

# Planning Committee – Supplementary agenda

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

**Date:** 5 June 2024

**Time:** 6.30pm

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

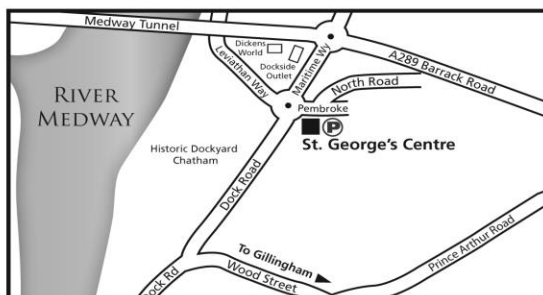
## Items

11 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: 6 June 2024**



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available on our website  
**[www.medway.gov.uk](http://www.medway.gov.uk)**

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

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# Planning Committee

5<sup>th</sup> June 2024

# MC/24/0279

Land South of View Road

Cliffe Woods

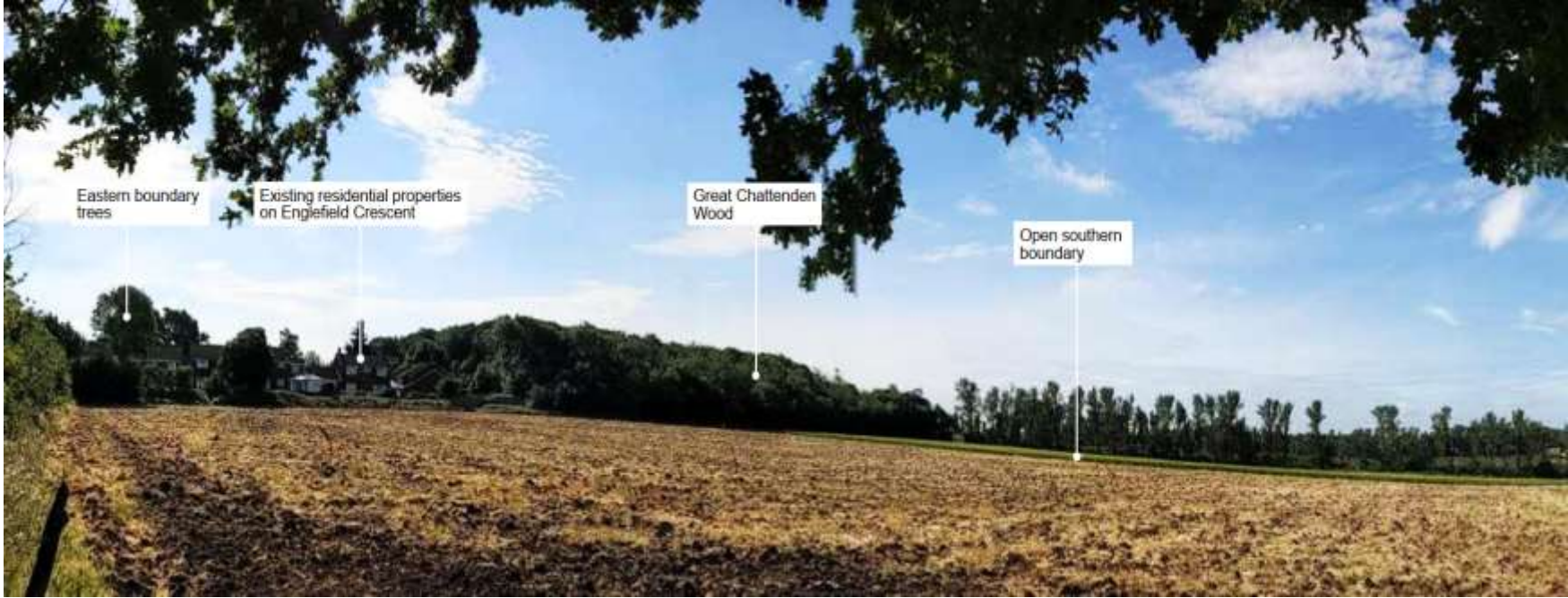


**MC/24/0279 - Land South Of View Road, Cliffe Woods, Rochester**



# View looking east across site from western boundary

9



# View west across site showing existing boundary vegetation



# View east along View Road from junction with Town Road

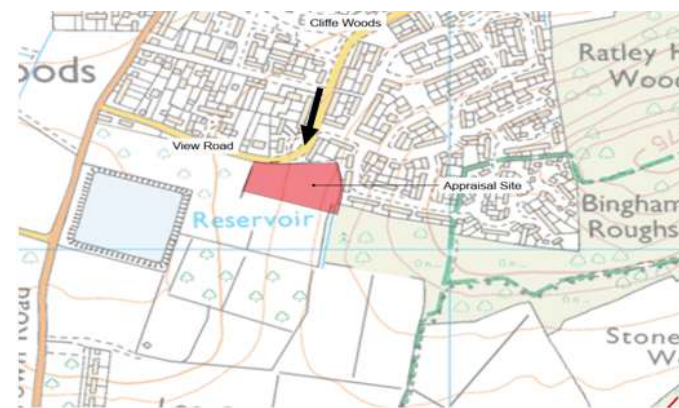
8





# View west from View Road

Approximate location of new site entrance



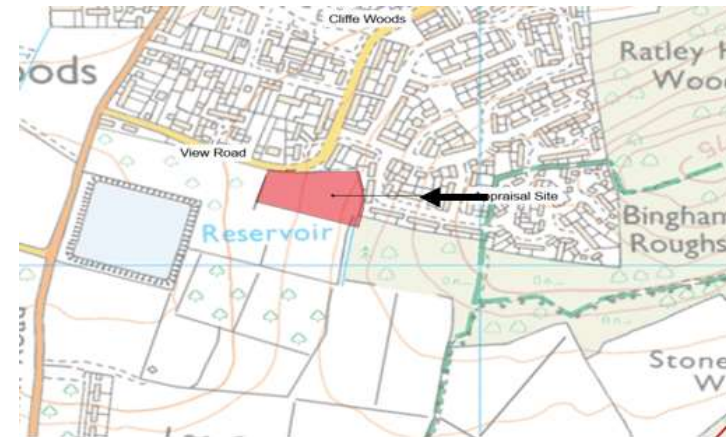
# View south east from View Road

Approximate location of new site entrance



# View west from Englefield Crescent

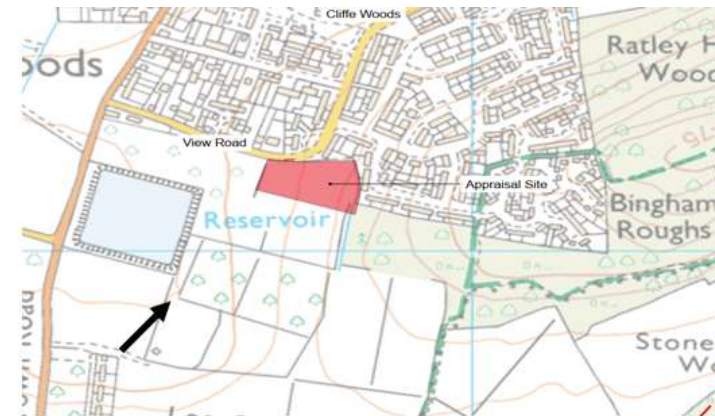
Approximate horizontal extent of site



# Longer distance View from Ham River Hill

12

Approximate horizontal extent of site



Aerial Image of Application Site



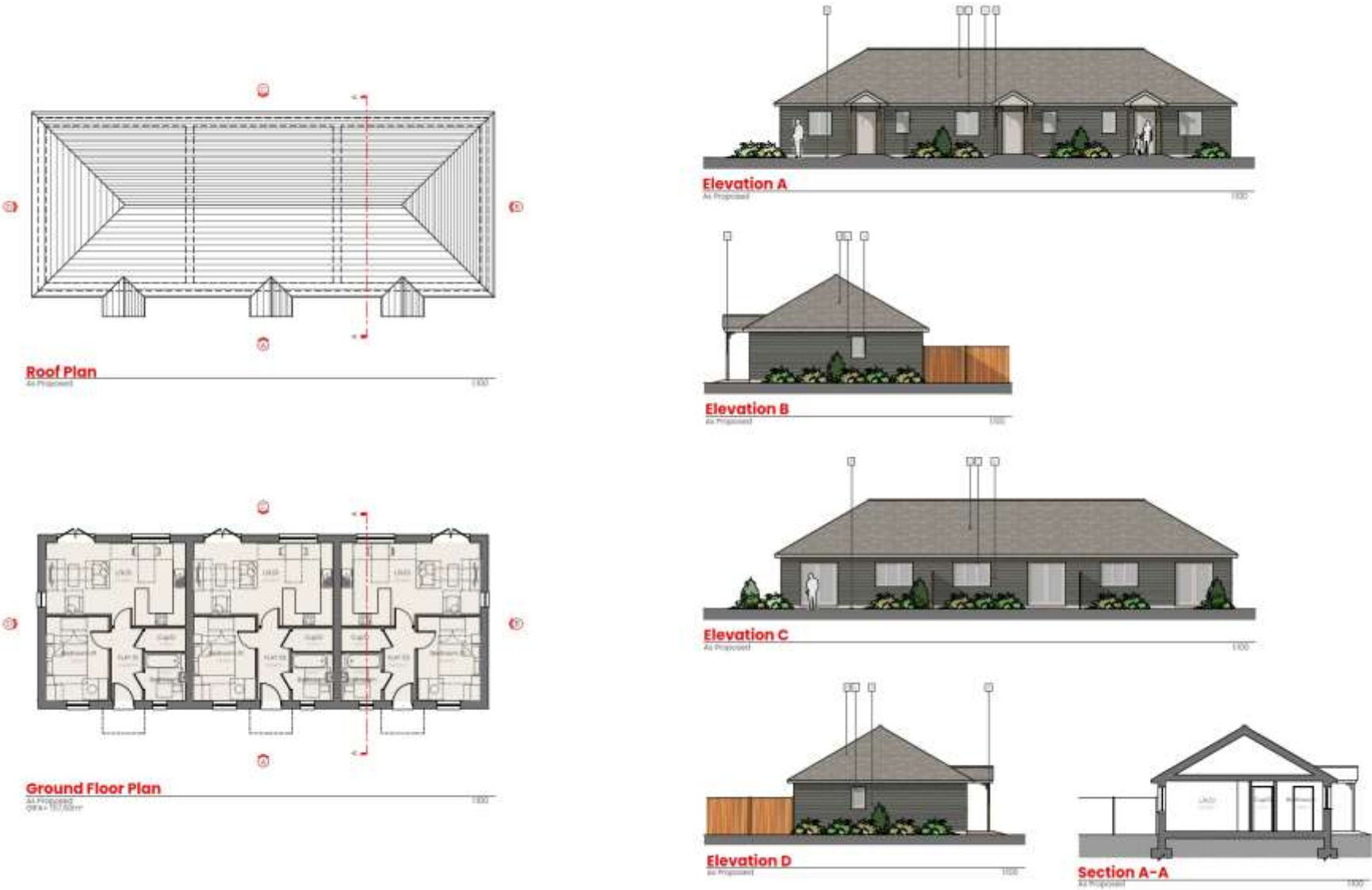
Illustrative Block Plan of original outline application for 50 retirement homes – MC/16/3742 – Allowed at appeal (now expired)



Extant Permission – Full Application MC/22/1713 (50 units comprising 42 apartments and 8 bungalows)



Extant Permission – MC/22/1713 (Bungalows)





Extant Permission – MC/22/1713 (Apartments)



# Proposed Site Layout



# Proposed Site Layout – Combined with MC/21/1694



# Housing Mix Plan



## Housing Mix Plan

- 2 Bed Bungalow - 71 No
- 2 Bed Bungalow (Discount Market) - 61 No
- 3 Bed House - 81 No
- 3 Bed Chalet Bungalow - 41 No

