

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 25 September 2024

Time: 6.30pm

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

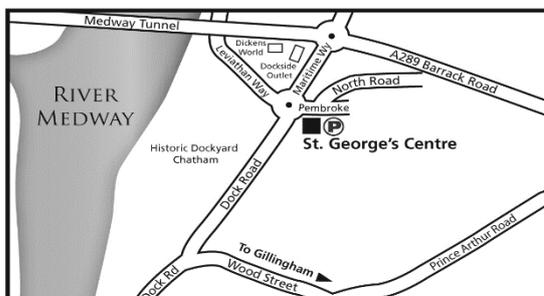
Items

10 Additional Information - Presentation

(Pages
3 - 44)

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

Date: 26 September 2024



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available on our website
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

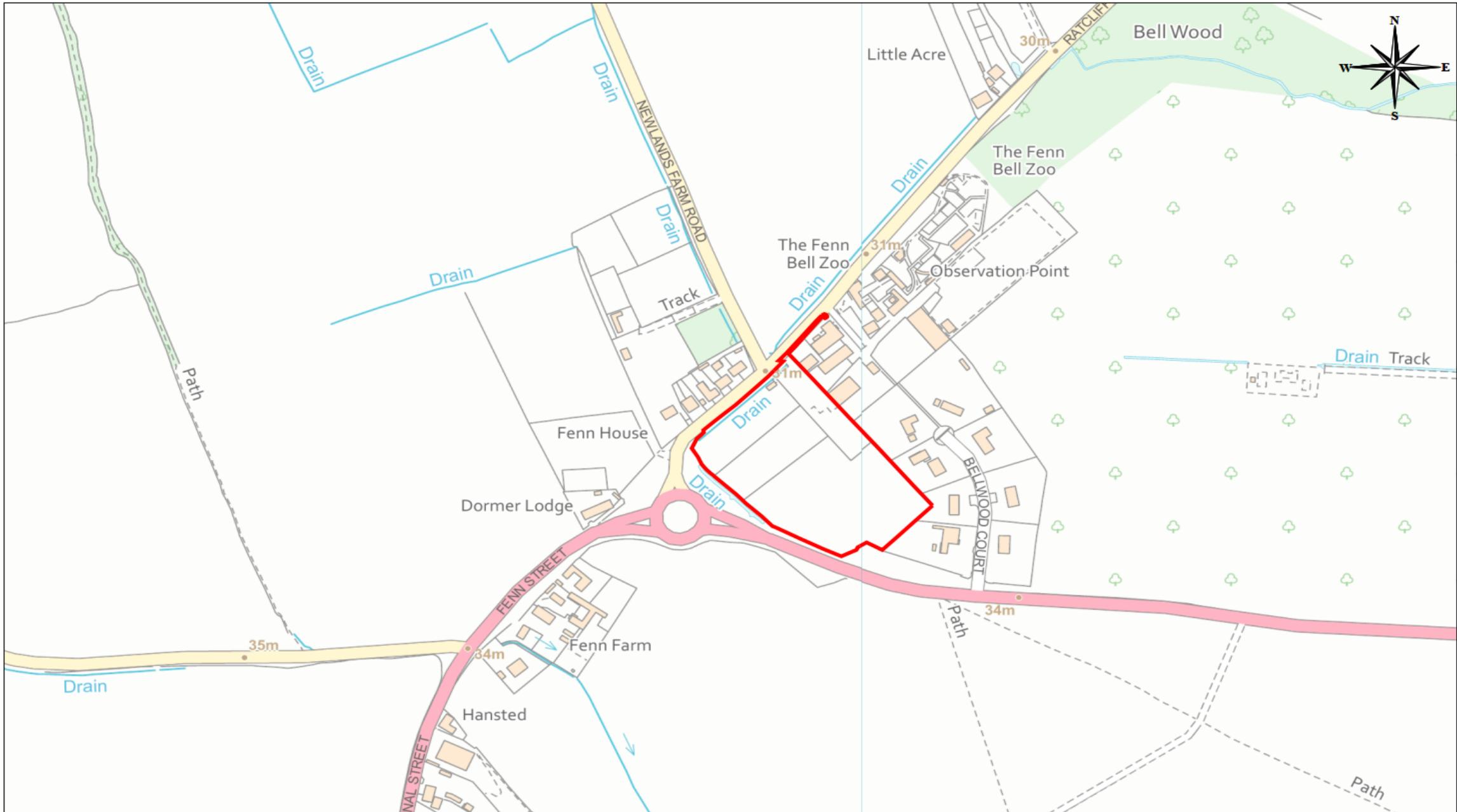
25th September 2024

MC/24/0291

Land Adj Fenn Street and Ratcliffe Highway

St Mary Hoo

Rocester



MC/24/0291 - Land Adjacent Fenn Street And Ratcliffe Highway, St Mary Hoo, Rochester, ME3 8RF



Aerial View of site



Photos from Ratcliffe Highway



View across to Former St Marys Hoo Church

∞



Drainage Ditch



Fenn Street

10



Aerial photos of site and context

1 MC/23/0568
Land west of Newlands Road Farm, St Marys Hoo, ME3 8QT
Outline application with all matters reserved for the construction of 4x four self build/custom home build plots.
Decision: Refused
Decided: 2 May 2023
Appeal: Dismissed 29 February 2024

2 MC/22/2934
5 Bellwood Court, St Marys Hoo, ME3 8RT
Construction of a detached dwelling with associated parking and landscaping
Decision: Refused
Decided: 13 February 2023
Appeal: Dismissed 23 January 2024

3 MC/20/1818
Fenn Farm, Fenn Street, St Mary Hoo, Rochester, Medway, ME3 8QS
Construction of 4 x four bedroom detached houses; 1 x three bedroom detached house with associated two detached garage blocks - one block incorporating a one bedroom flat over together with means of access and car parking provision
Decision: Refused
Decided: 19 February 2021
Appeal: Dismissed 12 August 2022

4 MC/21/2612
The Hollies And Southview Sharnal Street High Halstow Rochester ME3 8QR
Demolition of existing dwellings and outbuildings and construction of thirty five dwellings with creation of a new access from Sharnal Street and associated car parking, hardstanding, landscaping, open spaces, infrastructure including drainage and earthworks.
Decision: Approved with conditions
Decided: 30 May 2022



Former
Church
St Marys
Hoo

Proposed Roof Plan

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 All dimensions are to be checked on site prior to setting out and fabrication and ON Architecture shall be held responsible for any discrepancies over the remaining works.
 For Construction & Fabrication Purposes: Do not make from this drawing, use only the finished information shown. Additional dimensions are to be requested and checked directly.
 Respected attention from all parties regarding the availability of shown information only. See other drawings for additional drawings for all information and detail.
 All aspects of the architectural design concerning the performance has been verified in all respects. Additional shall be considered as the Approval only. Inspection of the drawing shall be made.

Scale: 1:500



Revision	Date	By	Check	Approved	Checked
A	01/02/24	ON ARCHITECTURE	ON ARCHITECTURE	ON ARCHITECTURE	ON ARCHITECTURE
B	01/02/24	ON ARCHITECTURE	ON ARCHITECTURE	ON ARCHITECTURE	ON ARCHITECTURE
C	01/02/24	ON ARCHITECTURE	ON ARCHITECTURE	ON ARCHITECTURE	ON ARCHITECTURE

ON ARCHITECTURE
 Collaborative Studio
 Logan House, 58 Andrew Close
 Chalfont St Giles, Bucks HP8 4JG
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 www.onarchitecture.co.uk
 on@onarchitecture.co.uk

Project No: Proposed Residential Development, Land adjacent to Fern Street and Ratcliffe Highway, Fern Street
 Client: Esquire Developments Ltd

Proposed Site Layout Plan (Roof Plans)

Scale: 1:500 @ A1
 Date: February 2024
 Drawn: PIW
 Checked: DK

Project No.	Drawing No.	Date	Revision
23.018	02	P	C

Unit Mix



This plan shows additional dimensions for the proposed development. It is intended to provide a general guide only and should not be used for construction purposes. It is subject to the final design and construction. It is not intended to be used for any other purpose.

