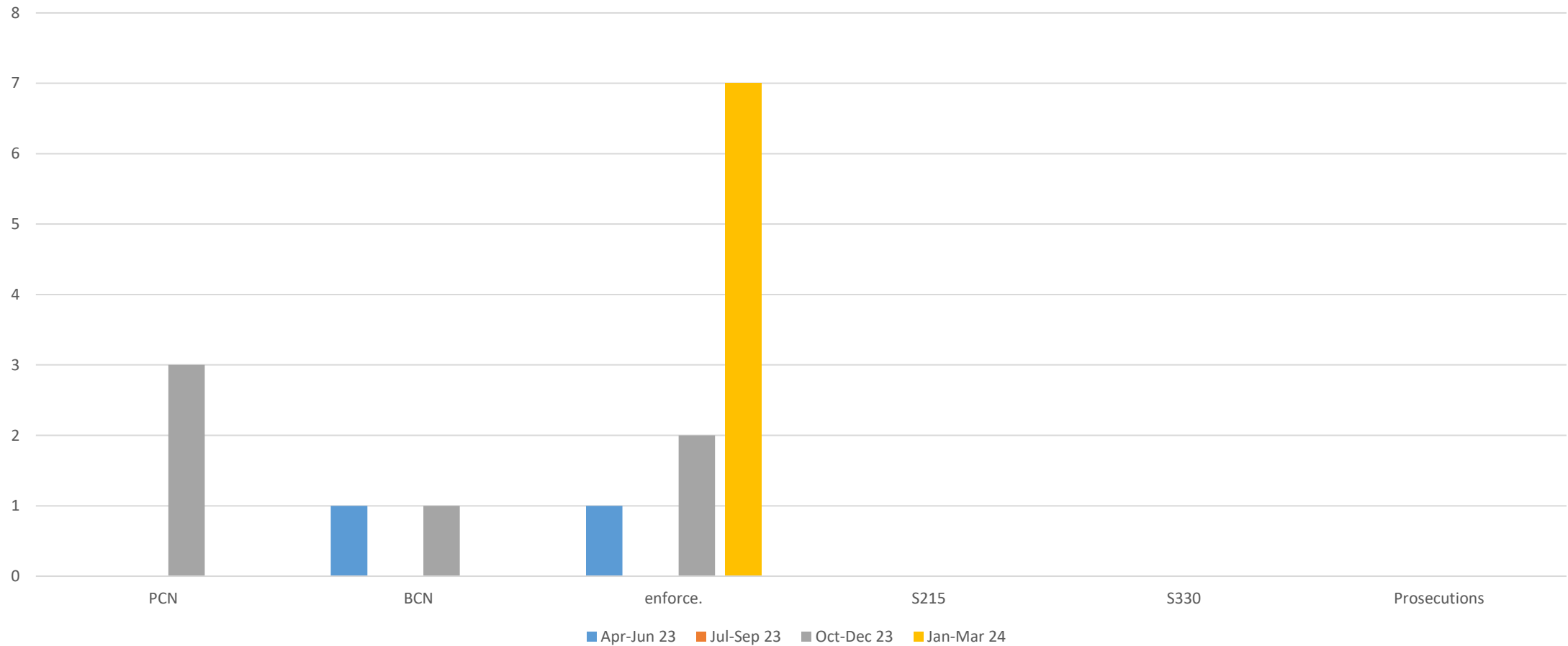
Number of units completed					
	Year 2018/19	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23
Completions	647	1130	1082	1102	950
Requirement	1683	1662	1586	1675	1667
Surplus/Deficit	-1036	-532	-504	-573	-717

