

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 12 March 2025

Time: 6.30pm

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

Items

10 Additional Information - Presentation

(Pages
3 - 74)

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

Date: 13 March 2025

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Planning Committee

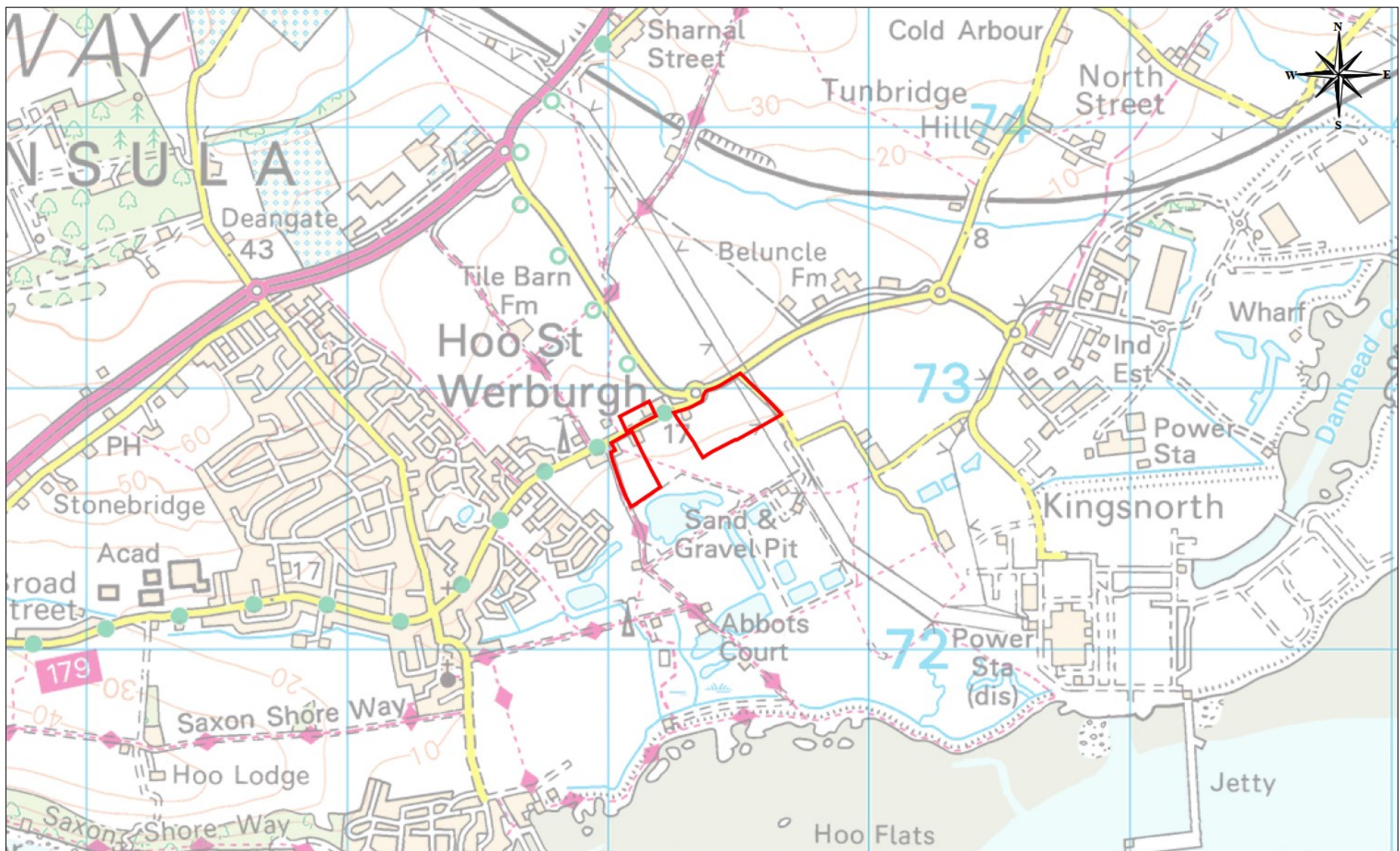
12th March 2025

MC/23/2857

Land At The Former Sturdee Club And Land At Stoke Road

Hoo St Werburgh

ME3 9BJ



**MC/23/2857 - Land At The Former Sturdee Club And Land At Stoke Road,
Hoo St Werburgh, ME3 9BJ**

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Medway
COUNCIL
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Scale: 1:20000 26/02/25