Scale: 1:500

KEY:

- 1 Bed
- 2 Bed
- 3 Bed

Rev	Date	Issue	Author	Checked
1	23.01.24	Issue for planning and building control	GA	DK

ON ARCHITECTURE
 Consultancy Studio
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Proposed Residential Development, Land adjacent to Fenn Street and Ratcliffe Highway, Fenn Street
 Esquire Developments Ltd

Unit Mix Plan

Rev	Date	Issue	Author	Checked
1	23.01.24	Issue for planning and building control	GA	DK

PLANNING

Application No.	Proposal	Use Class	Notes
23.018	20	P	B

Tenure



Landscape Masterplan



KEY

-  Existing trees to be retained
-  Proposed trees
-  Orchard trees
-  1 Wildflower meadow
-  2 Amenity lawn
-  3 Proposed SuDs feature with marginal planting and species rich grassland
-  4 Parking for Fenn Bell Zoo
-  5 Proposed buffer planting
-  6 Pedestrian pathway
-  7 Shared surface
-  8 Private driveway
-  9 Proposed Hedges
-  10 Private garden
-  11 Natural path
-  12 Parking for residents
-  13 LEAP
-  14 Incidental Play
-  15 Timber seating bench/cube
-  16 Reptile receptive area to include deadwood habitat such as log pile and hibernaculum



CSM (BIOCLIMATE) 2019. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Report. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed

Rev	Date	Description
1	08.02.2018	Issued for Consultation
2	02.02.2024	Issued to Planning

Drawn	Checkd
08	08
08	08

Drawn	Checkd
08	08
08	08

Date: February 2024
Scale @ A1: 1:500

Land at Fenn Bell
Landscape Masterplan

FB-EDL-XX-ZZ-DR-L-1000
P2



Proposed Street Scenes



Street Scene A-A



Street Scene B-B



Street Scene C-C



Street Scene D-D

The Construction & Installation Programme. Do not apply from this drawing, see only the finished drawings issued. All material dimensions are to be requested and checked directly.
 Residential Information from 3rd party construction professionals shown as indicatively only. Do not consider specific changes to the information and data.
 All aspects of the architectural design concerning the performance, the safety, stability or the structural, mechanical or the construction. For approval only, irrespective of the drawing dates and validity.
 Scale: 1:200
 0 2 4 6 8 10 12 14 16 18 20



Revision Table & Dates
 Rev. Issue Date
 01 2024 01
 02 2024 01
 Background - Google Maps
 Checked
 01 2024

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Project No:
 Proposed Residential Development, Land adjacent to Fern Street and Ratcliffe Highway, Fern Street

Client Name:
 Esquire Development Ltd

Drawing Title:
 Proposed Street Scenes

Rev Number	Issue	Drawn	Checked
1	1:200B/A1	Feb 2024	MP
Drawing Status			
PLANNING			
Project No.	Drawing No.	Sheet	Revision
23.018	300		A

Proposed Elevation Street Scenes



Plot 31 Plot 32 Plot 33 Plot 34 Plot 35 Plot 36 Plot 37 Plot 38 Plot 39 Plot 40 Plot 44

Street Scene E-E

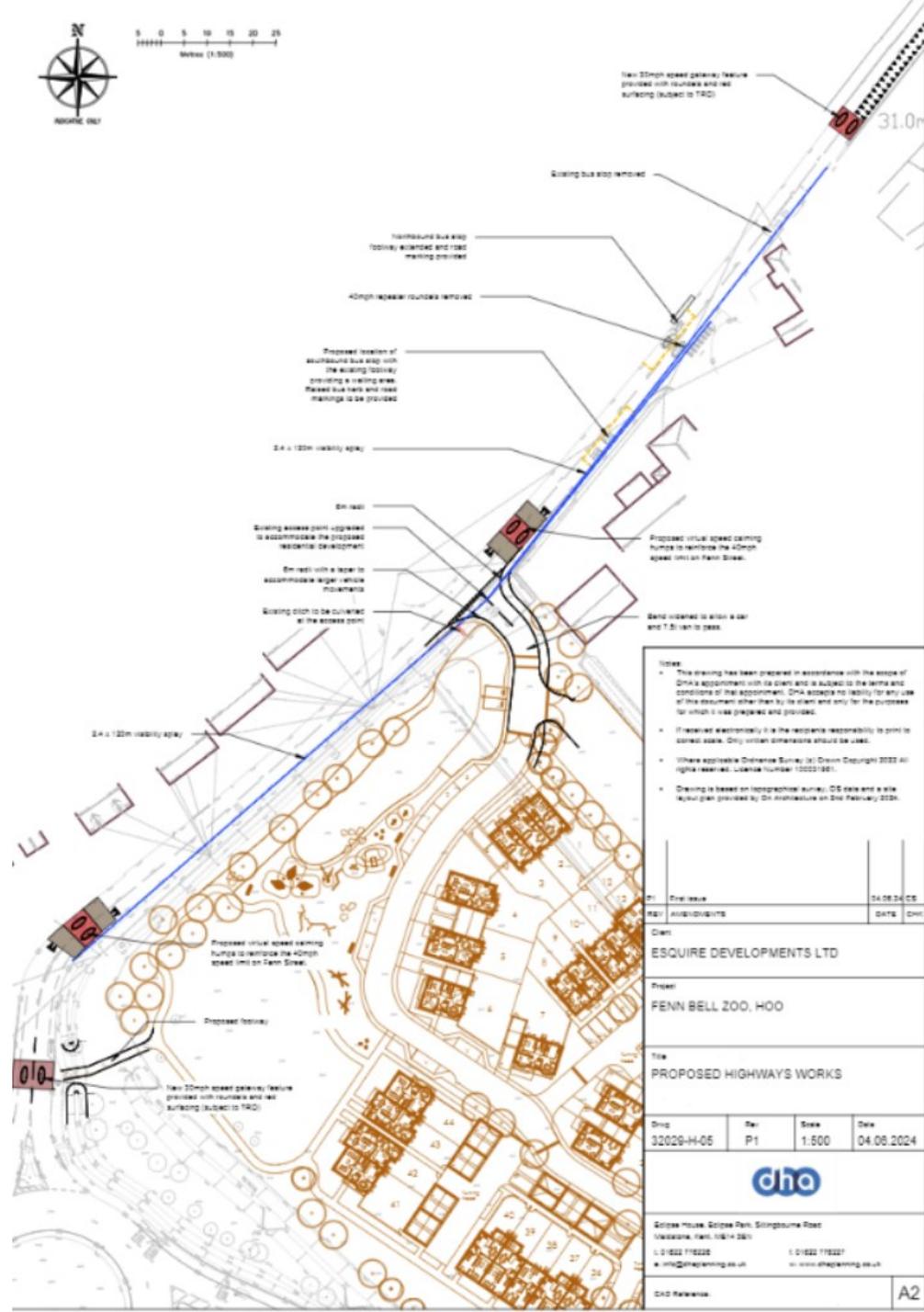
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Site Plan Key (NTS):