Housing completions comparison with other authorities in Kent

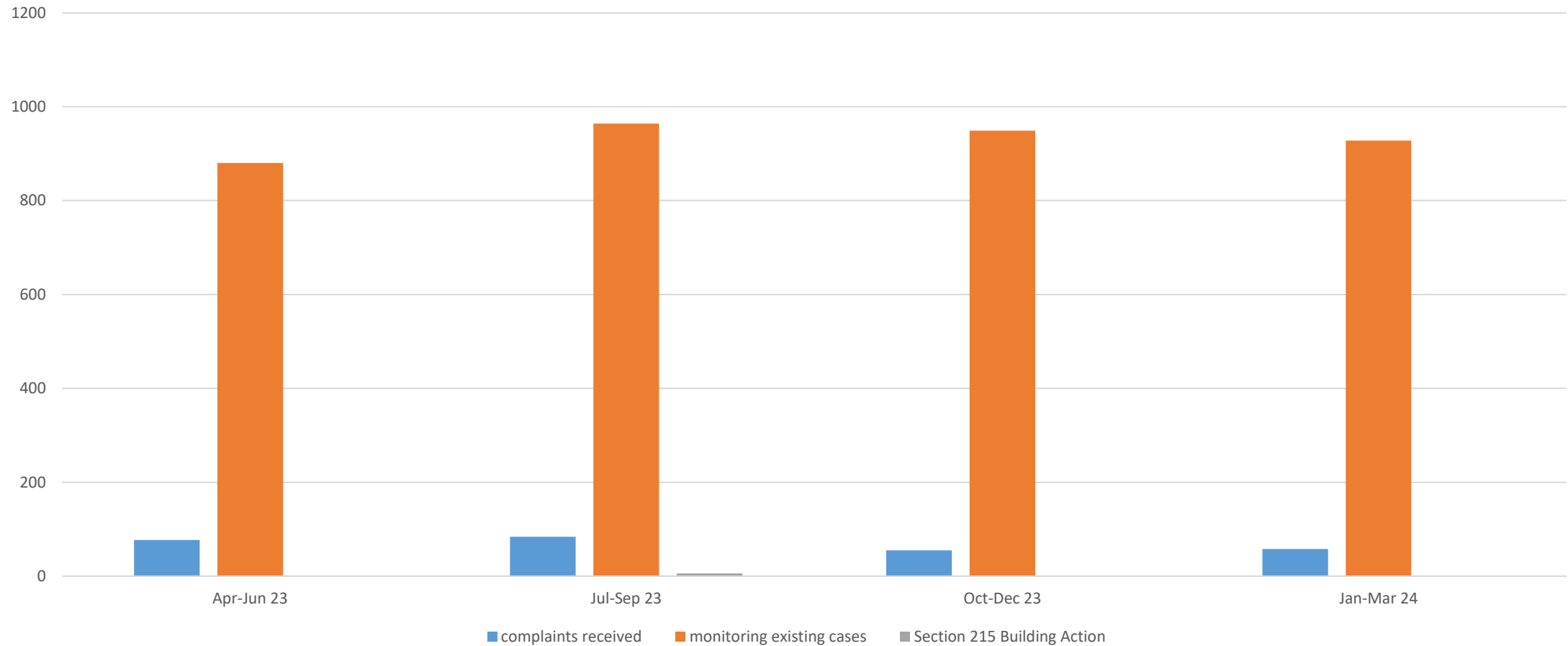
- This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2018/19	2019/20	2020/21	2021/22	2022/23
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
Medway	657	1,142	1,087	1,103	958
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

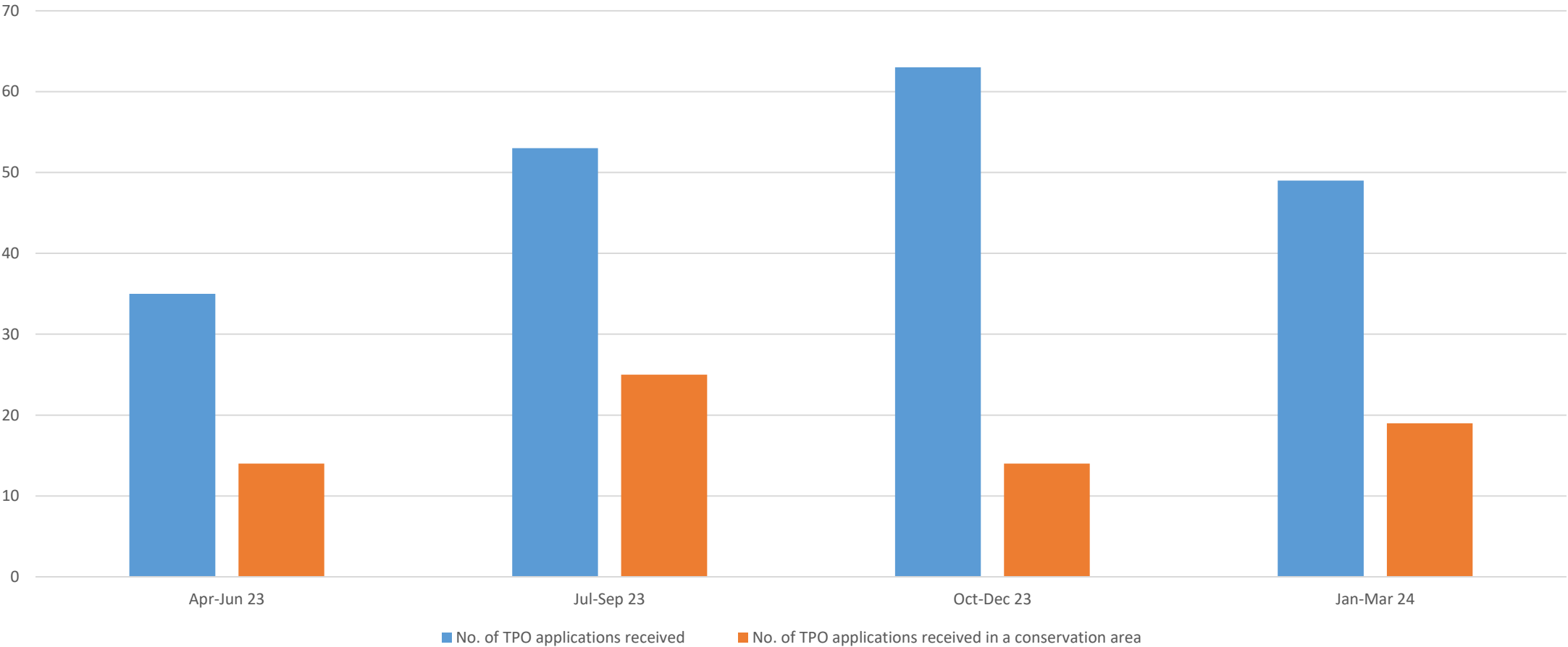
Number of enforcement notices served and prosecutions April 2023 to March 2024