Project Title

Proposed Residential Development  
View Road, Cliffe Woods

Drawing Description

Proposed Housing Mix Plan

Scale  
1:500 @ A2

Drawn by  
JJH

Date  
January 2024

Checked by  
TWM

CLAGUE ARCHITECTS

62 Bungalow, Canterbury

# House Types –Elevations (Lifestyle)



Front Elevation



Side Elevation



Rear Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1

# House Types –Elevations (Lifestyle – Black Boarding)



Front Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1



Rear Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1

# House Types – Floor Plans (Lifestyle)



Ground Floor Plan  
1:100 @ A1



First Floor Plan  
1:100 @ A1

# House Types –Elevations (Chalet)



Front Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1



Rear Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1



# House Types –Floor Plans (Chalet)



Ground Floor Plan  
1:100 @ A1



First Floor Plan  
1:100 @ A1

# House Types –Elevations (Beech)



Front Elevation



Side Elevation

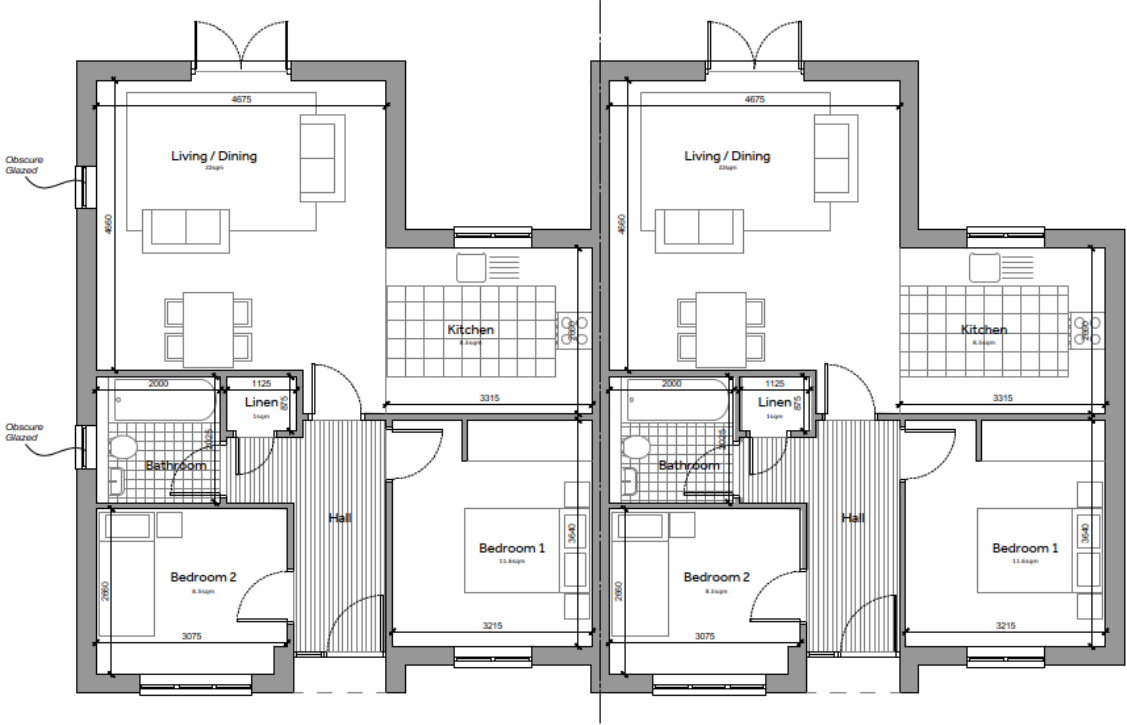


Rear Elevation



Side Elevation

# House Types –Floor Plans (Beech)



Ground Floor Plan

# House Types –Elevations (Beech)



Front Elevation



Side Elevation

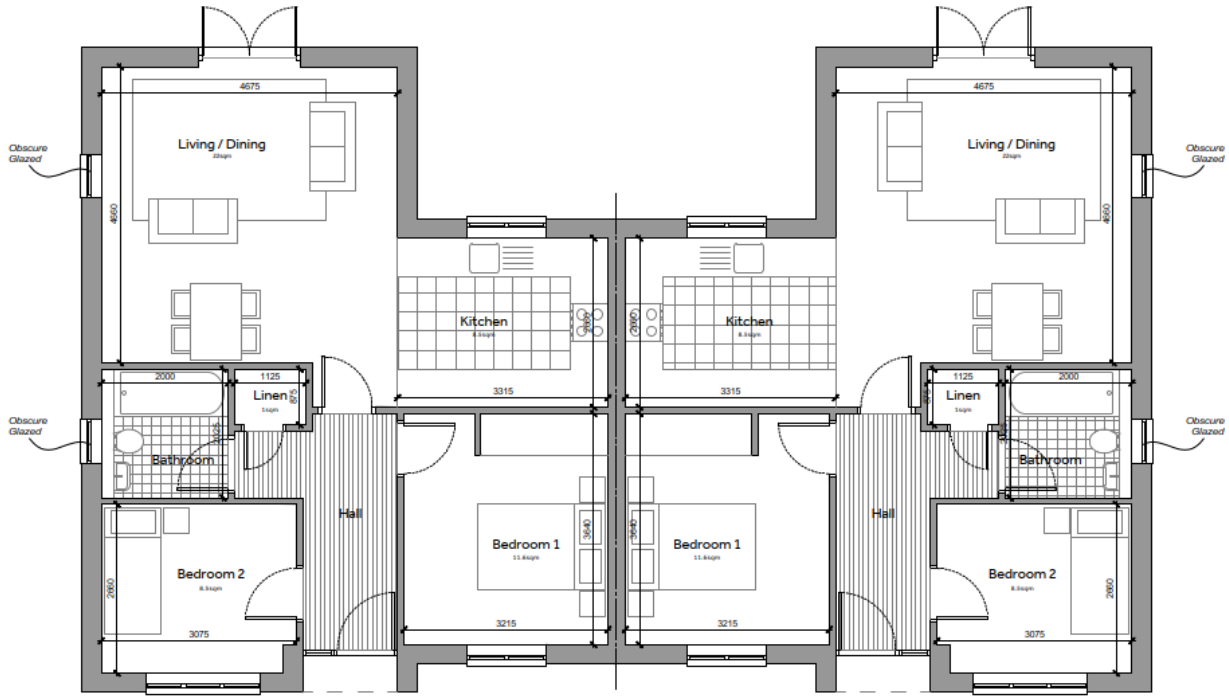


Rear Elevation



Side Elevation

# House Types –Floor Plans (Beech)



Ground Floor Plan

# House Types –Elevations (Elder)



Front Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1

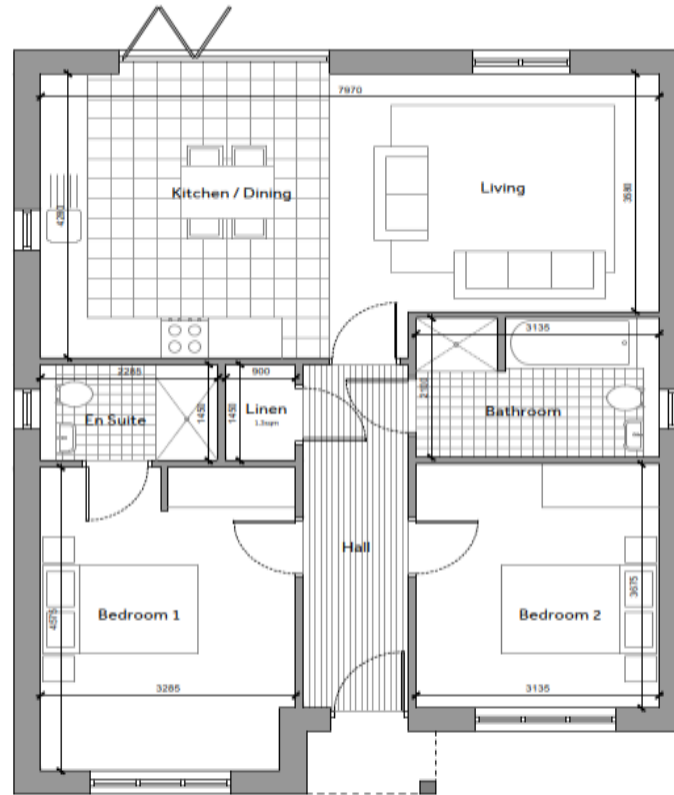


Rear Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1

# House Types –Floor Plans (Elder)



**Ground Floor Plan**

1:100 @ A1

# House Types –Elevations (Elder)



Front Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1



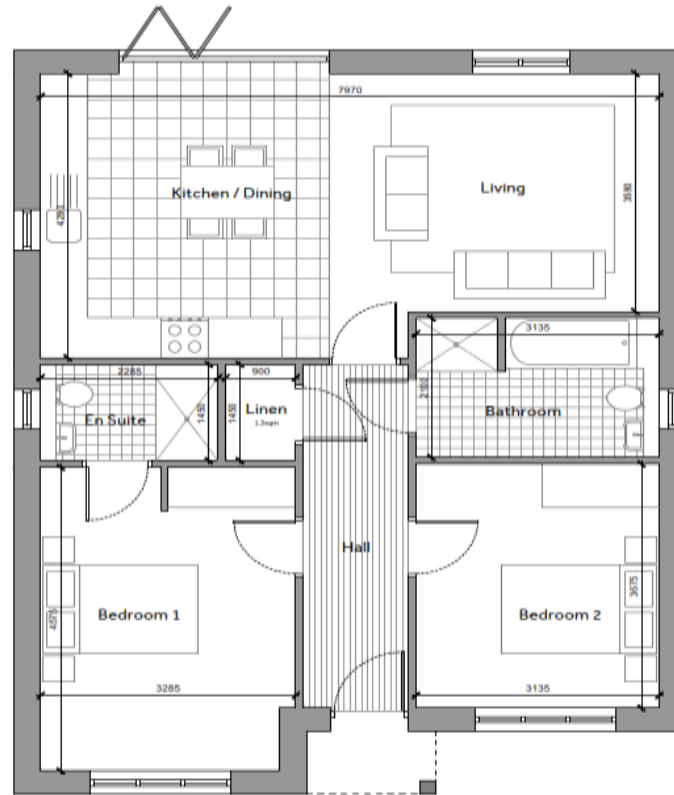
Rear Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1



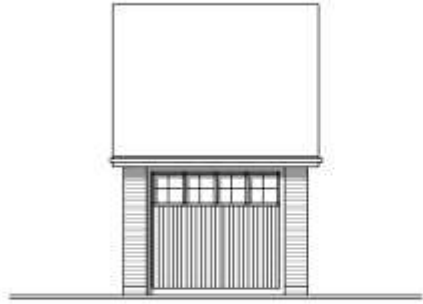
# House Types –Floor Plans (Elder)



**Ground Floor Plan**

1:100 @ A1

# House Types – Garage Elevations/Plans



Front Elevation  
1:100 @ A1



Side Elevation  
1:100 @ A1

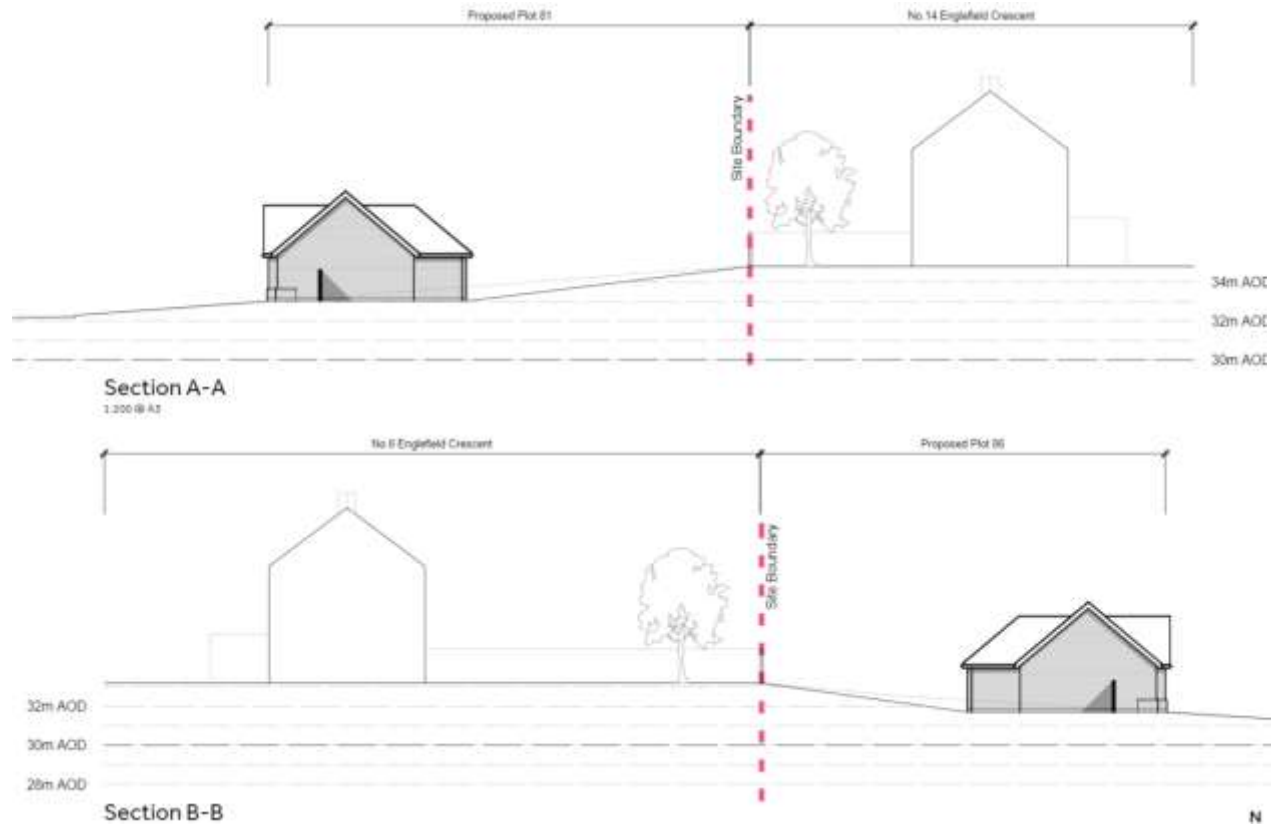


Ground Floor Plan  
1:100 @ A1



Roof Plan  
1:100 @ A1

# Section showing relationship with properties on Englefield Crescent



# Soft Landscape Plan



- Proposed plantings (refer to ID tag and schedule (VVE-EDL-XX-XX-SH-L-8000) for species and specified size)
- Proposed woodchip buffer
- Proposed hedge (refer to ID tag and schedule (VVE-EDL-XX-XX-SH-L-8000) for species and specified size)
- Proposed perennial and shrub planting mix (refer to ID tag and schedule (VVE-EDL-XX-XX-SH-L-8000) for details of species, quantities, specified size and planting mix)
- Modern Mediation Turf (refer to schedule (VVE-EDL-XX-XX-SH-L-8000) for specification)
- Midflow Turf - Landscape 34 (refer to schedule (VVE-EDL-XX-XX-SH-L-8000) for seeding rate and specification)
- Emergent EBF (Basic General Purpose Meadow Mixtures (refer to schedule (VVE-EDL-XX-XX-SH-L-8000) for seeding rate and specification)

**Notes:**

**Timeline:**  
All plants to be planted during the next or current planting season (October/March) and completion of the construction and thereafter maintained and retained as set out in the landscape management plan and maintenance schedule.