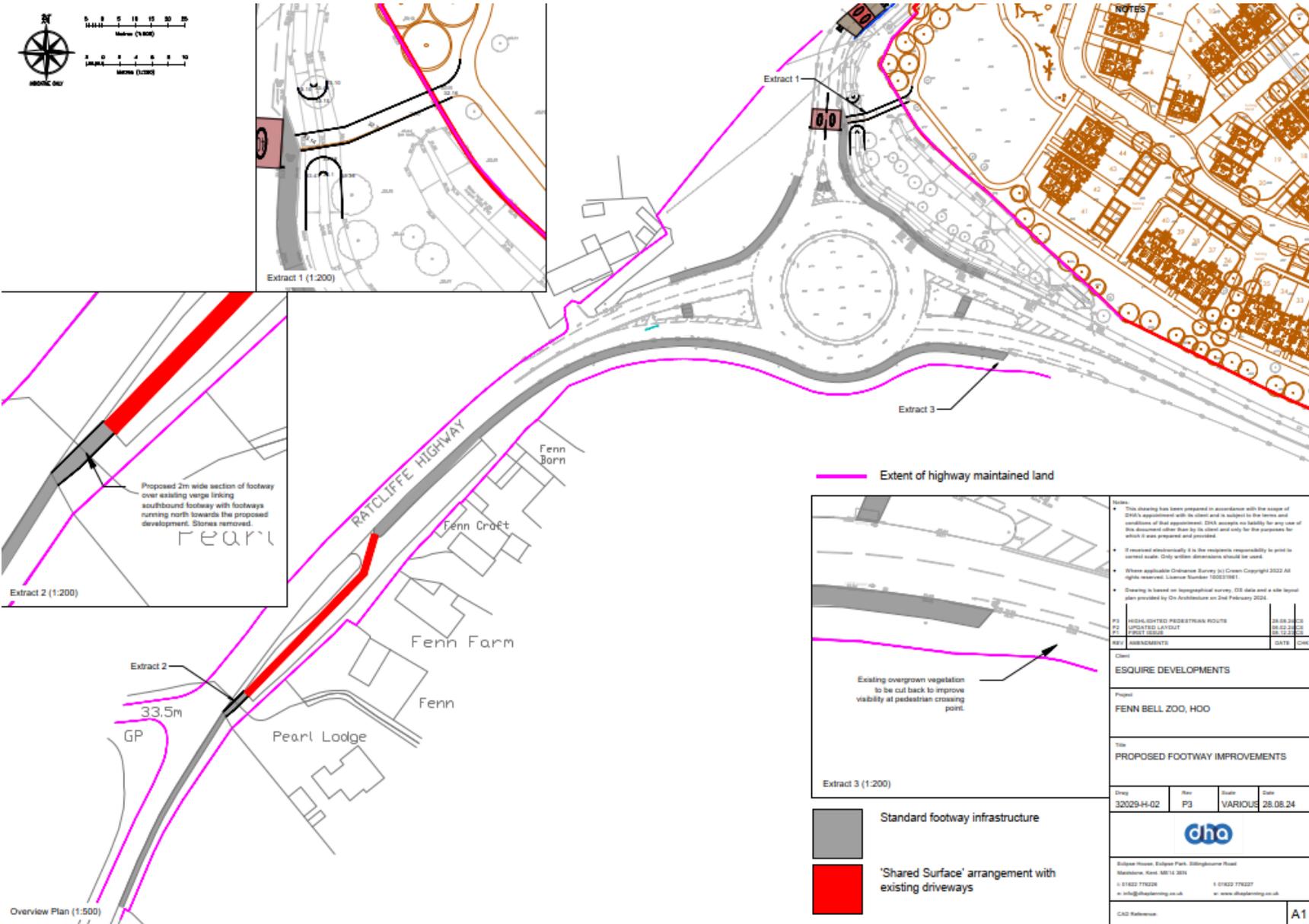


Background - Google Maps

Proposed Highway Work



Highway works



CGI of units fronting green space

20



View A

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Client Details
Esquire Developments

CGI Barn style Terrace fronting Ratcliffe Highway



MC/24/0975

Edwards Close Play Area

Edwards Close

Wigmore

ME8 OPB



MC/24/0975 - Edwards Close Play Area, Edwards Close, Wigmore, Gillingham, ME8 0PB

