

Planning Committee – Supplementary agenda no.2

A meeting of the Planning Committee will be held on:

Date: 28 August 2024

Time: 6.30pm

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

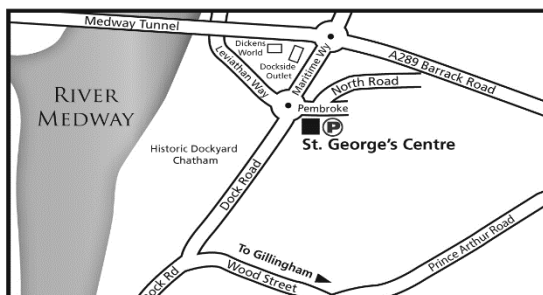
Items

12 Additional Information - Presentation

(Pages
3 - 98)

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

Date: 29 August 2024



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

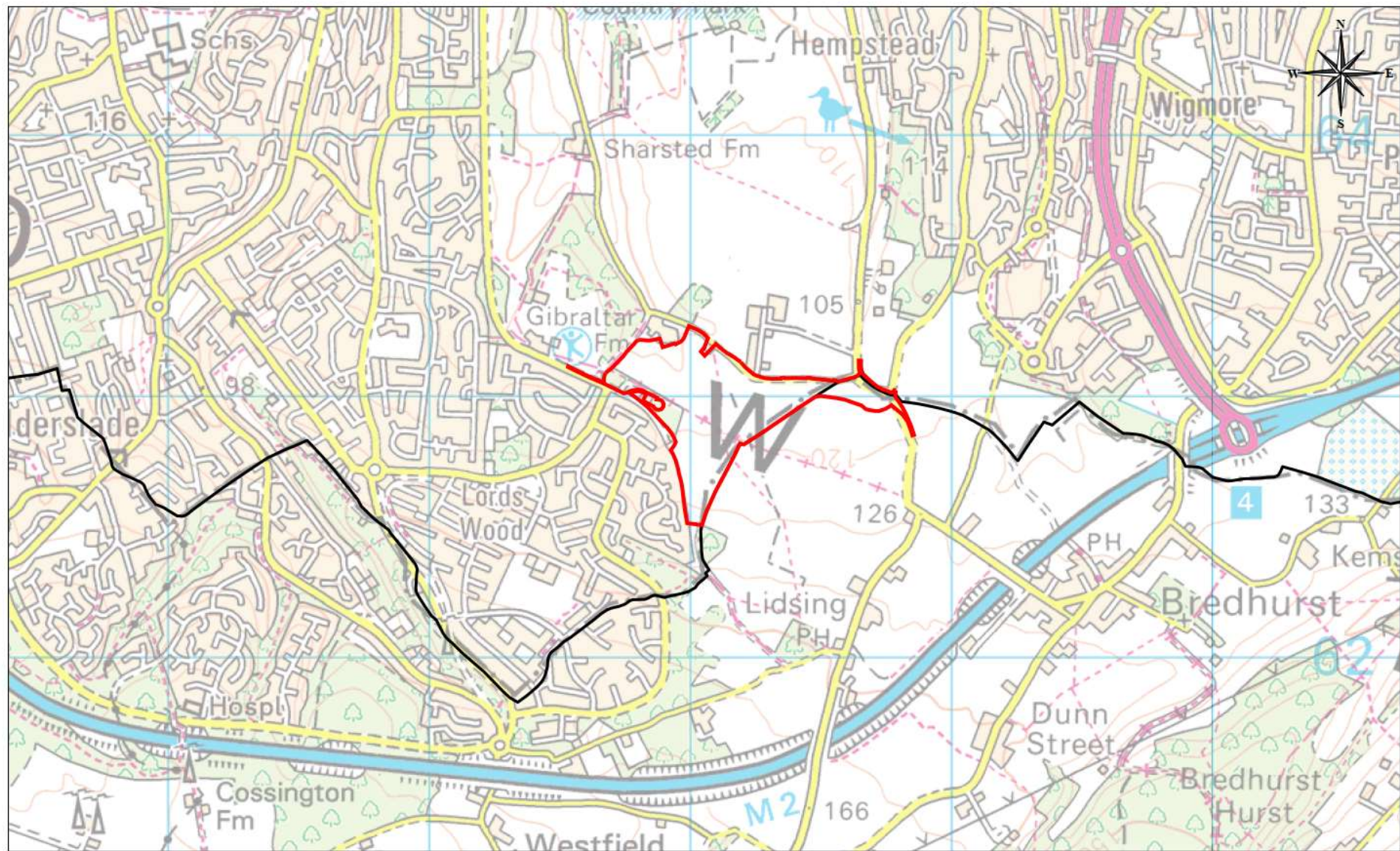
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Planning Committee

28th August 2024

MC/21/1296

Gibraltar Farm Ham Lane, Hempstead, Gillingham, ME7 3JJ



MC/21/1296 - Gibraltar Farm, Ham Lane, Hempstead, Gillingham, ME7 3JJ

Application site boundary



Site
context



MC/18/0556
Outline approval



Current application - example of a site layout

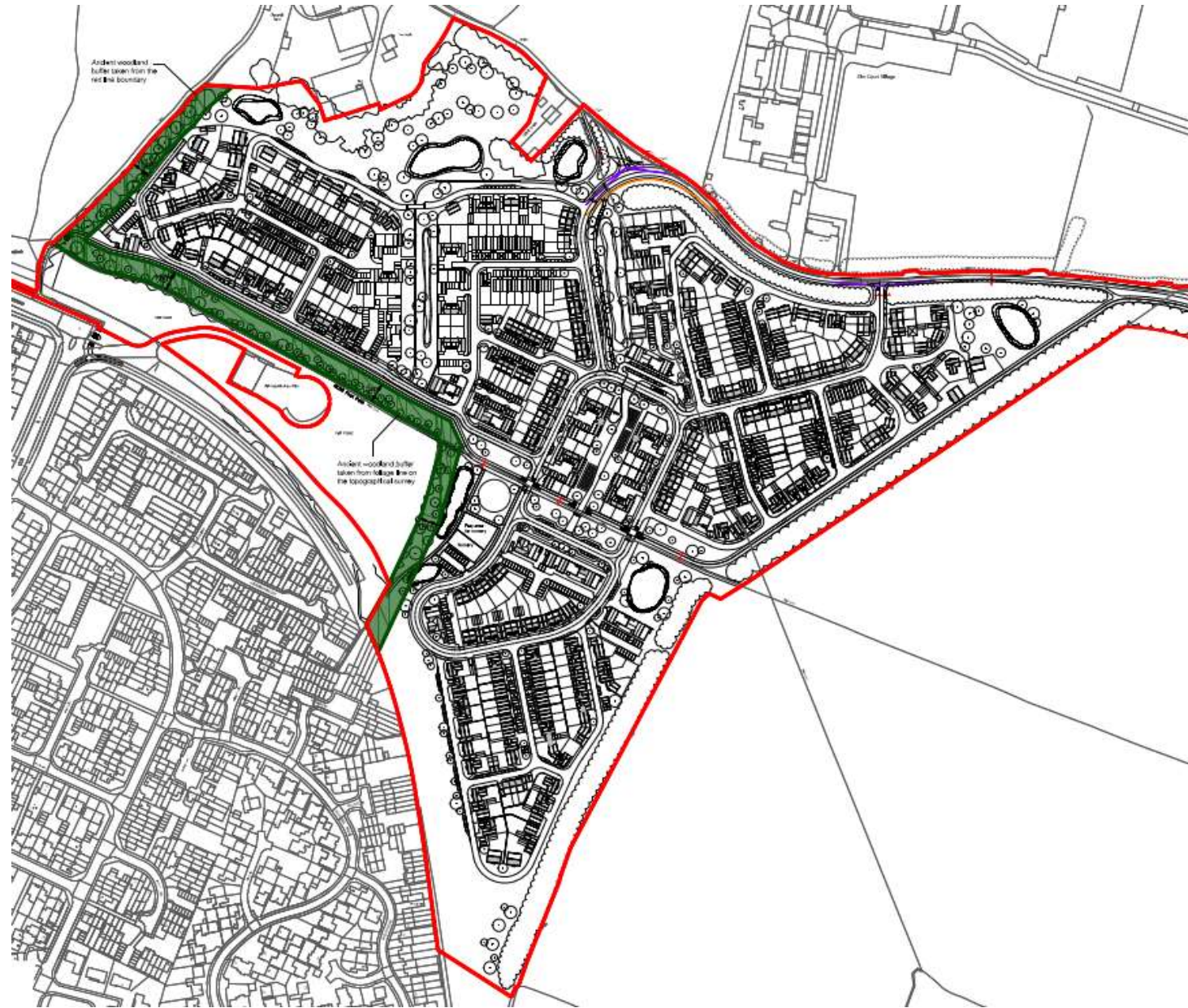


Examples of possible scale/elevation treatments

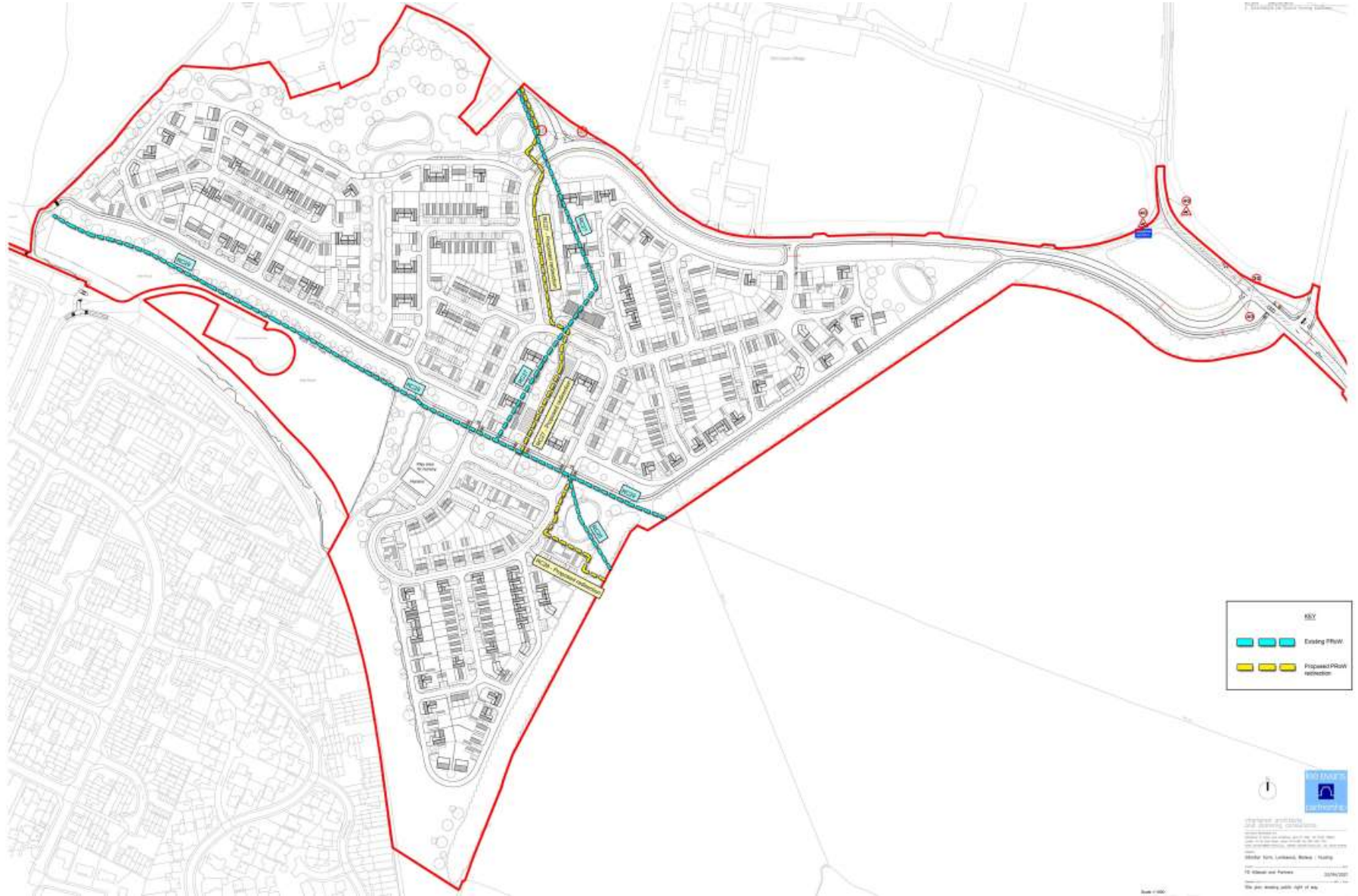
10



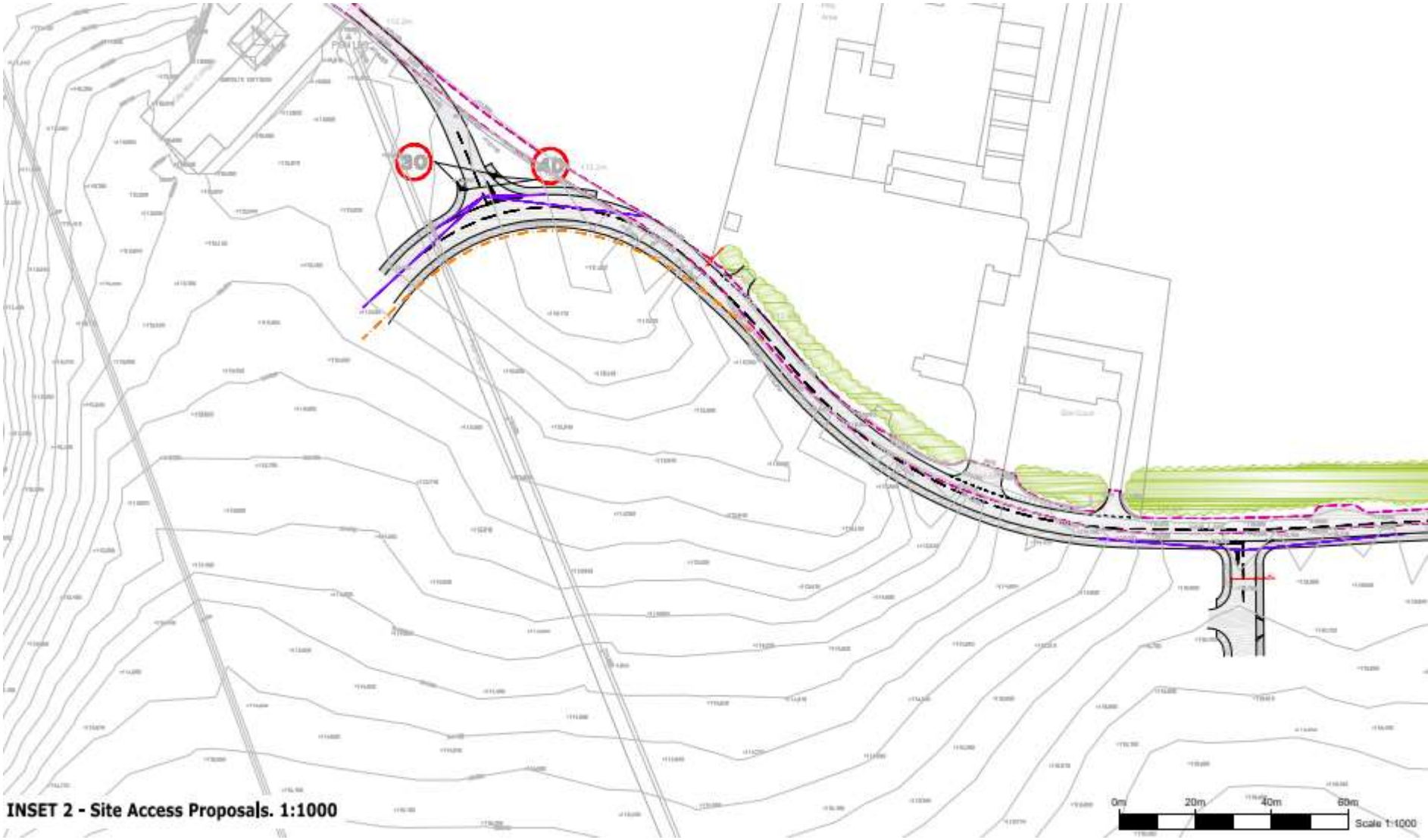
15m ancient
woodland buffer



Existing and proposed rights of way

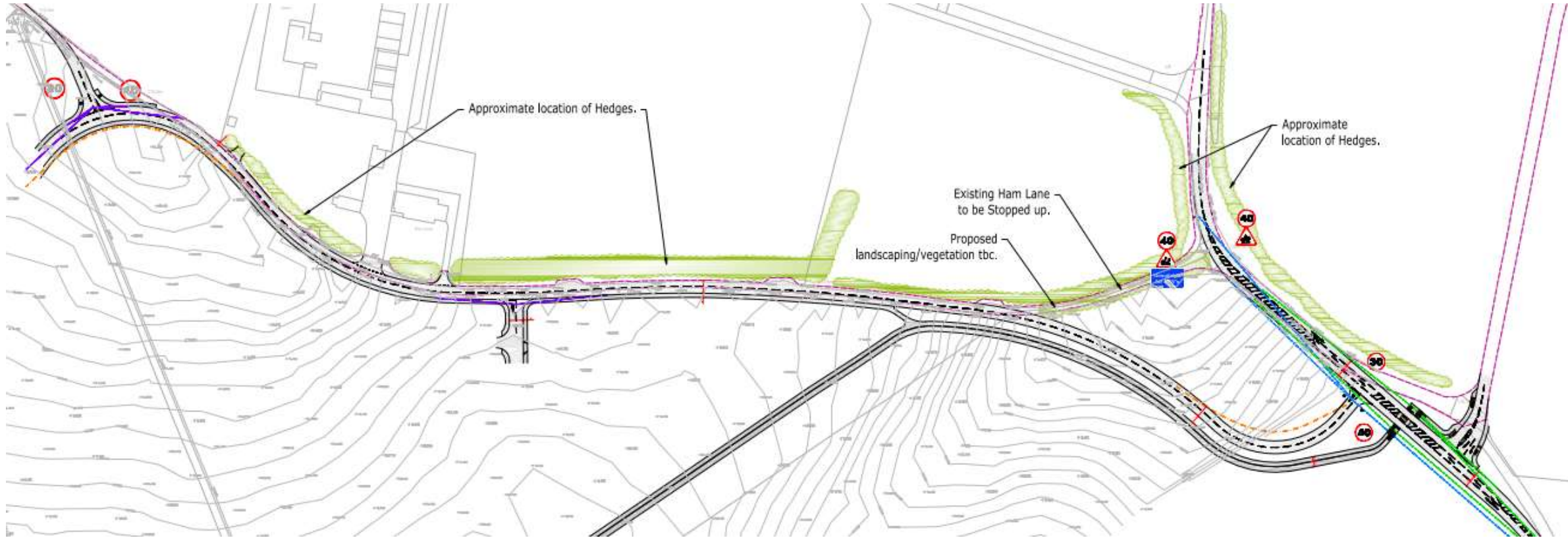


Site
access to
Ham Lane

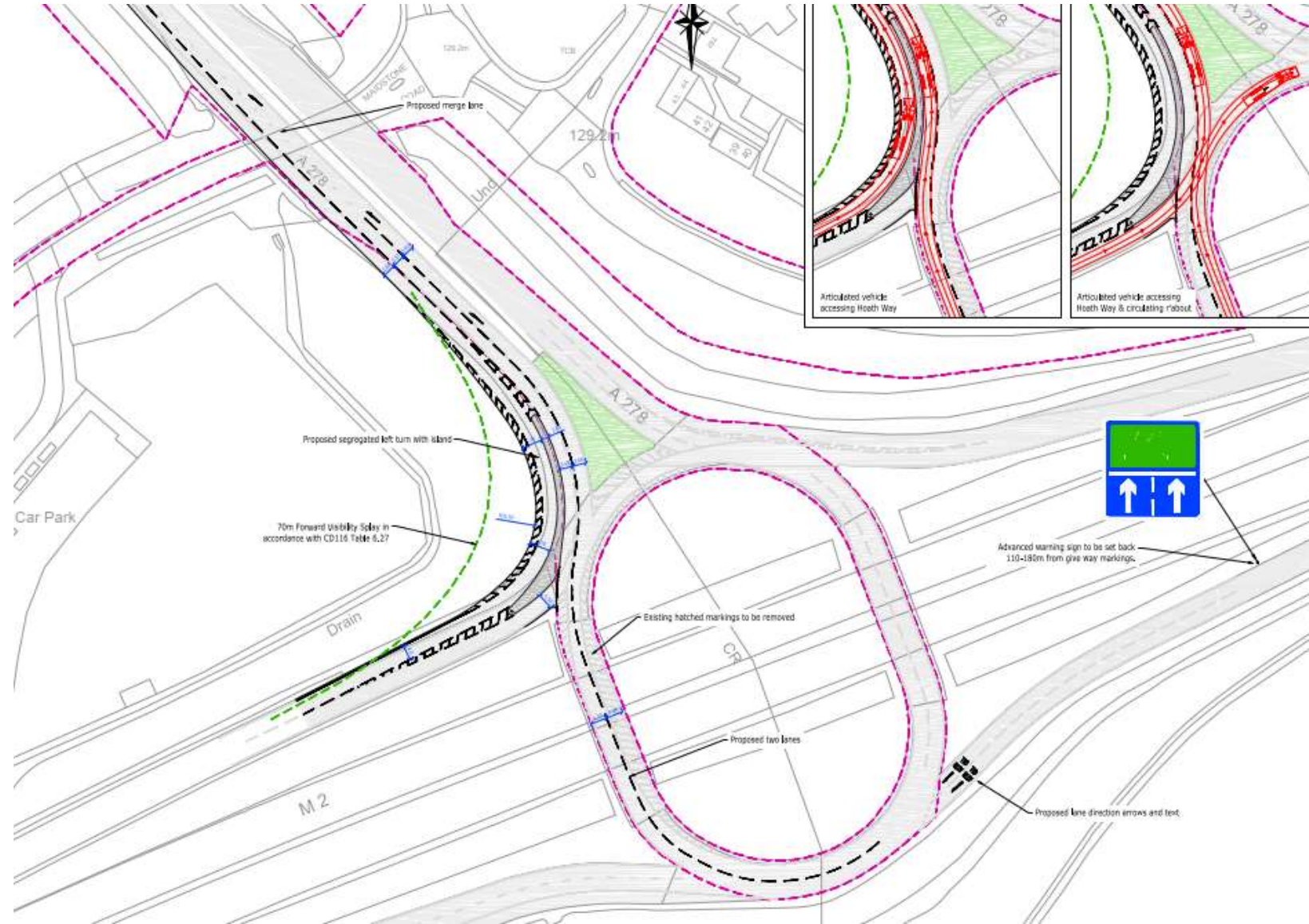


Site access with changes to junctions to the east:

- Ham Lane/Lidsing Road/Capstone Road
- Lidsing Road/Hempstead Road



M2 Junction 4 improvements



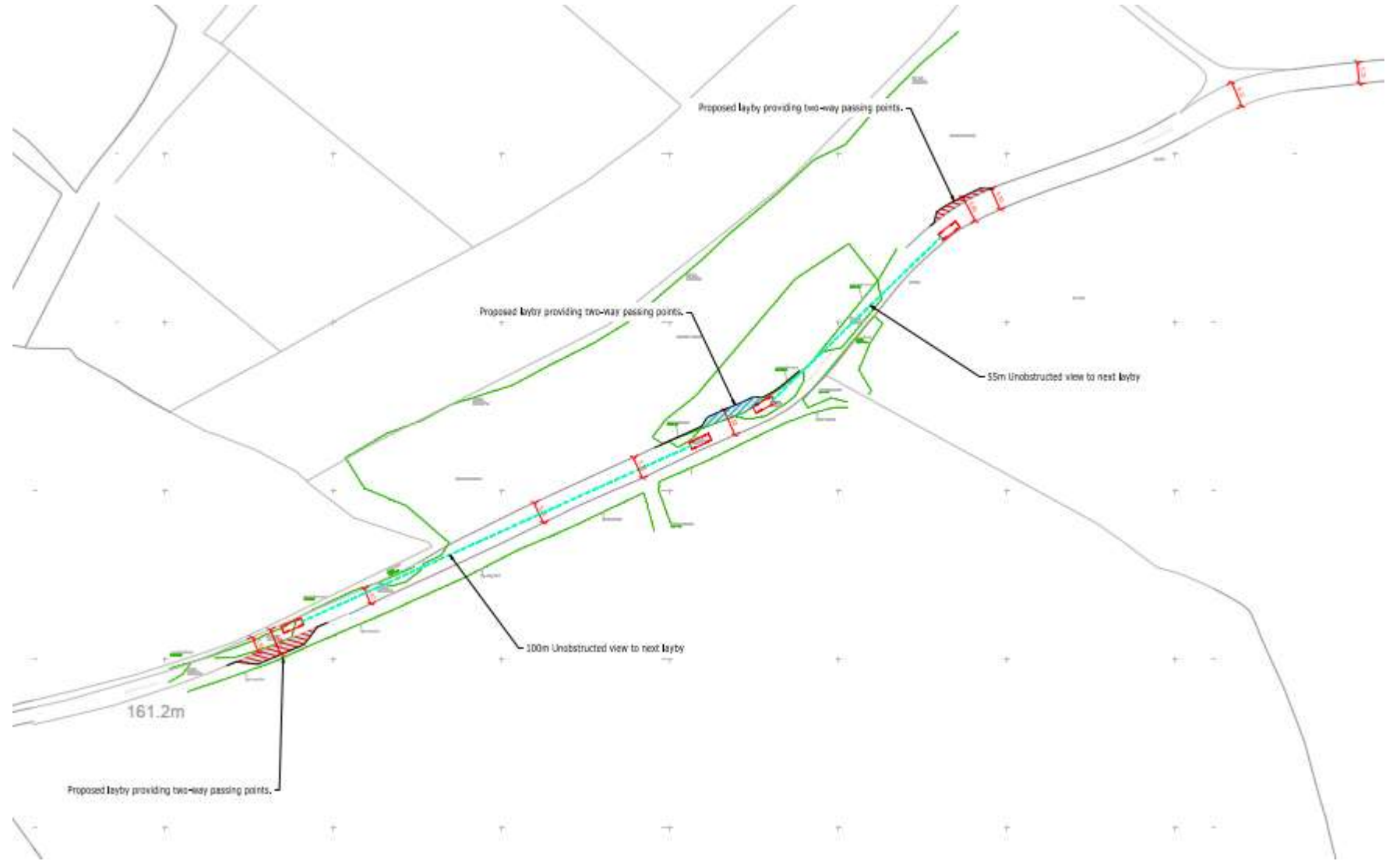
Hoath Way roundabout improvements



Chapel Lane improvements



Westfield Sole Road improvements

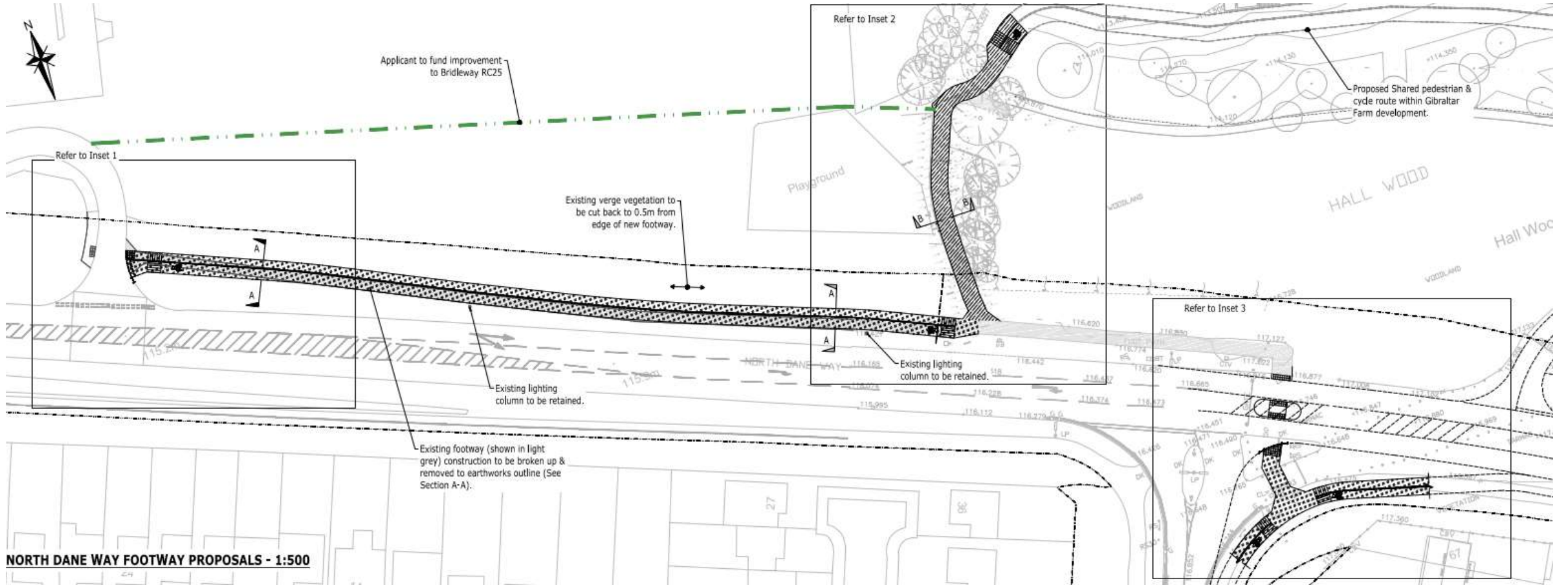


Current application - example of a site layout



Proposed pedestrian and cycle route improvements including link to North Dane Way

20



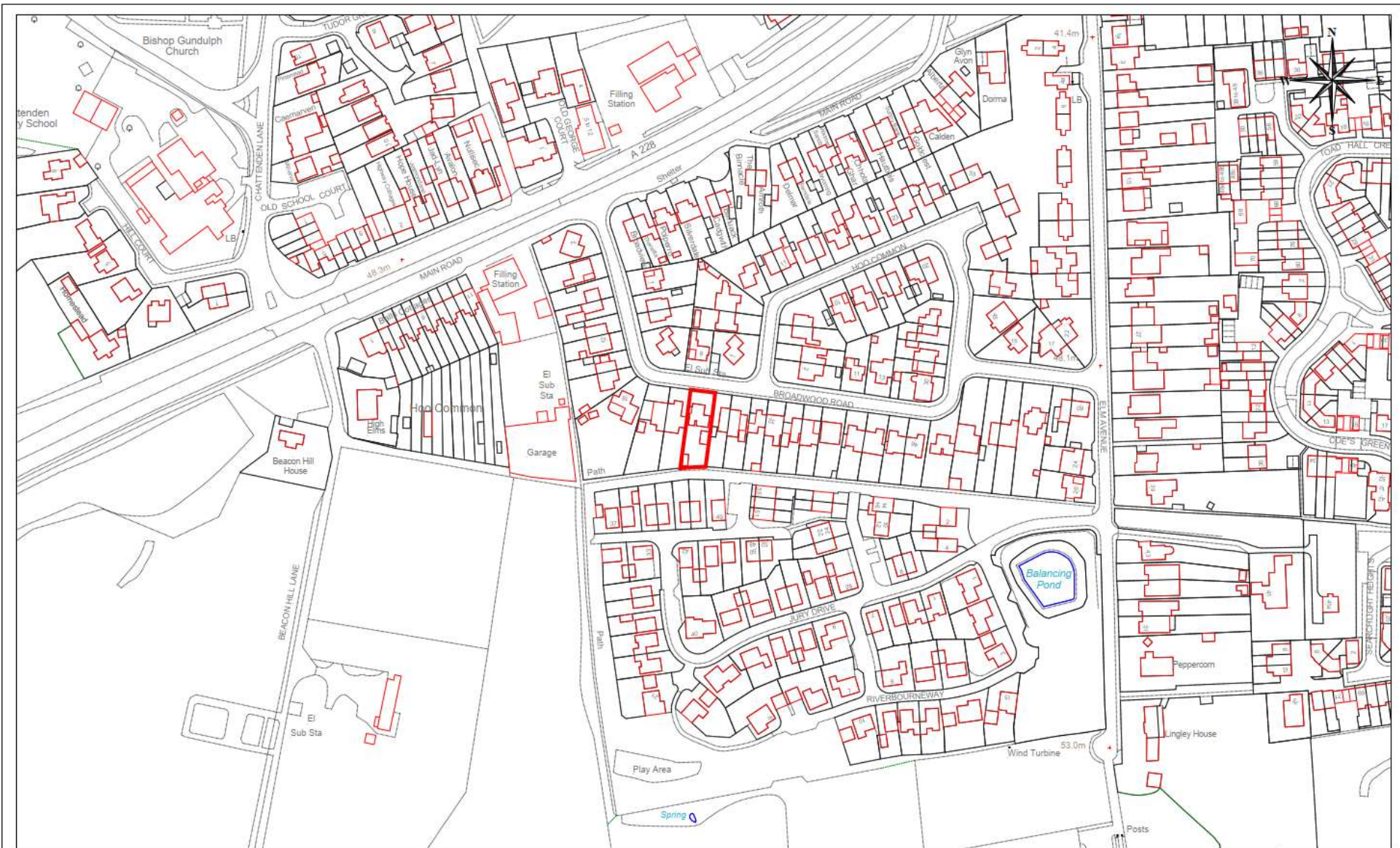
NORTH DANE WAY FOOTWAY PROPOSALS - 1:500