**Topsoil:**  
Topsoil from the site to be stripped and stockpiled without compaction. Topsoil to be excavated from the site and re-spread without compaction.  
Topsoil required to the site to be multipurpose sustainable topsoil to BS 3882:2015 with a minimum of 10% organic matter by dry weight except for areas of species rich grassland and potential meadow where specific purpose Layer Fertility topsoil to BS 3882:2015 is to be imported.  
i) Typical 150mm deep over 450mm deep thoroughly broken up subsoil for grass areas.  
ii) Typical 300mm deep over 600mm deep thoroughly broken up subsoil for shrubs.  
iii) Typical 300mm deep over 900mm deep thoroughly broken up subsoil for trees.

All tree pits to have rootzone Professionals (RZPs) mycorrhizal fungi added to soil within tree pit in accordance with the manufacturer's instructions.

**Planting:**  
All plants to be to National Plant Specification and BS2484:2014. Trees from nursery to independence in the landscape. Recommendations and handled and stored in handling and Existing Landscape Plants (CPIC, 1994).  
Trees to be staked using a stake system suitable for the stock size. Extra Heavy Standards and Semi-mature trees are to be double staked. Stakes to be positioned around the rootball at an equal distance from the tree trunk.  
The tree to be secured to the stakes with biodegradable heavier tree ties such as Twisted Natural Tree Tie (or similar approved) to be used. Ties to be checked every four weeks and secured as necessary.  
All trees in soft landscape 150 (120mm girth +) to have watering bags (TreeGator watering bag or similar approved) applied.  
Watering regime to comply with BS 3842:2014 recommendations (Annex B). Guidance on post-planting management and maintenance.  
Perennial for native grasses to trees over a period of 3 years to establish a strong leader with a balanced and work cover.  
Groups of shrubs to be planted with an unpermeable area of a minimum of 500mm between each group.  
Shrubs to be planted at least 300mm from road or footpath kerbs.  
Hedges to be planted as specified with an unpermeable area each side as shown on the drawing.  
All hedge plants to be protected by 600mm environmentally friendly biodegradable spiral tree rabbit guards fixed with 600mm bamboo cane.  
**Mulching:**  
Plant beds to be mulched with 100mm deep green waste compost, mulch grade, to PAS 130 or 100mm mulch bark mulch 100mm down with a maximum of 20% fines (Green Sense).  
Hedge planting locations to be mulched with mulch matting such as 'Densitech Mulch Mat by Green Tech' or similar approved to help maintenance and erosion requirements.  
**Species Rich Grassland and Potential Meadows:**  
A low fertility sward free sowing seed is essential for the successful establishment of species rich grassland and potential meadows. Ground to be cleared of all weeds and existing vegetation by repeated cultivation or soil stripping prior to seed sowing.  
Frough, surface sowing or dig to bring up clean soil.  
Where use of high fertility, 150mm of Layer Fertility topsoil to BS 3882:2015 is to be used at a seed bed.

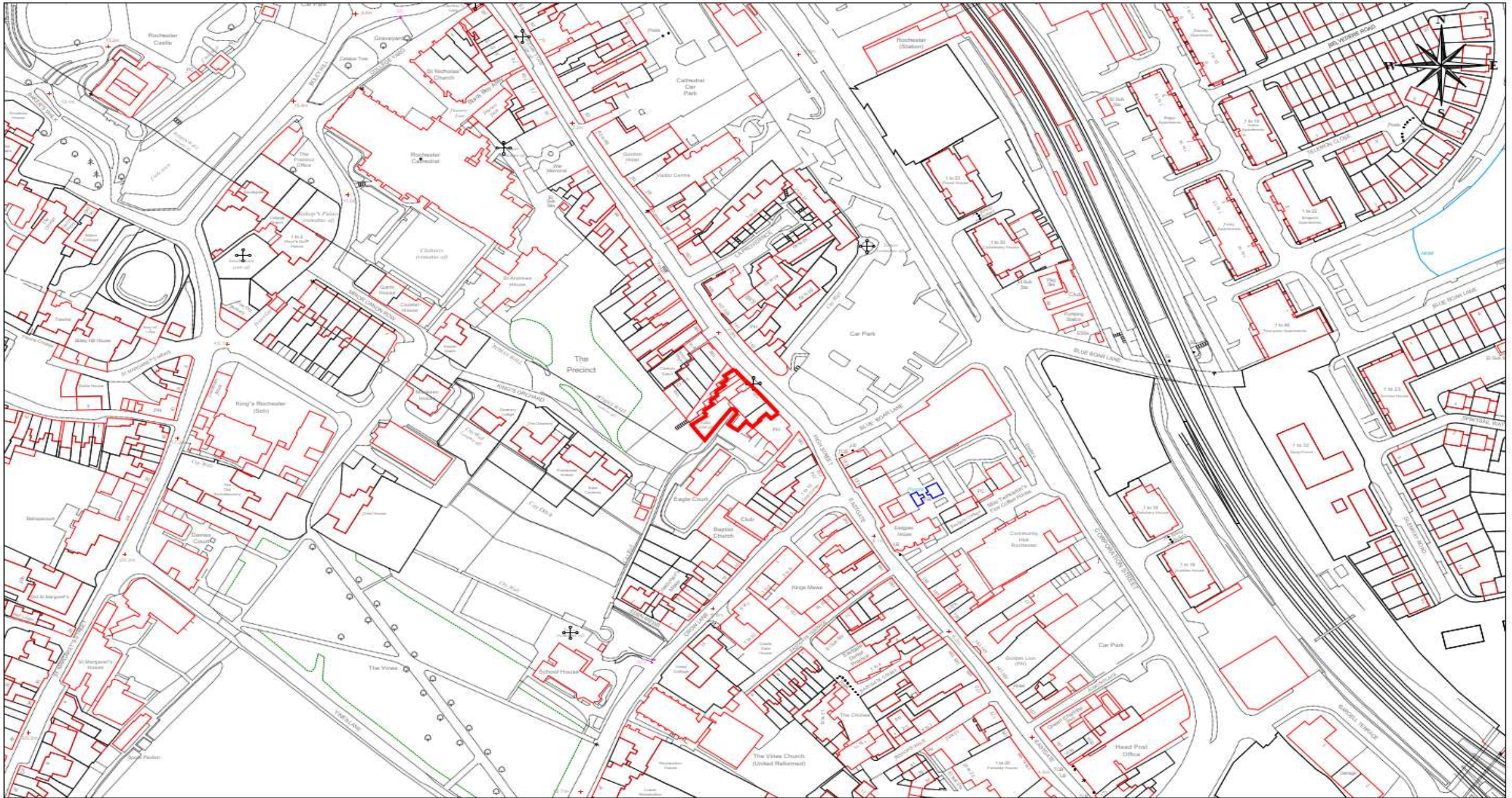
**Management:**

**Woodchip Buffer Planting:**  
11 no. Acacia saligna 60-80 (D) 10%  
11 no. Calluna vulgaris 60-80 (D) 10%  
11 no. Calluna vulgaris 60-80 (D) 10%  
11 no. Calluna vulgaris 60-80 (D) 10%  
8 no. Calluna vulgaris 60-80 (D) 10%  
8 no. Calluna vulgaris 60-80 (D) 10%  
4 no. Calluna vulgaris 60-80 (D) 10%  
73 no. Calluna vulgaris 60-80 (D) 10%

**Acacia Saligna Buffer Planting:**  
100 no. Acacia saligna 60-80 (D) 10%  
40 no. Calluna vulgaris 60-80 (D) 10%  
70 no. Calluna vulgaris 60-80 (D) 10%