Number of enforcement related complaints and activities April 2023 to March 2024

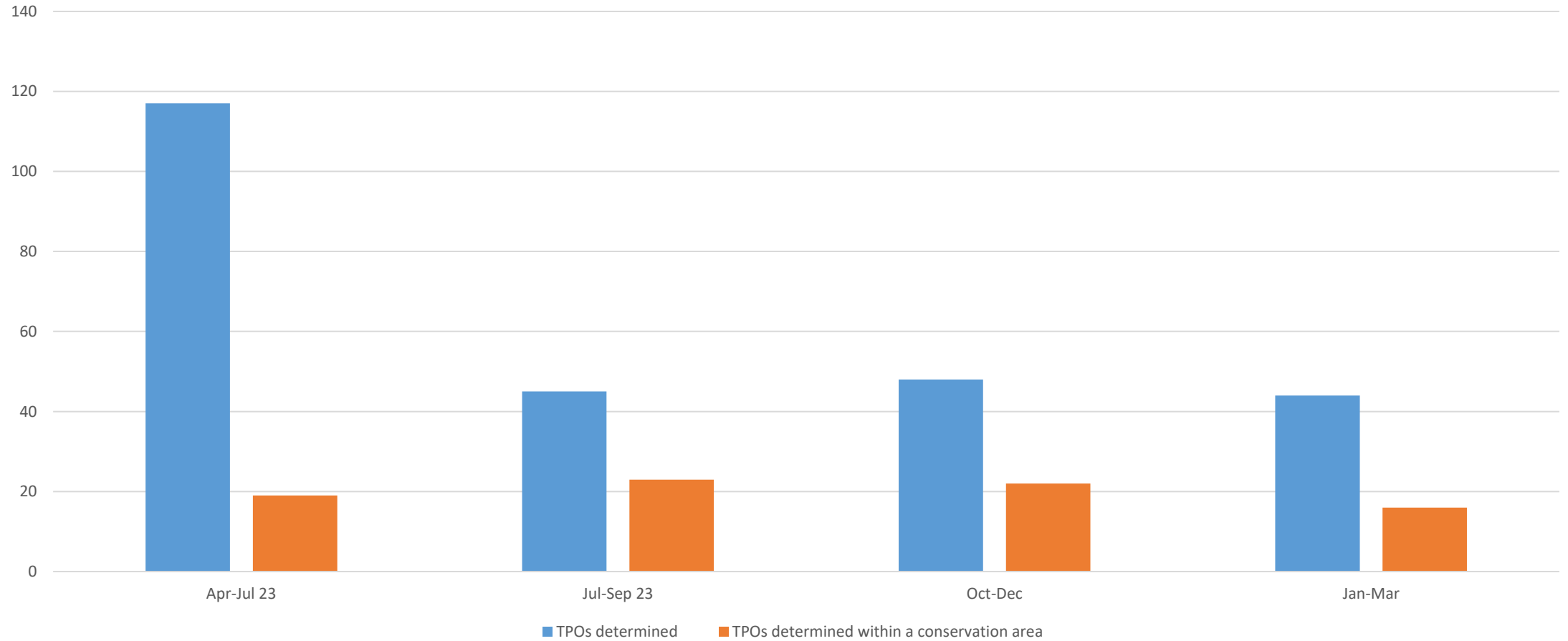


TPO applications received from April 2023 to March 2024

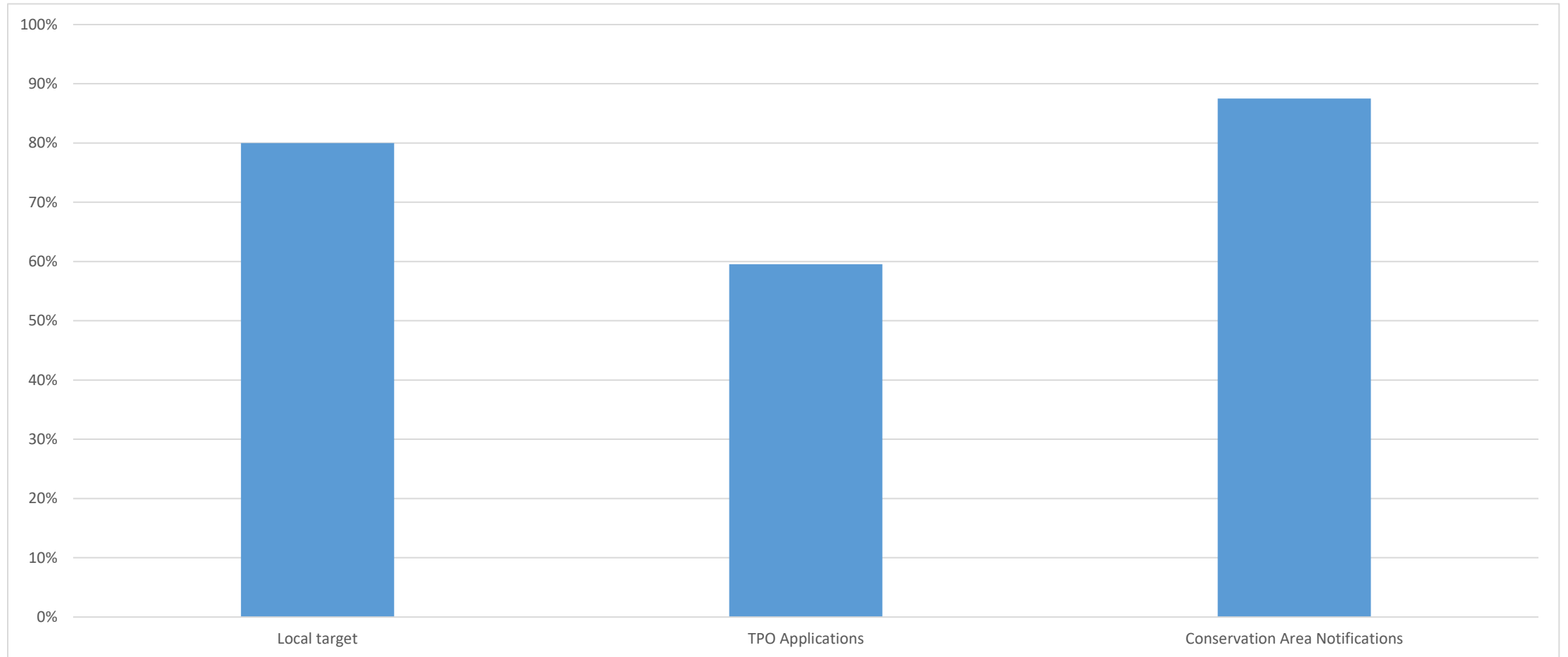