Pedestrian and cycle link
to North Dane Way

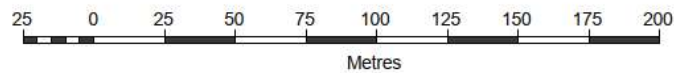


MC/24/1145

24 Broadwood Road, Chattenden, Rochester, ME3 8LU



MC/24/1145 - 24 Broadwood Road, Chattenden, Rochester, ME3 8LU



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Scale: 1:2500 06/08/24

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Site Location



Photos

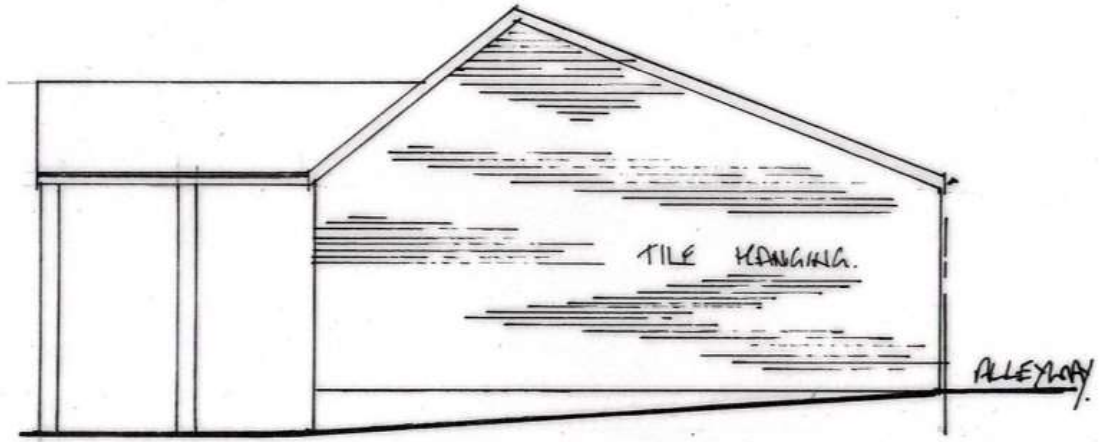


Existing Elevations

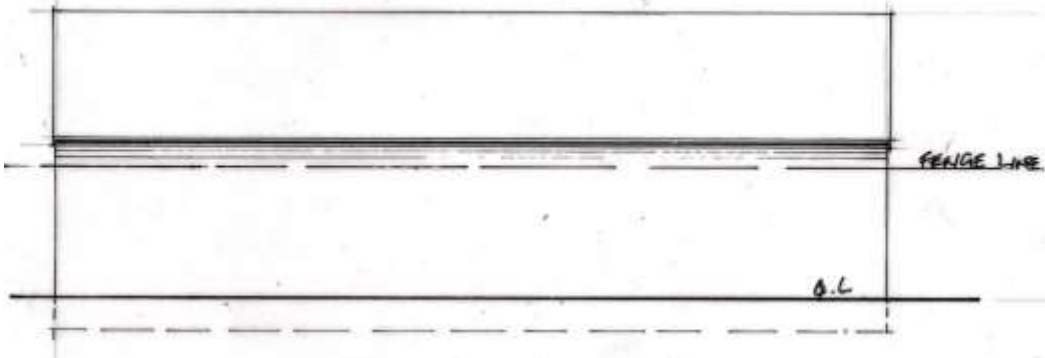
26



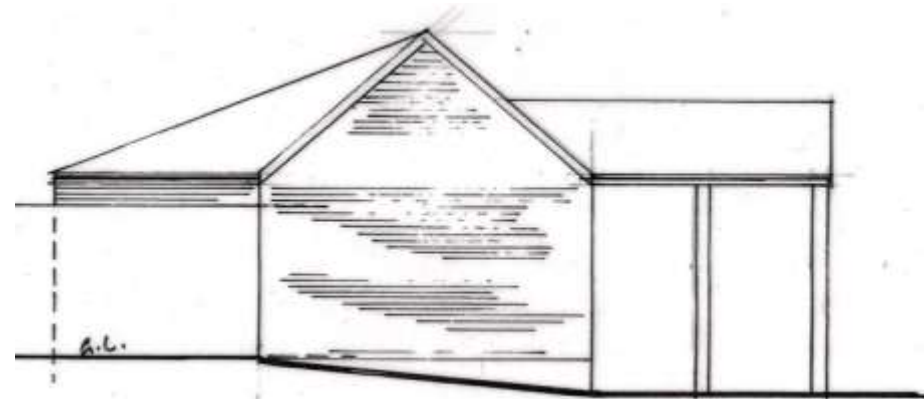
Front Elevation



Side Elevation

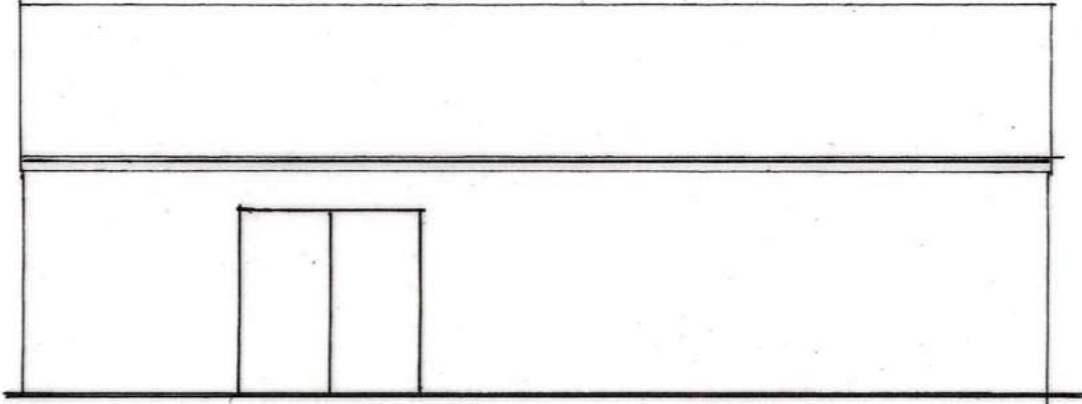


Rear Elevation

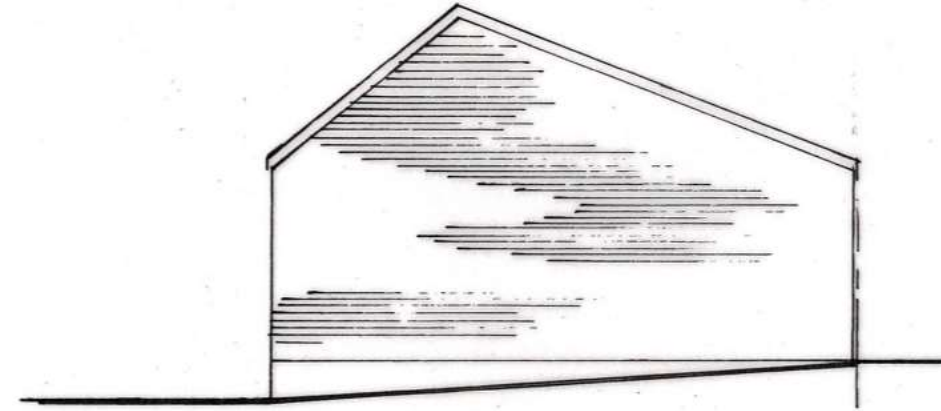


Side elevation

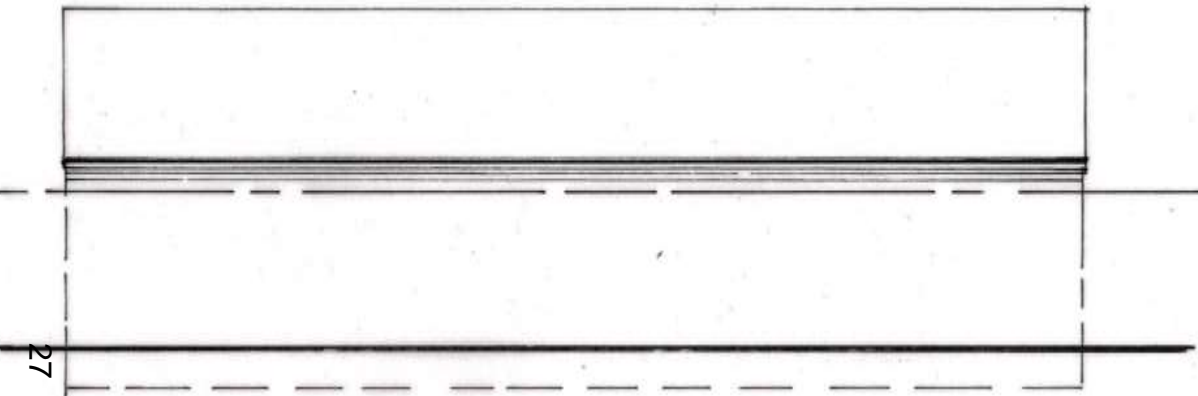
Proposed Elevations



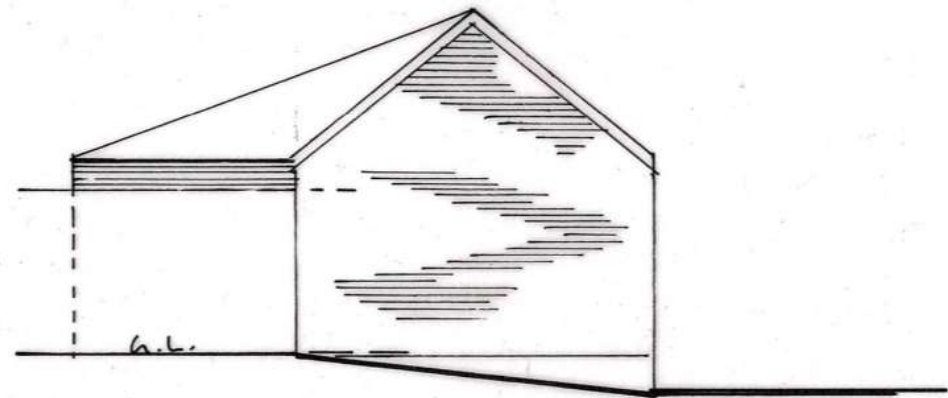
Front Elevation



Side Elevation



Rear Elevation



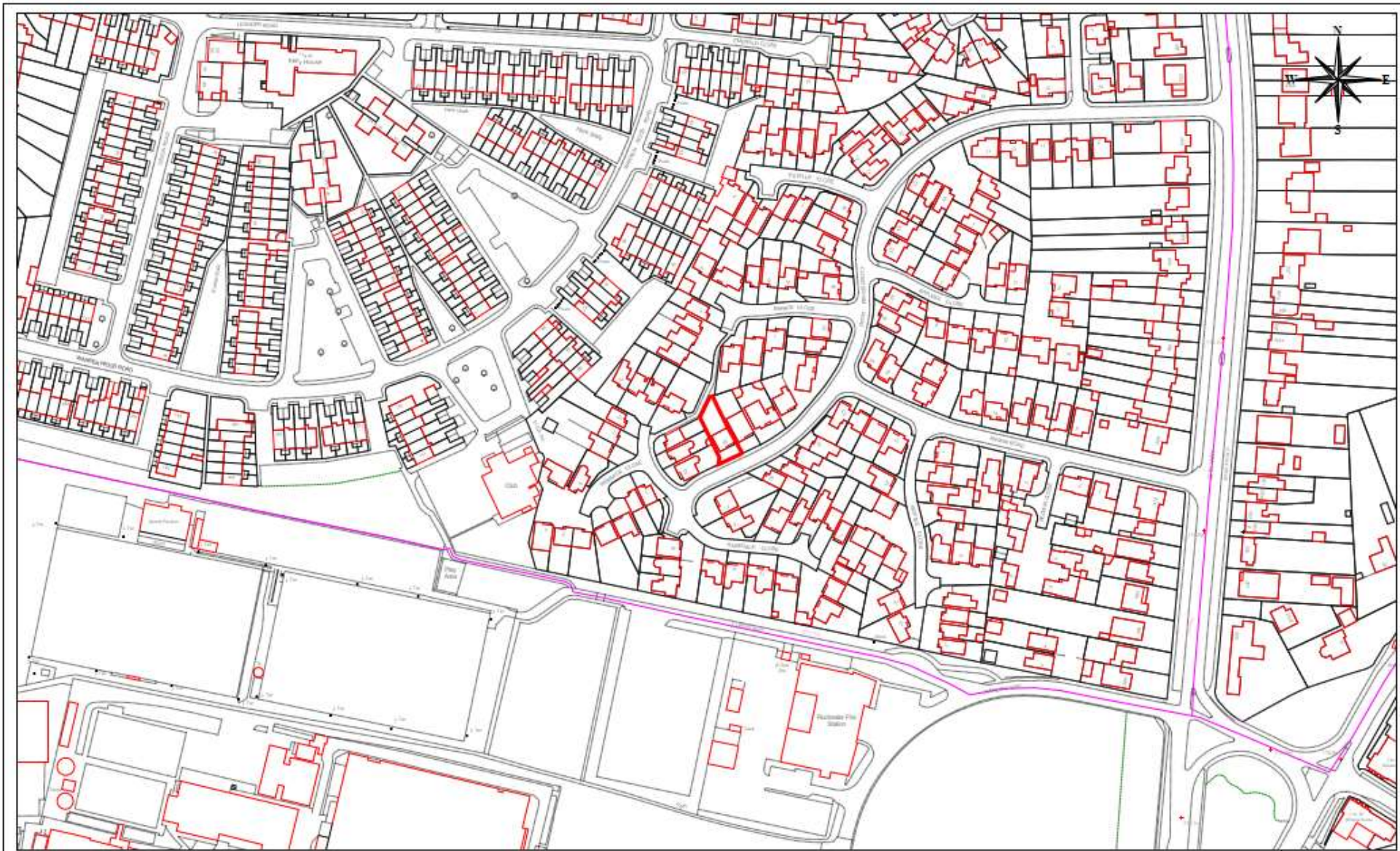
Side Elevation

MC/24/0710

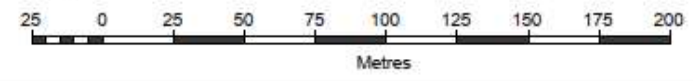
46 Cloisterham Road

Rochester

ME1 2BW



MC/24/0710 - 46 Cloisterham Road, Rochester, ME1 2BW



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Site
Photographs



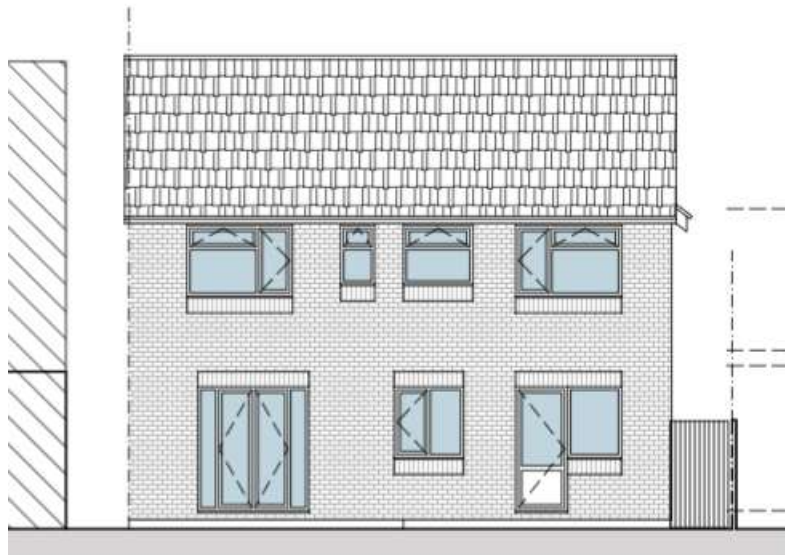


FRONT ELEVATION

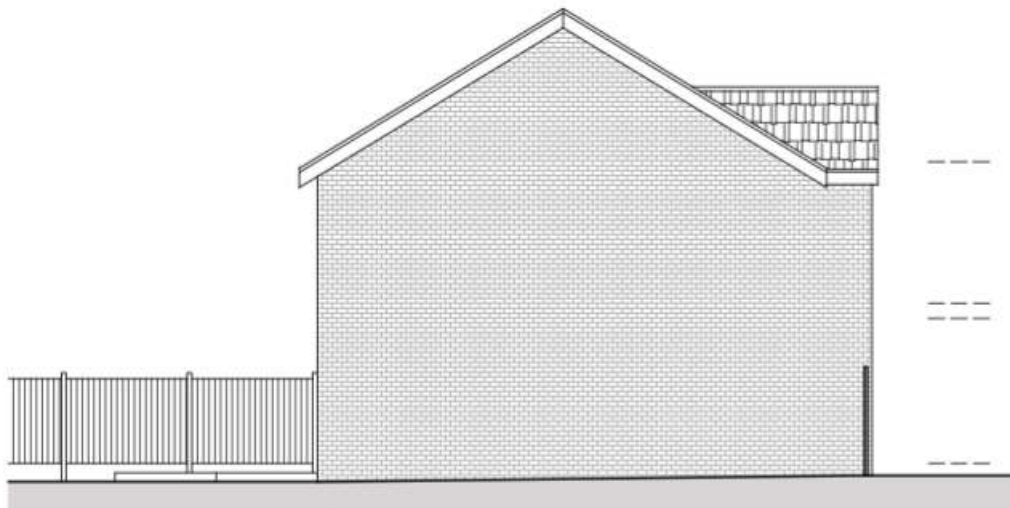


RIGHT SIDE ELEVATION

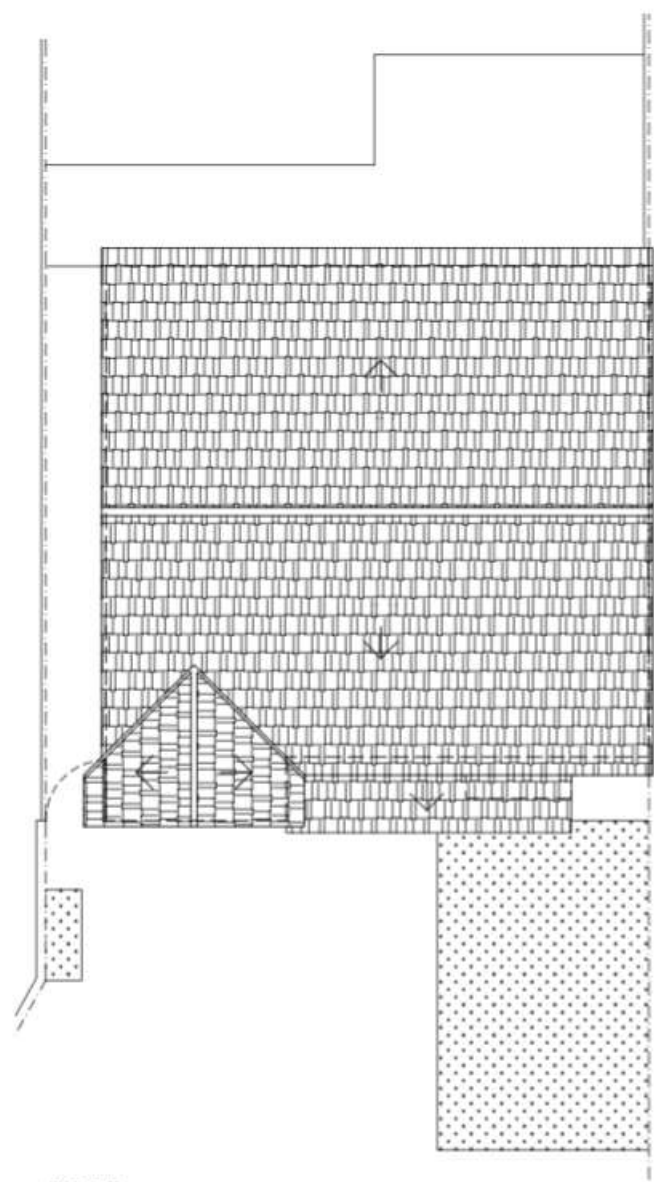
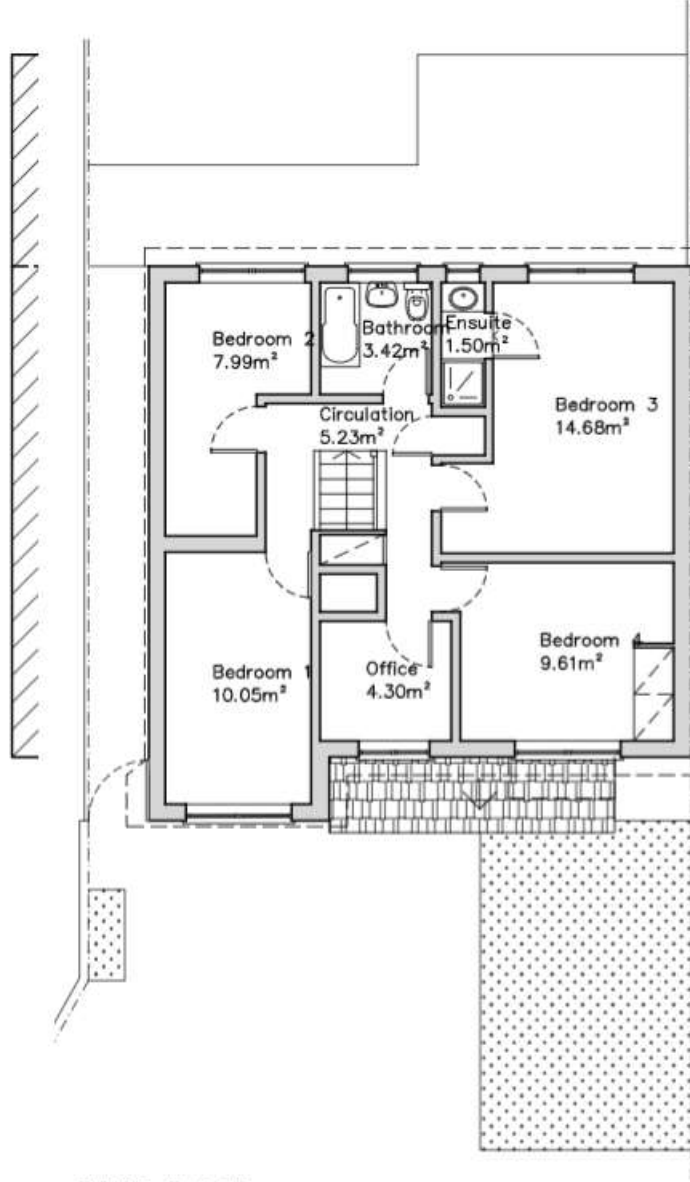
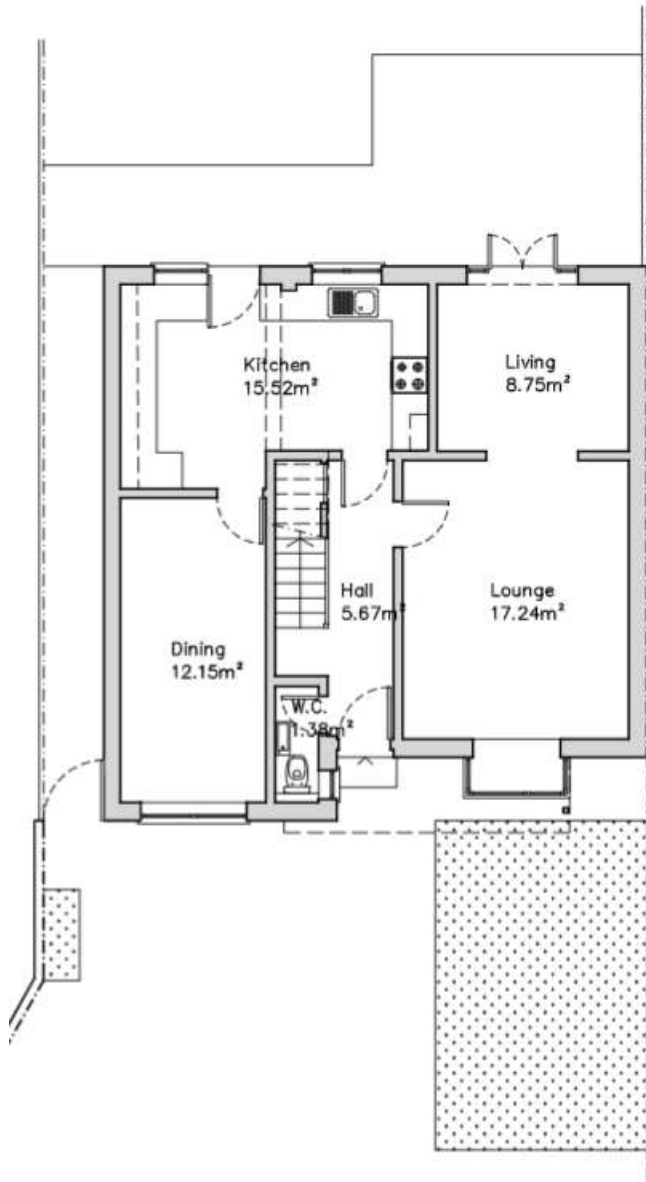
Existing Elevations



REAR ELEVATION



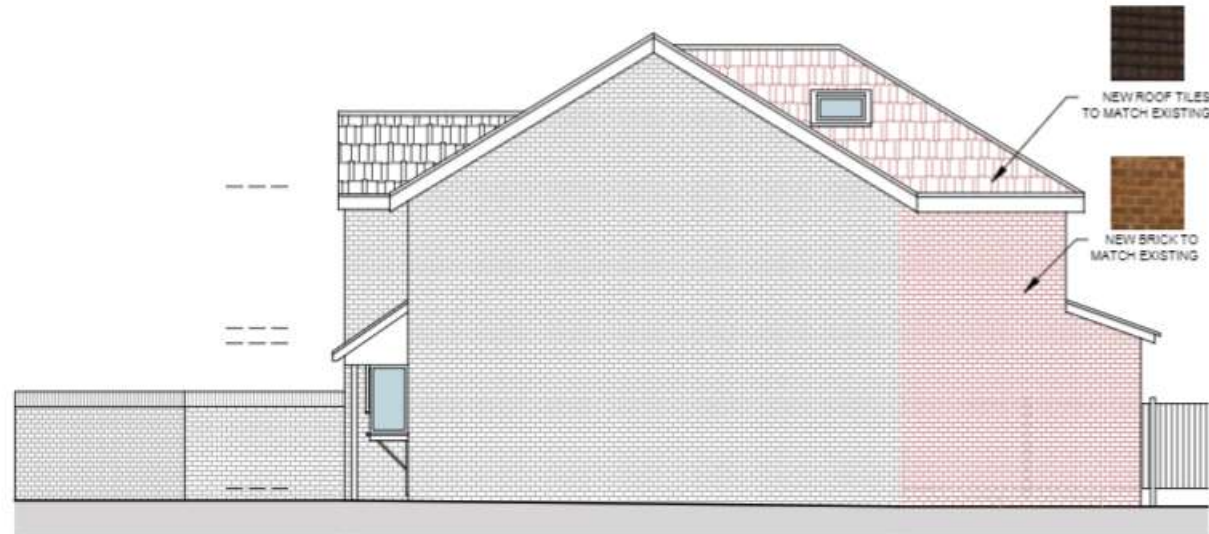
LEFT SIDE ELEVATION



Existing Floor Plans

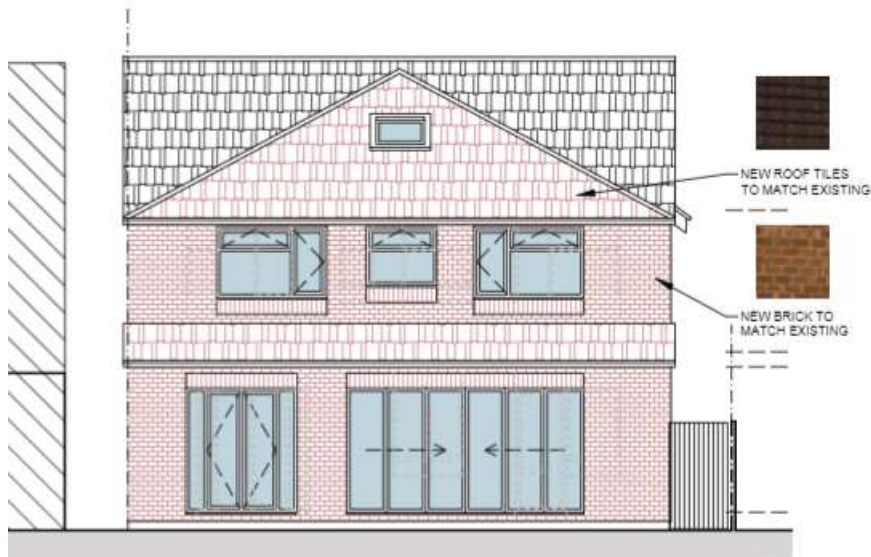


FRONT ELEVATION

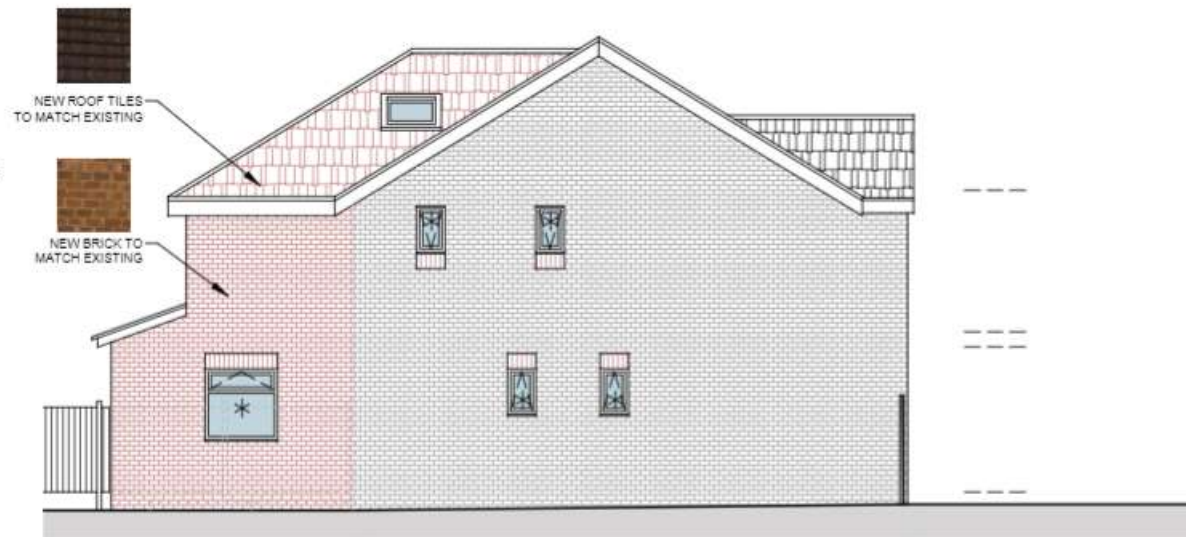


RIGHT SIDE ELEVATION

Proposed Elevations

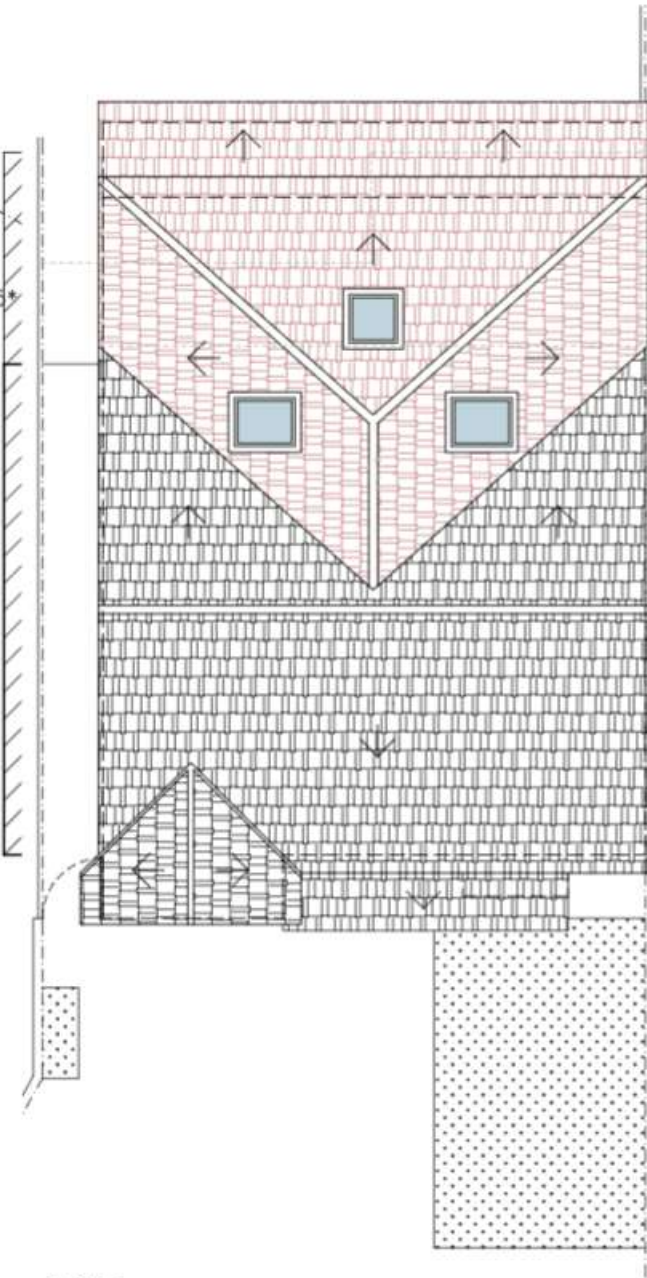
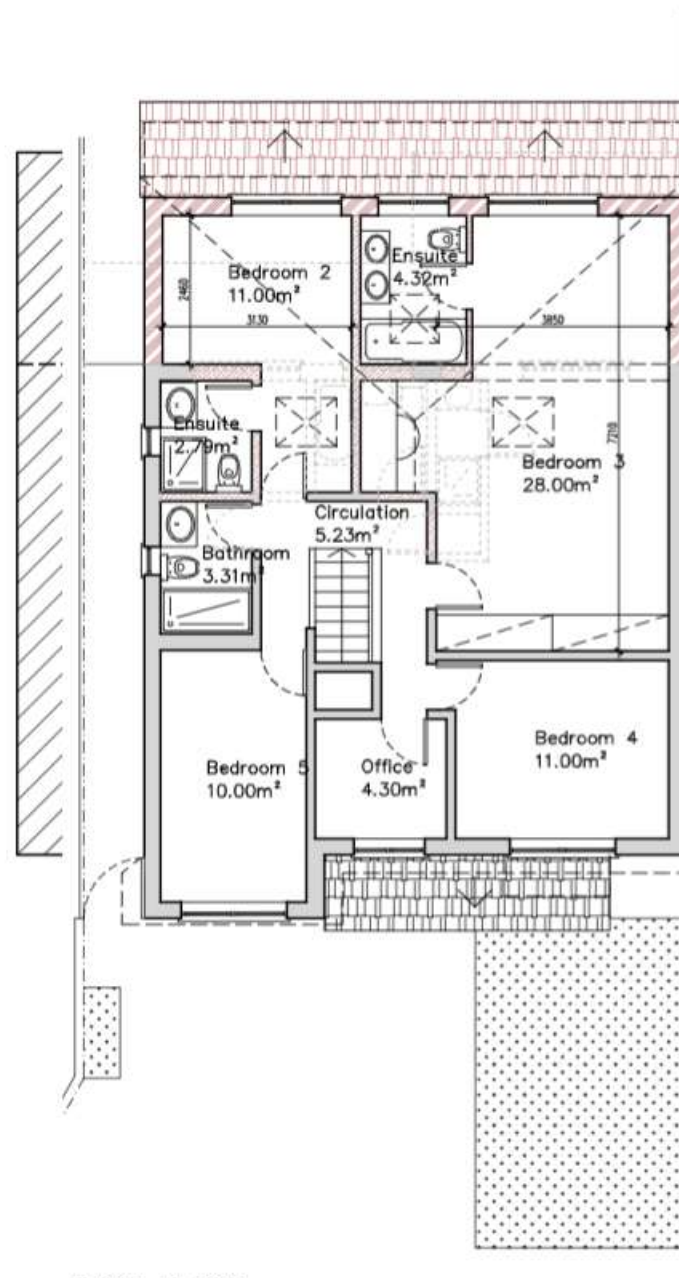
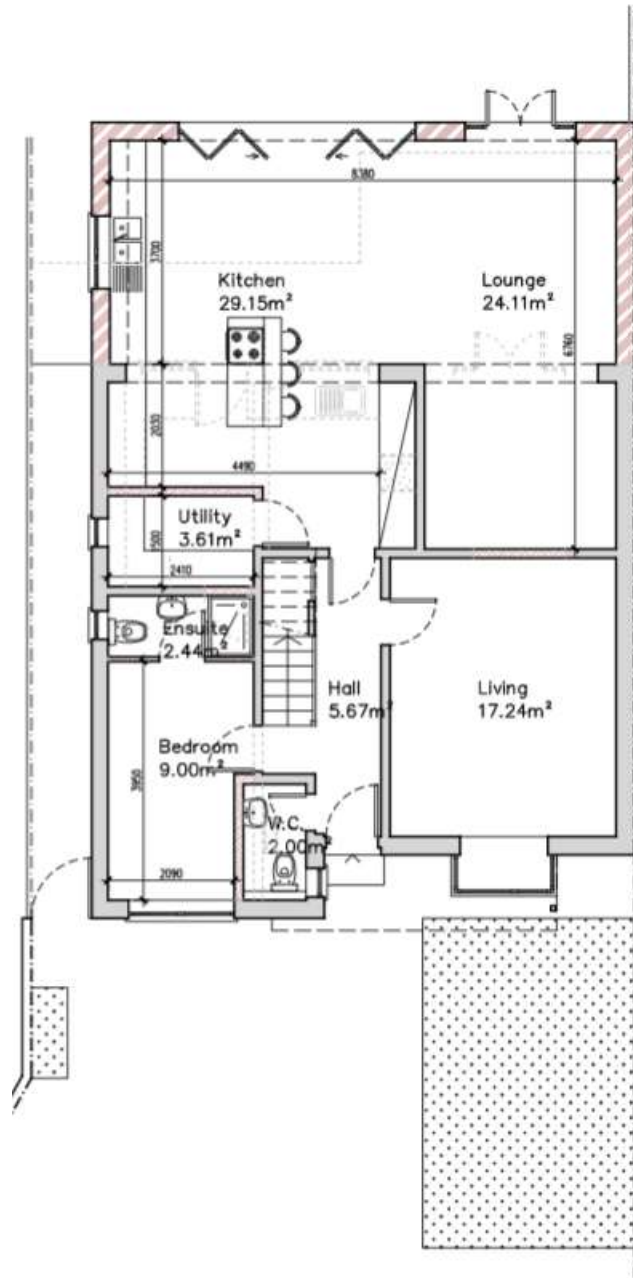


REAR ELEVATION



LEFT SIDE ELEVATION

* - OBSCURE GLASS WINDOW



Proposed Floor Plans

08:00 – Existing



10:00 – Existing



08:00 – Proposed



10:00 – Proposed



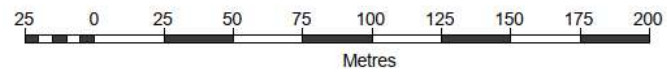
Overshadowing Test

MC/23/2793

63 Woodlands Road, Gillingham, ME7 2DU



MC/23/2793 - 63 Woodlands Road, Gillingham, ME7 2DU



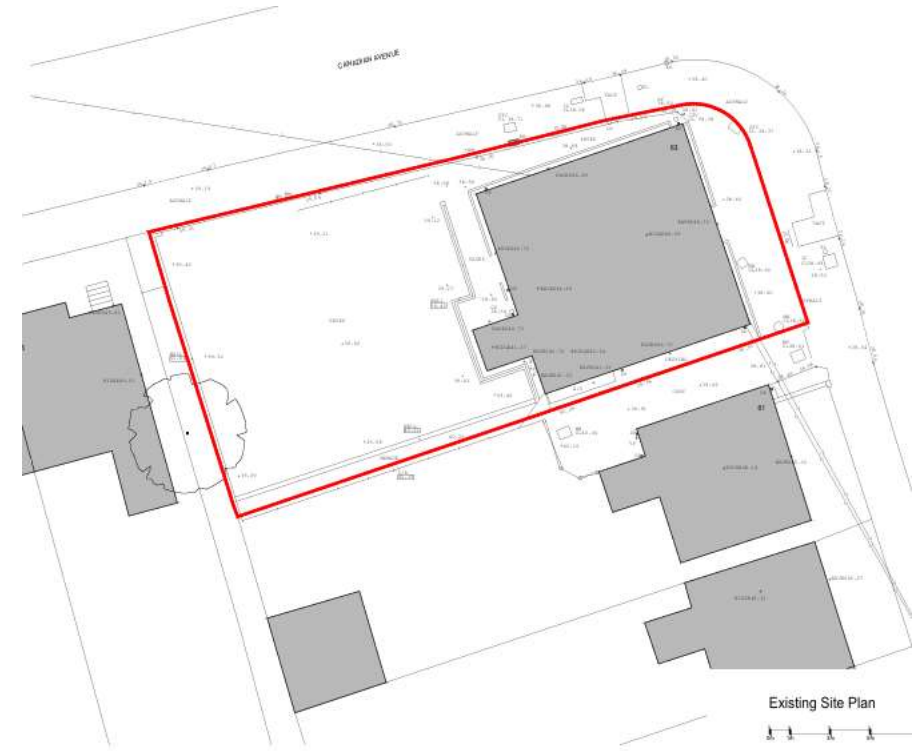
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Site Location