**MC/23/2184**

City Wall Wine Bar  
122 High St Rochester  
ME1 1JT



**MC/23/2184 - City Wall Wine Bar, 120 - 122 High Street, Rochester, ME1 1JT**



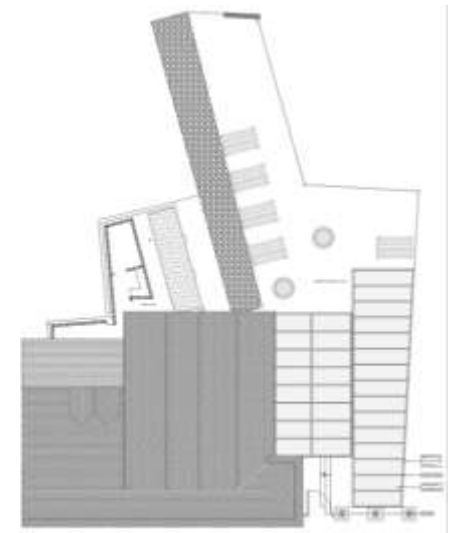
# Site location



# Previous shelter

40

Refused &  
Enforcement Notice issued



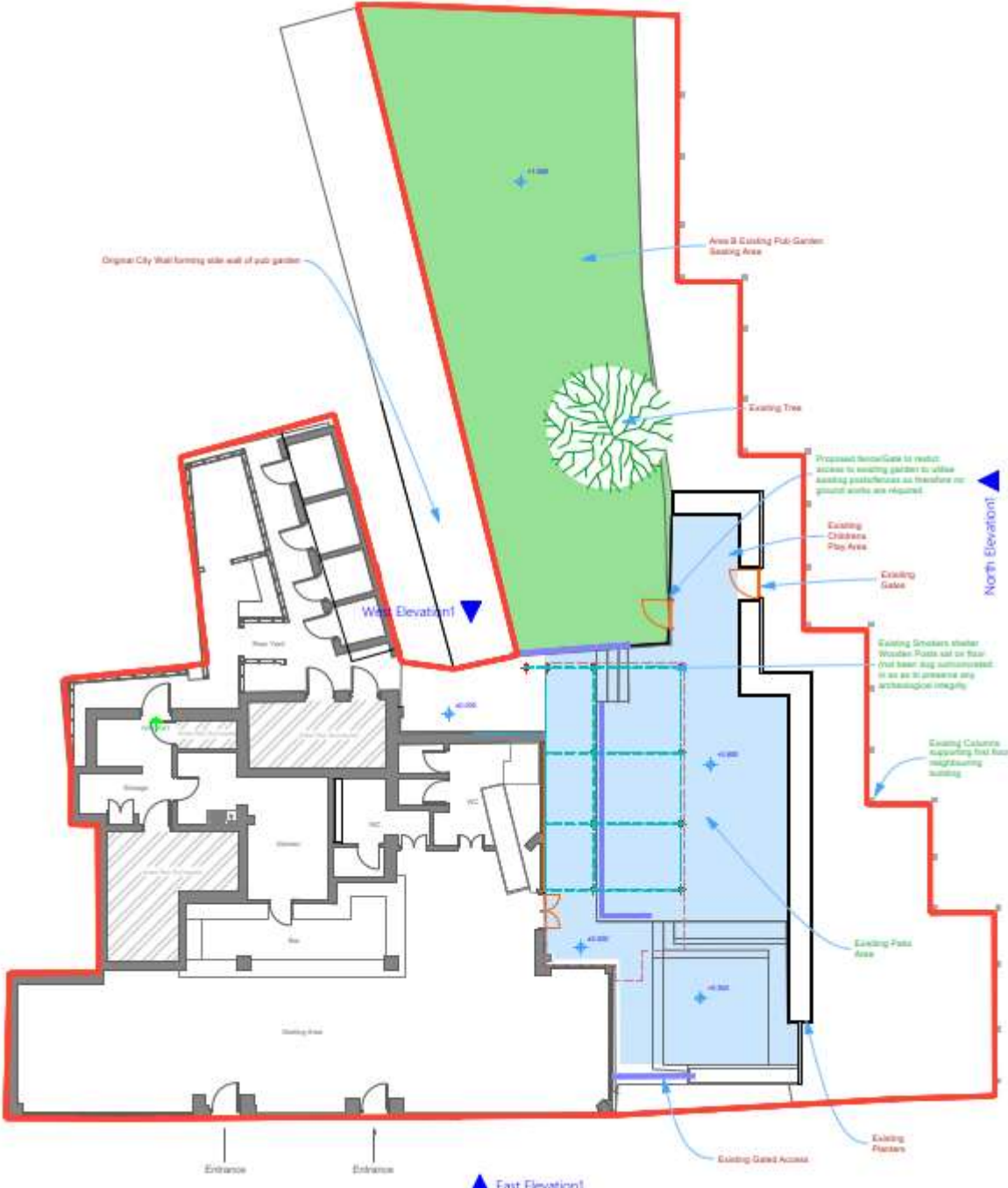


Site when current application submitted



# Site Layout

42



# Current shelter



# Site photos April 2024



# Site photos April 2024



# MC/23/1835

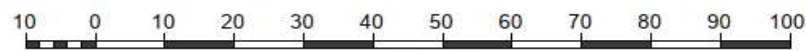
Court Lodge

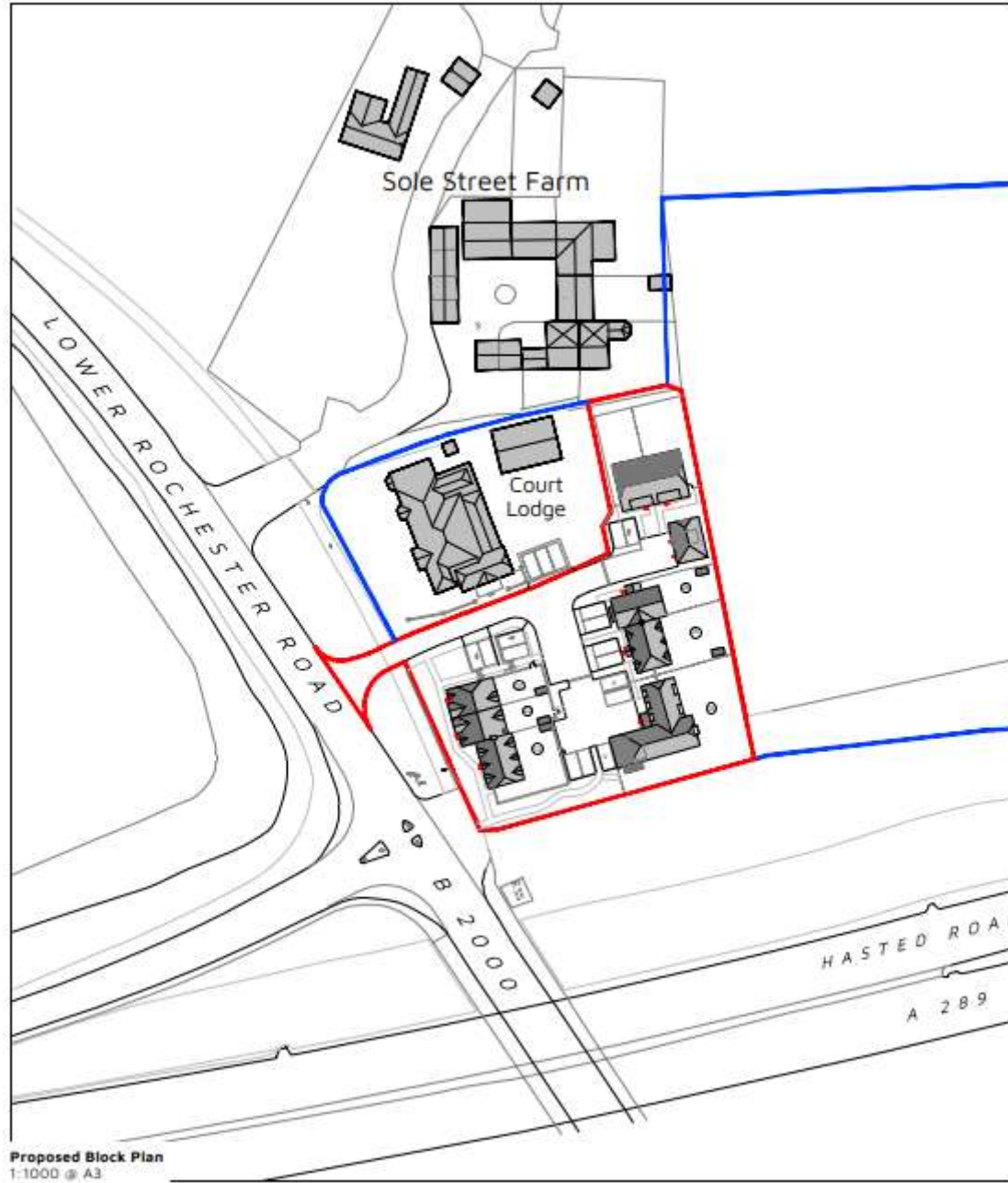
Lower Rochester Road

Wainscott ME3 8EH



**Title: MC/23/1835 --- COURT LODGE WAINSCOTT ME3 8EH**



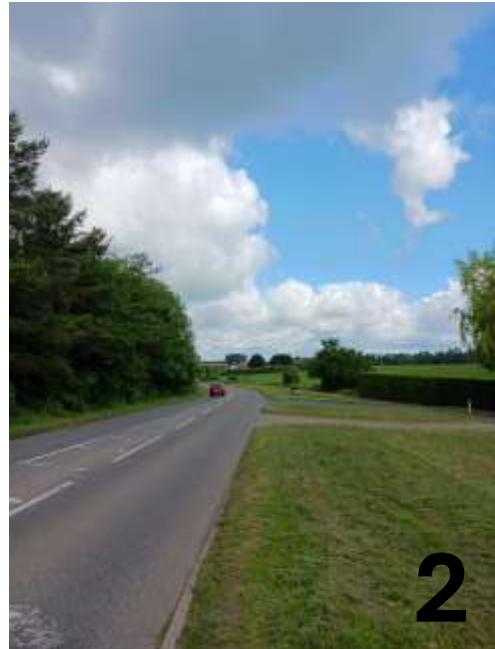


Proposed Block Plan  
1:1000 @ A3





1



2



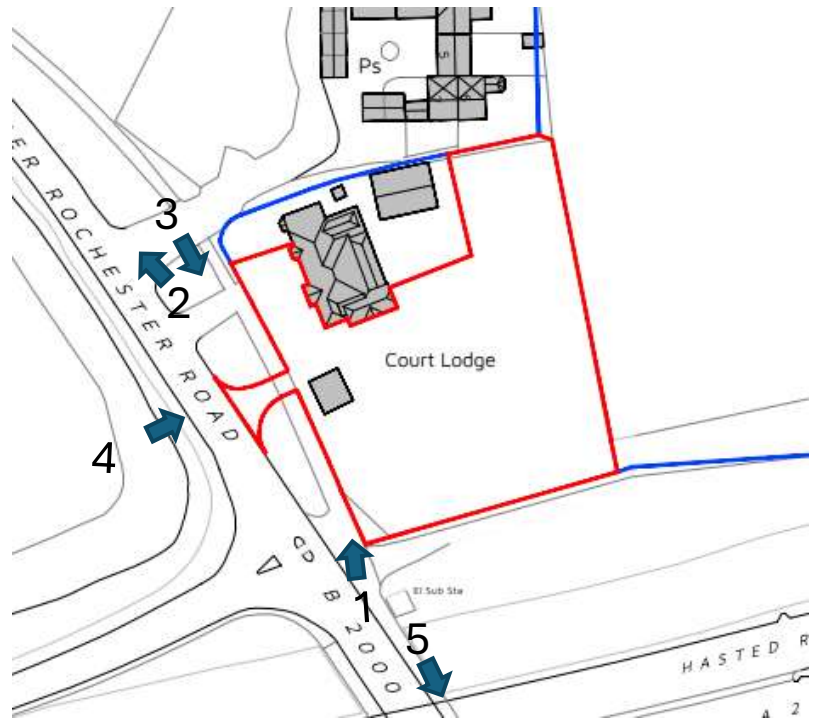
3



5



4



49

1

50



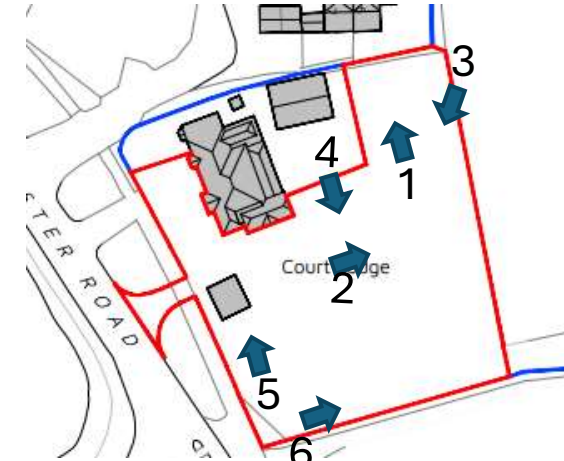
2



3



4



6

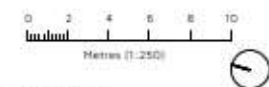


5





Proposed Ground Floor Site Plan  
1:250 @ A3



Site Area: 0.37 Ha

- Application Boundary
  - Approximate Location of Existing Tree
  - Approximate Location of Existing Hedgerow
  - Surveyed Tree and RPA
  - Public Right of Way
  - Proposed Native Species Tree
  - Proposed Native Species Hedgerow
- TREE SURVEY CLASSIFICATION**
- Category B
  - Category C
  - Category U
- Category C & U Trees to either be pruned or replaced with appropriate species.

**Schedule of Accommodation**

- 8 Unit Scheme:**
- 2No. 3-Bedroom House  
2 Vehicle Spaces per Dwelling  
(Plots 1, 2, 6-8)
  - 2No. 4-Bedroom House  
2 Vehicle Spaces per Dwelling  
(Plots 3, 5)
  - 1No. 5-Bedroom House  
3 Vehicle Spaces per Dwelling  
(Plot 4)
  - 2No. Visitor Spaces
- Note: Yield is subject to detailed design and third party surveys/reports

B	DESIGN REVISED	02.02.2024
A	OPERATIONAL ACCESS	04.09.2023
Rev	Reason	2/06

Client:  
**MR MANGAL**

Project:  
**LAND AT COURT LODGE, LOWER ROCHESTER ROAD  
ROCHESTER, KENT, ME3 6EH**

Plan:  
**PROPOSED GROUND FLOOR SITE PLAN**

Drawing No: **DHA/16351/06** Rev: **B** Scale: **1:250** Date: **JUN 2023**

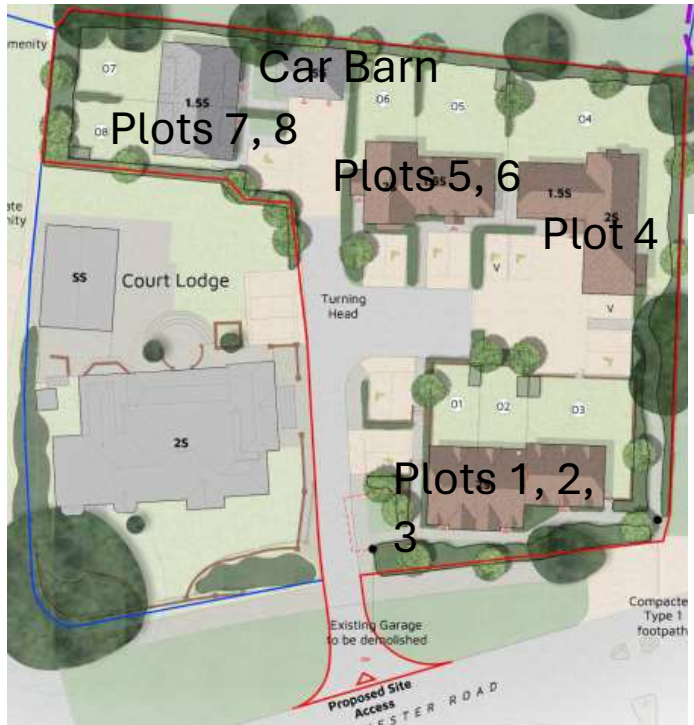
Edge House, 52/54a Park, Stonehouse Road,  
Hastings, East. TN14 3EH

T: 01422 716226 F: 01422 716227  
E: info@chaplanning.co.uk W: www.chaplanning.co.uk

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CHA Reference: DHA\_16351\_LAND AT COURT LODGE\_C103 **A3**