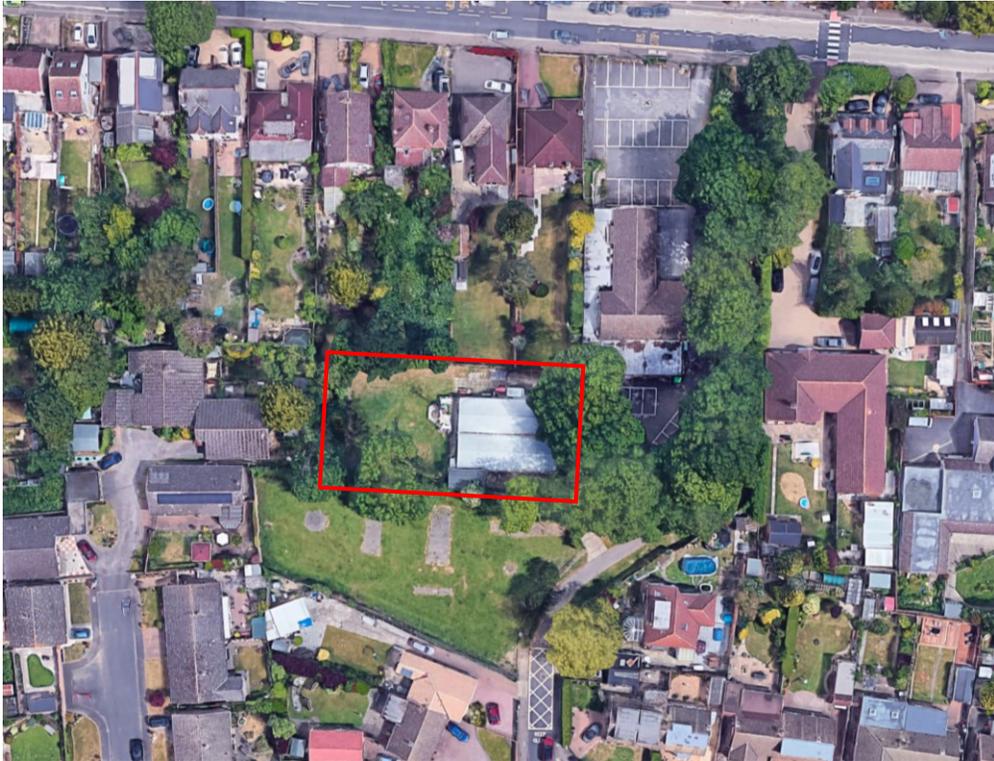


Scale: 1:2500 10/09/24

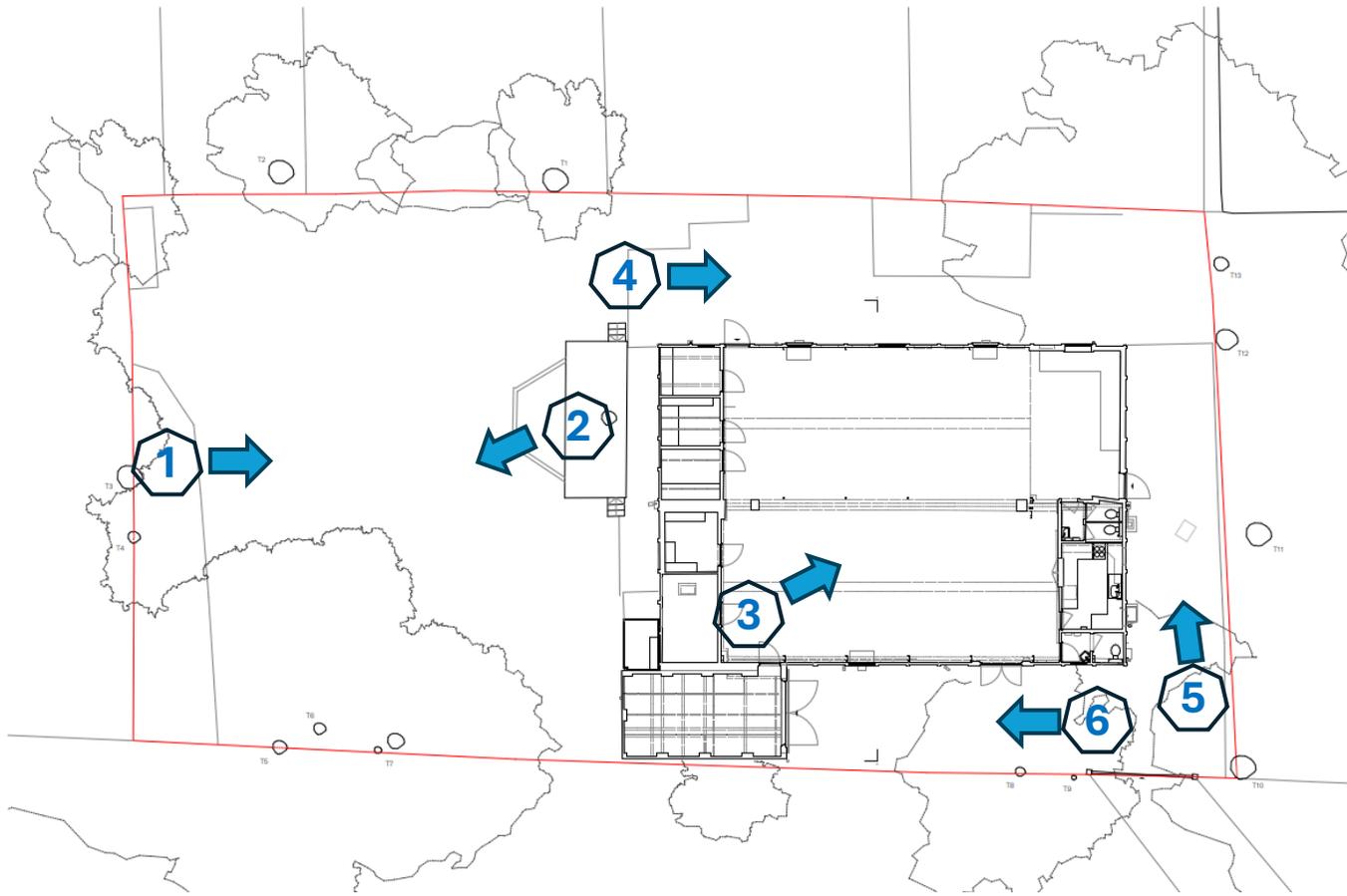
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Site plan and aerial views of the site

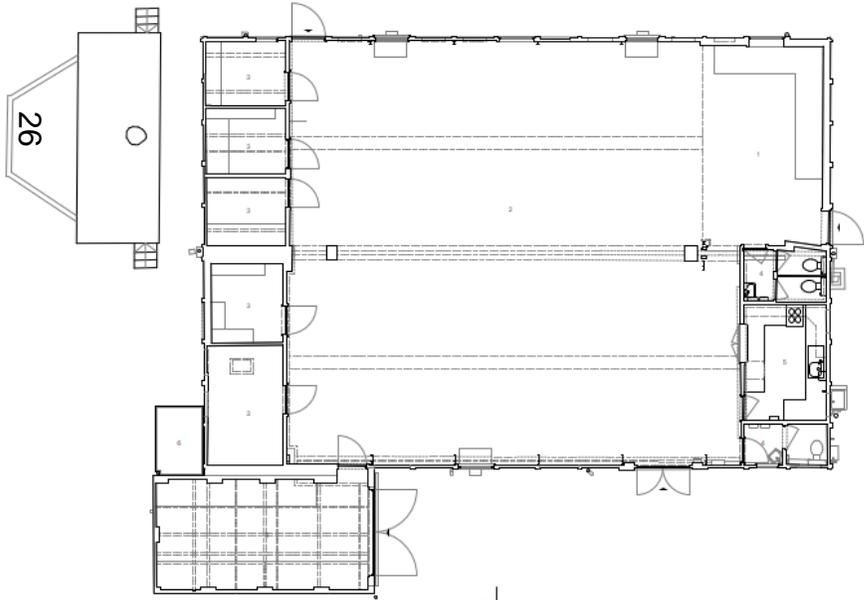
24



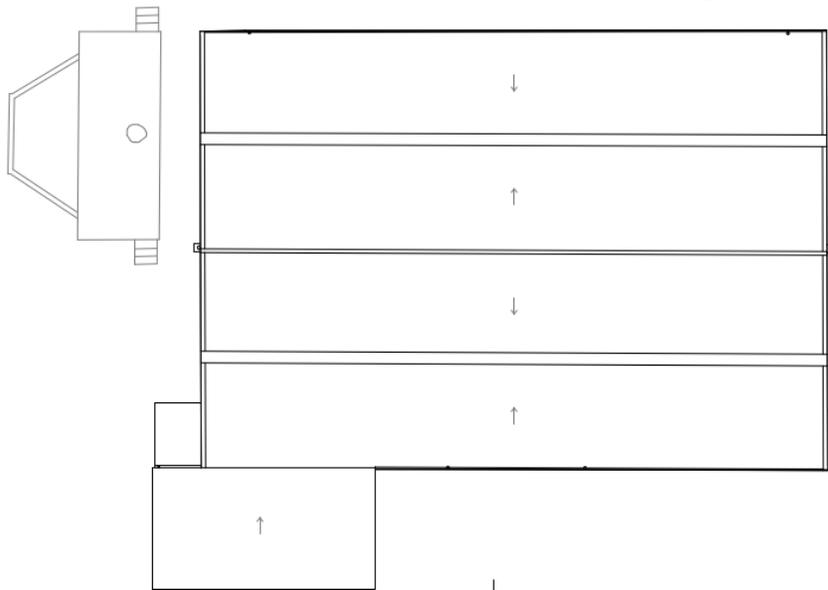
Images of the existing site



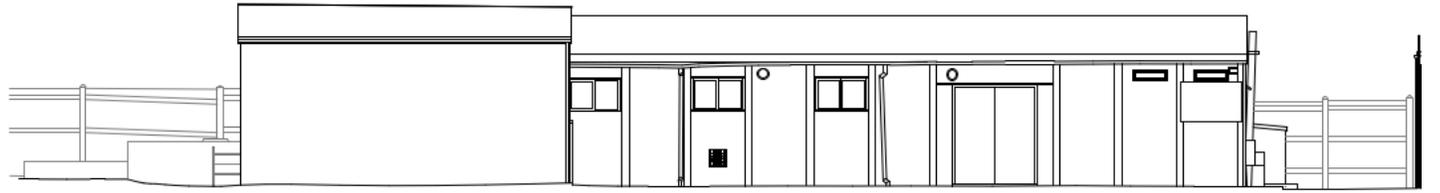
Existing plans and elevations



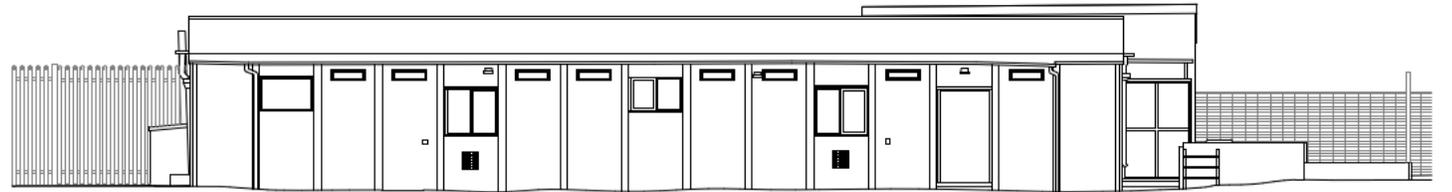
Ground floor plans (existing)