Site Location



Site Photos



Site Photos



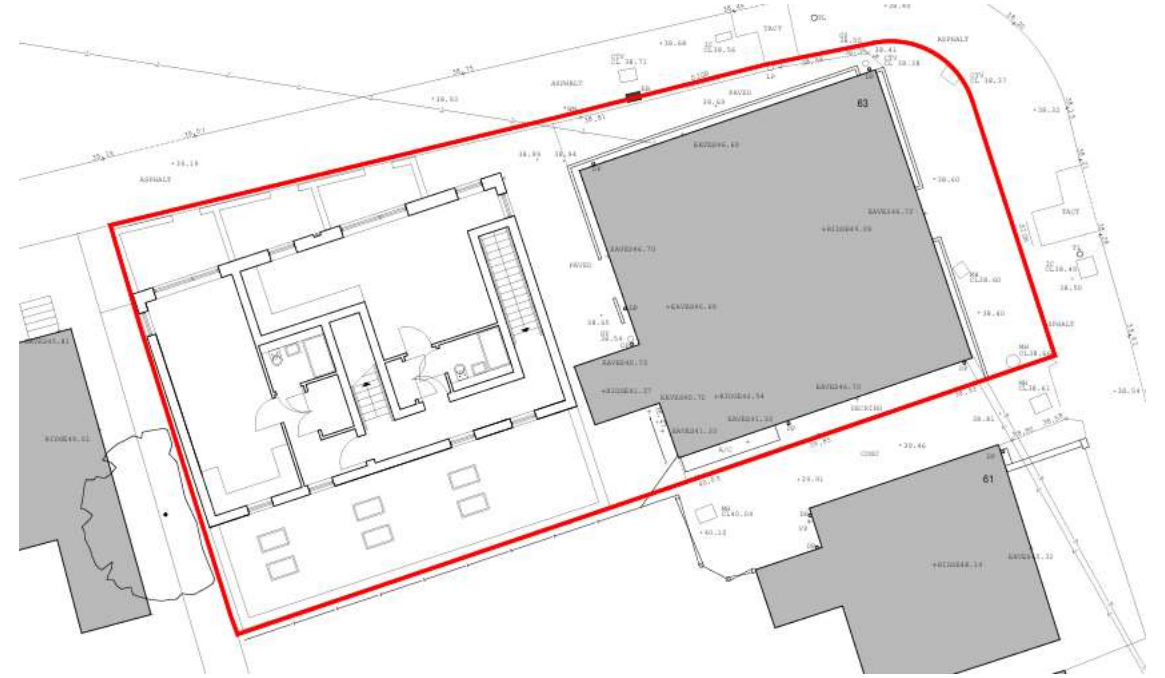
Site Photos



Proposed Block Plans



Ground Floor



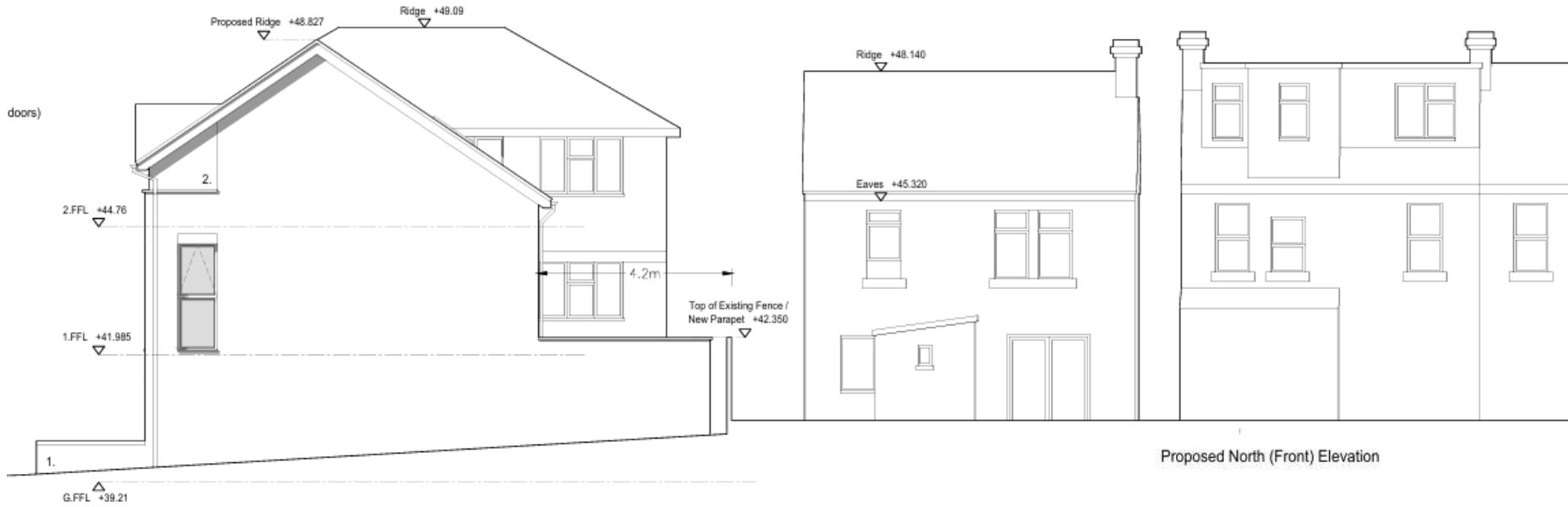
First Floor

Proposed Elevations

44



Proposed Elevations



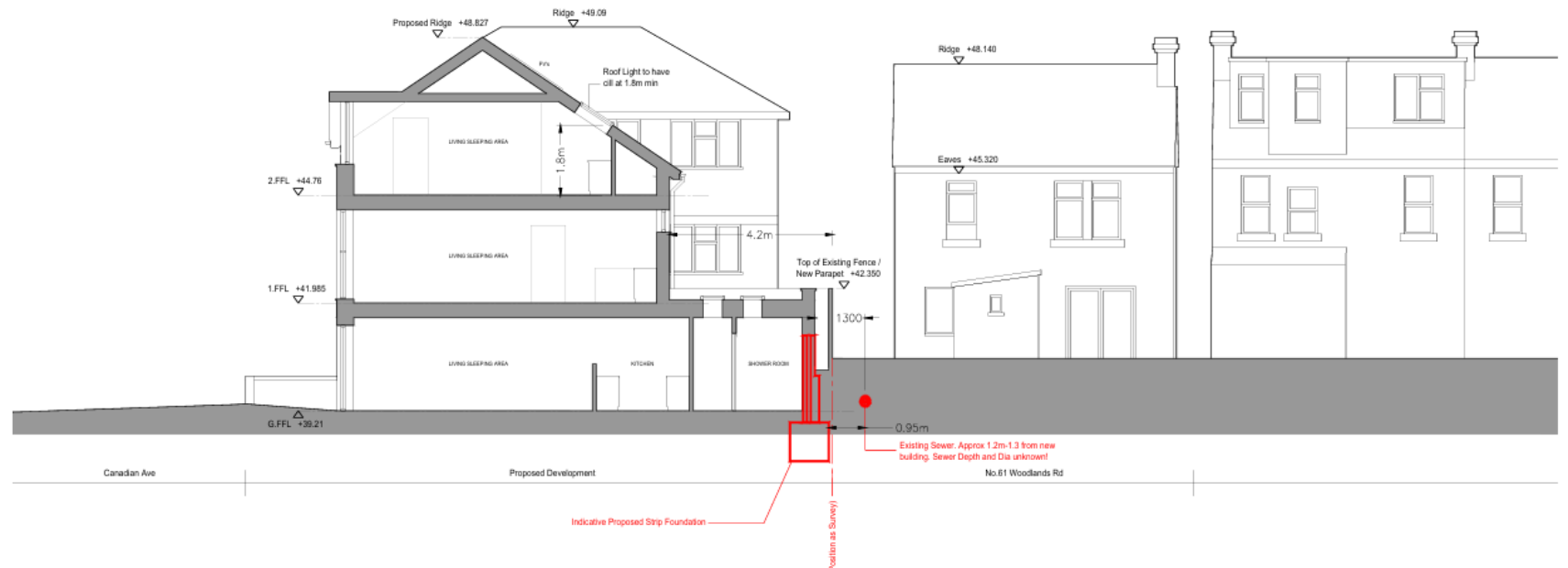
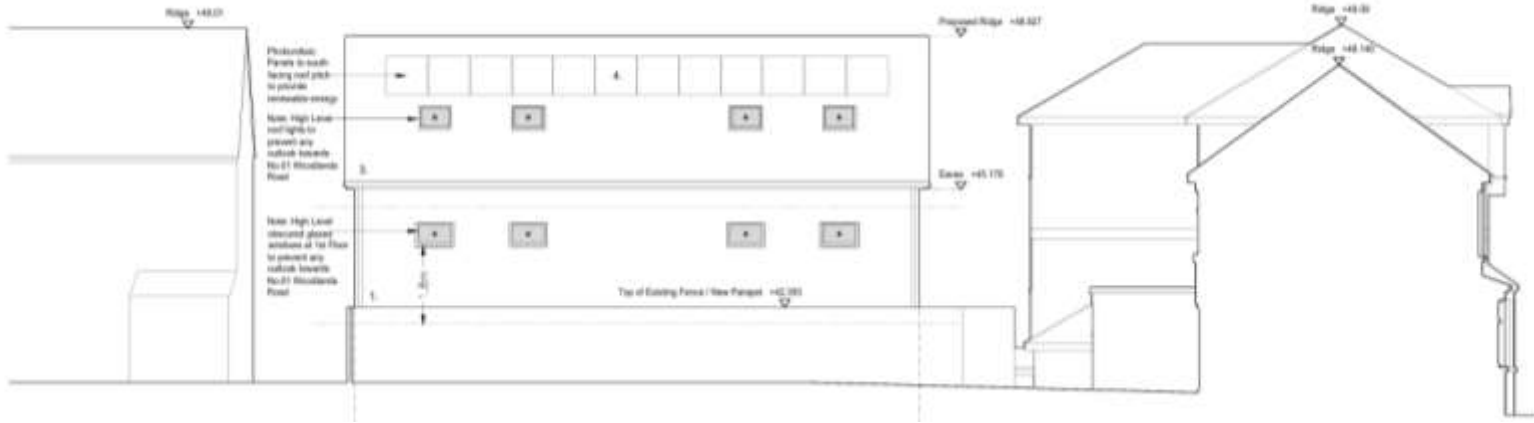
Proposed North (Front) Elevation



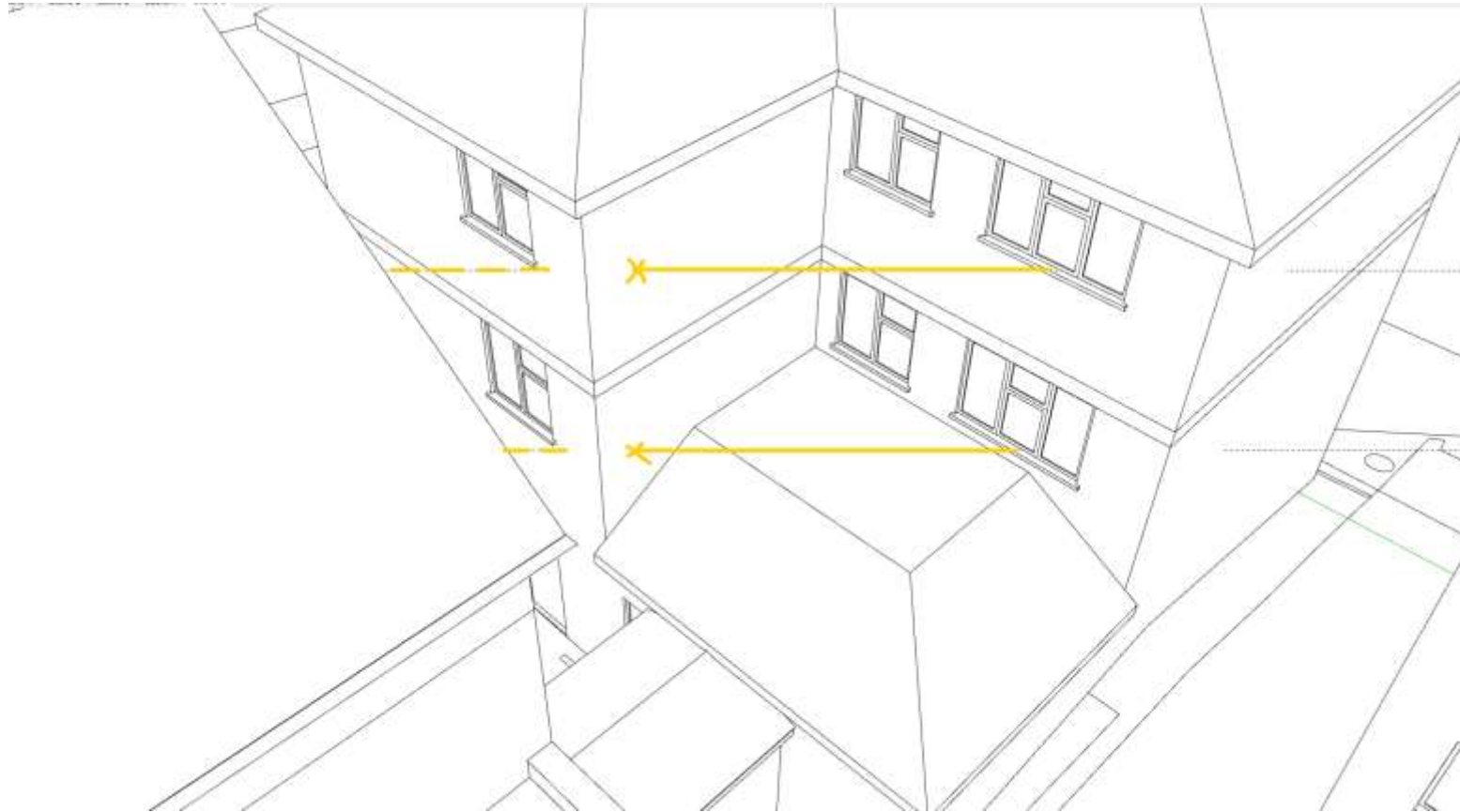
Proposed Elevations

46

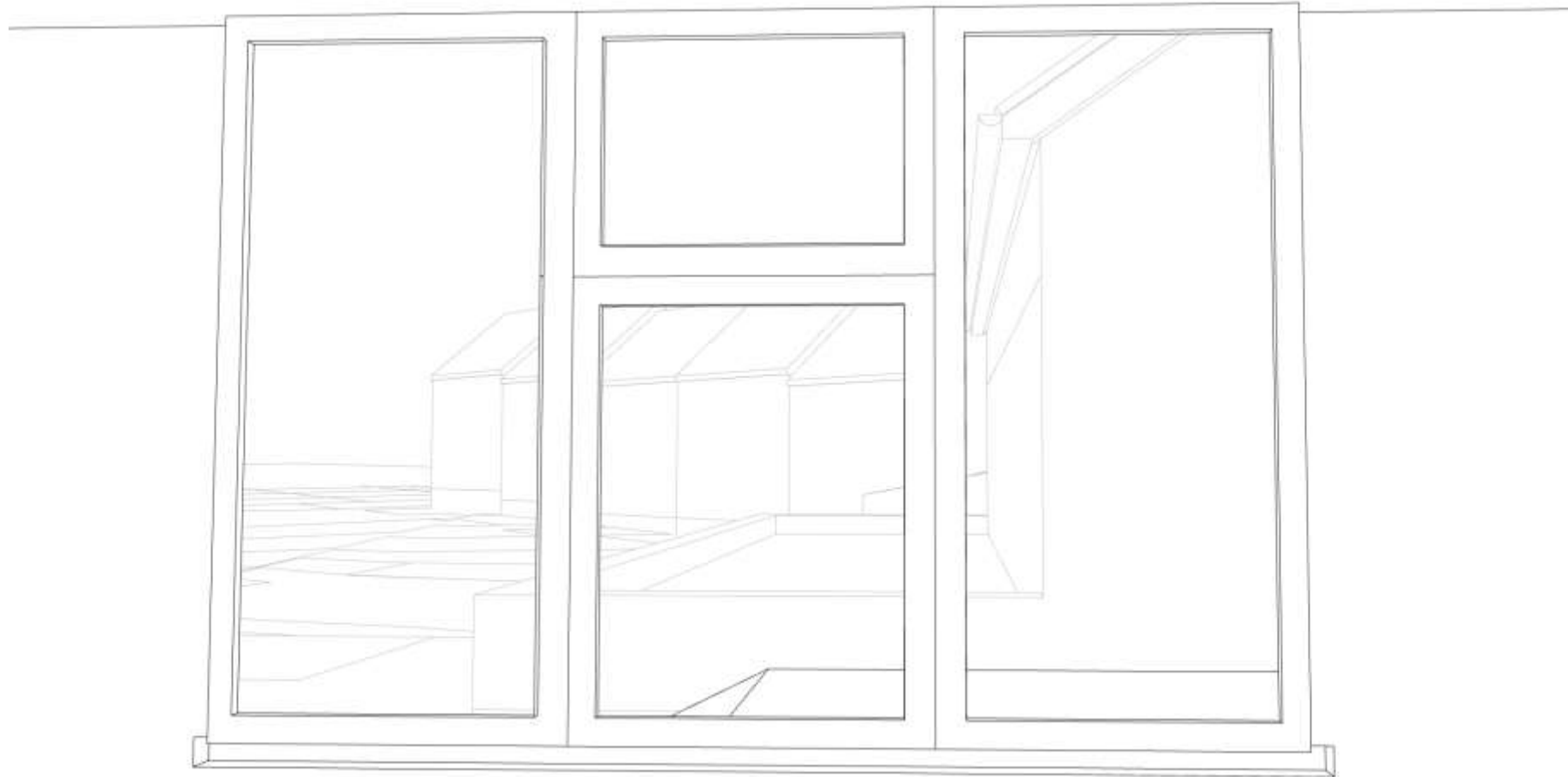
Proposed West (Side) Elevation



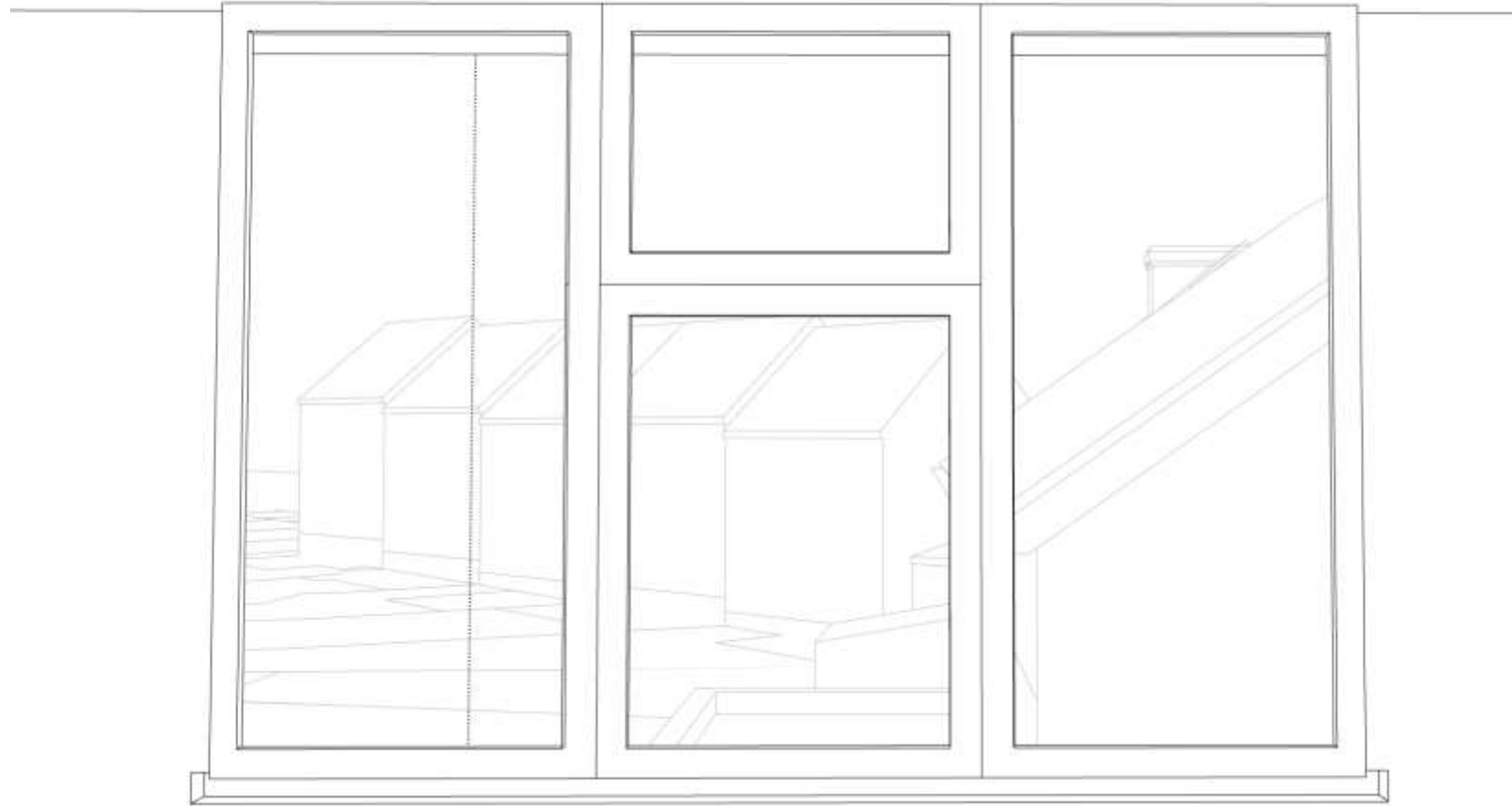
45-Degree Outlook Model from Adjoining Residential Flats



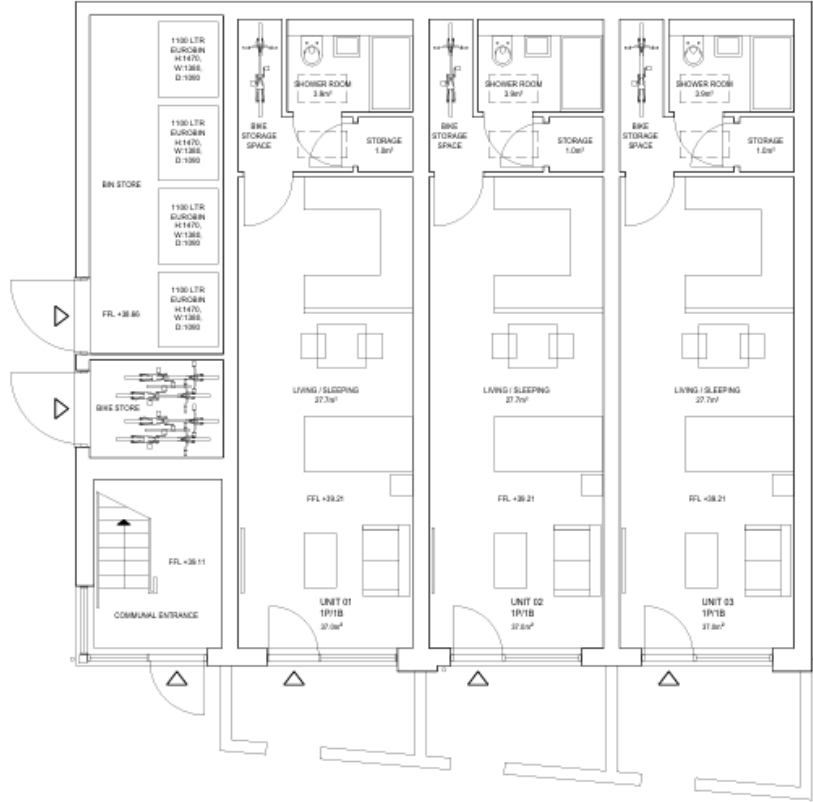
Adjoining Flats Outlook Model – First Floor Window