Plots 1, 2,  
3



Proposed Ground Floor Plan  
1:100 @ A2



Proposed First Floor Plan  
1:100 @ A2

59



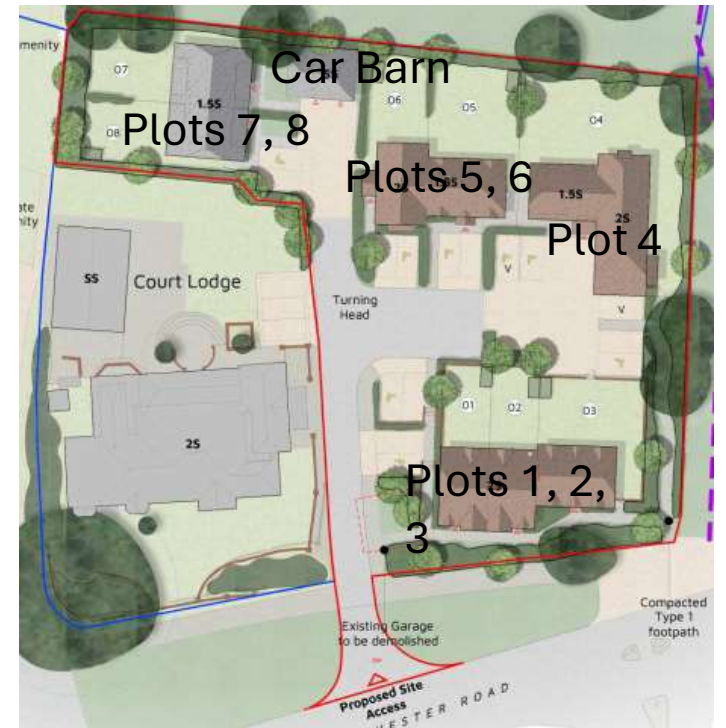
Plot 4



Proposed Ground Floor Plan  
1:100 @ A2



Proposed First Floor Plan  
1:100 @ A2



54



Plots 5, 6



Plots 7, 8



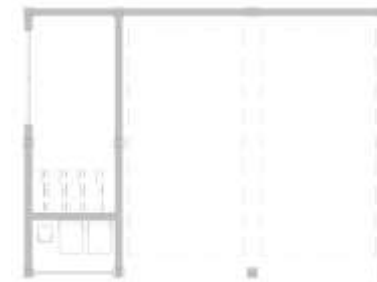
Car Barn



Proposed Ground Floor Plan  
1:100 @ A3



Proposed Ground Floor Plan  
1:100 @ A3



Proposed Floor Plan  
1:100 @ A3



Proposed First Floor Plan  
1:100 @ A3



Proposed First Floor Plan  
1:100 @ A3



Car Barn

Plots 7, 8

Plots 5, 6

Plot 4

Plots 1, 2,

3

Court Lodge

Turning Head

Existing Garage to be demolished

Proposed Site Access

WESTER ROAD

Compacted Type 1 footpath



**Proposed Site Section A-A**  
1:250 @ A3



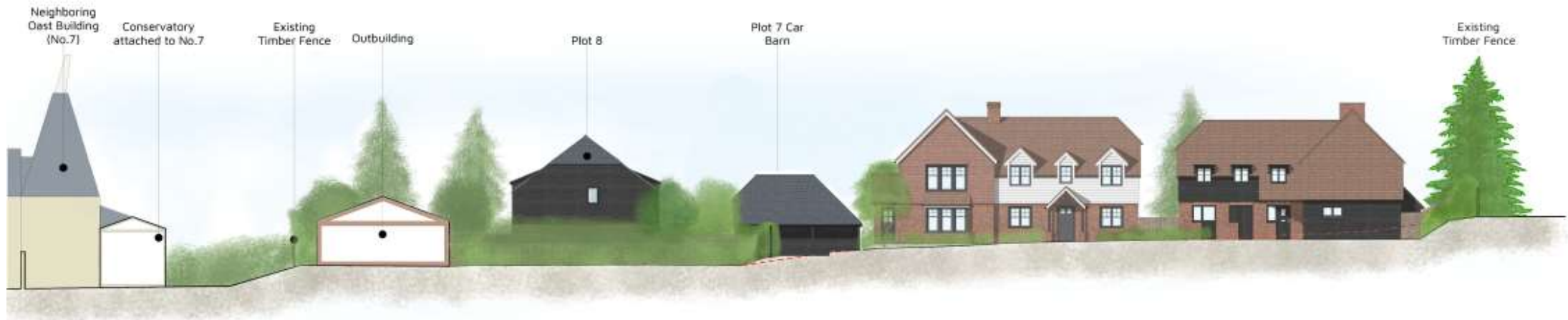
**Proposed Site Section B-B**  
1:250 @ A3



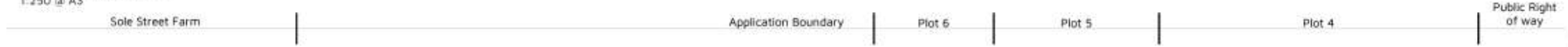
56



**Proposed Site Section C-C**  
1:250 @ A3



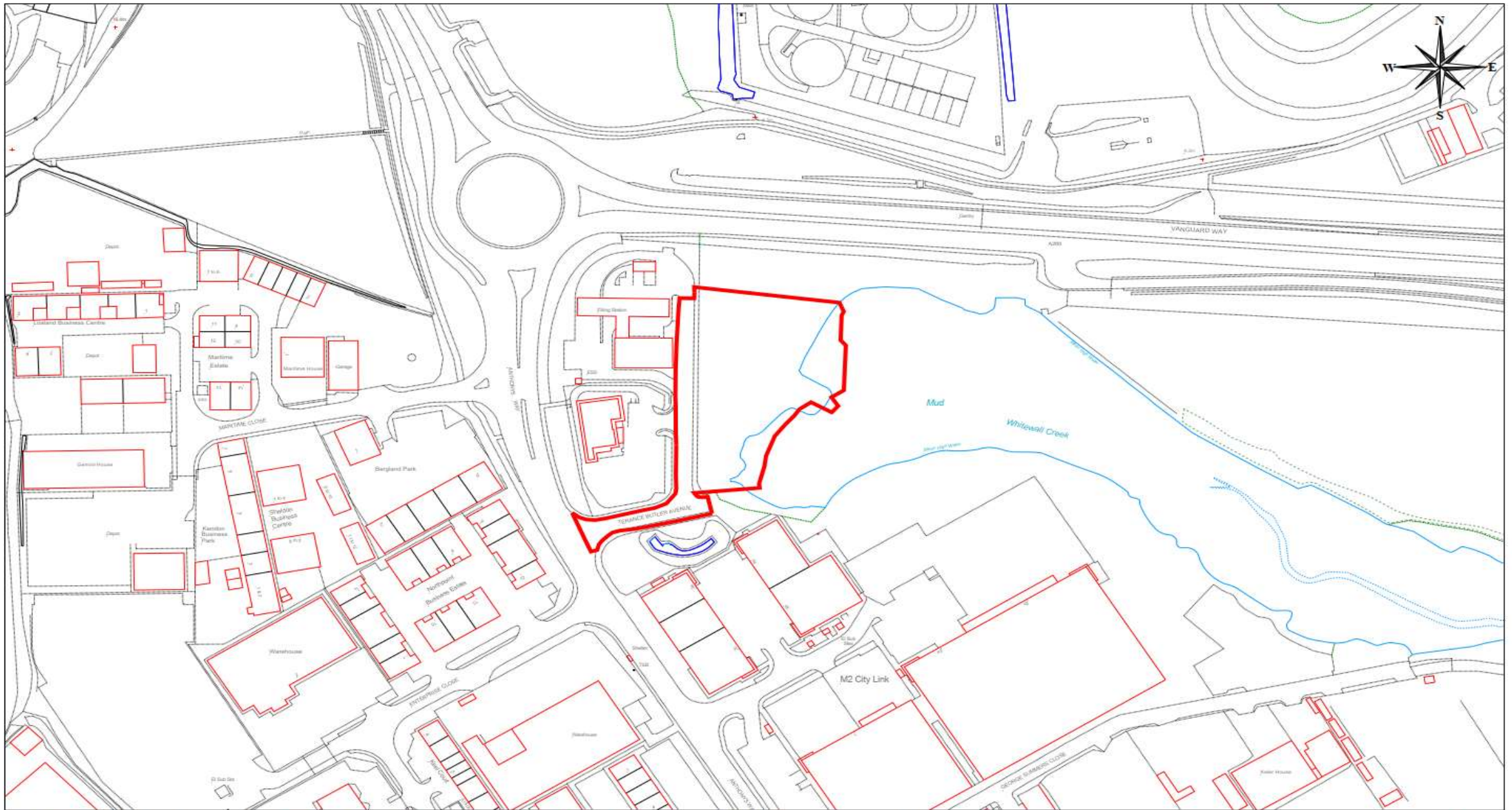
**Proposed Site Section D-D**  
1:250 @ A3





**MC/23/0763**

Land Adjoining Terrance Butler Avenue  
Off Anthony's Way  
Medway City Estate ME2 4DW