TPO applications determined from April 2023 to March 2024

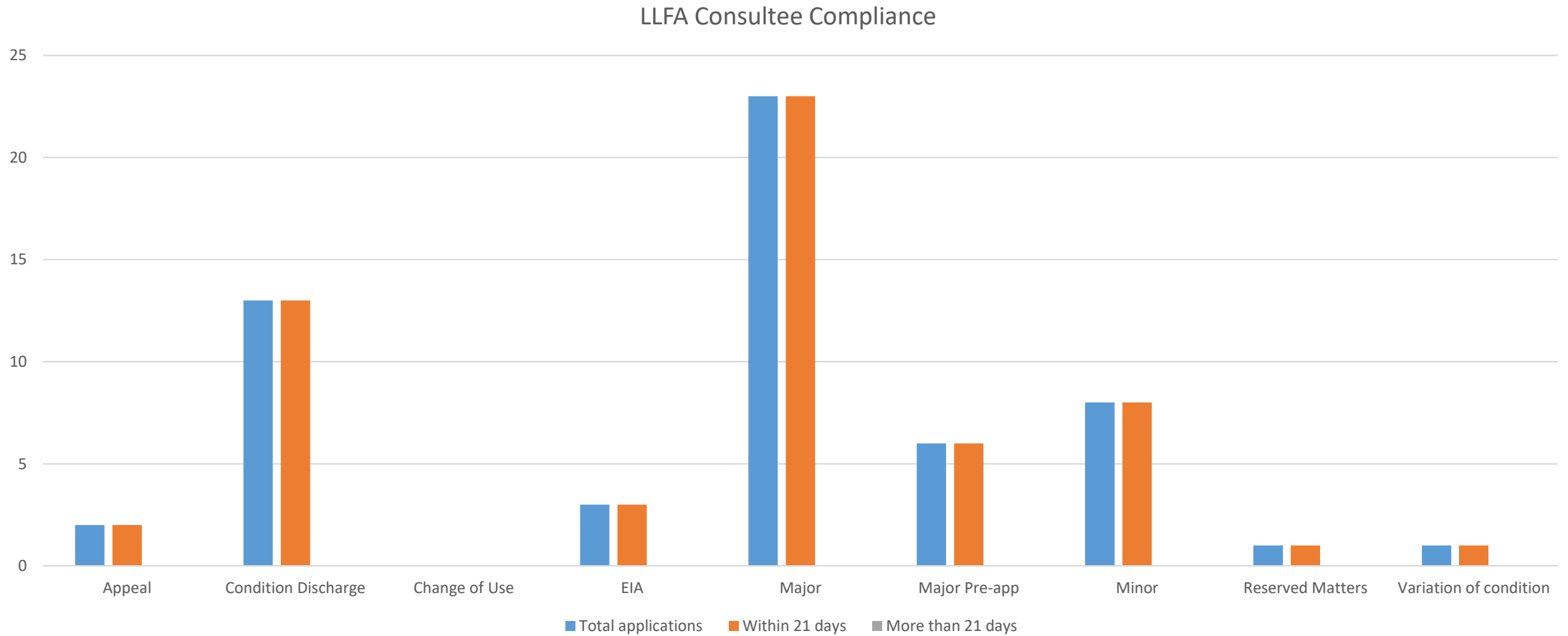
88



TPO and Conservation Area Notification applications determined within target time from January to March 2024