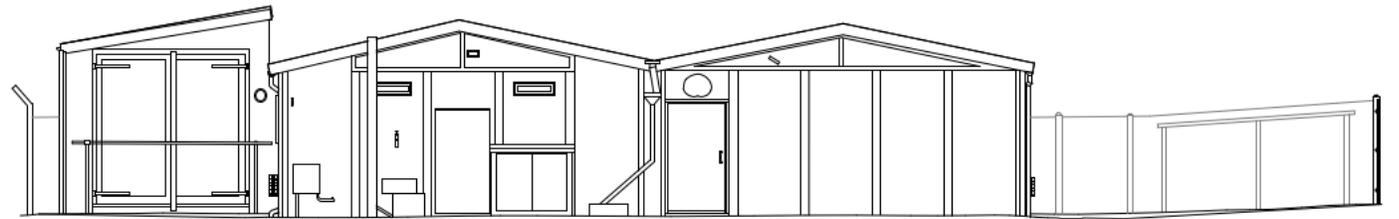
Roof plans (existing)



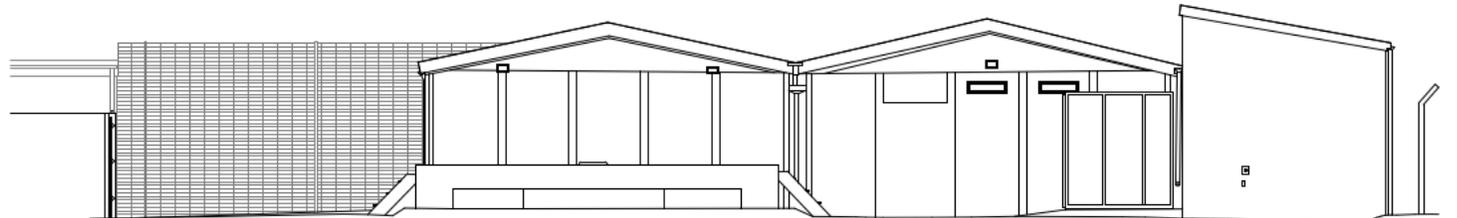
Northern elevation (existing)



Southern elevation (existing)

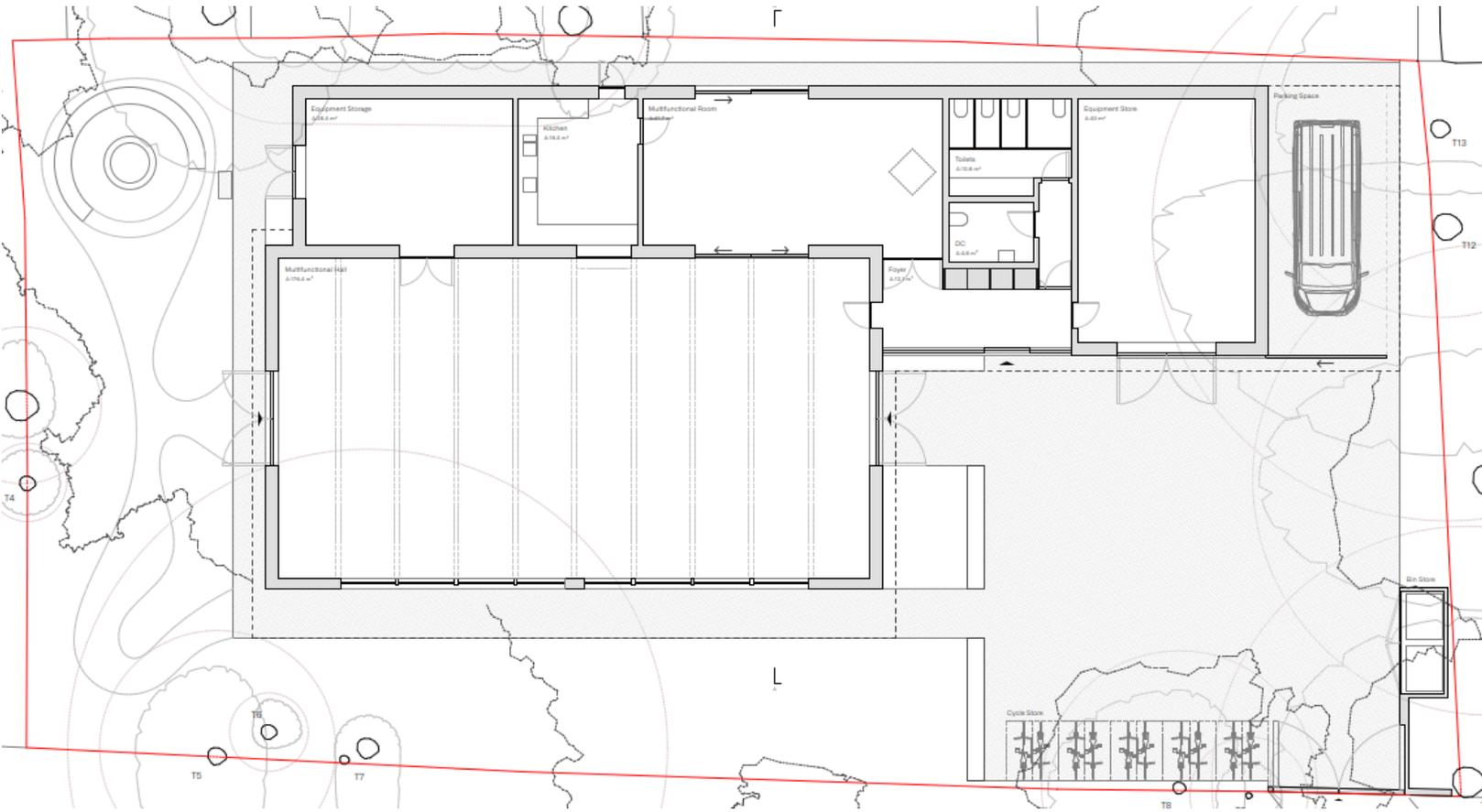


Eastern elevation (existing)

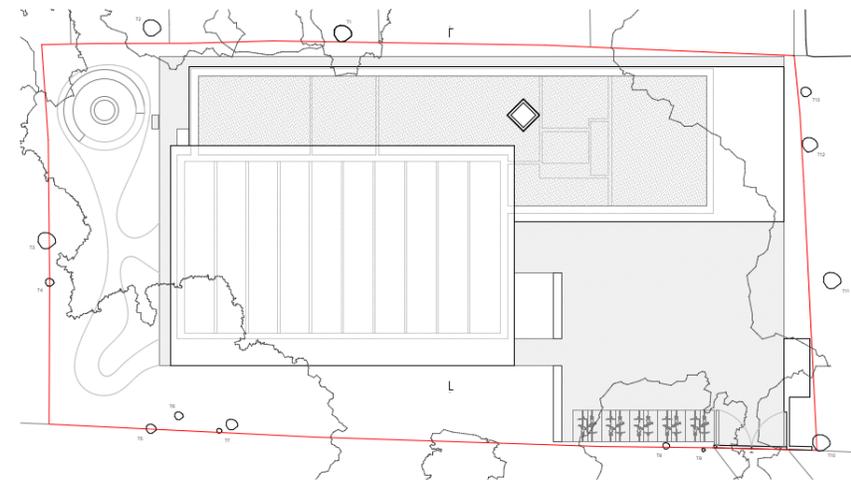


Western elevation (existing)