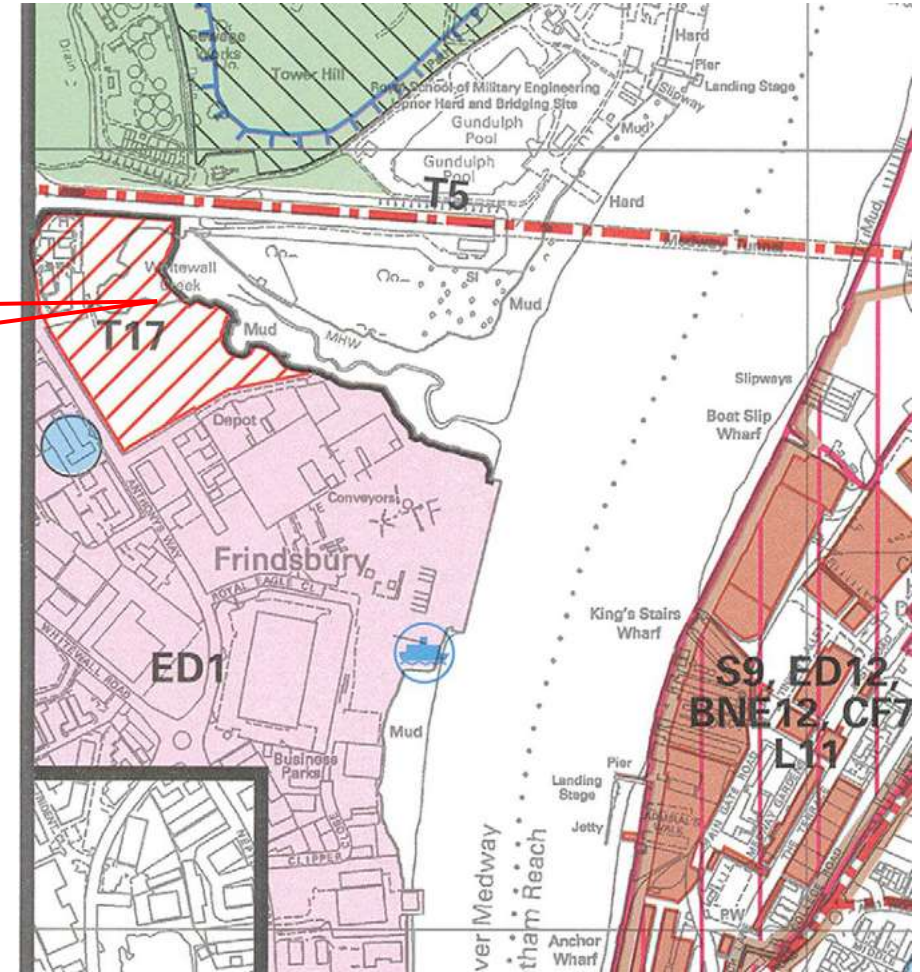


**MC/23/0763 - Land Adjoining Terrance Butler Avenue, Off Anthony's Way,  
Medway, City Estate, Rochester, ME2 4DW**





# Site Location



# Site Photos





# Site Photos



# Site Photos



# Site Photos

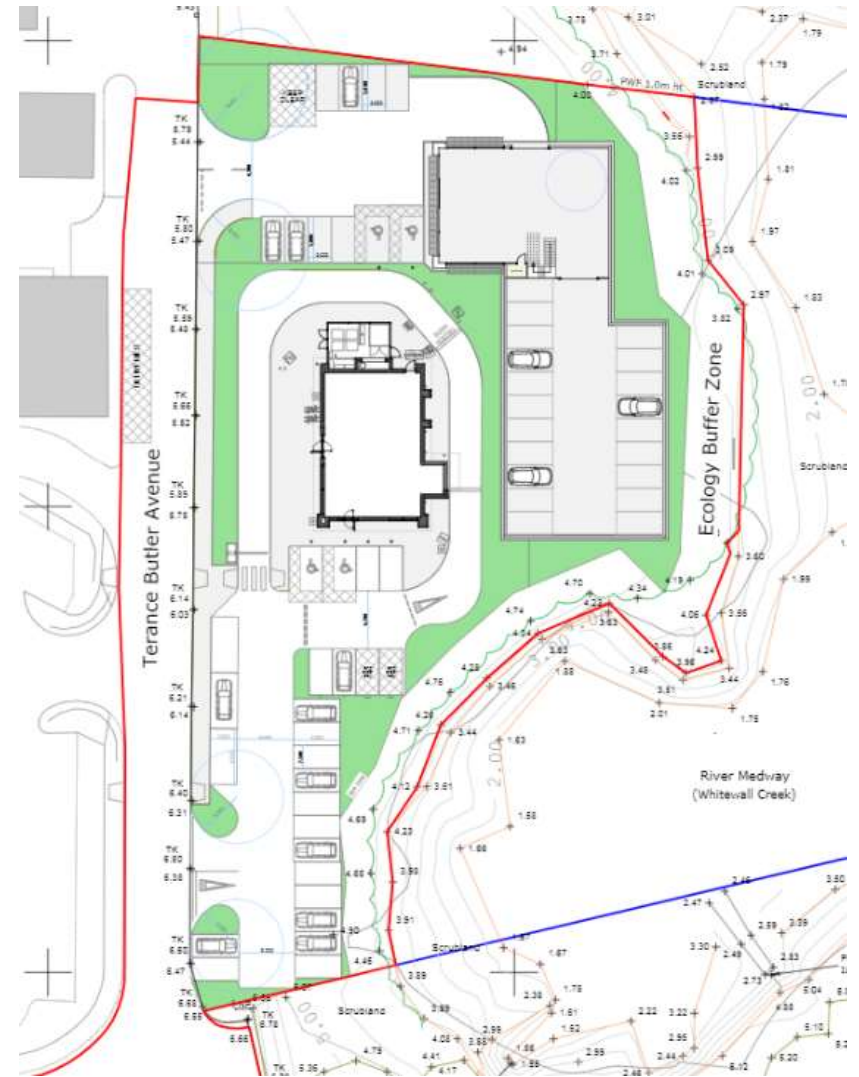




# Former and Current Block Plans

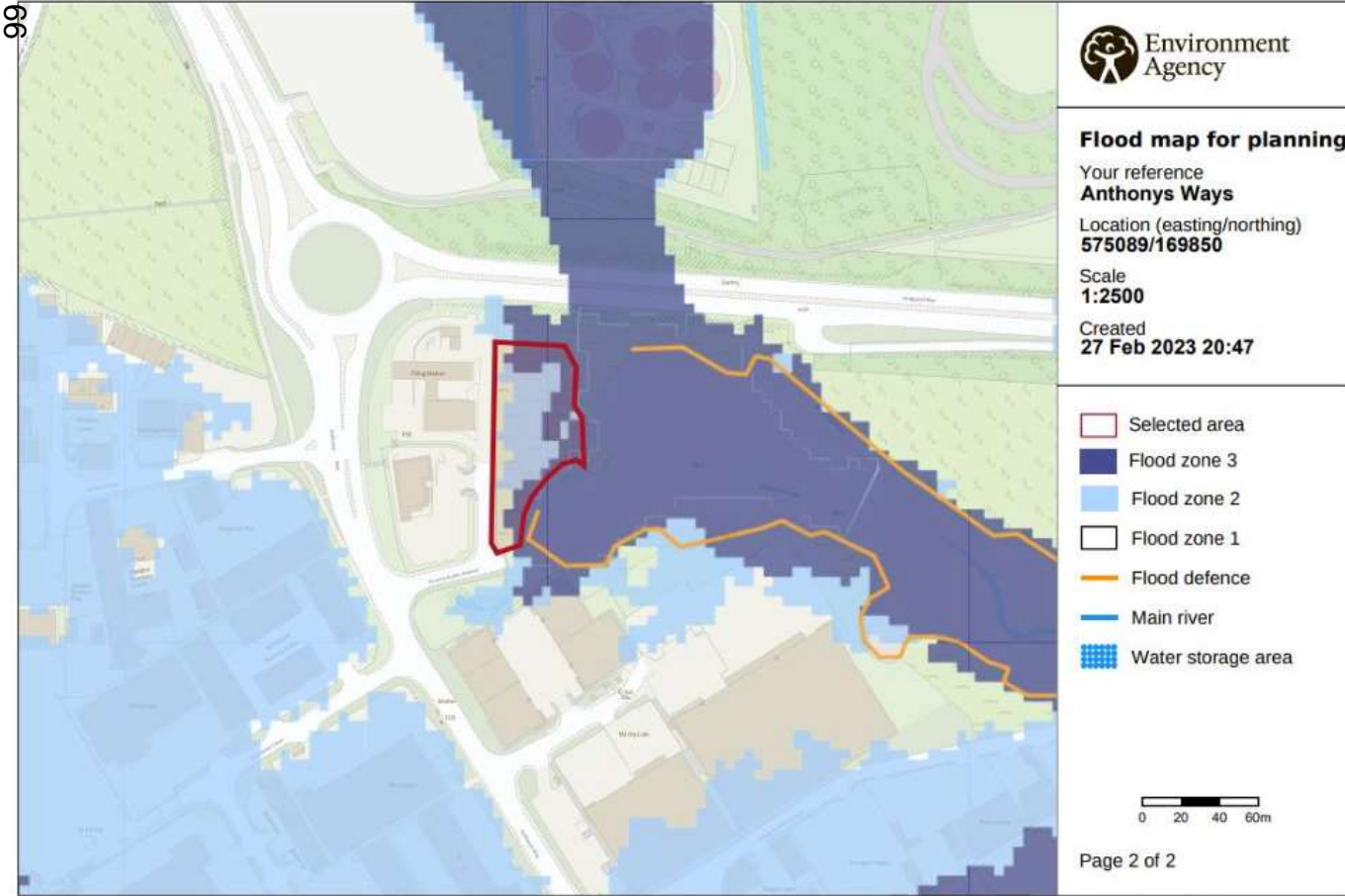


MC/22/0332

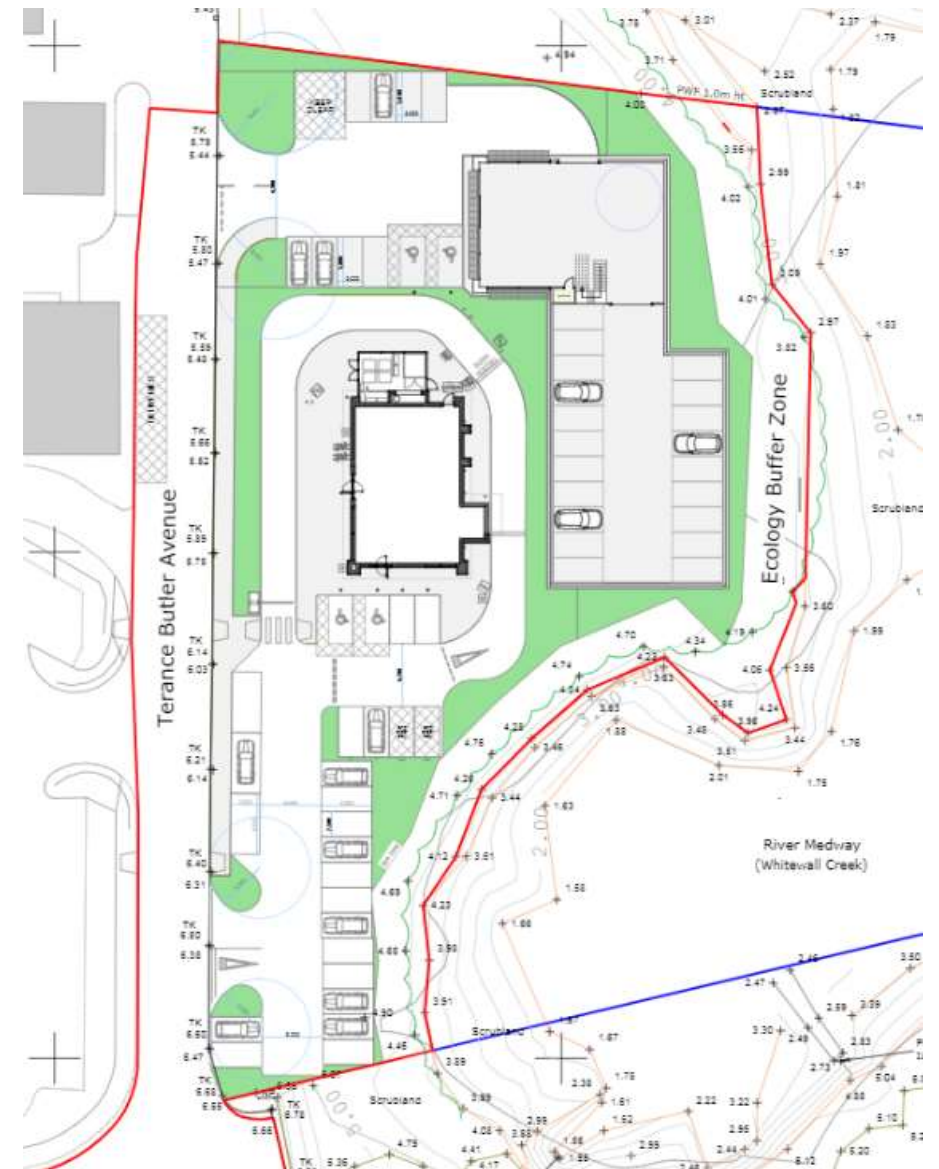


MC/23/0763

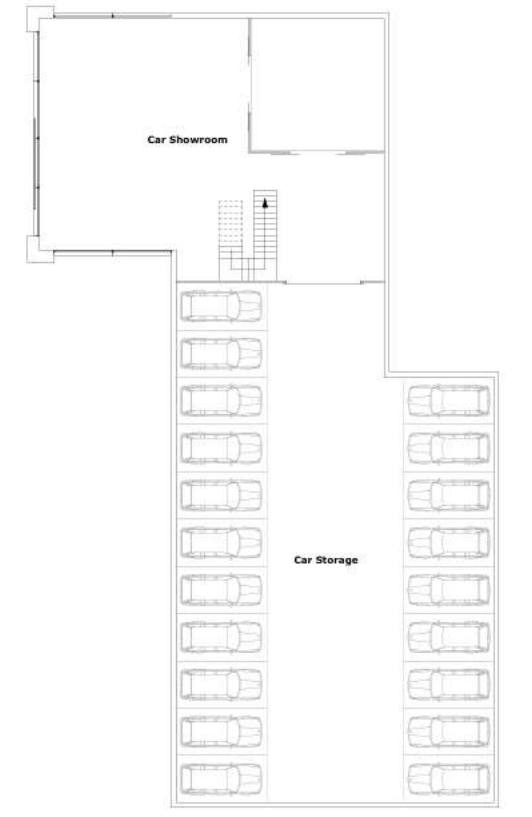
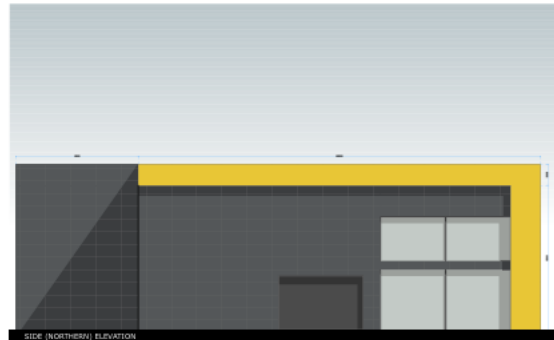
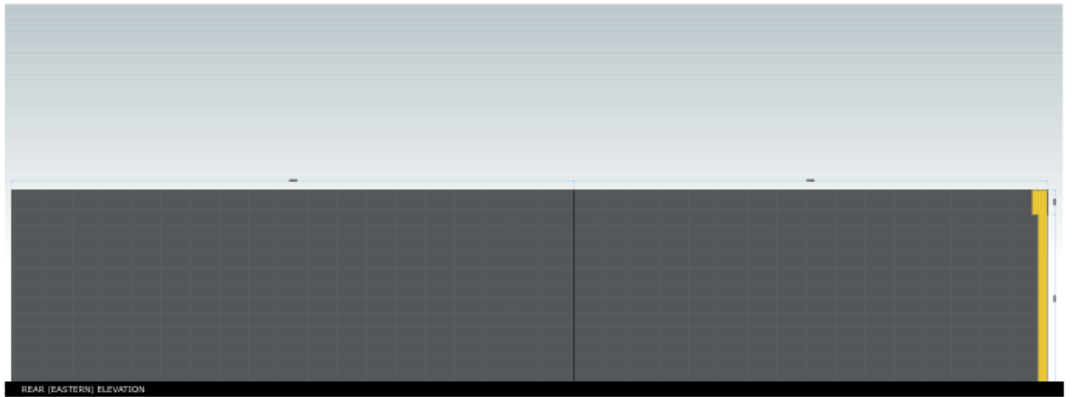
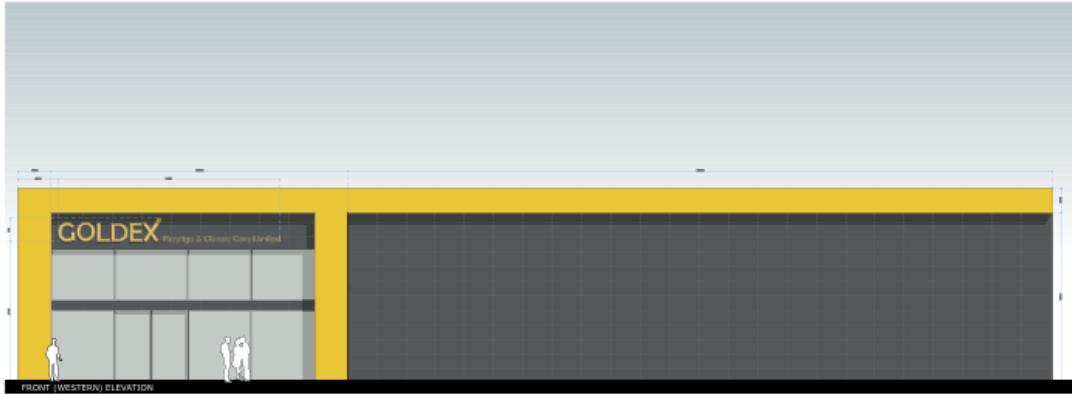
# Flood Mapping