Adjoining Flats Outlook Model – Second Floor Window



Proposed Floor Plans

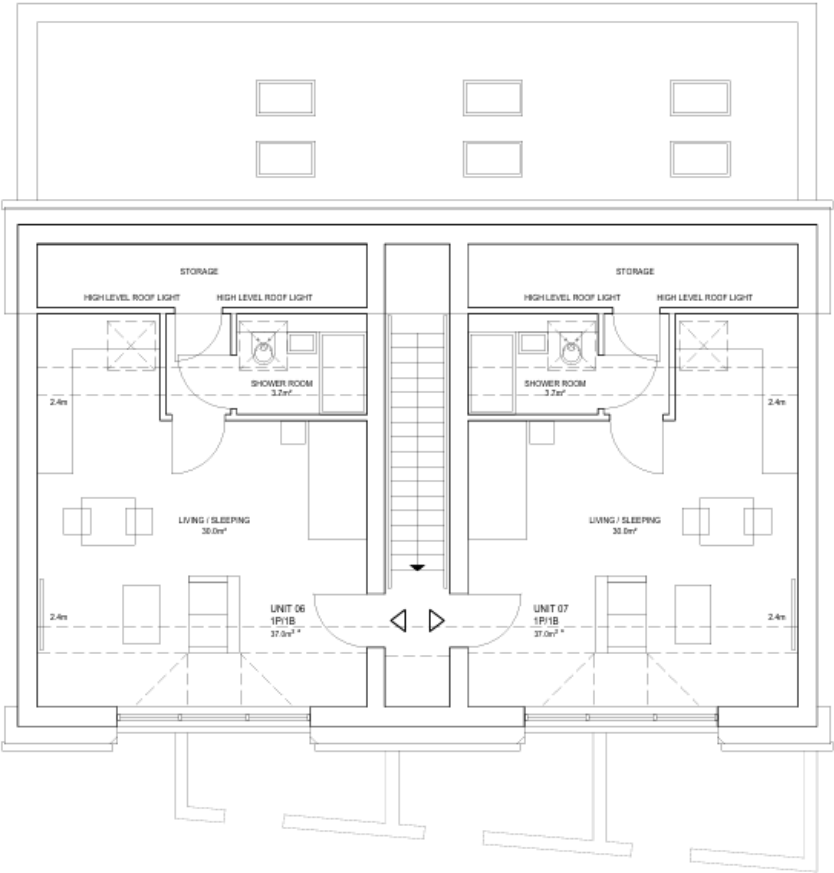


Proposed Ground Floor

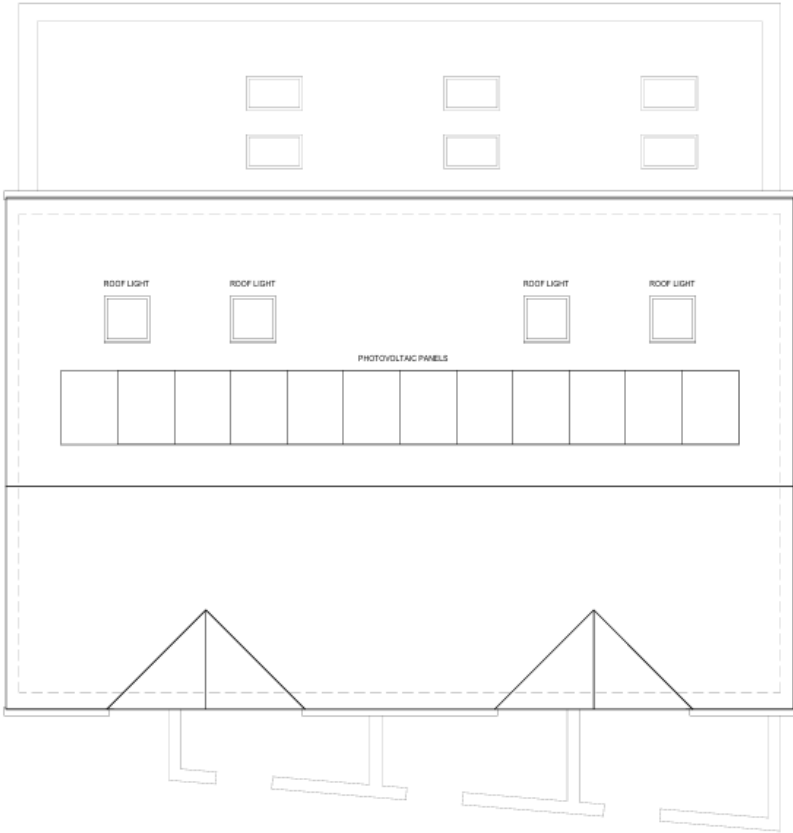


Proposed First Floor

Proposed Floor Plans

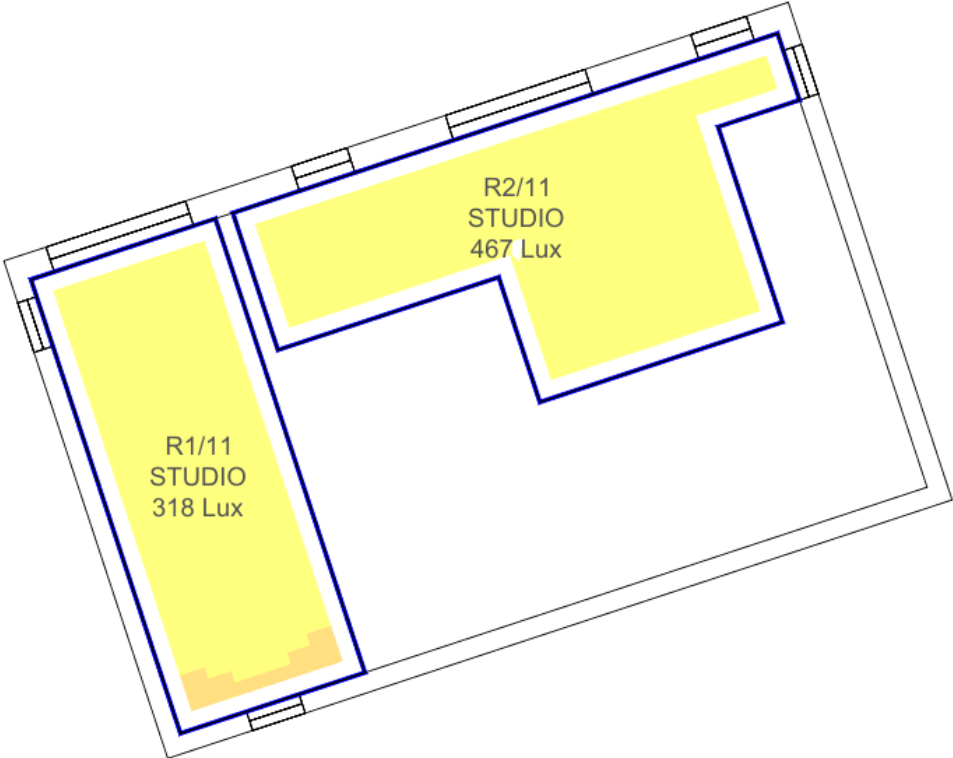
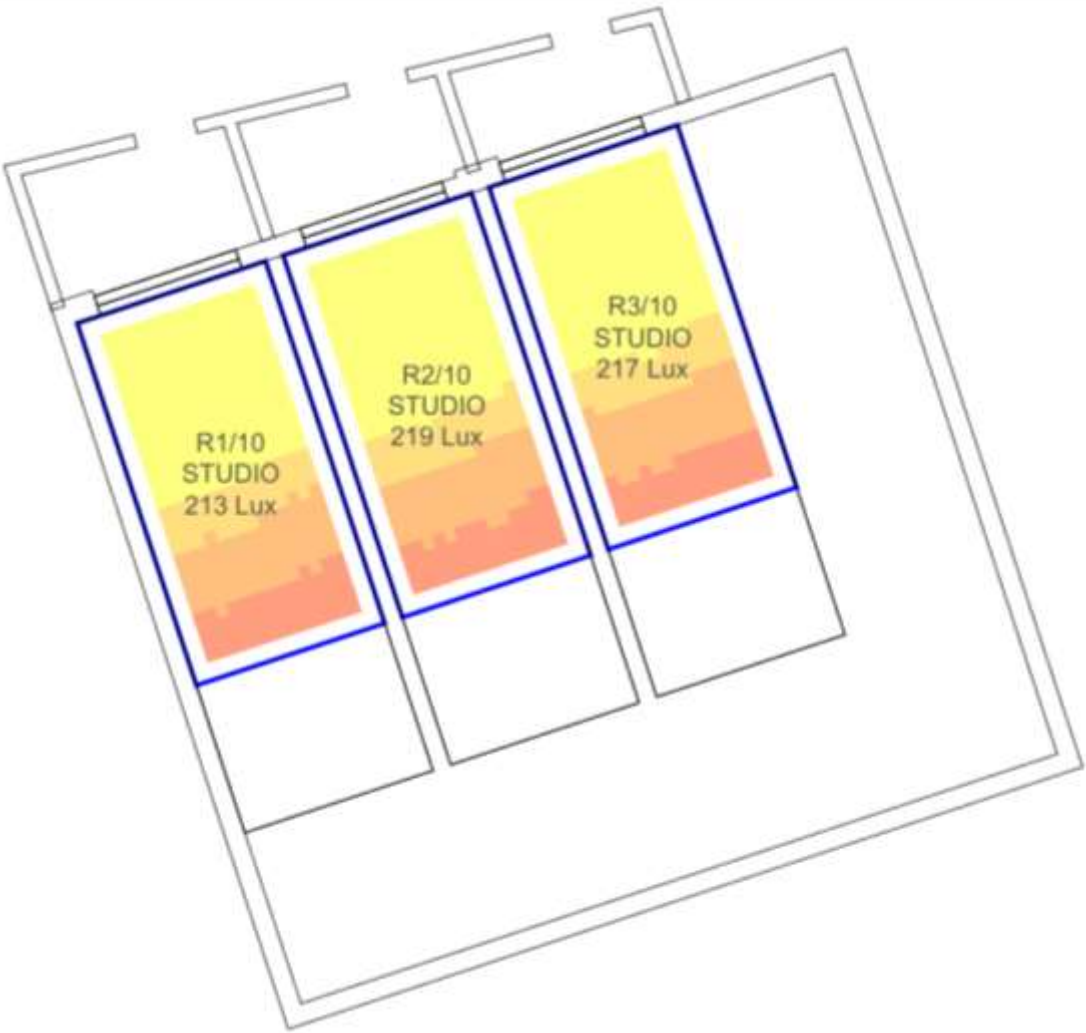


Proposed Second Floor



Proposed Roof Plan

Sunlight Daylight Assessment



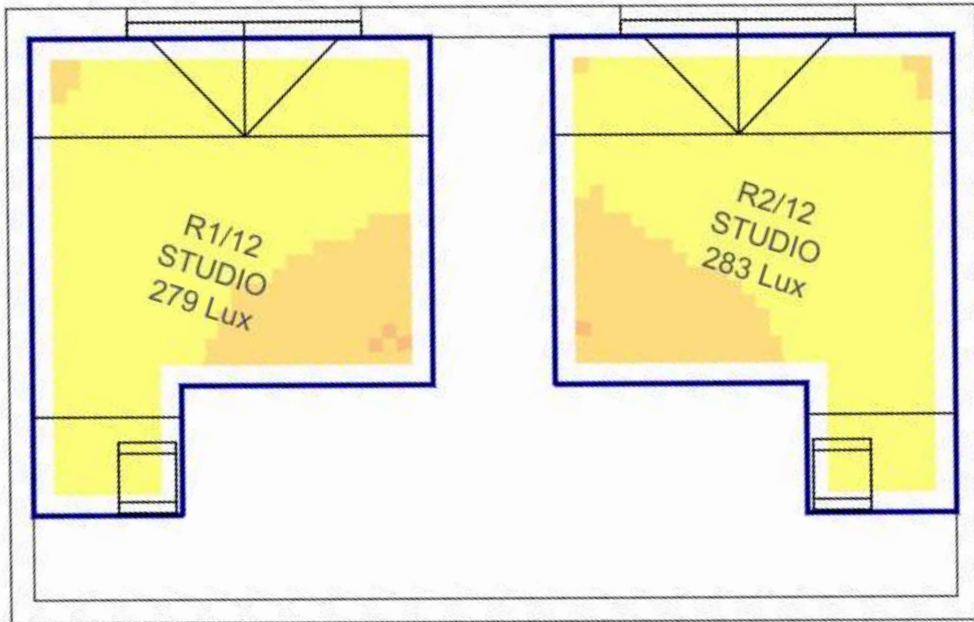
Key: Daylight Illuminance
(achieved for 50% of daylight hours)

- <50 Lux
- >50 Lux
- >100 Lux
- >150 Lux
- >200 Lux

Median Illuminance (Lux) Levels shown for each room.

- Recommended Targets:
- Bedroom 100 Lux
 - Living Room 150 Lux
 - Kitchen 200 Lux

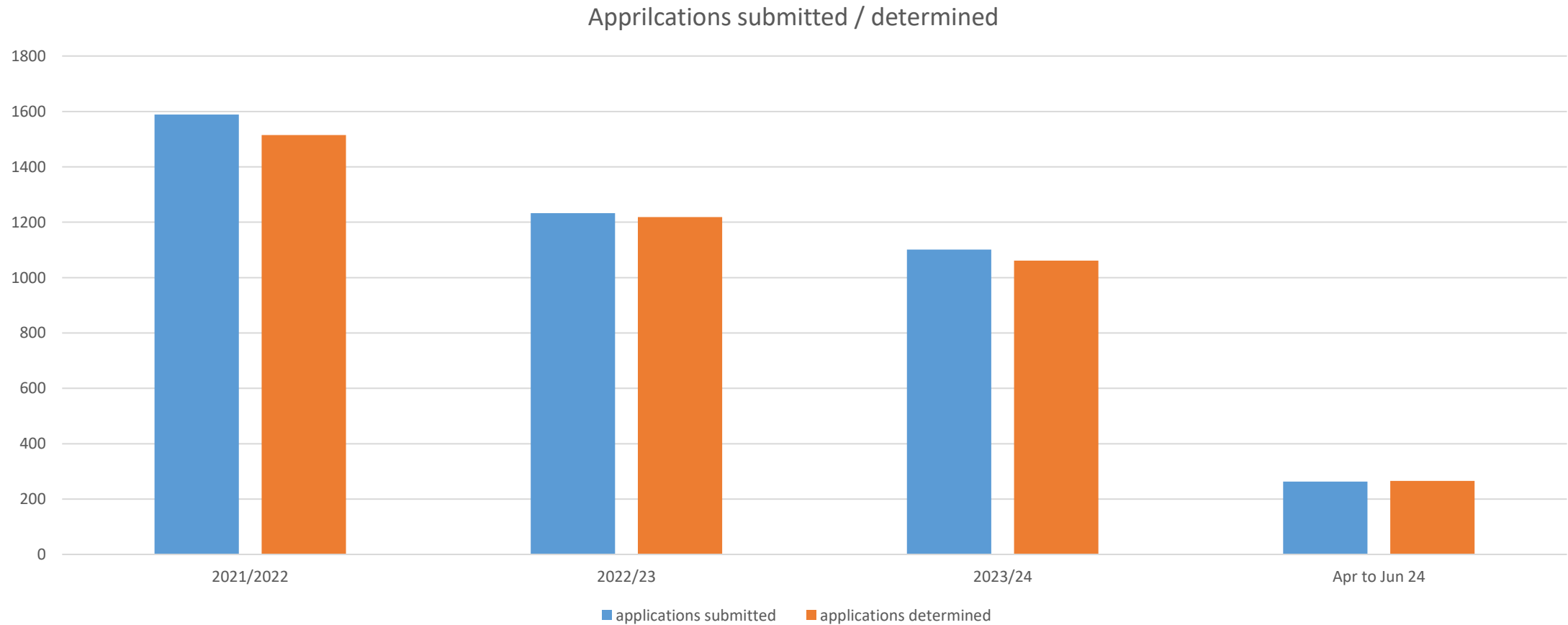
Proposed Floor Plans – light levels



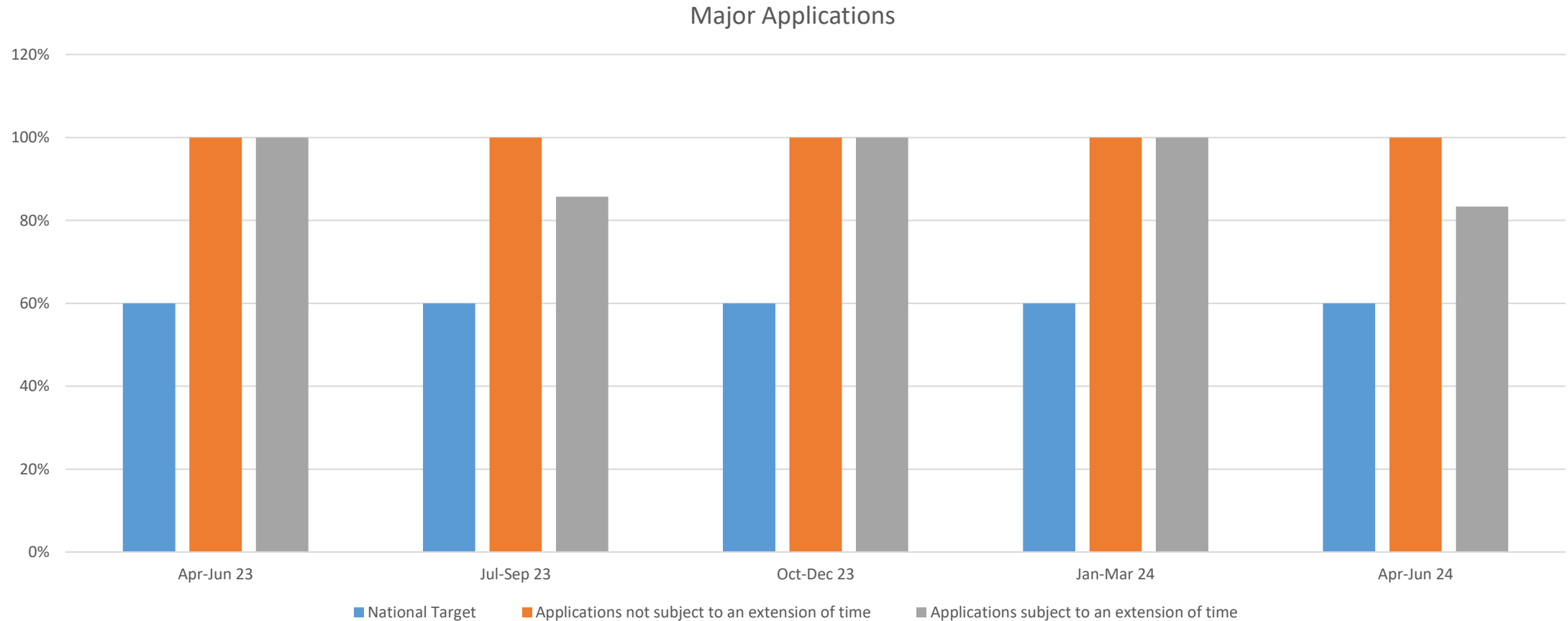
Room Label	Room Use	Room Use Target Illuminance Lux	Median Illuminance Lux	BRE Compliant
Proposed				
R1/10	STUDIO	150	213.3	✓
R2/10	STUDIO	150	219.5	✓
R3/10	STUDIO	150	216.8	✓
R1/11	STUDIO	150	317.8	✓
R2/11	STUDIO	150	467.4	✓
R1/12	STUDIO	150	278.8	✓
R2/12	STUDIO	150	283.4	✓
				100.0%

Performance Report

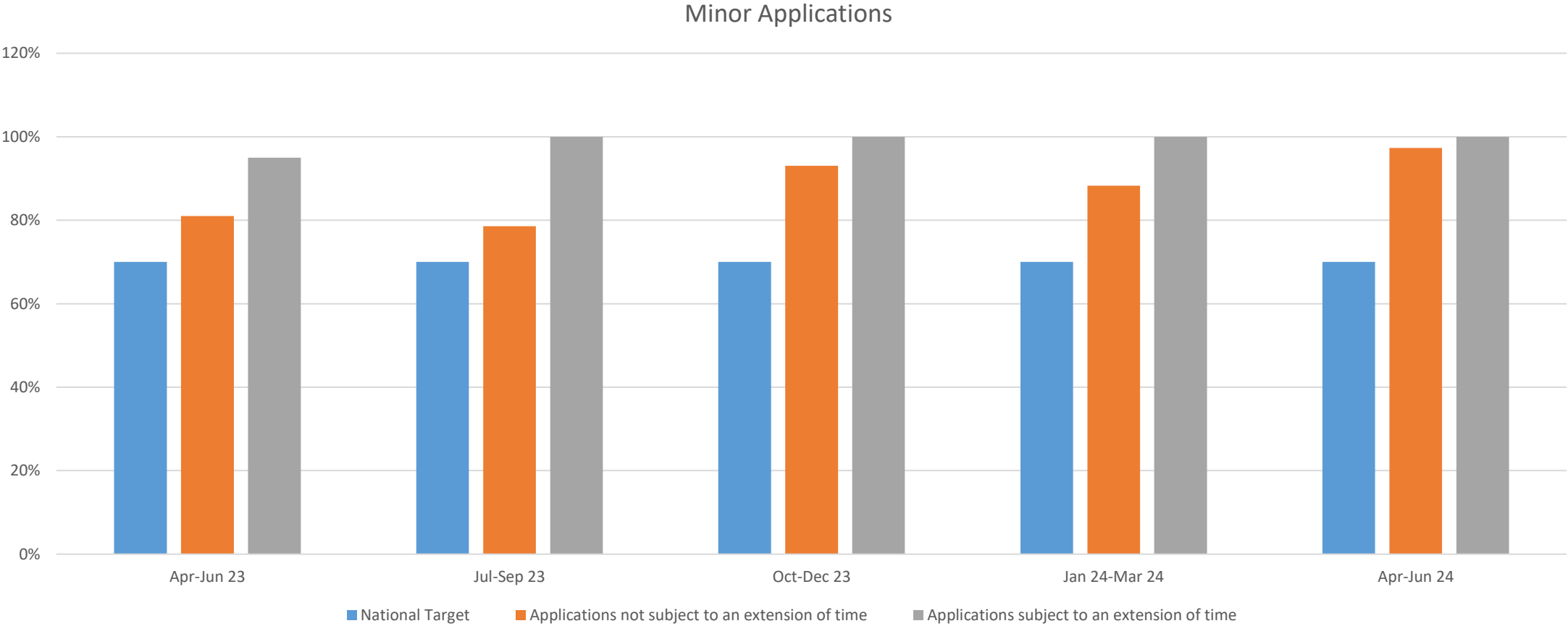
Number of applications received and determined 2021/22 to June 2024



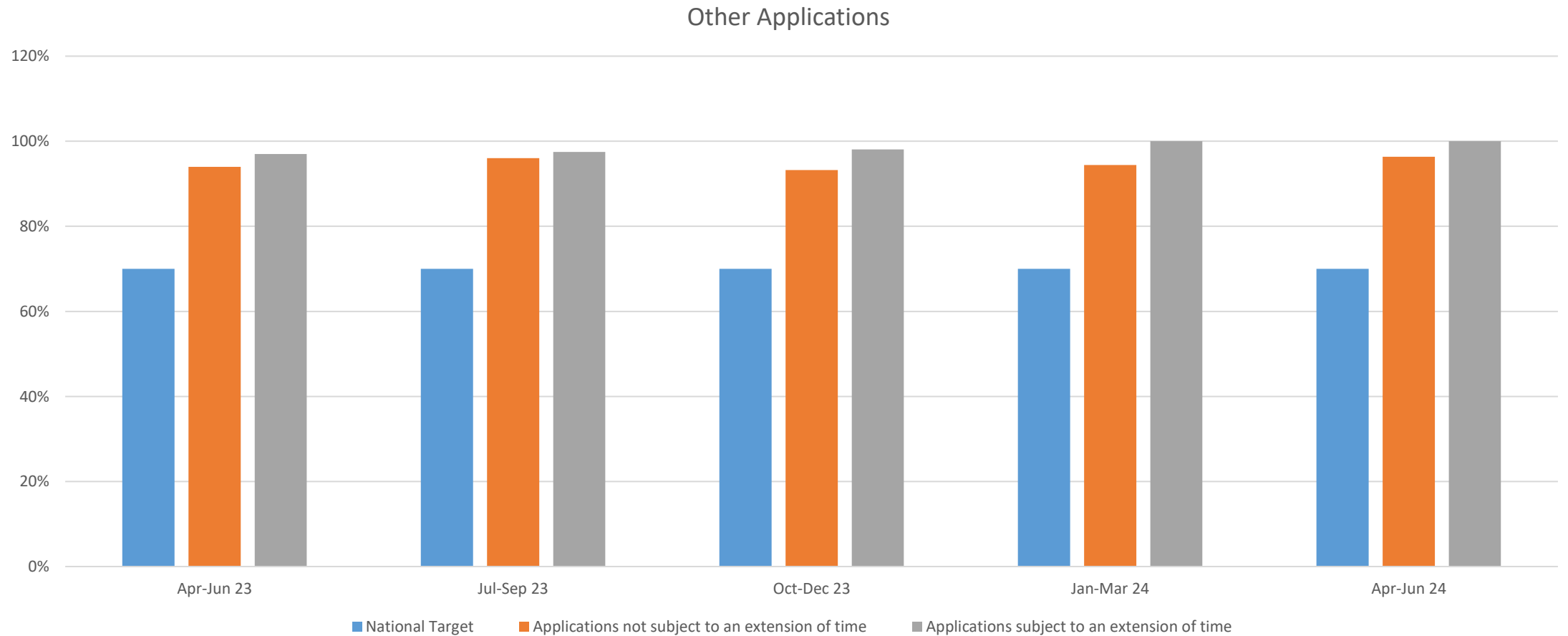
Percentage of “Major” applications determined against performance target April 2023 to June 2024



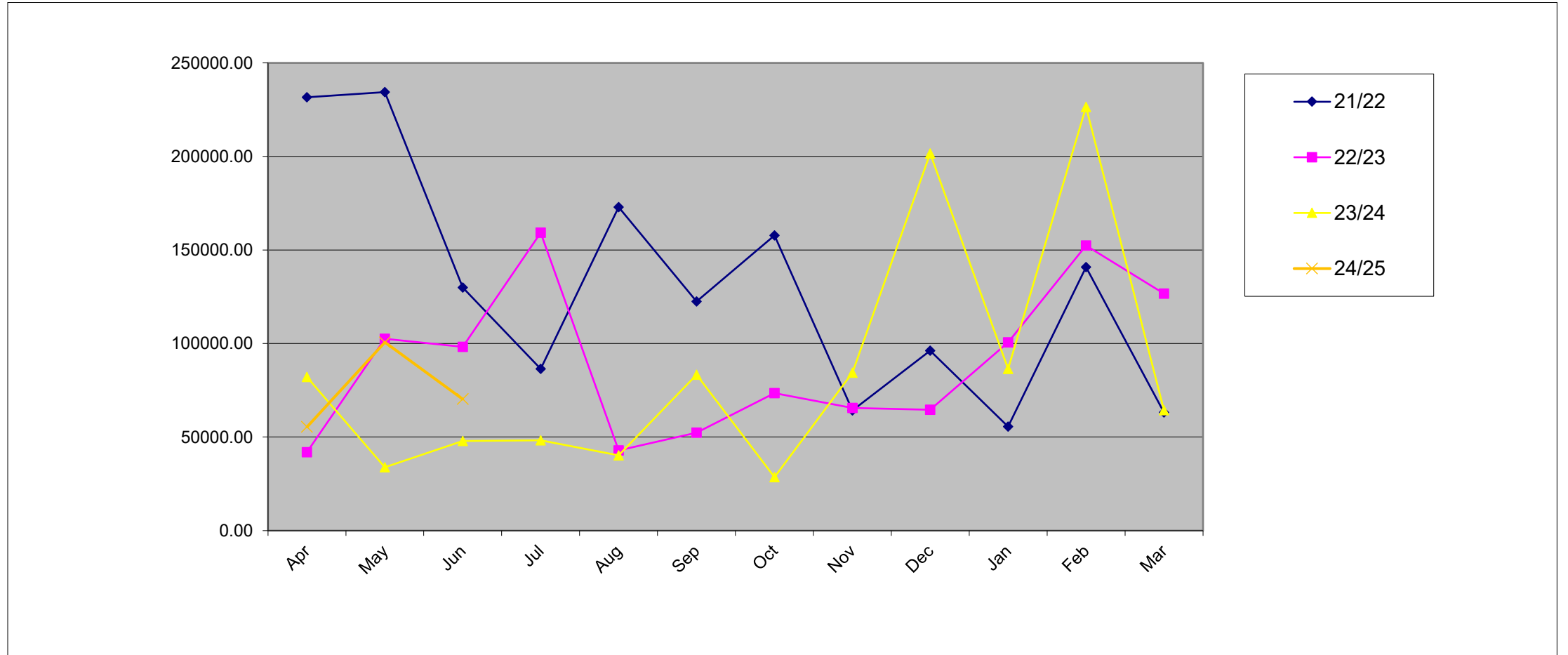
Percentage of “Minor” applications determined against performance target April 2023 to June 2024