Proposed plans

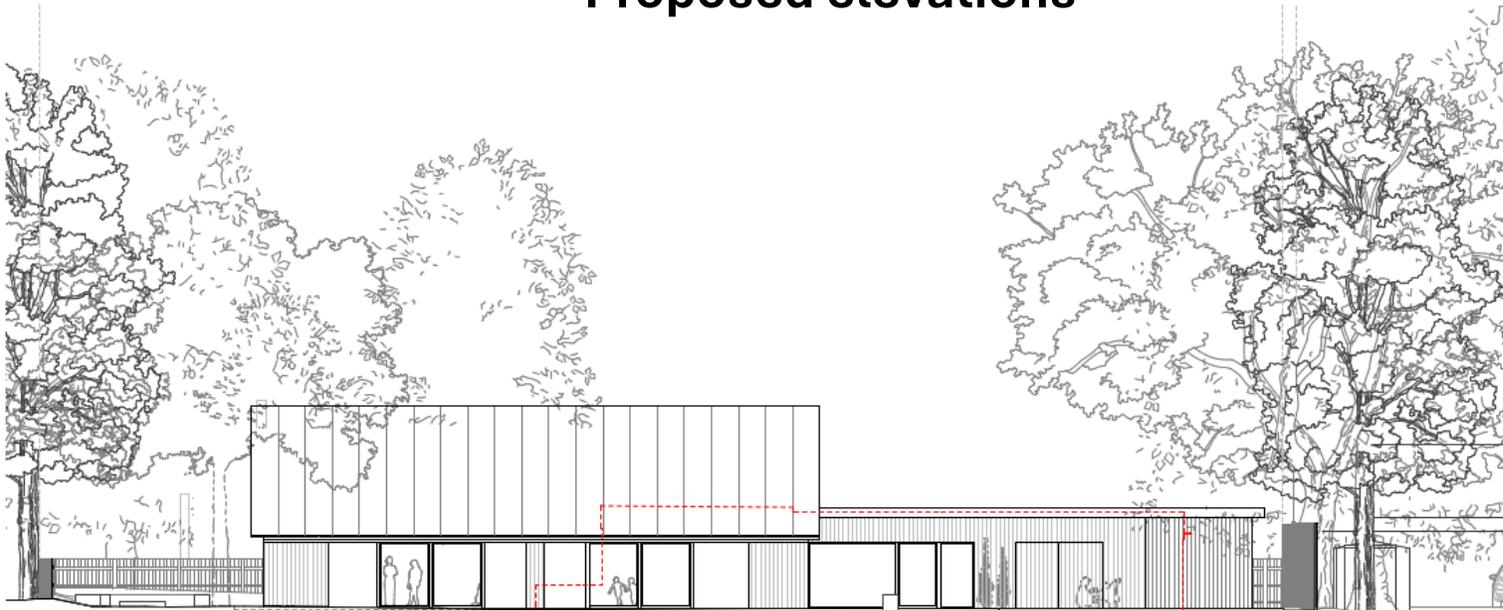


Ground floor plans (proposed)

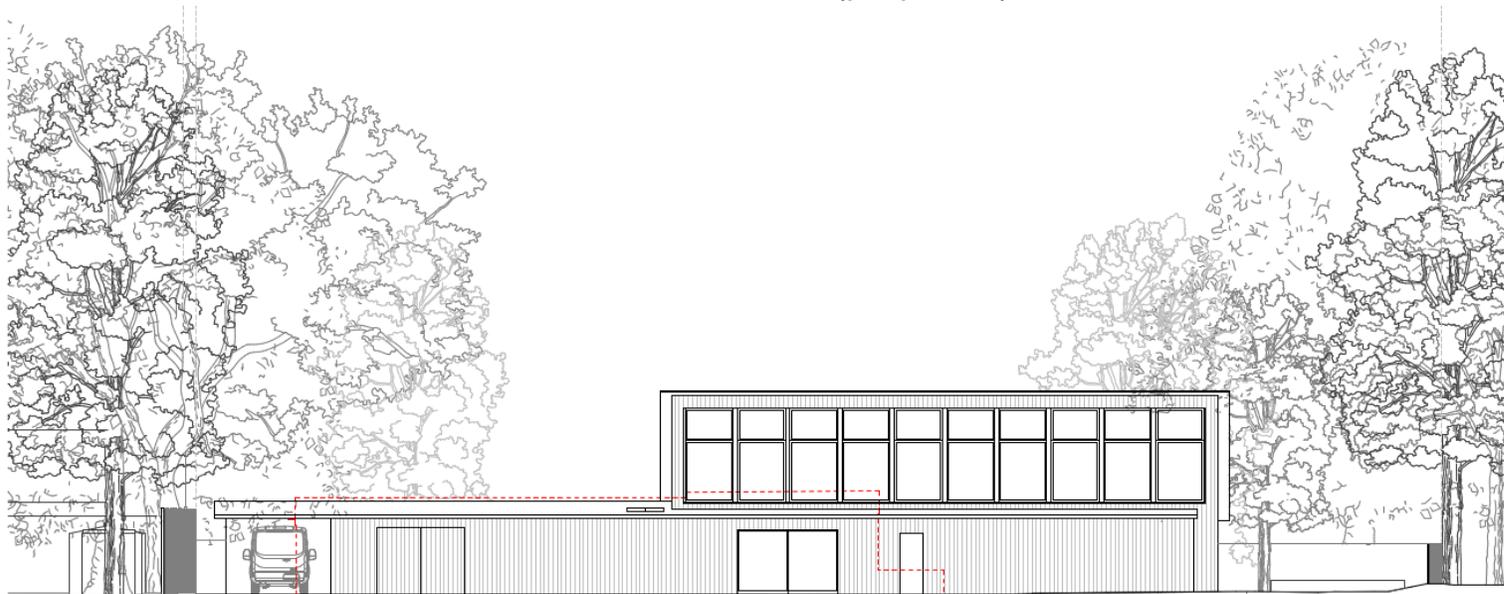


Roof plans (proposed)

Proposed elevations



Northern elevation (proposed)