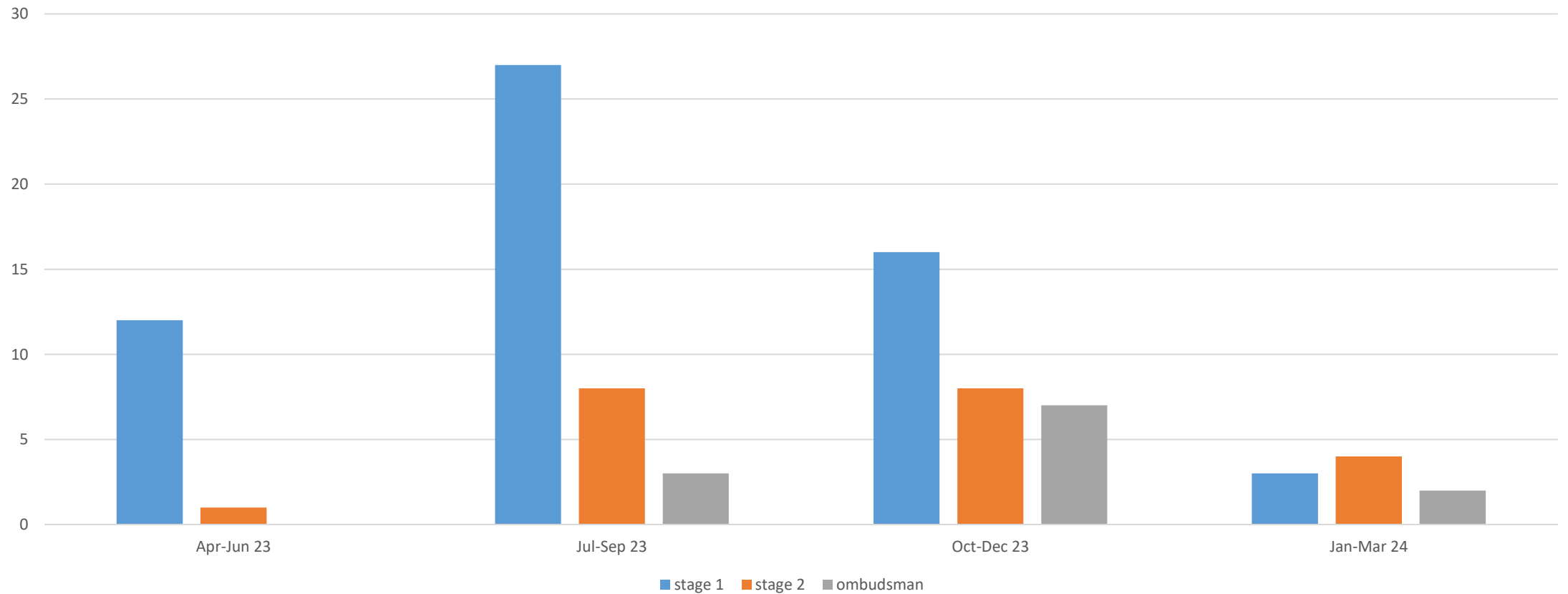


Lead Local Flood Authority Consultee Compliance



Complaints and Compliments

Complaints / Ombudsman Investigations

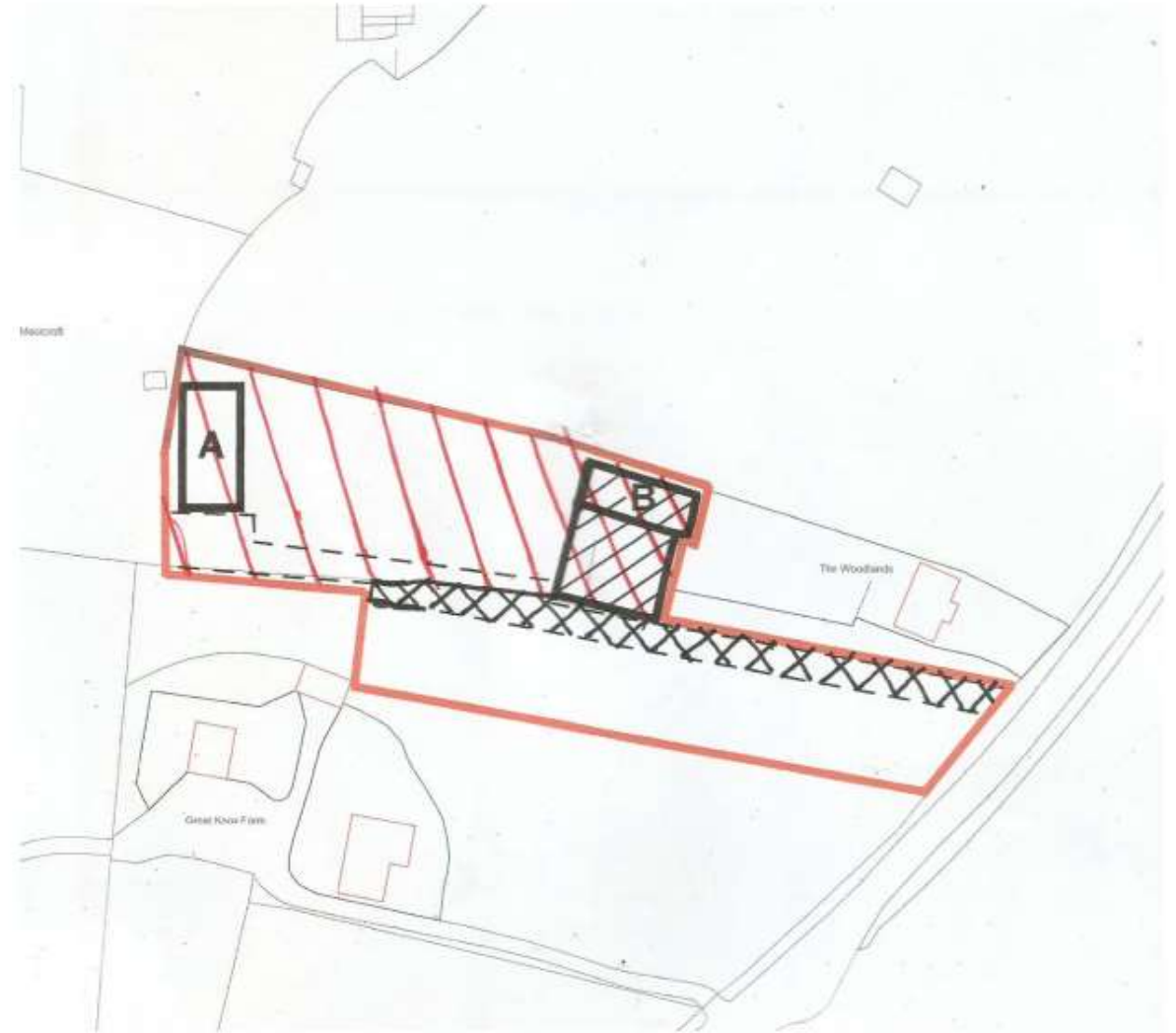


Appeals

ENF/18/0245

The Woodlands,
Hempstead Road,
Hempstead,
Gillingham

Site Location Plan



Site Photos



Site Photos



Site Photos



Site Photos



Officer Site Photos



Officer Site Photos