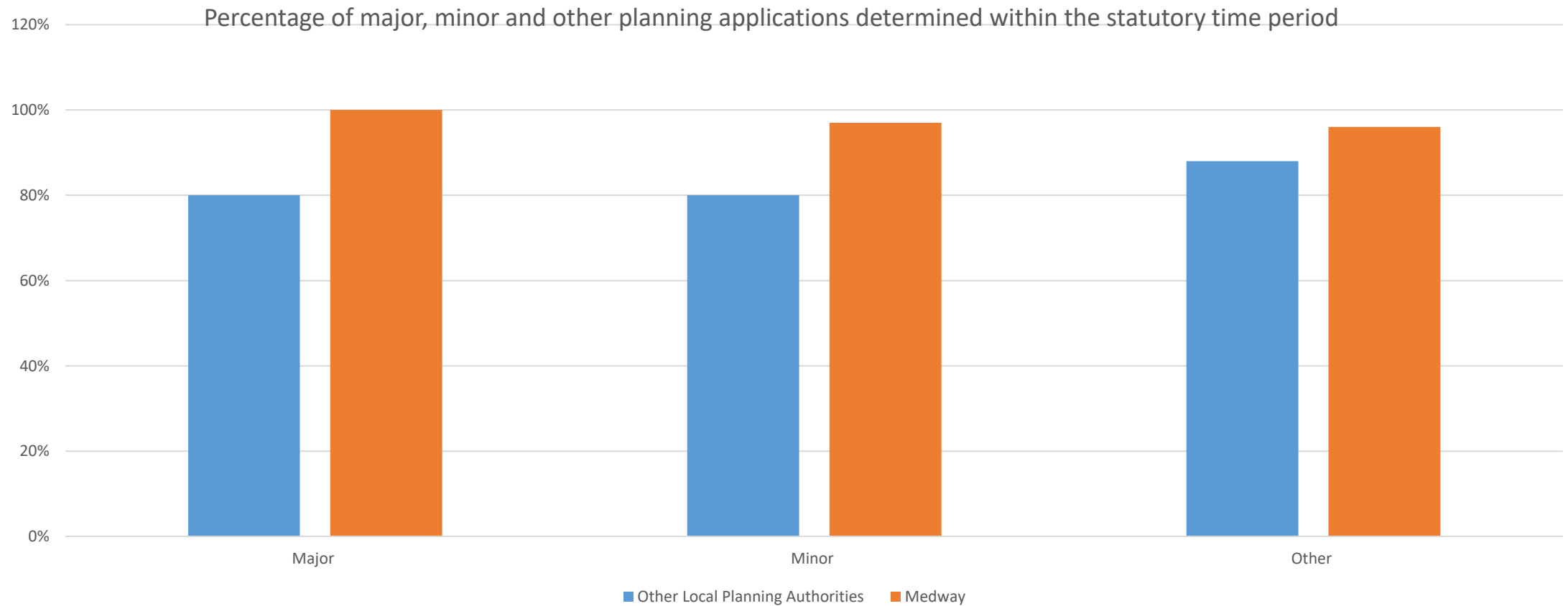
Percentage of “Other” applications determined against performance target April 2023 to June 2024



Planning application fees received for the year to date 2024/25 and the year 2023/24, 2022/23 and 2021/22

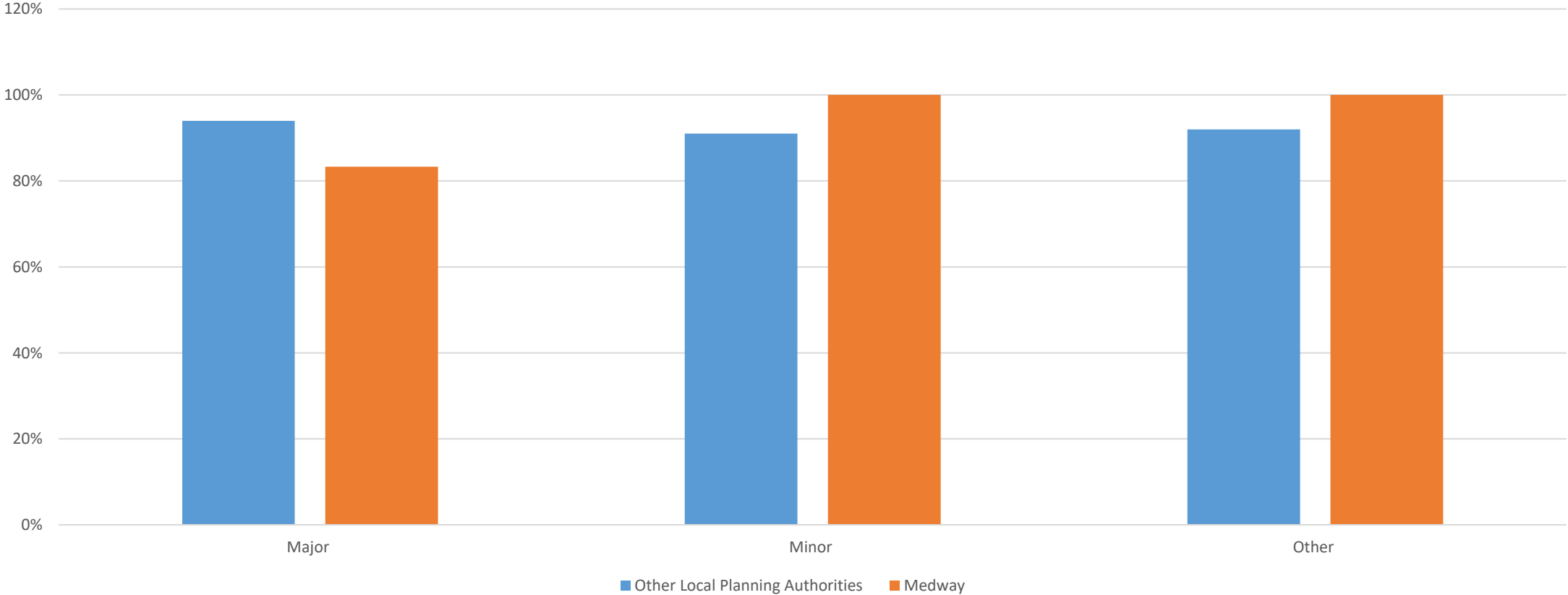


Planning applications determined within the statutory timeframe



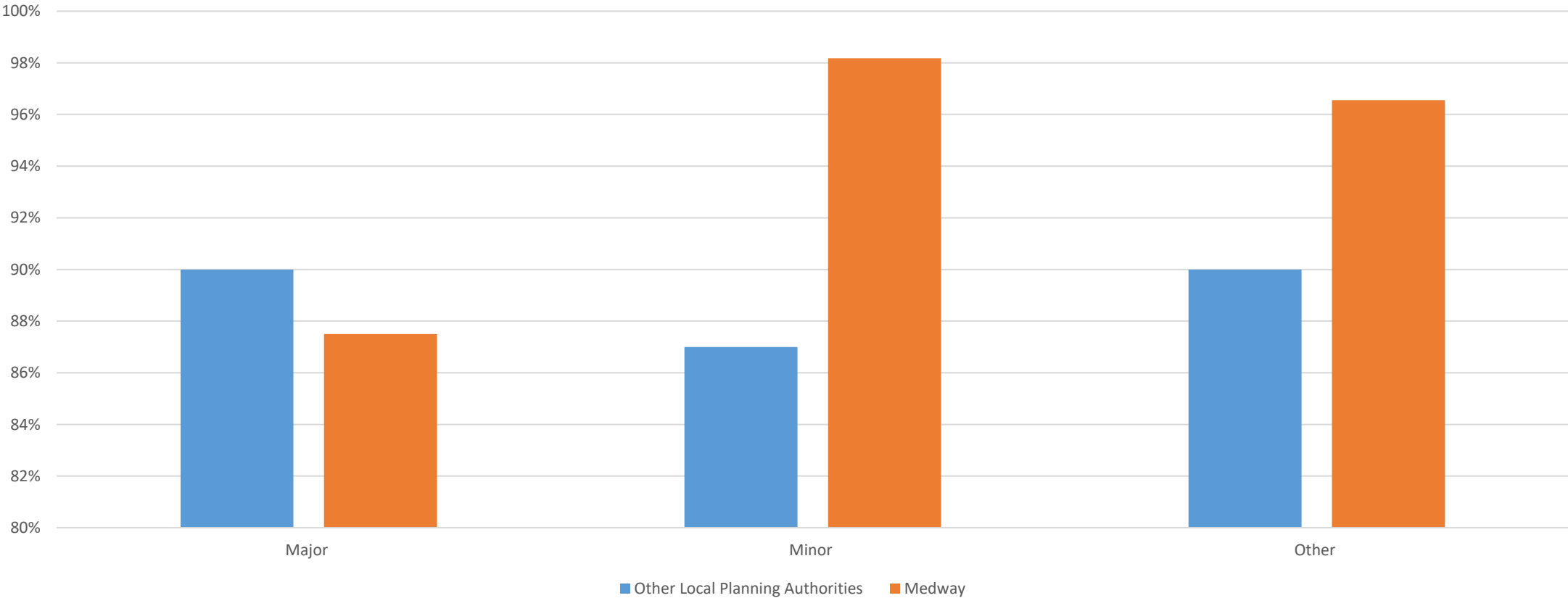
Applications within the agreed Planning Extension Agreement

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



Total planning applications decided in time

Percentage of major, minor and other planning applications determined in time

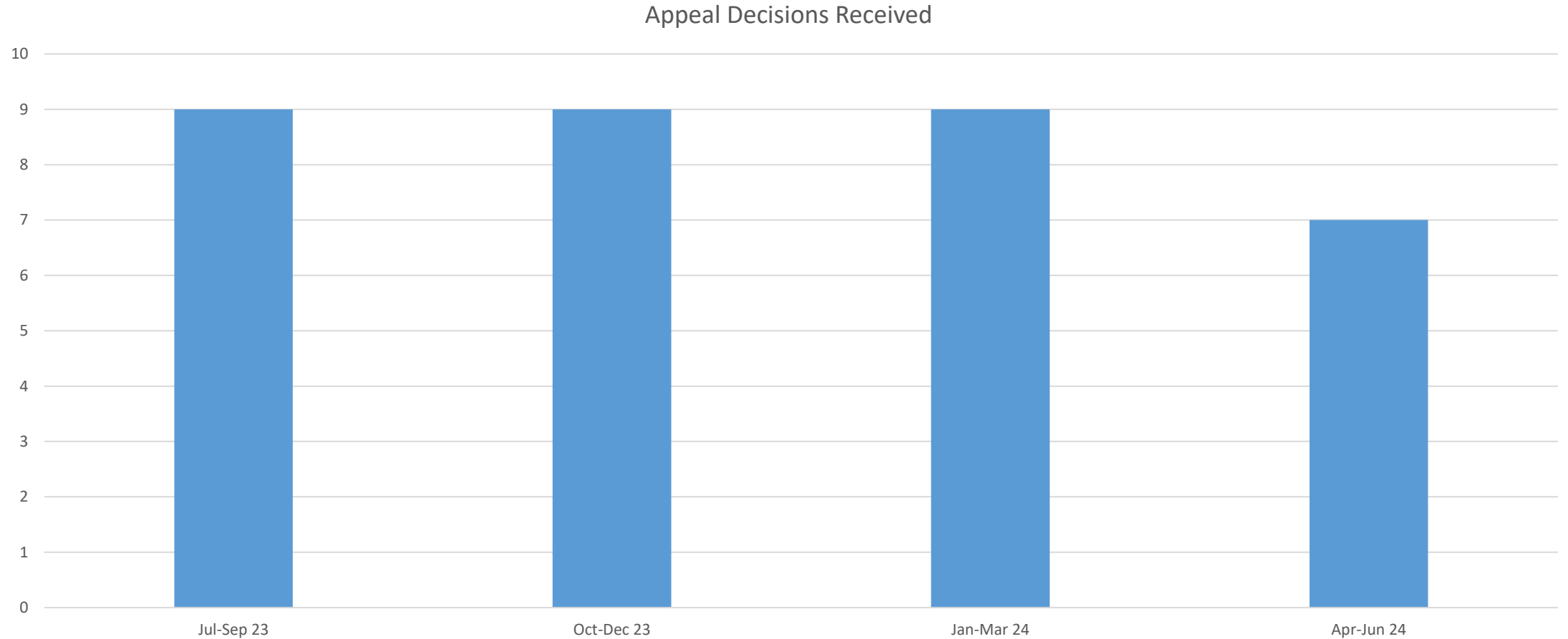


Medway performance compared with other Kent Planning Authorities for the year ending March 2024

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	88%	22%	40%	56%	85%
Ashford	84%	39%	20%	36%	63%
Canterbury	90%	22%	19%	46%	57%
Dartford	77%	39%	45%	29%	65%
Dover	92%	41%	14%	35%	69%
Folkestone and Hythe	81%	26%	7%	53%	79%
Gravesham	68%	20%	33%	64%	81%
Maidstone	78%	22%	46%	66%	84%
Sevenoaks	83%	29%	40%	54%	76%
Swale	88%	47%	17%	30%	64%
Thanet	88%	39%	20%	34%	63%
Tonbridge and Malling	89%	27%	37%	45%	68%
Tunbridge Wells	94%	19%	64%	65%	87%

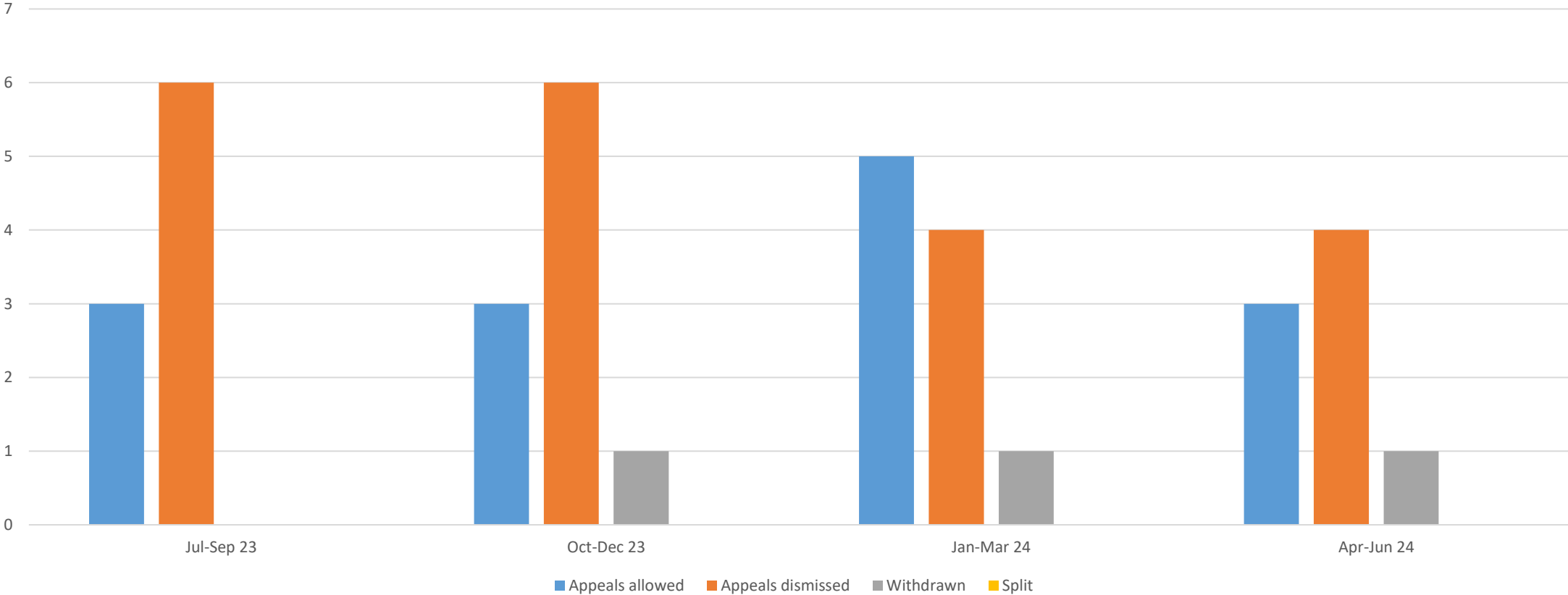
Number of appeals decisions received from July 2023 to June 2024

64



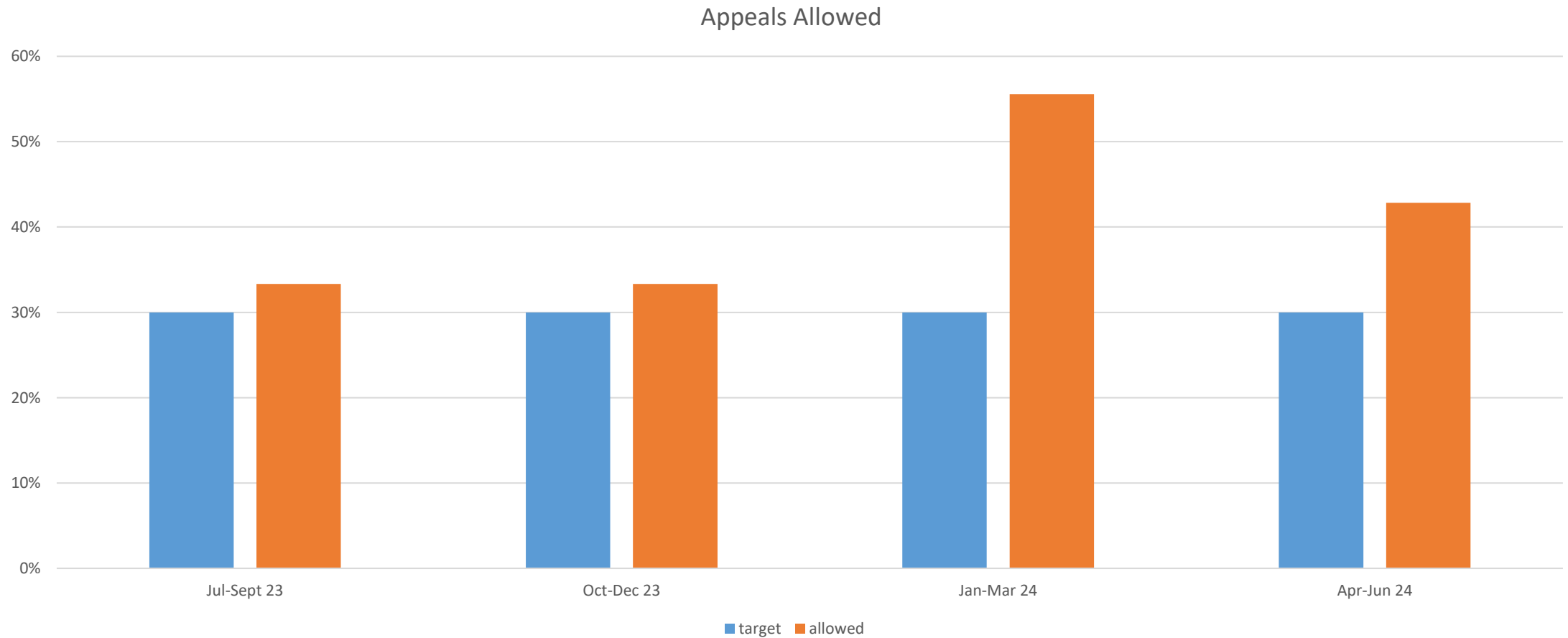
Number of Appeals allowed / dismissed from July 2023 to June 2024

Appeals Allowed / Dismissed

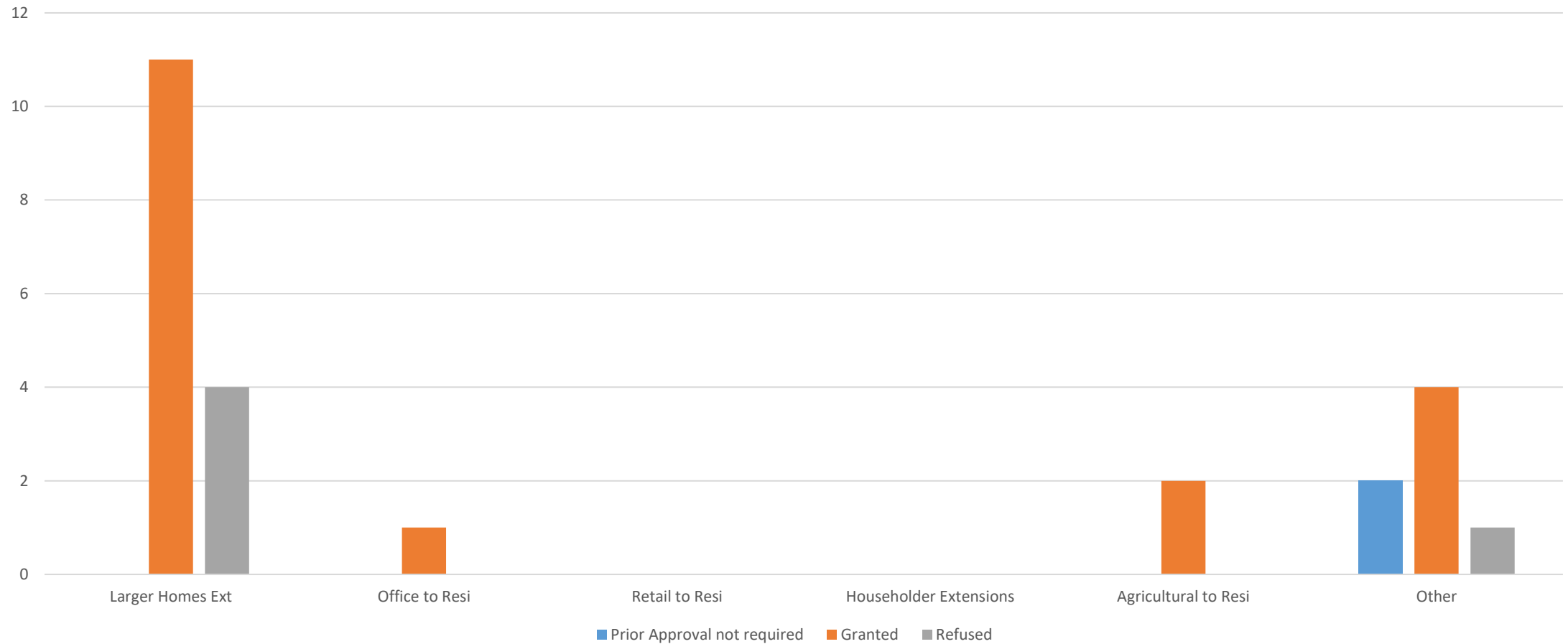


Percentage of appeals allowed against target of 30% from July 2023 to June 2024

69



Number of prior approvals for permitted developments for the period April 2024 to June 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

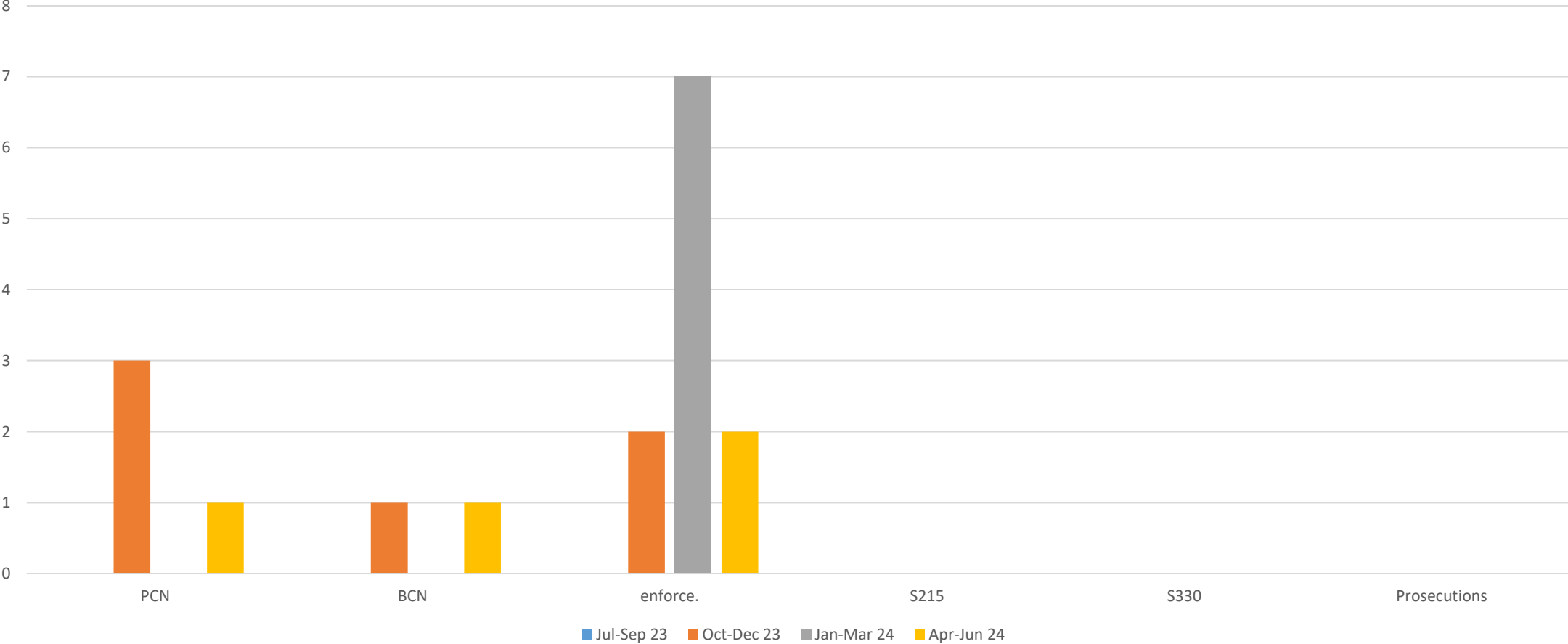
Number of units completed					
	Year 2018/19	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23
Completions	647	1130	1082	1102	950
Requirement	1683	1662	1586	1675	1667
Surplus/Deficit	-1036	-532	-504	-573	-717