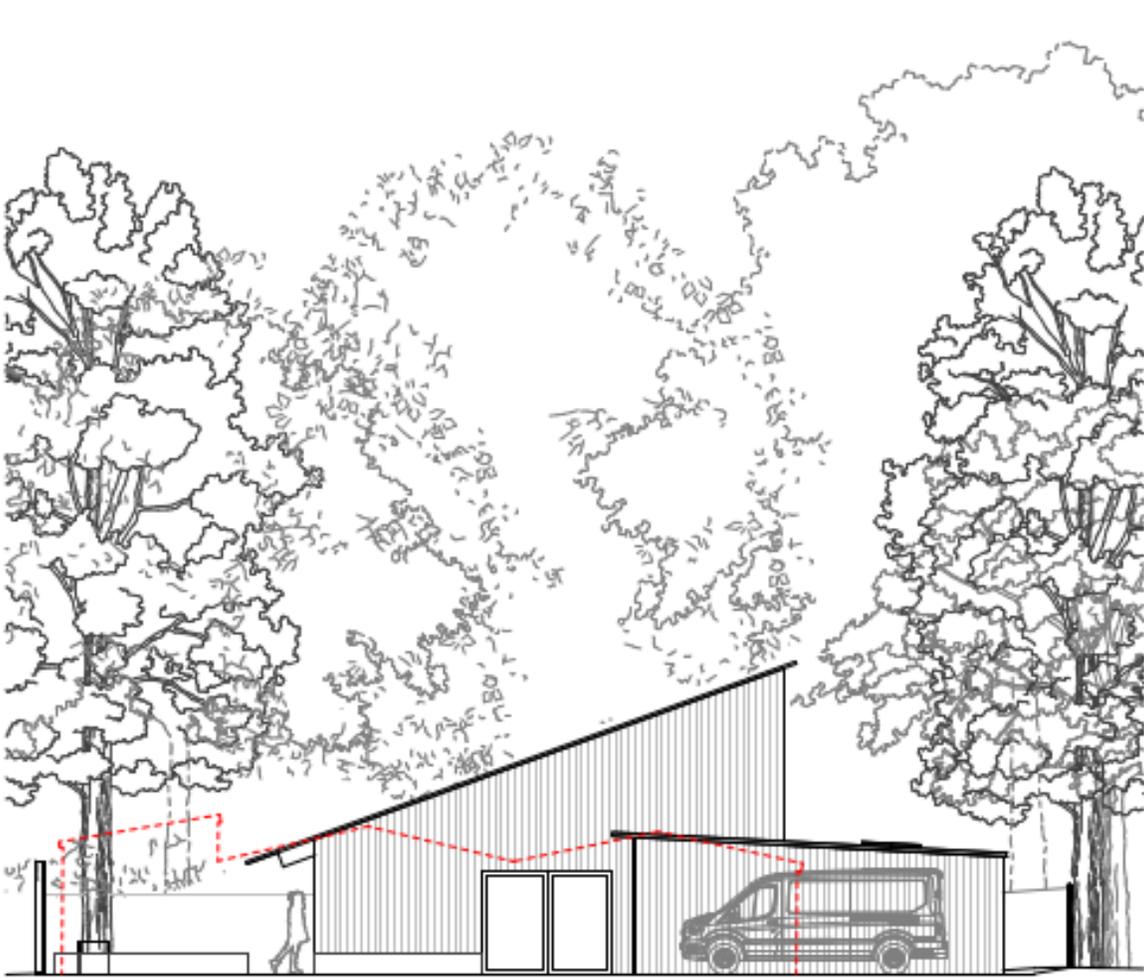


Southern elevation (proposed)

Proposed elevations

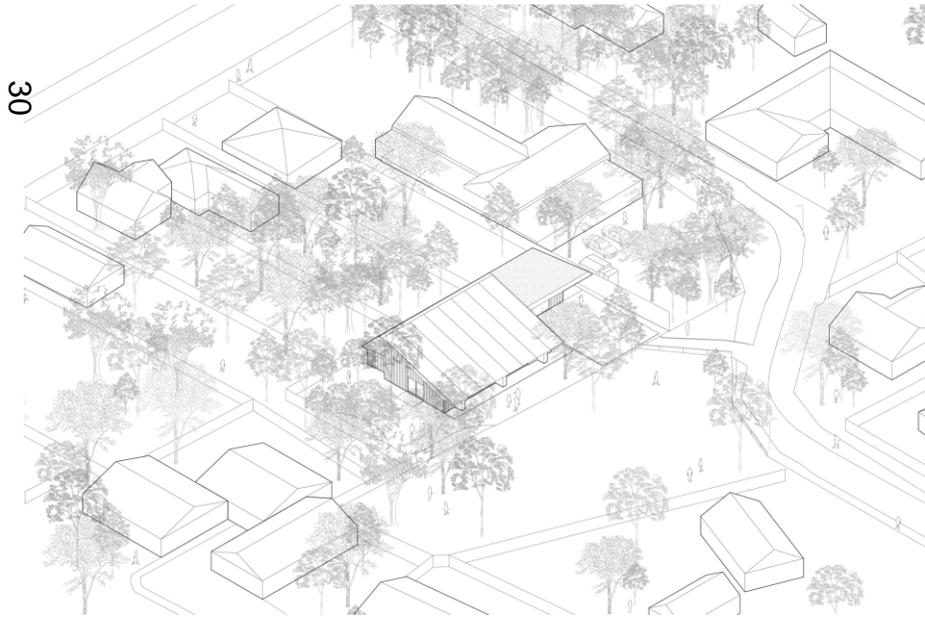


Western elevation (proposed)



Eastern elevation (proposed)