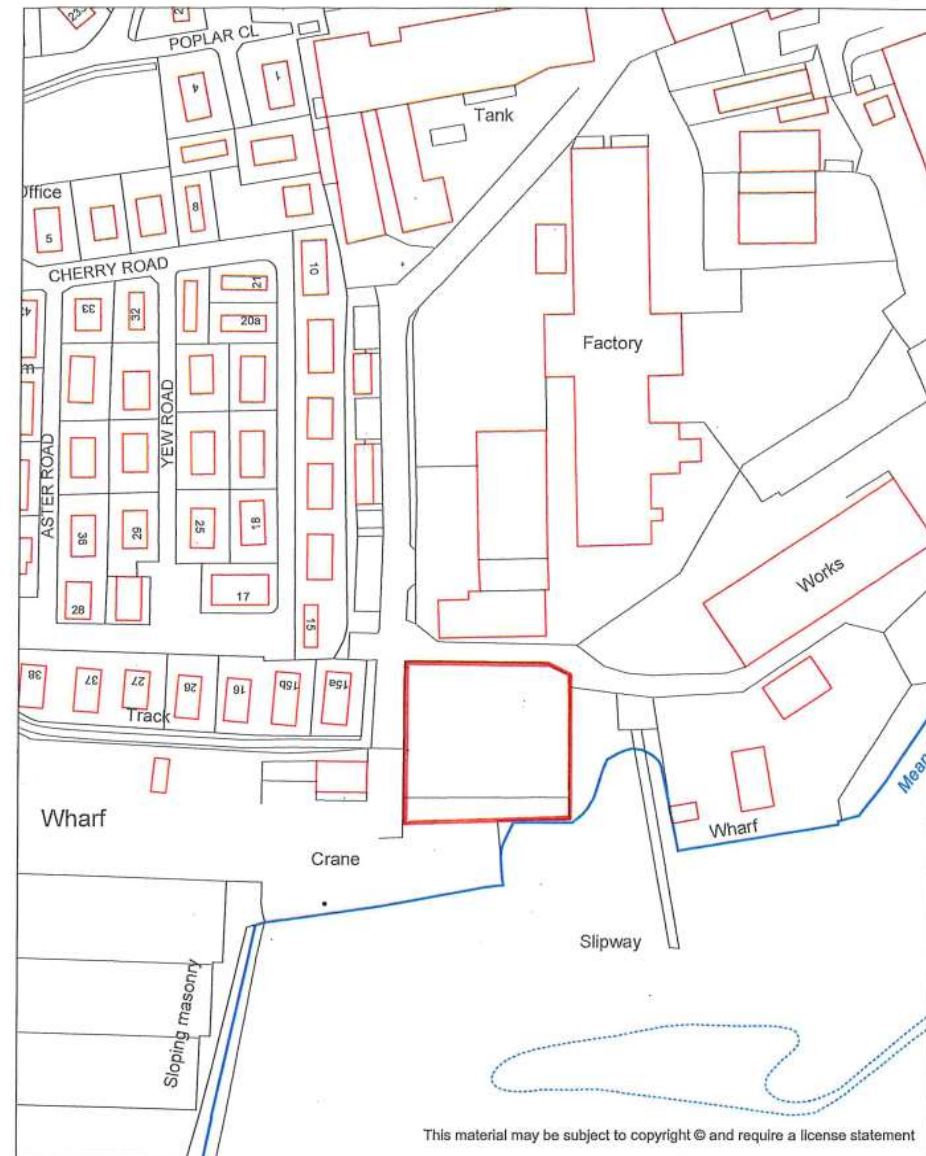
Officer Site Photos



ENF/20/0267

Port Werburgh Residential Marine,
Vicarage Lane,
Hoo St Werburgh,
Rochester

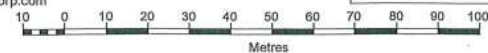
Site Location Plan



Sterling Court
Norton Road
Stevenage
Herts SG1 2JY
United Kingdom

Tel : +44 (0)1438 747996
Fax : +44 (0)1438 747997
E-mail: info@cadcorp.com

Operator:	Name
Department:	Department
Drawing No:	1234-A