Housing completions comparison with other authorities in Kent

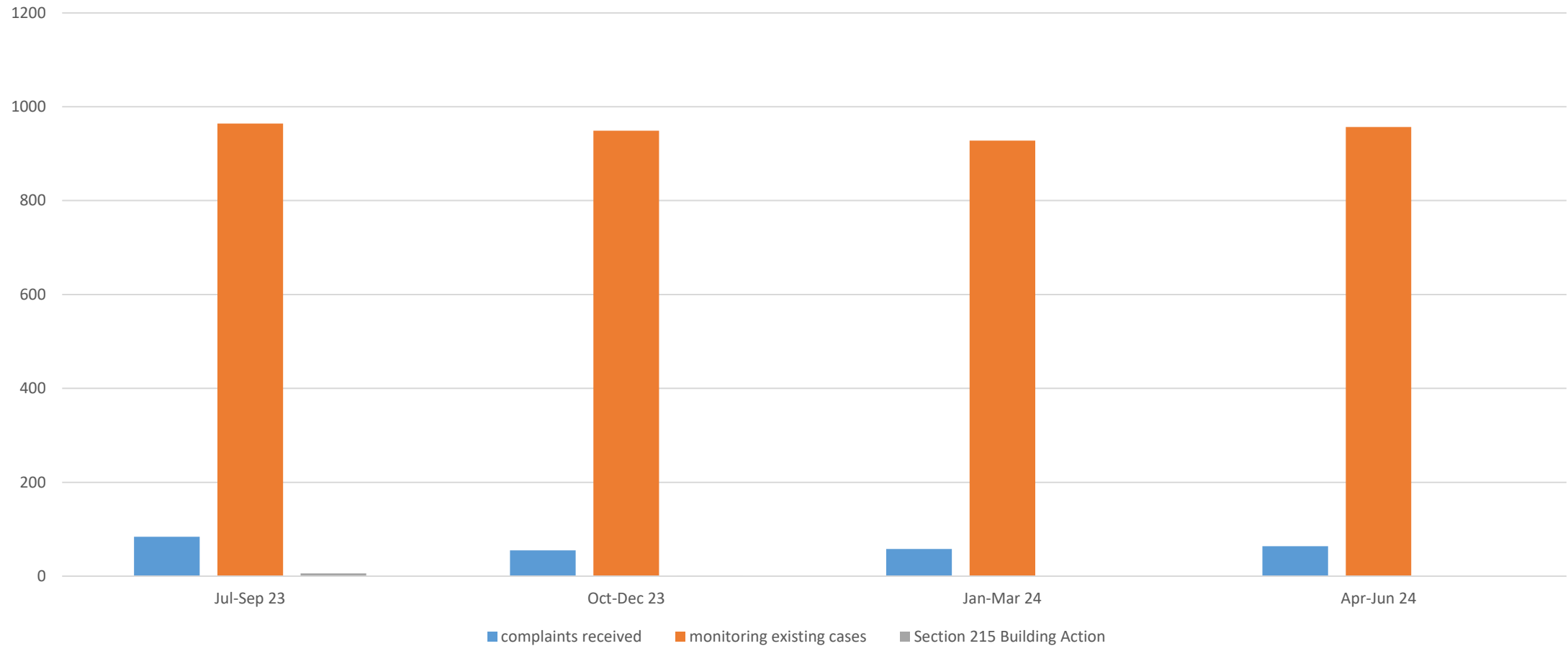
This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

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

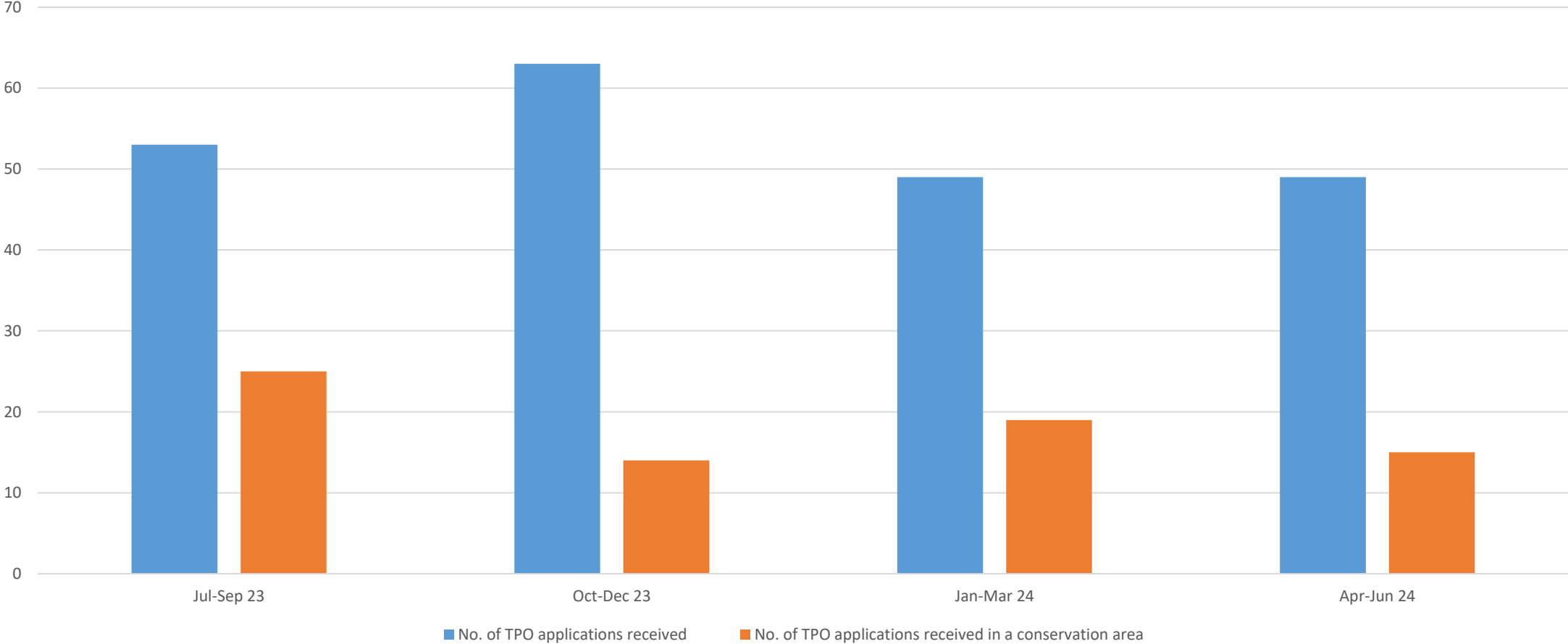
Number of enforcement notices served and prosecutions from July 2023 to June 2024



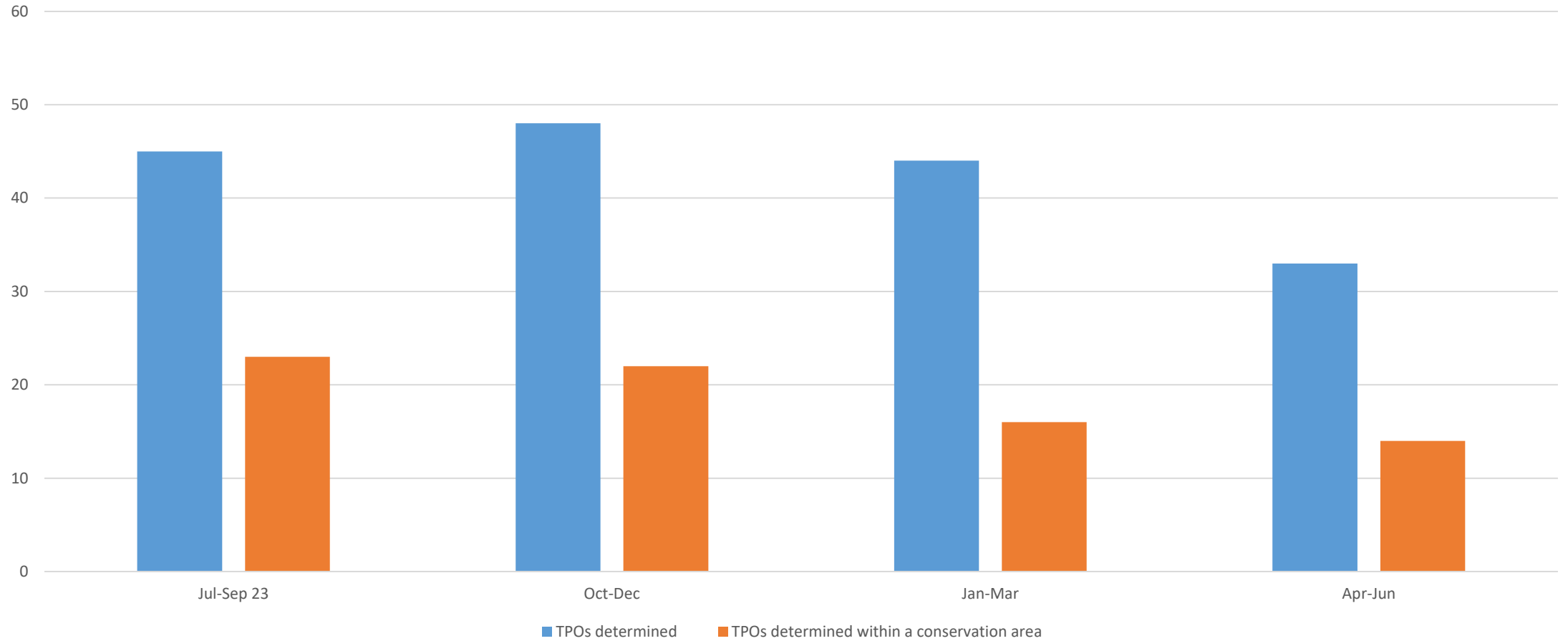
Number of enforcement related complaints and activities from July 2023 to June 2024



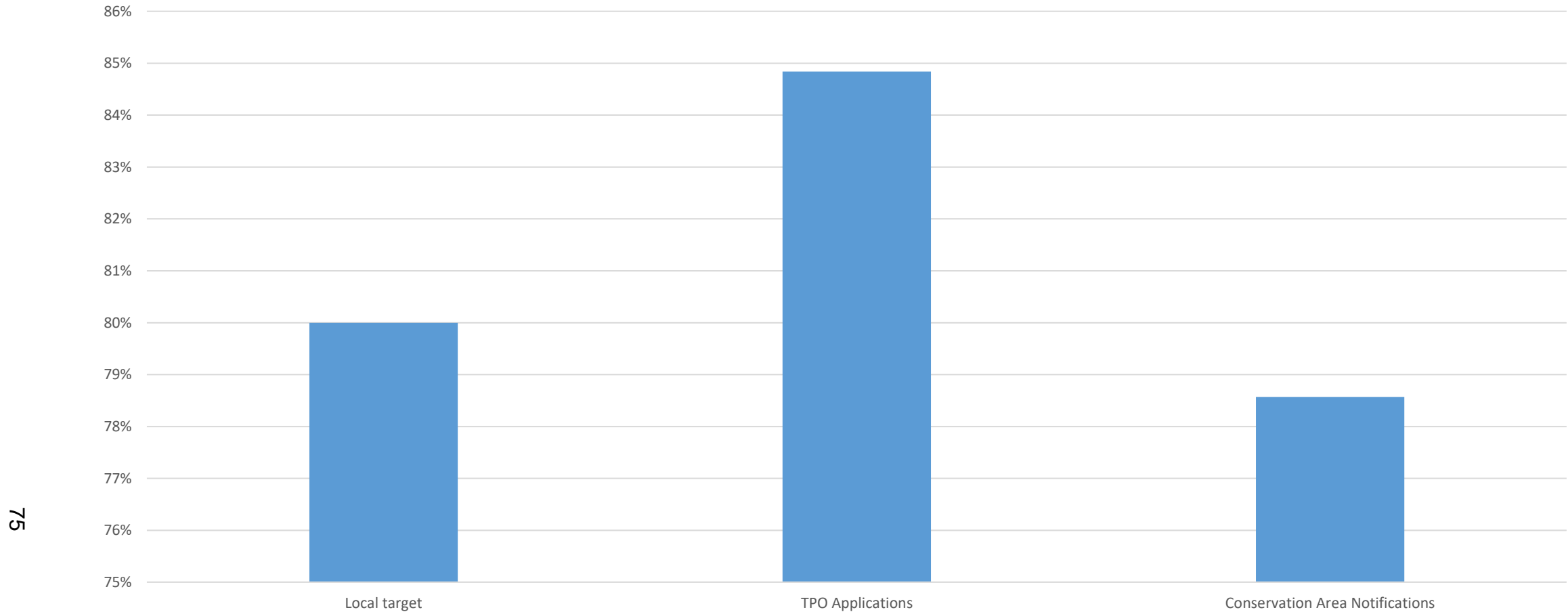
TPO applications received from July 2023 to June 2024



TPO applications determined from July 2023 to June 2024

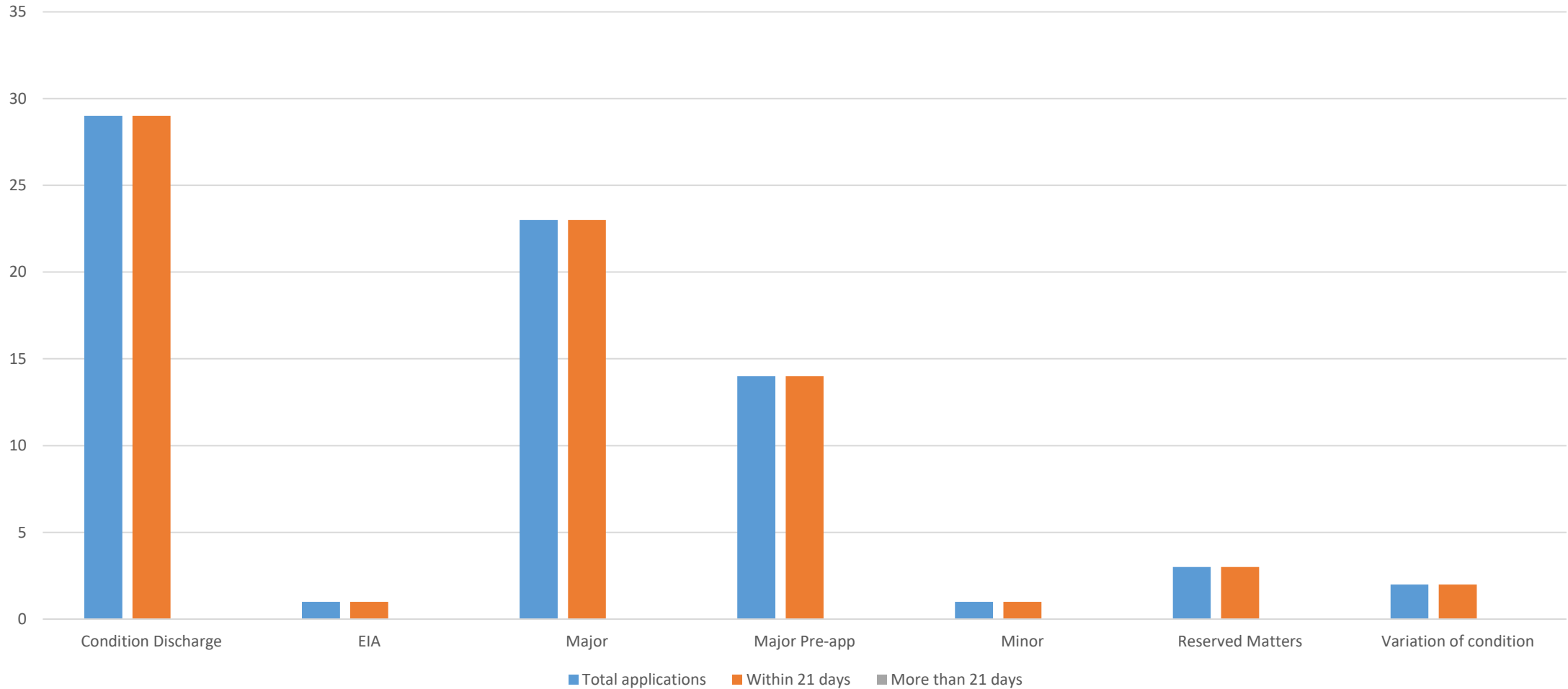


TPO and Conservation Area Notification applications determined within target time from April to June 2024



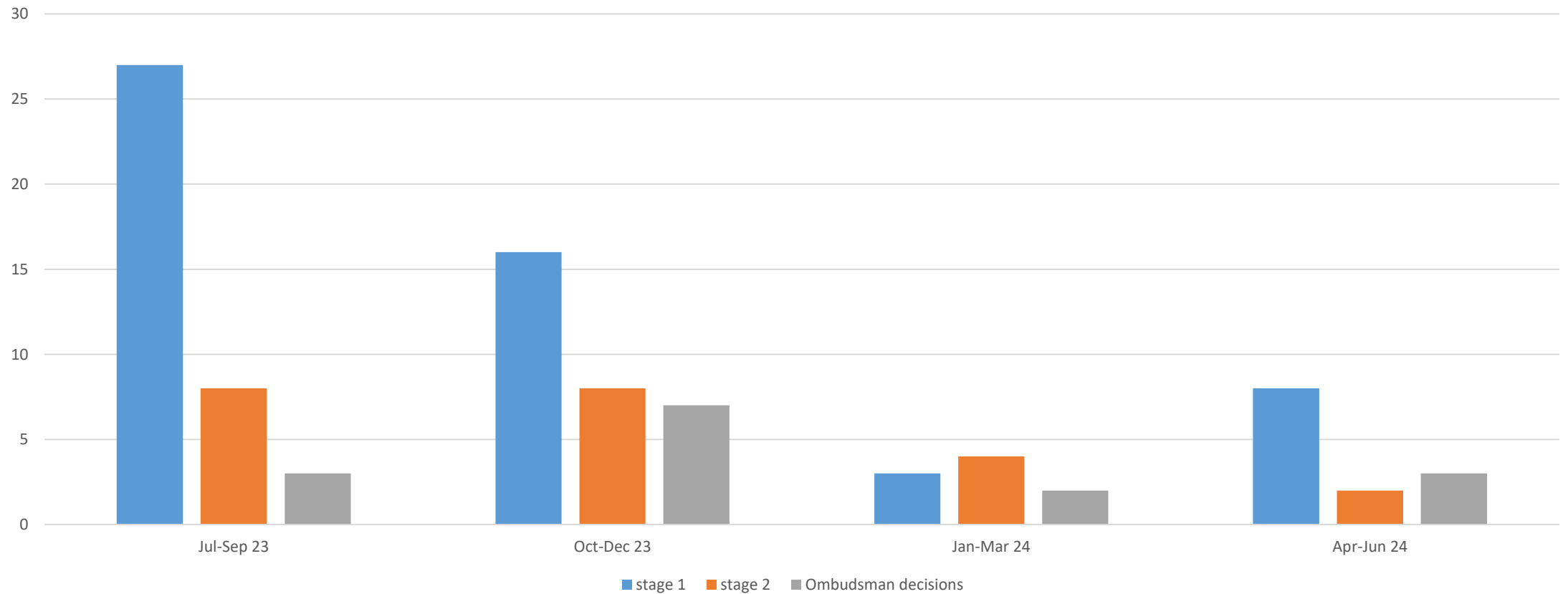
Lead Local Flood Authority Consultee Compliance

LLFA Consultee Compliance



Complaints and Compliments

Complaints / Ombudsman Decisions



Appeals

MC/23/0970

Land Rear Of 9-15 Railway Street

Gillingham

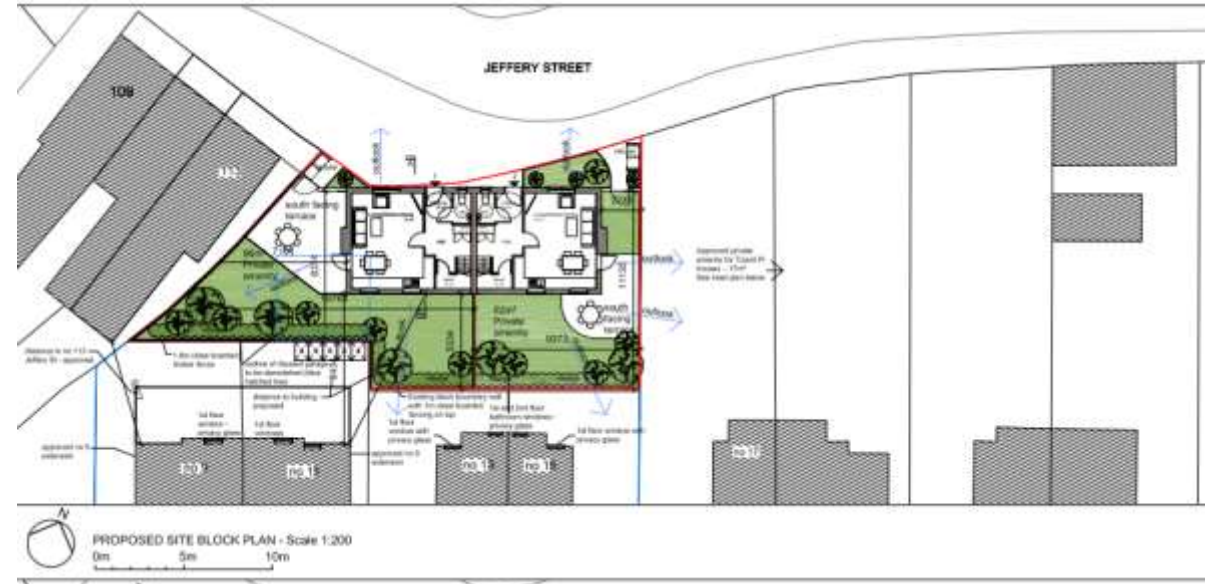
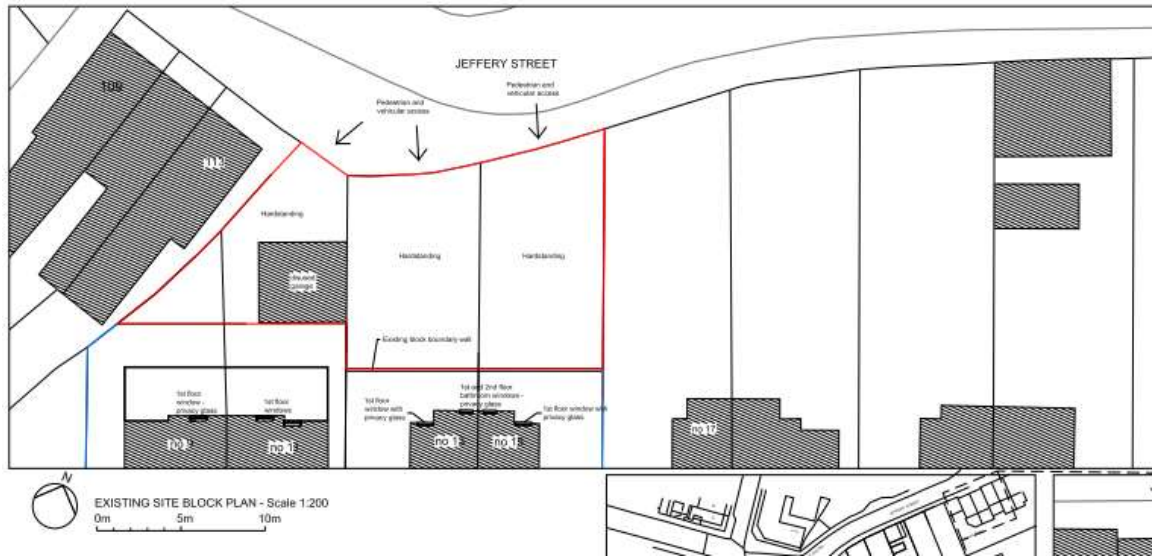
Medway

ME7 1XF

Photographs of Site



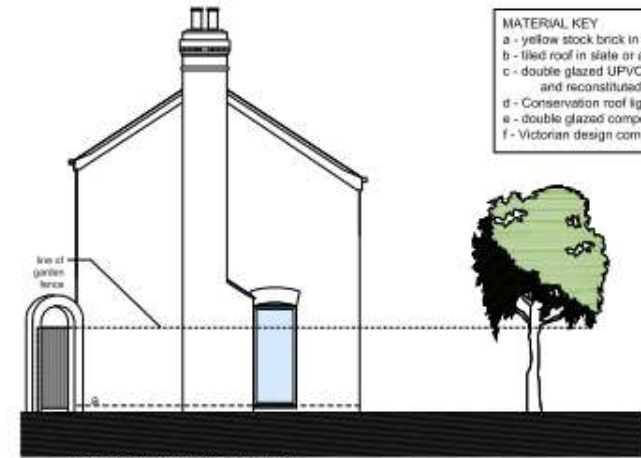
Existing and Proposed Block Plans



Proposed Elevations

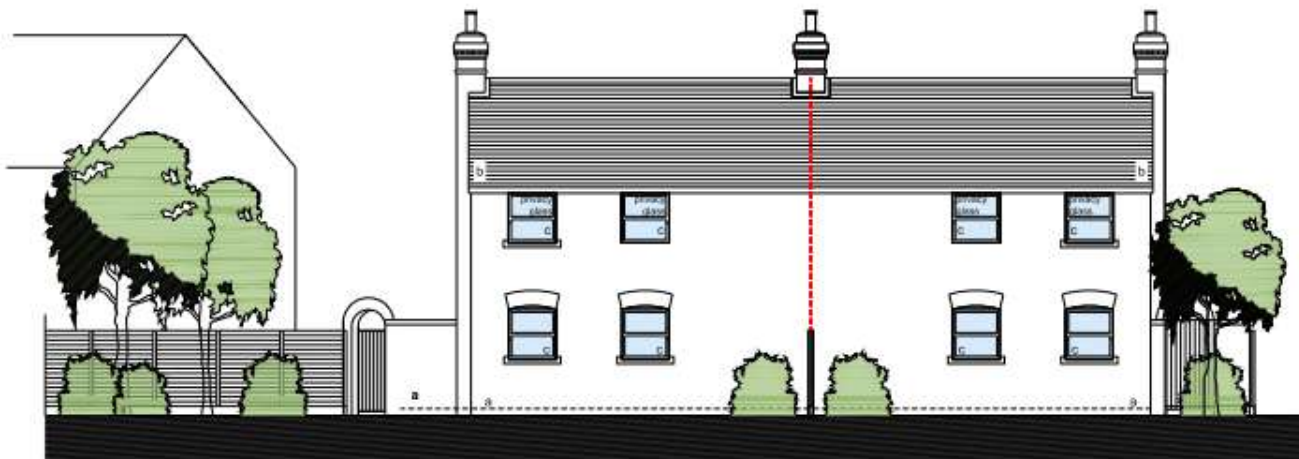


PROPOSED FRONT ELEVATION (Jeffery Street)