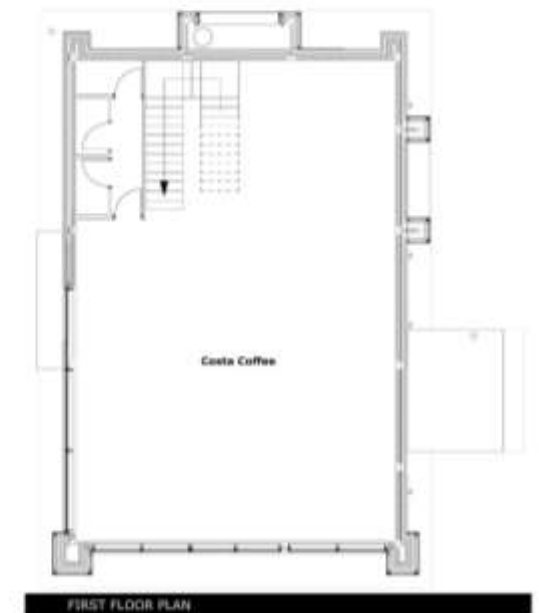
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# Car Storage Plans and Elevations



# Costa Plans and Elevations



**MC/24/0442**

308 Hempstead Road

Hempstead

Gillingham ME7 3QH

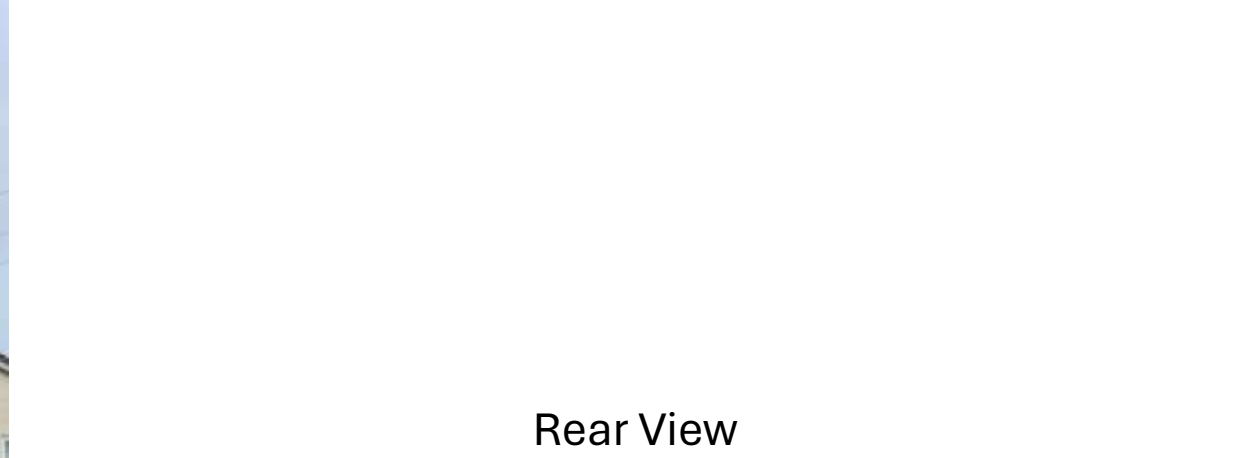


**MC/24/0442 - 308 Hempstead Road, Hempstead, Gillingham, ME7 3QH**



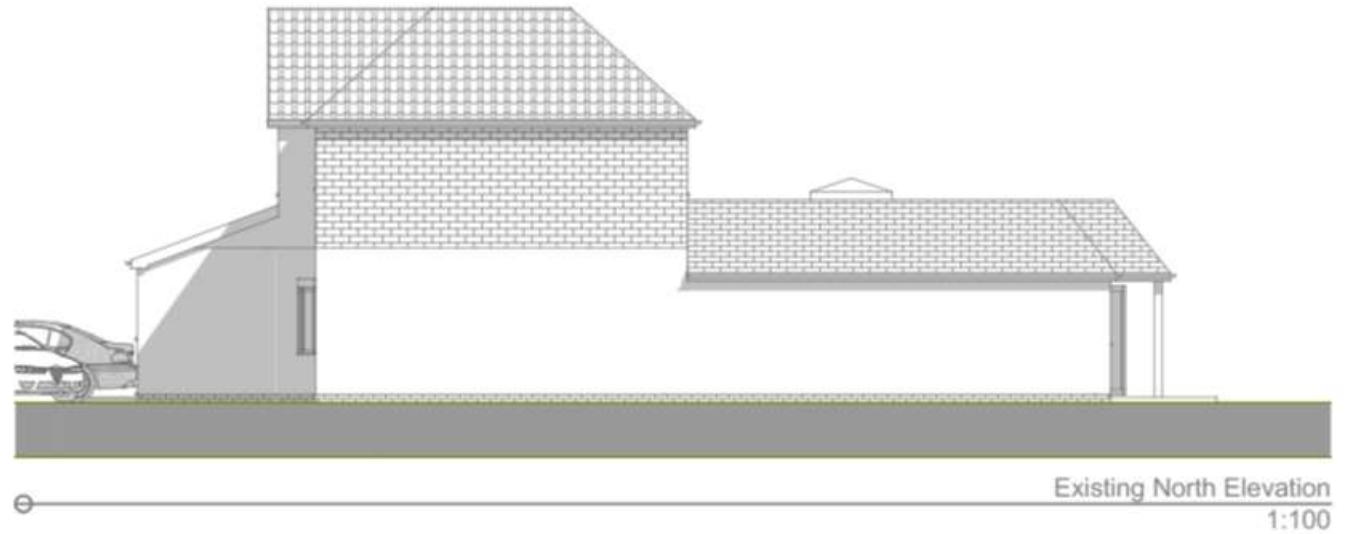
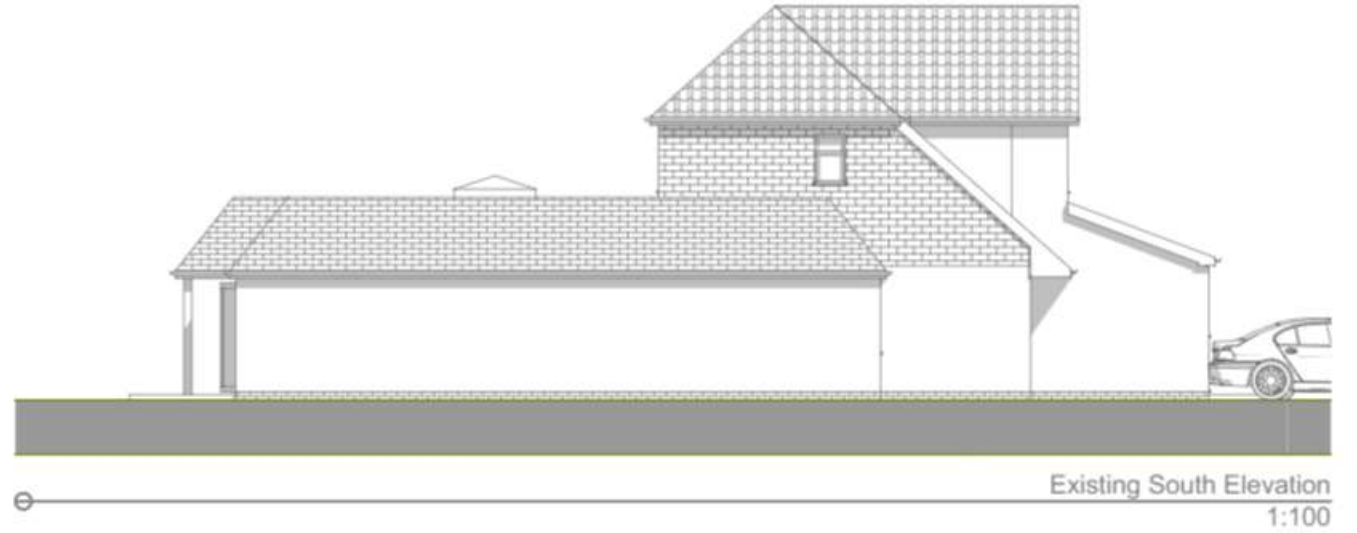