Date: 26/10/2021	Scale: 1:1250



Officer Site Photos



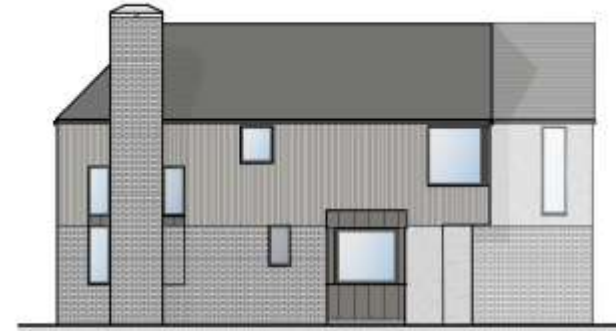
MC/22/1867

Land East Of Rainham Pumping Station
And
North Of Lower Rainham Road,
Rainham

Plot 1 - Proposed Elevations



1. Proposed South West Elevation
1:100 @ A3



2. Proposed North West Elevation
1:100 @ A3



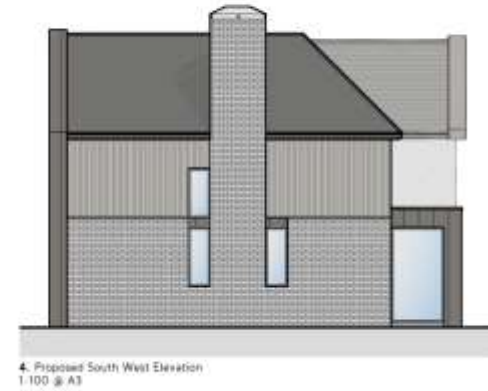
3. Proposed North East Elevation
1:100 @ A3