Renderings of the proposed building

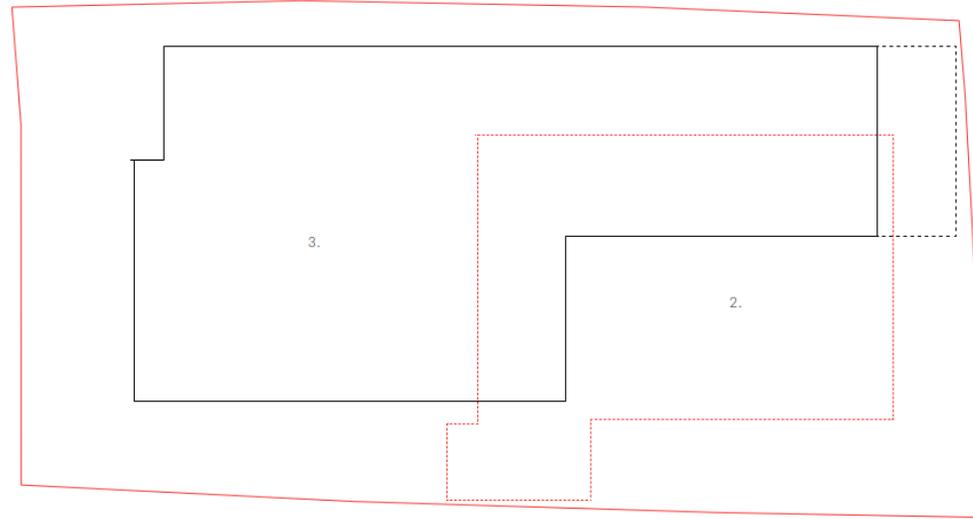


Proposed building models



Proposed hall space

Proposed plans



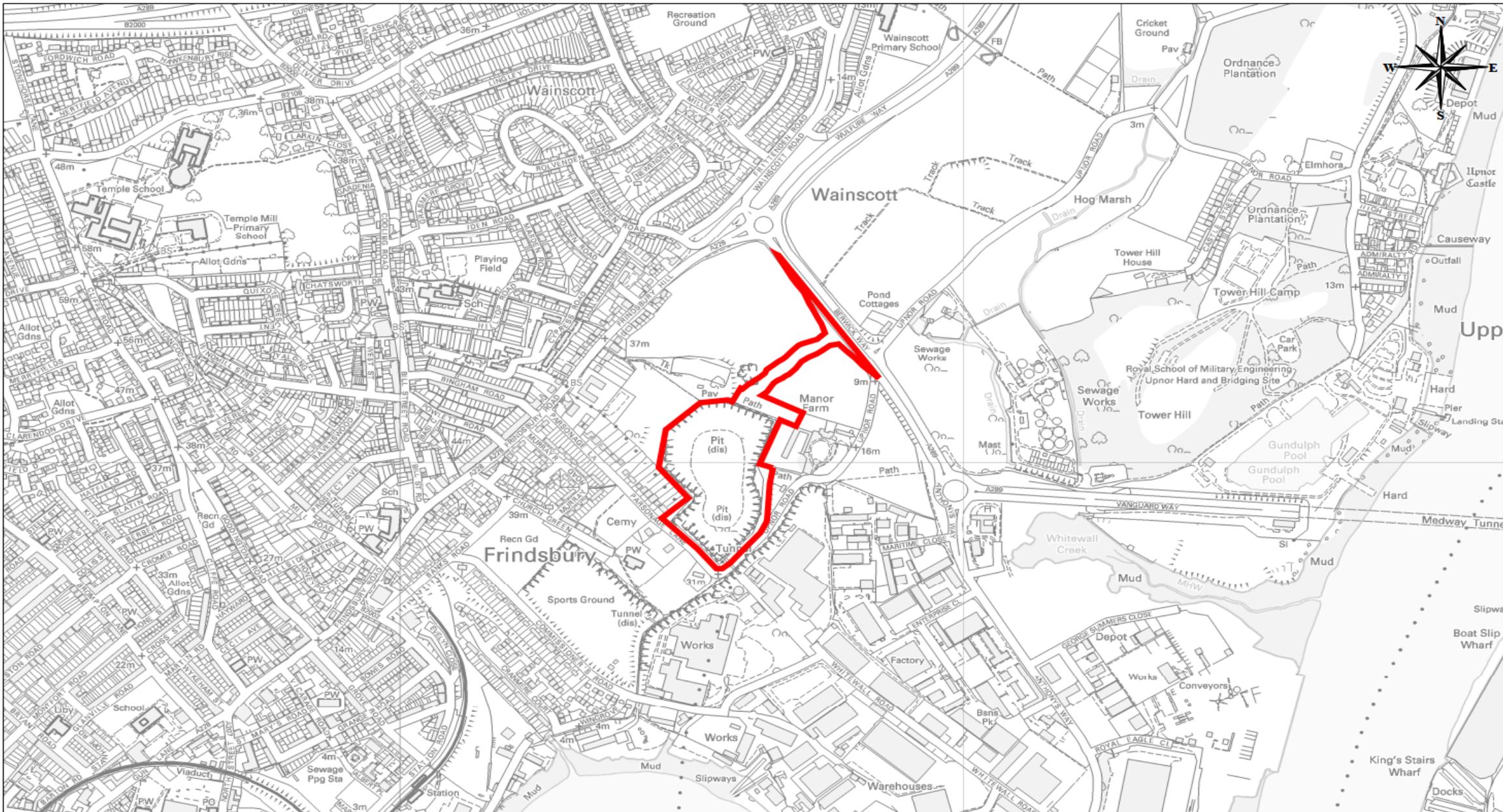
Existing and proposed floor plans



Existing and proposed building models

MC/24/1466

Manor Farm Quarry
Parsonage Lane Frindsbury
Rochester
ME2 4UT



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MC/24/1466 - Manor Farm Quarry, Parsonage Lane, Frindsbury, Rochester, ME2 4UT

MC/24/1466 – Manor Farm Quarry



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Read With Us

Hilltop Primary Academy

Maritime Academy

Shley School
Motoring

The Catholic Church
of the English Martyrs

All Saints Church

Whitewall Creek

Google Earth imagery taken June 2020



Drone shot – taken May 2024

36



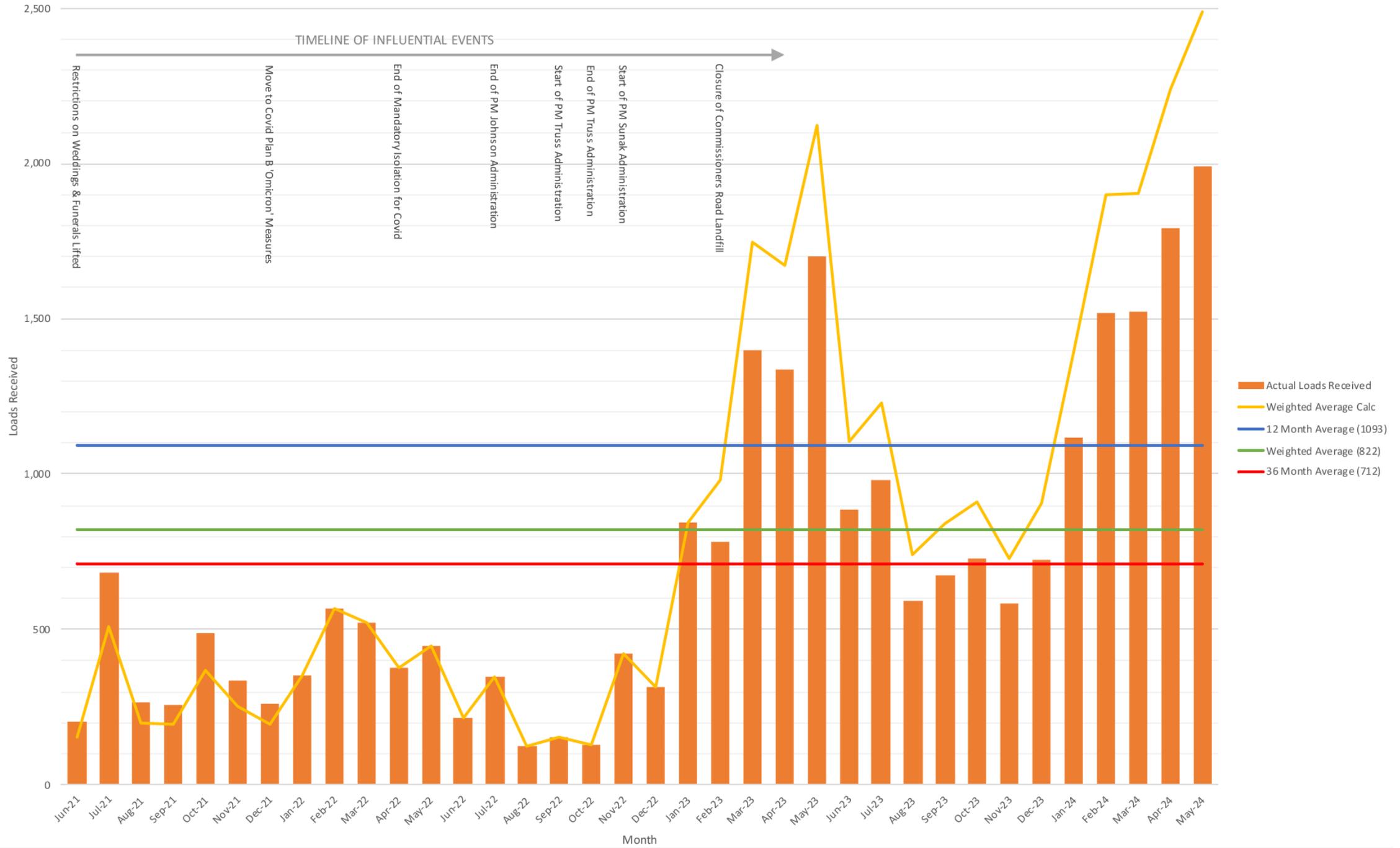
Google Earth imagery taken June 2020



Aerial View image taken on 30th May 2024 –
evidencing progress



Analysis of Loads Received Over 36 Month Period



CALCULATION OF LOADS REQUIRED TO COMPLETE THE QUARRY RESTORATION

Void remaining	346,370m ³
Volume of soils per single load – loose	15m ³
Volume of soils per single load – compacted (i.e. void consumed)	10m ³
Total number of truck loads required	34,637
Extended infill duration required (01/01/25 to 31/12/27)	36 Months
Average loads required per month	822
Equivalent loads required per day (based on 260 working days P/A)	38

SUMMARY OF PROPOSED FUTURE INFILL RATES



Infill on the ground – taken from entrance



Road onto Berwick Way



Waste soils being deposited from an 8-wheel tipper truck



42



Wheel washing



Road sweepers



Aerial View image taken on 30th May 2024 –
evidencing progress



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