Front View



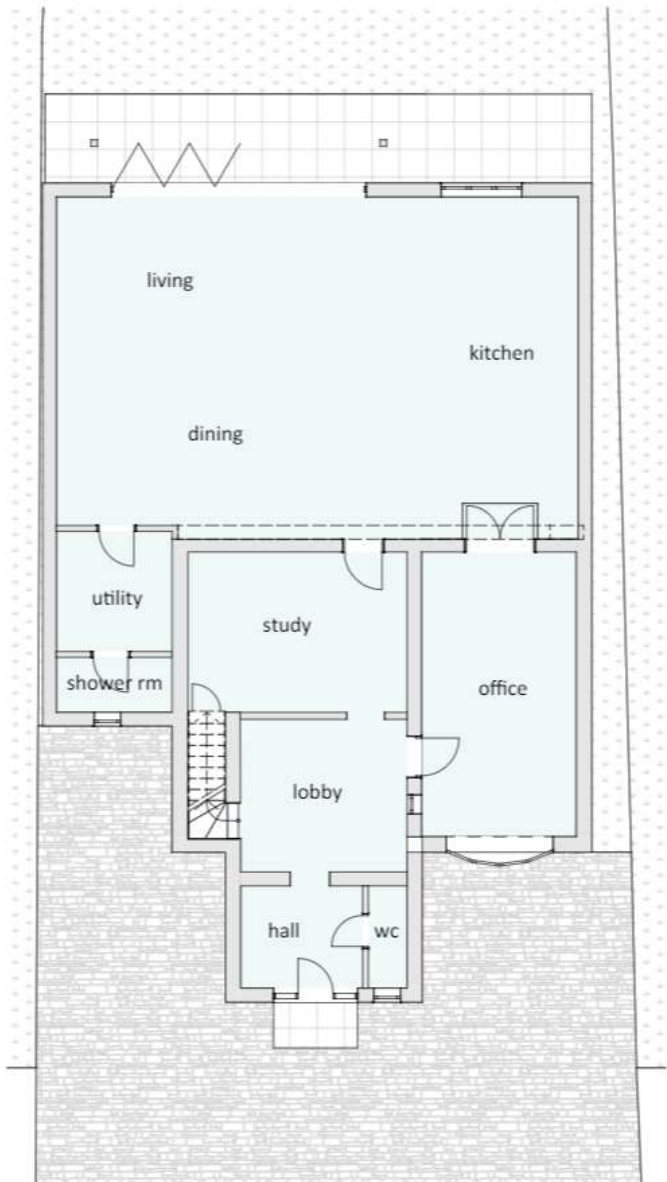
Rear View



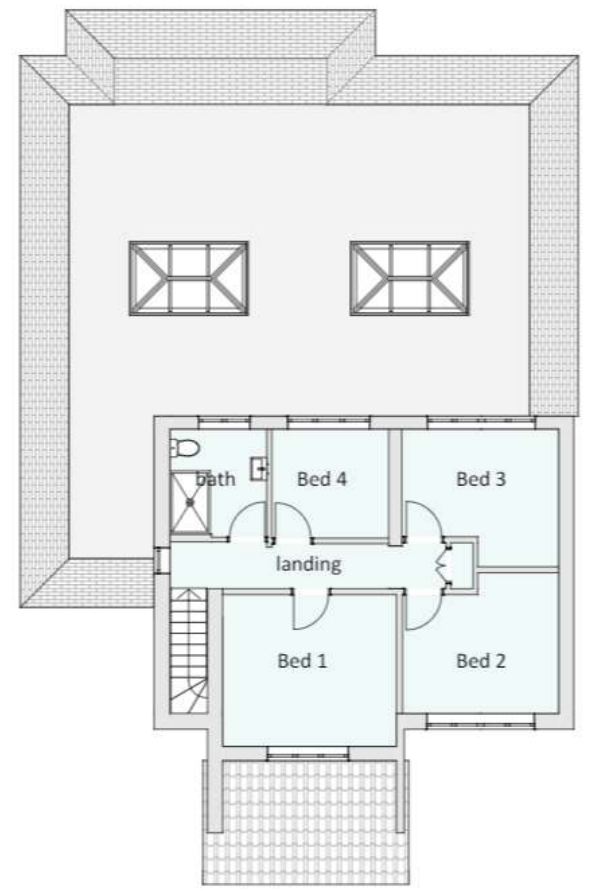


# Existing Elevations

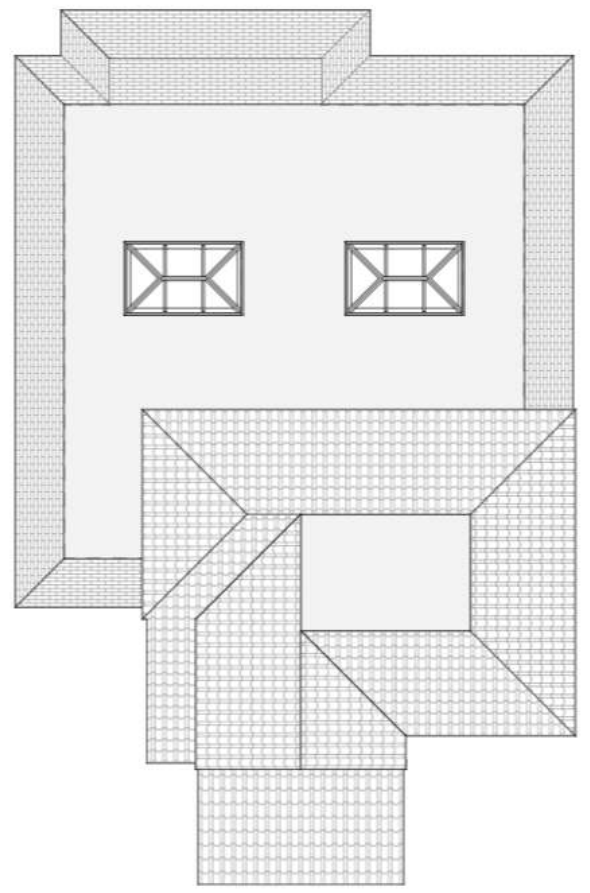




Existing Ground Floor  
1:100

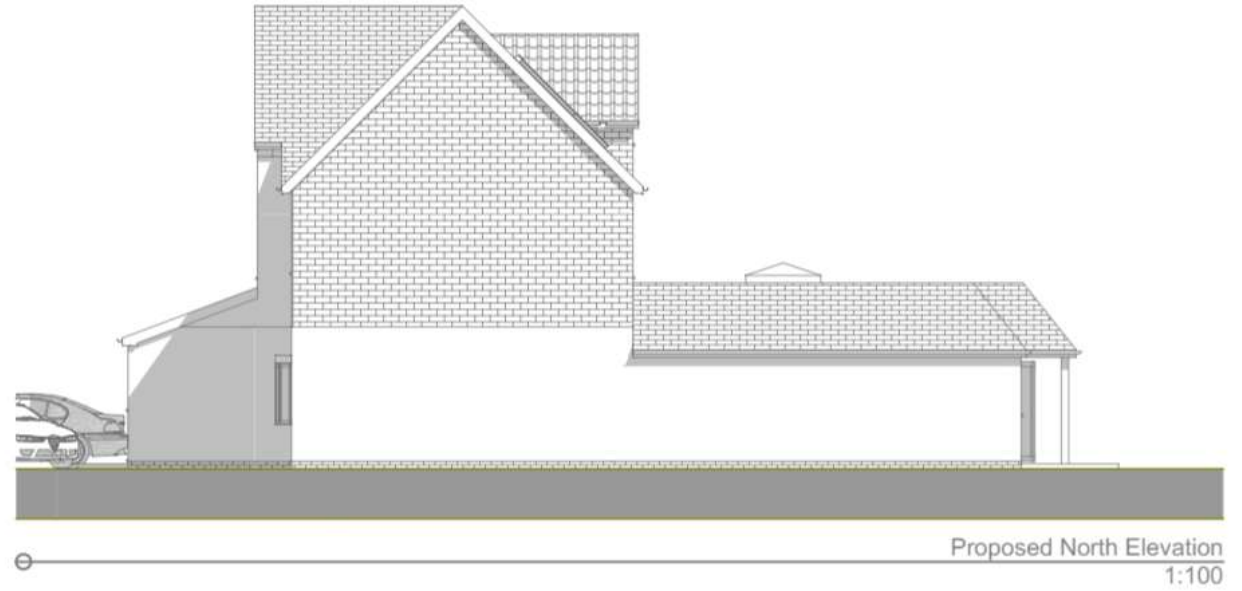


Existing First Floor  
1:100

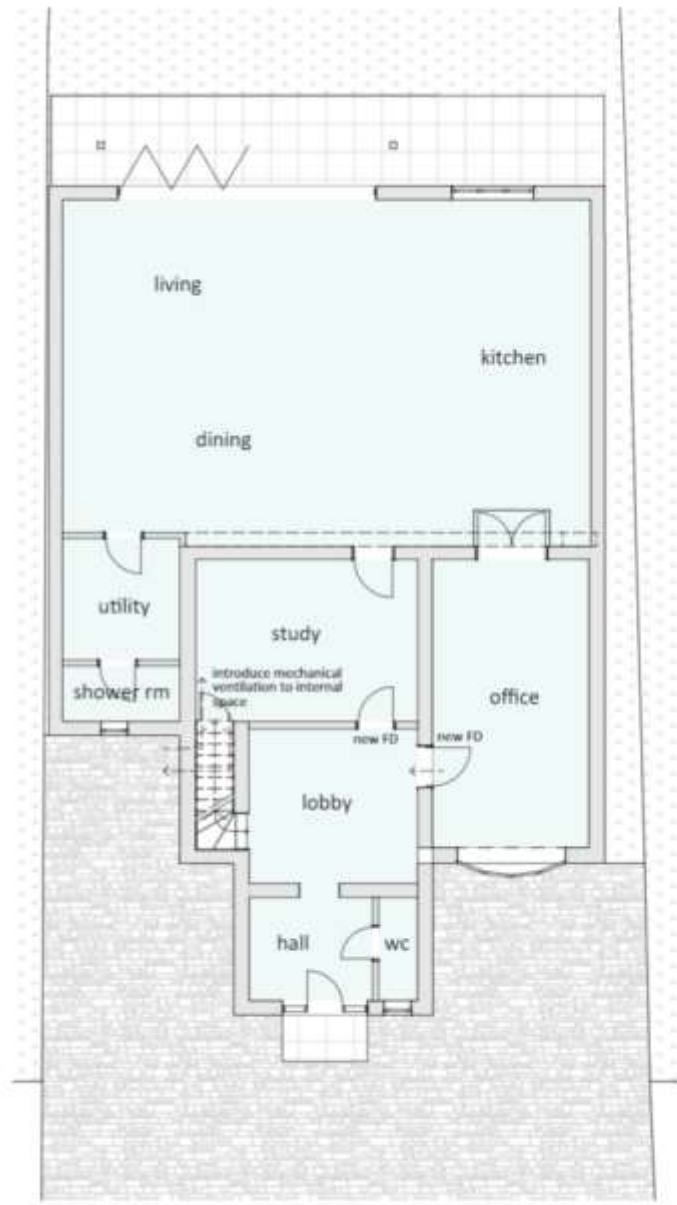


Existing Roof  
1:100

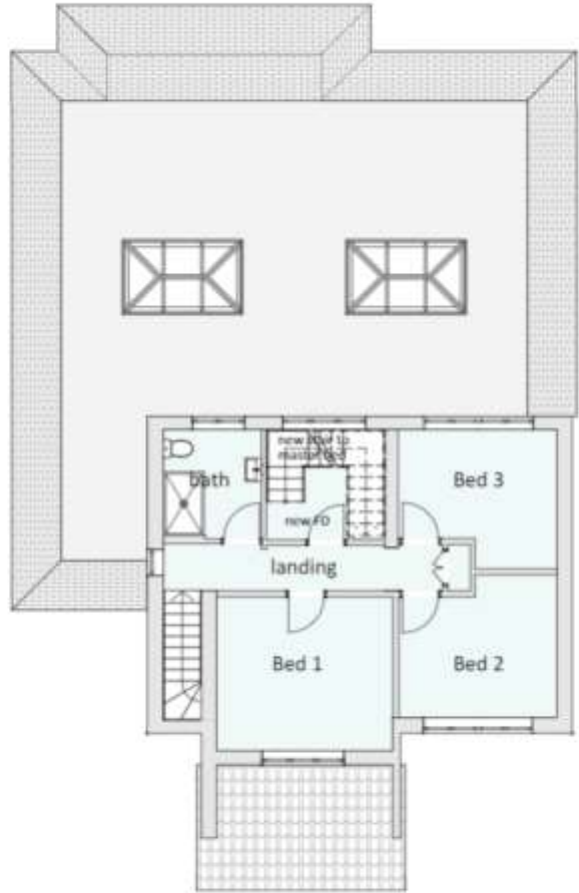
# Existing Floor Plans



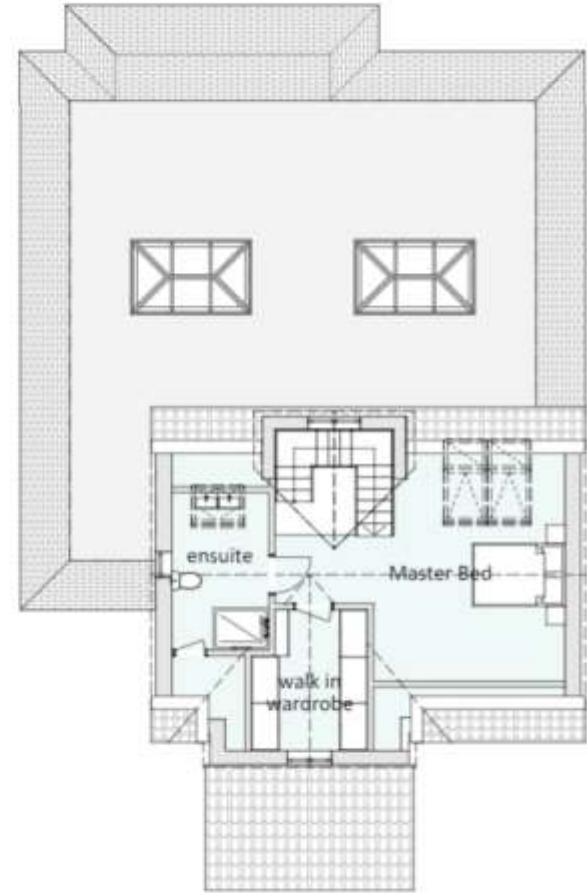
# Proposed Elevations



Proposed Ground Floor  
1:100



Proposed First Floor  
1:100



Proposed Loft Plan  
1:100

# Proposed Floor Plans



Street scene along  
Hempstead Road  
showing varying roof  
lines



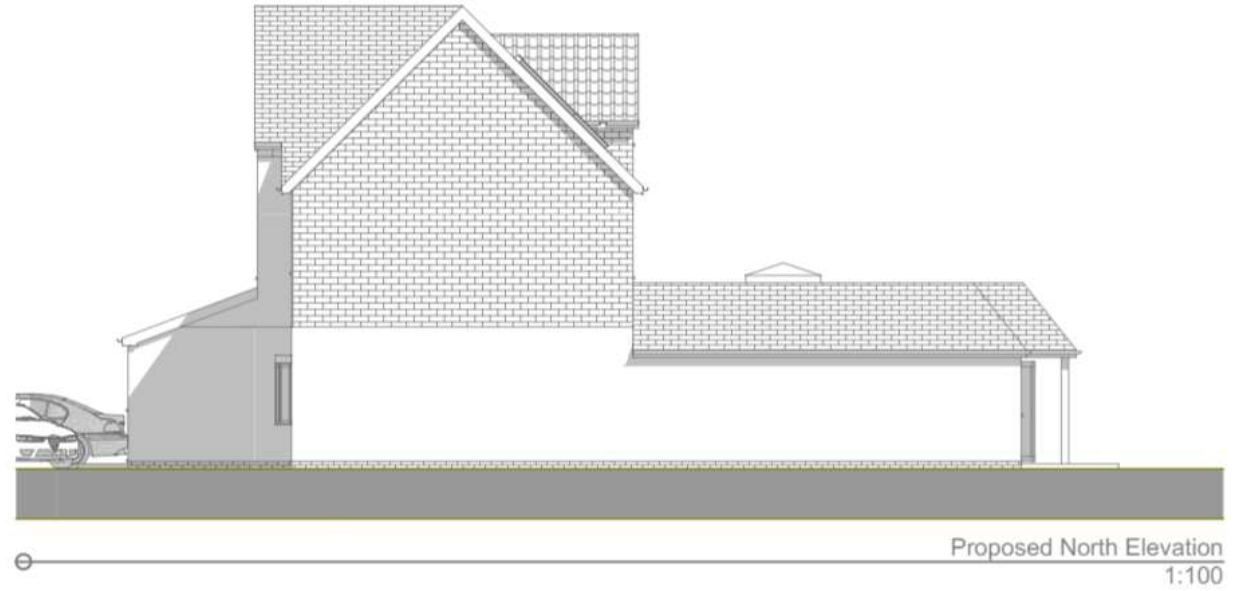
# Panoramic Street Scene

308 Hempstead Road





Nearby 326 Hempstead Road shown within the street scene. Given permission on appeal under MC/17/3192, then amended under MC/22/2992 to demolish bungalow and construct two-storey house with loft



## Proposed Elevations

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