4. Proposed South East Elevation
1:100 @ A3

Proposed Elevations:
Plot 1
1:100 @ A3

Plot 2 - Proposed Elevations



Proposed Elevations:
Plot 2
1:100 @ A3

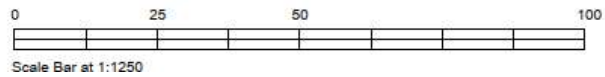
MC/22/2965

Avenue Tennis Club, Glebe Road, Gillingham

Site Location Plan



LOCATION PLAN 1-1250

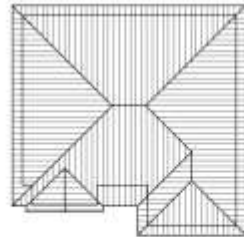


Proposed Block Plan



SITE PLAN 1:200

Proposed Elevations and Floor Plan



Roof Plan



Ground Floor Plan
70x2
PLOT 105

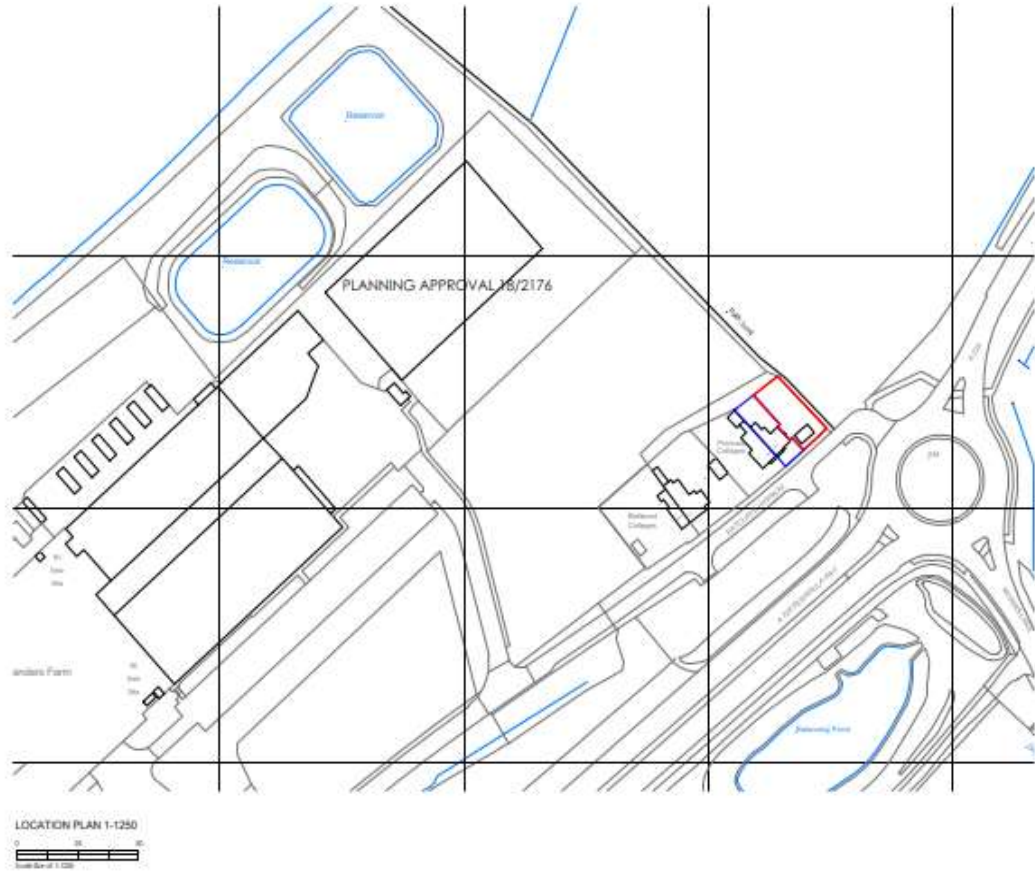
MC/22/2401

Land Adjacent To 1 Primrose Cottages

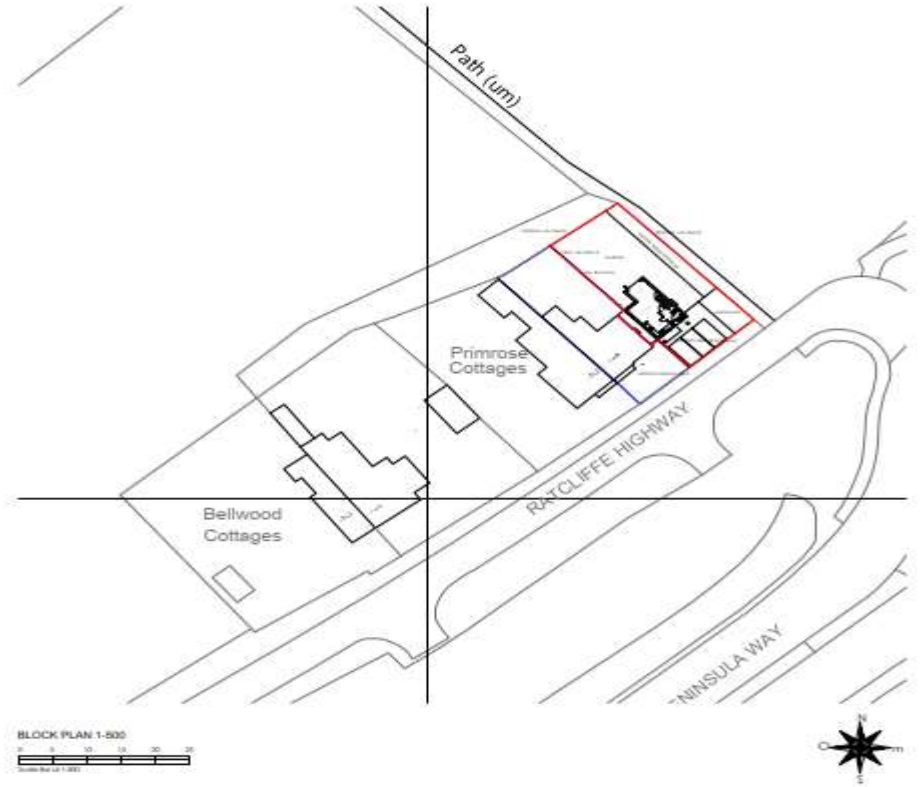
Ratcliffe Highway

Hoo St Werburgh

Site Location Plan



Proposed Block Plan



Proposed Elevation Plan



NEW DWELLING
PROPOSED SIDE ELEVATION



NEW DWELLING
PROPOSED REAR ELEVATION

Open arch

EXISTING DWELLING