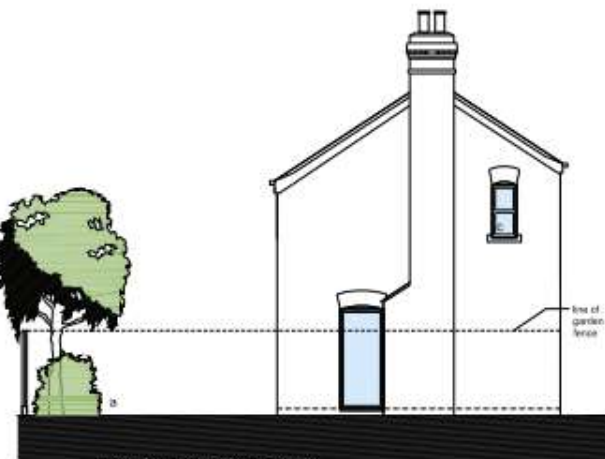


PROPOSED WEST SIDE ELEVATION

MATERIAL KEY
 a - yellow stock brick in Flemish Bond pat
 b - tiled roof in slate or a fibre cement slate
 c - double glazed UPVC sliding sash win
 and reconstituted stone sills
 d - Conservation roof lights
 e - double glazed composite patio doors
 f - Victorian design composite entrance d



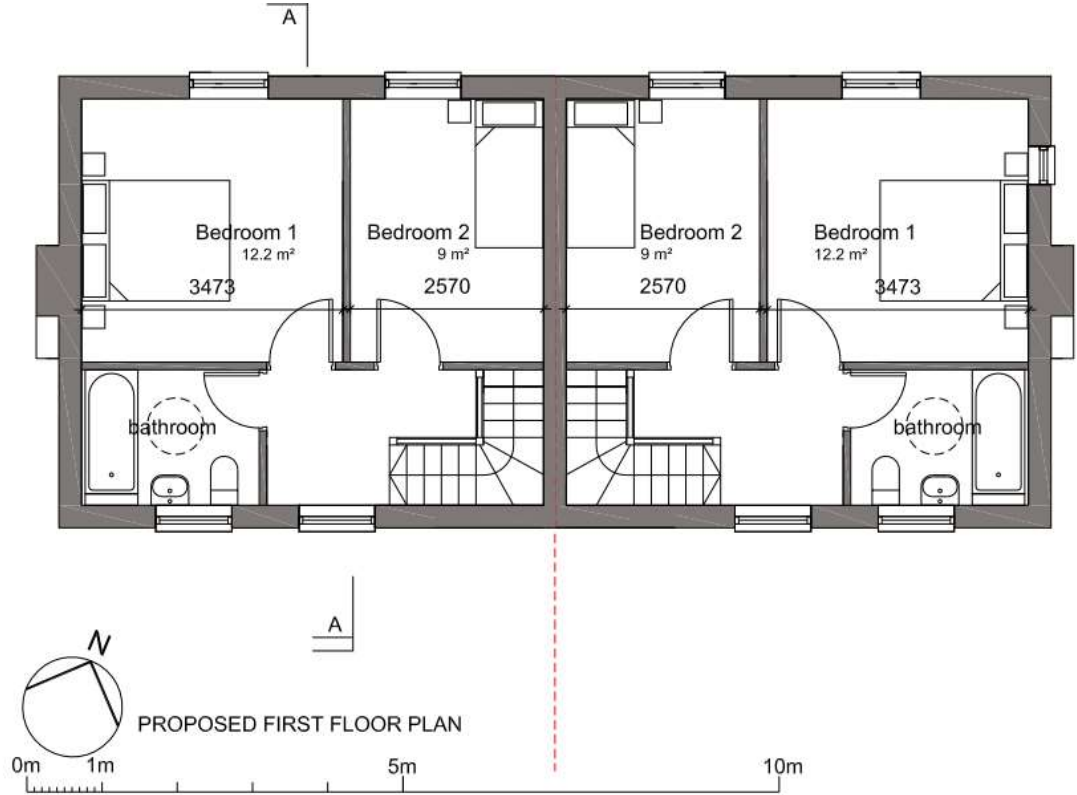
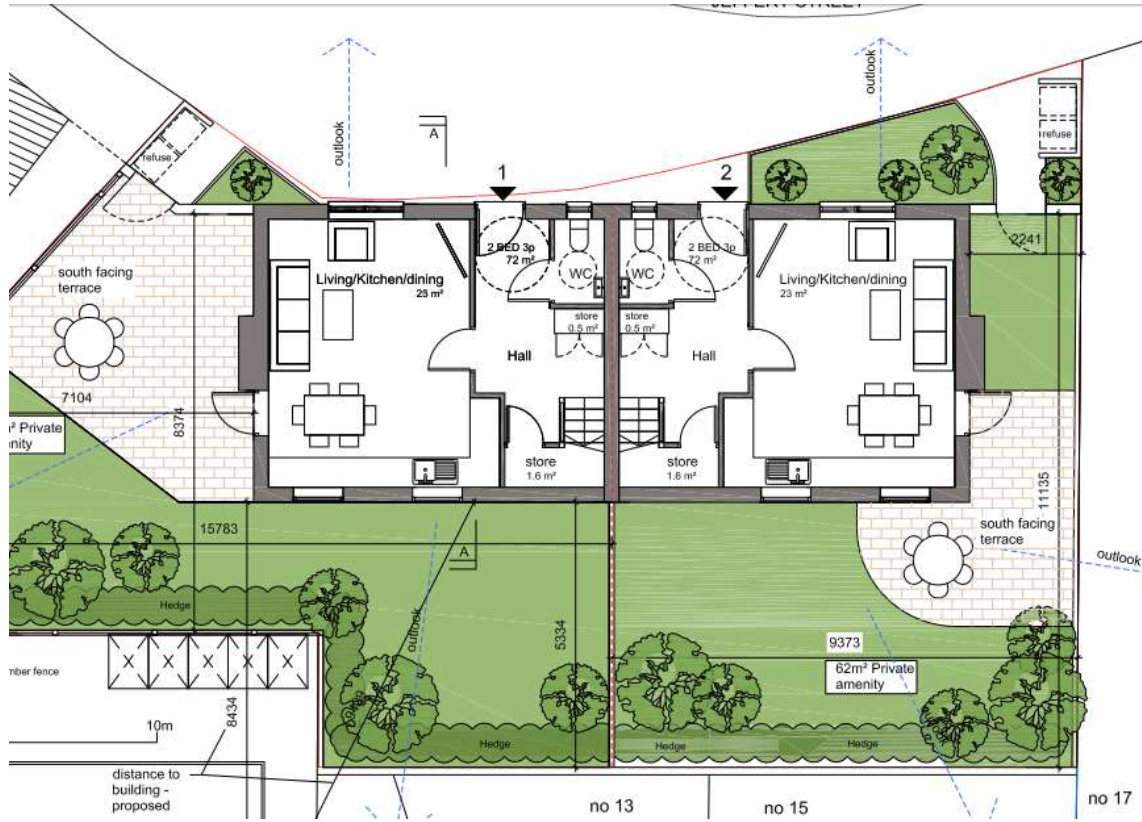
PROPOSED REAR ELEVATION



PROPOSED EAST SIDE ELEVATION

0m 1m 5m 10m
 Scale bar

Proposed Floor Plans



ENF/19/0337

Merryboys House

Merryboys Road

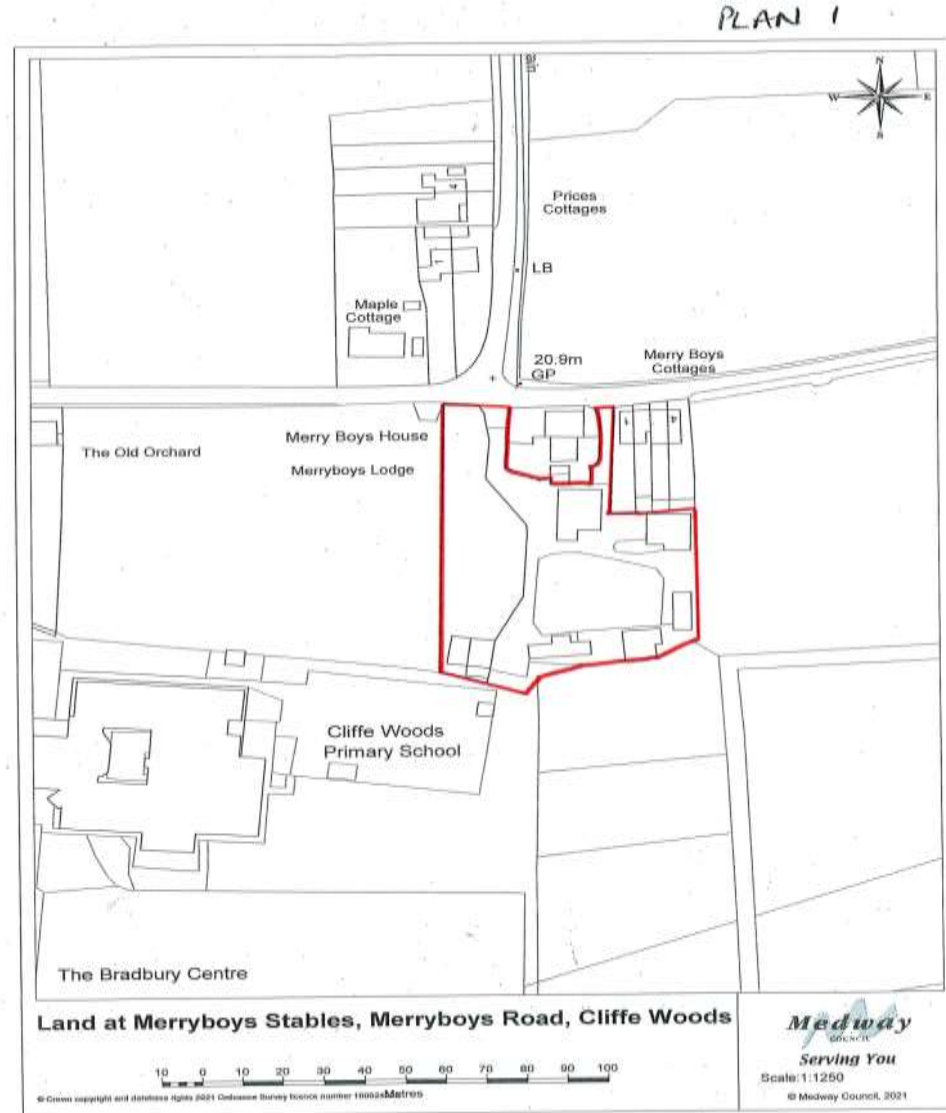
Cliffe Woods

Rochester

Medway

ME3 7TP

Site Location Plan



Site Photo



Site Photo



MC/22/1824

The Green Lion
104 High Street
Rainham
Gillingham
Medway
ME8 8AD

Site Location Plan

The Green Lion, Rainham



Plan Produced for: **Totteridge Developments**
Date Produced: 19 Jul 2022
Plan Reference Number: TGRQM2220022626094
Scale: 1:1250 @ A4

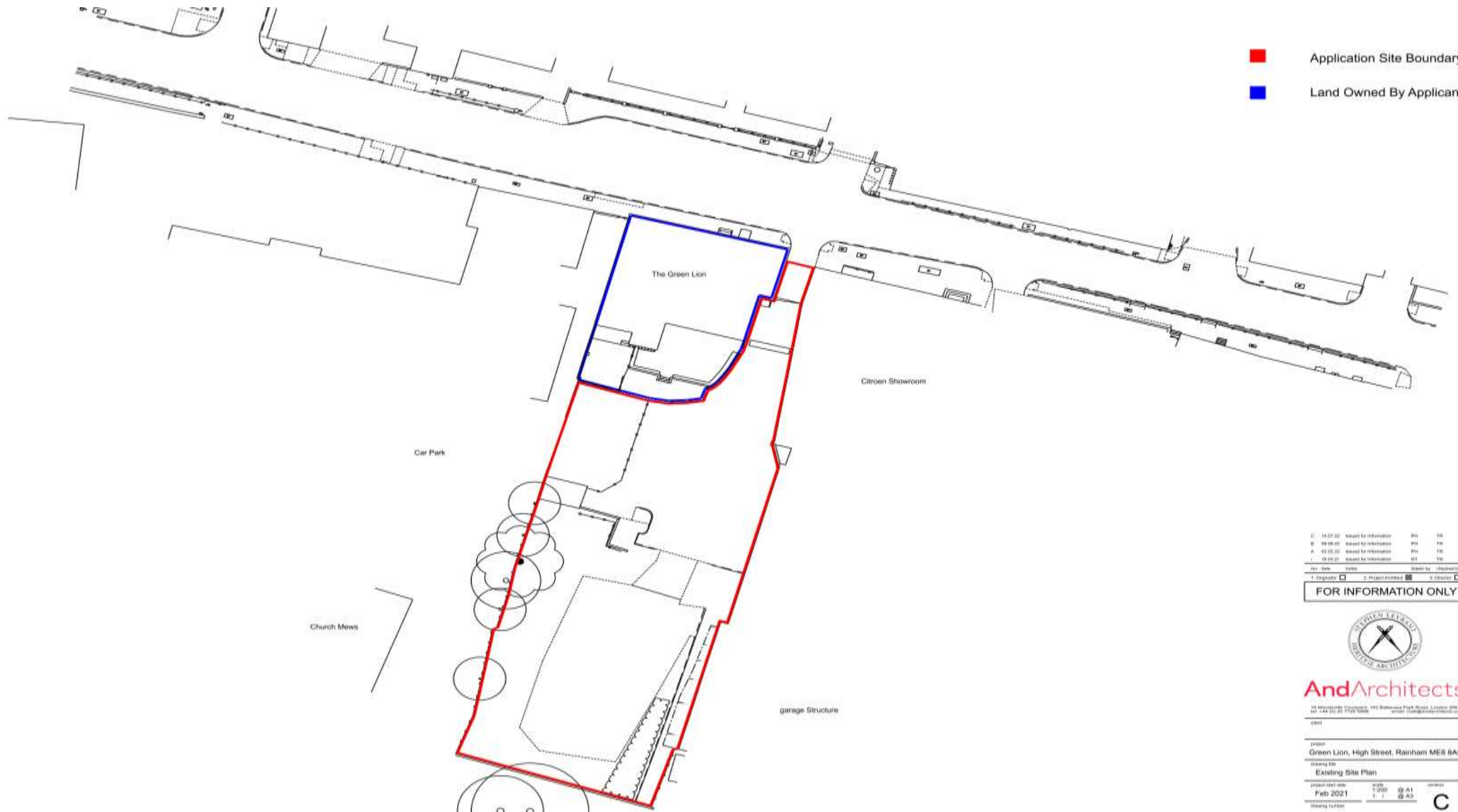
Officer Site Photos



Officer Site Photos



Existing Block Plan



- Application Site Boundary
- Land Owned By Applicant

0	14.05.22	Issued for information	PH	TH
1	28.08.22	Issued for information	PH	TH
A	01.02.23	Issued for information	PH	TH
B	03.01.21	Issued for information	PH	TH

Rev. Date: 0000 Status: 0000 Drawn by: 00000000

1. Complete 2. Pre-Approved 3. Checked

FOR INFORMATION ONLY



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0000

Project: Green Lion, High Street, Rainham ME8 8AD

Drawing No: Existing Site Plan

Issue No:	Scale:	Sheet:	Revision:
Feb 2021	1:200	A1	
Drawing Author:	1: 1	A3	

526/AND/V1/00/DRA/0001

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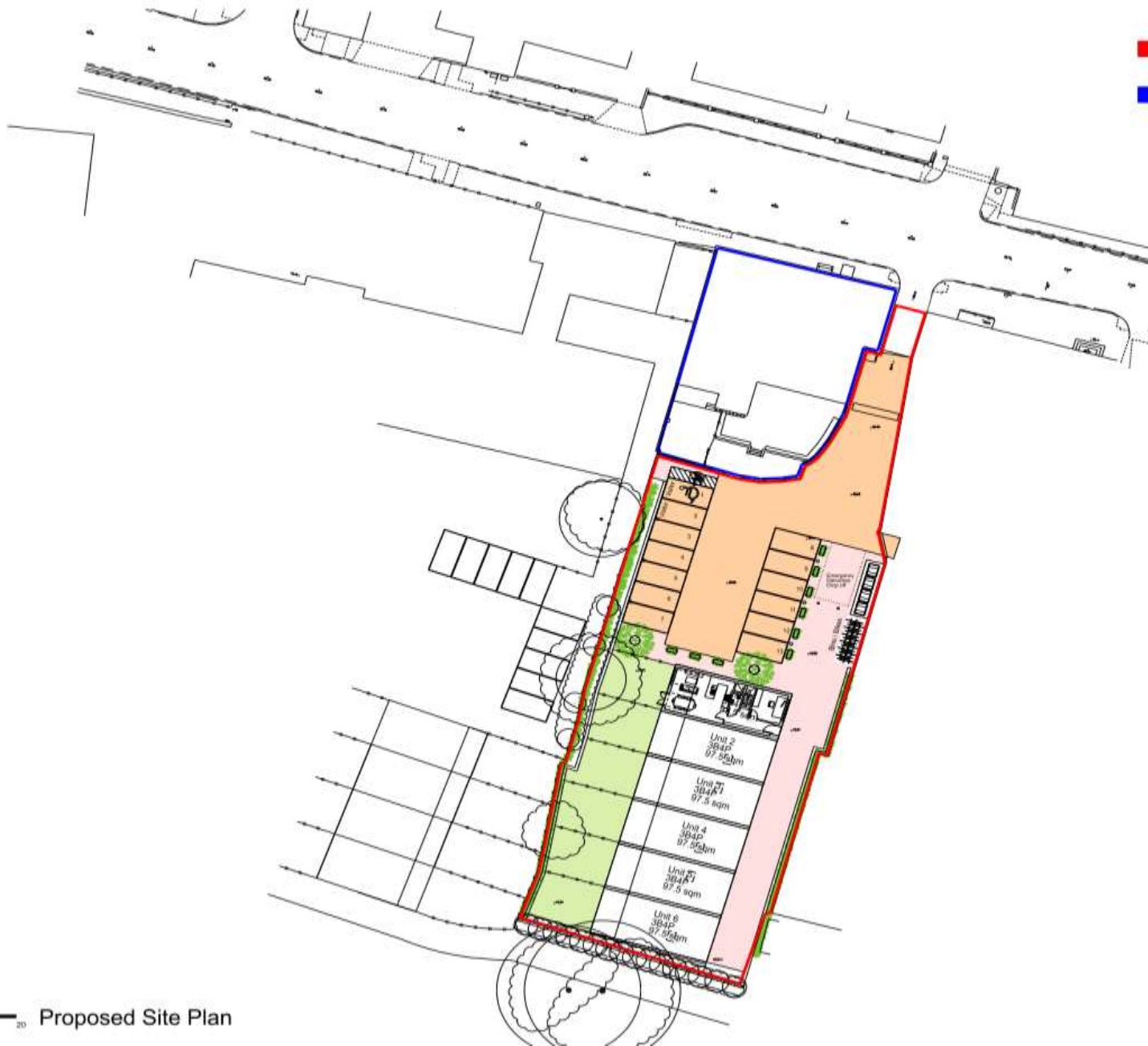


Existing Site Plan

Proposed Block Plan

6 x 3B4P Units

- Application Site Boundary
- Land Owned By Applicant



1	14.07.20	Issue for information	011	10
2	07.08.20	Issue for information	014	10
3	17.08.20	Issue for information	016	10
4	08.09.20	Issue for information	019	10
5	11.10.20	Issue for information	020	10
6	02.04.21	Issue for information	021	10
7	08.05.21	Issue for information	022	10
8	18.05.21	Issue for information	023	10

1: Original 2: Project Initiation 3: Issued

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Project: Green Lion, High Street, Rainham ME8 8AD

Document: Proposed Site Plan

Project start date: Feb 2021 Scale: 1:200 Sheet: 01 of 02

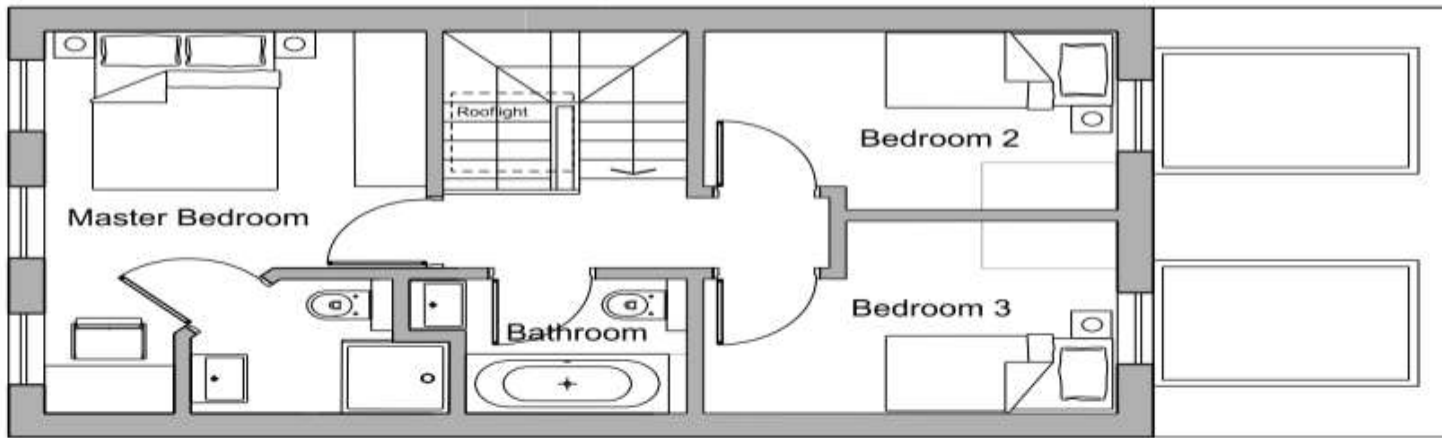
Working number: 528/AND/V1/06/DR/A/1001

0 5 10 15 20 Proposed Site Plan

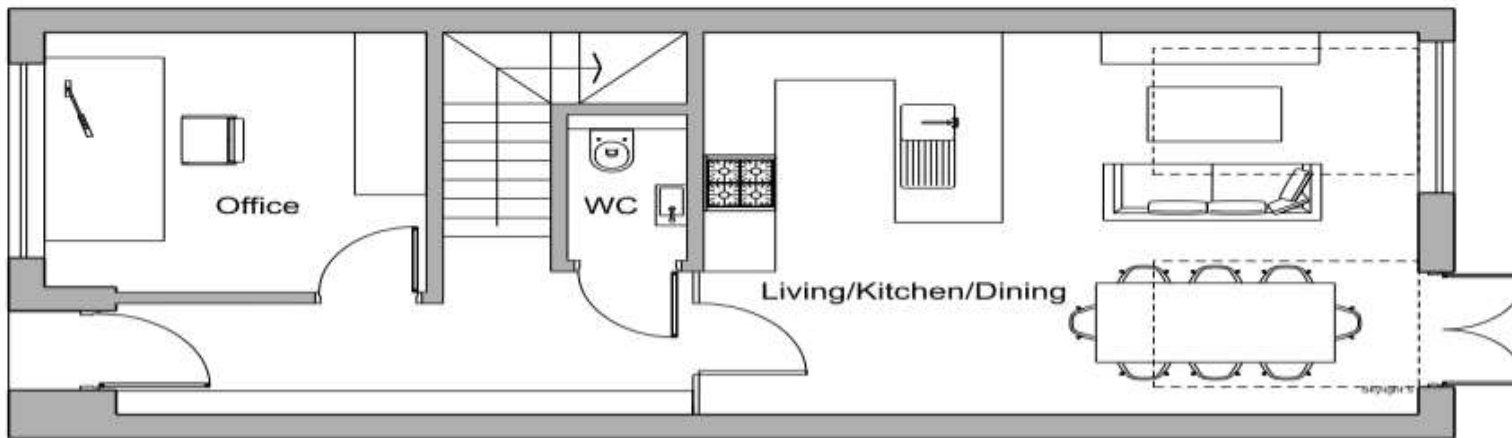
Proposed Floor Plans - Properties 2, 4 & 6

Properties 2, 4 and 6

3B4P
97.5 Sqm



Proposed First Floor



Proposed Ground Floor

1: 00/00/22 Based on information 007 1/1
 1: 00/00/22 00/00/22 00/00/22 00/00/22
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 21 The Old Rectory, 100 High Street, London, E1 1AA

#1004
 Green Lion, High Street, Rainham ME8 5AD
 #1004
 Proposed Ground & First floor plans (mirror)
 #1004
 Feb 2021 1:25 @ A1
 1:50 @ A2
 #1004
 S20/AND/V1/00/DNA/1/004



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Proposed Elevations



Front Elevation



Rear Elevation



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Project: Green Lion, High Street, Rainham ME8 5AD

Drawing No: Proposed Elevations

Date: Feb 2021

Scale: 1:100

526/AND/V1/XX/DR/A/1010

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