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Site Context Wider

9

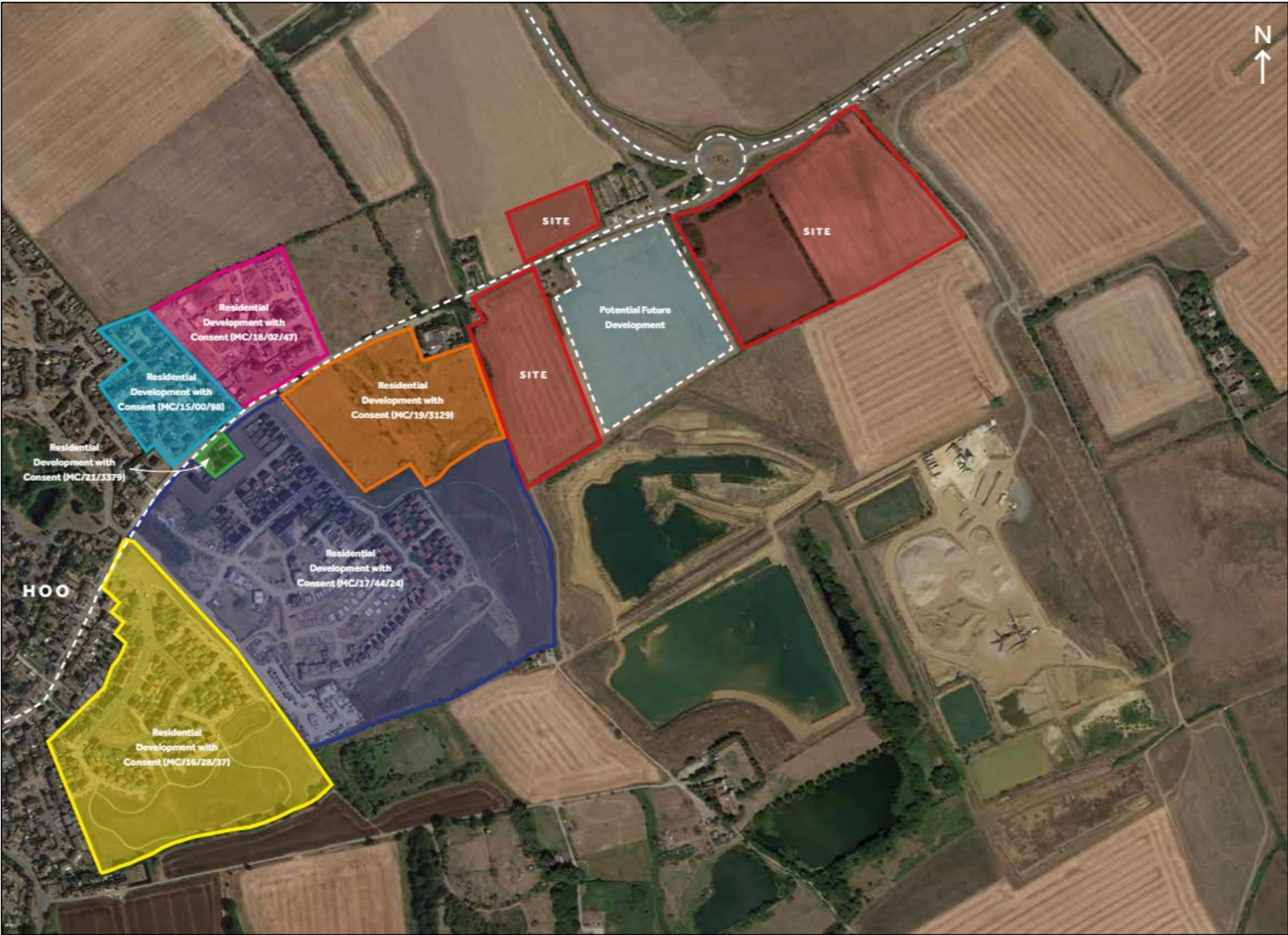


Site Context



Surrounding Sites

00



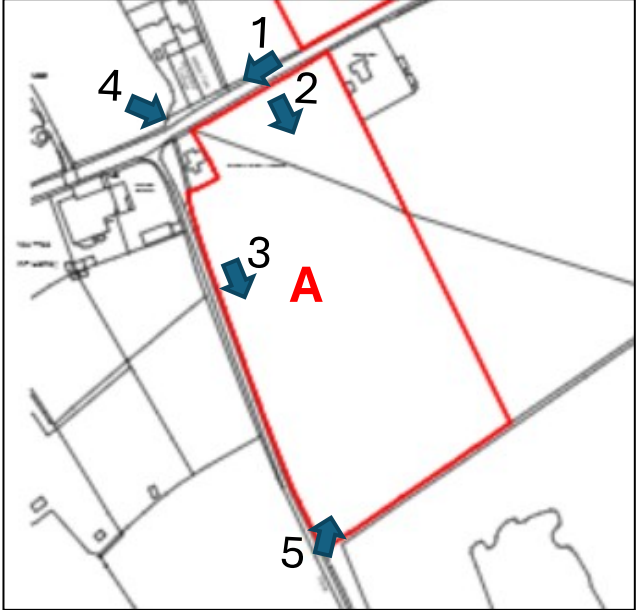
Proposed Site Layout



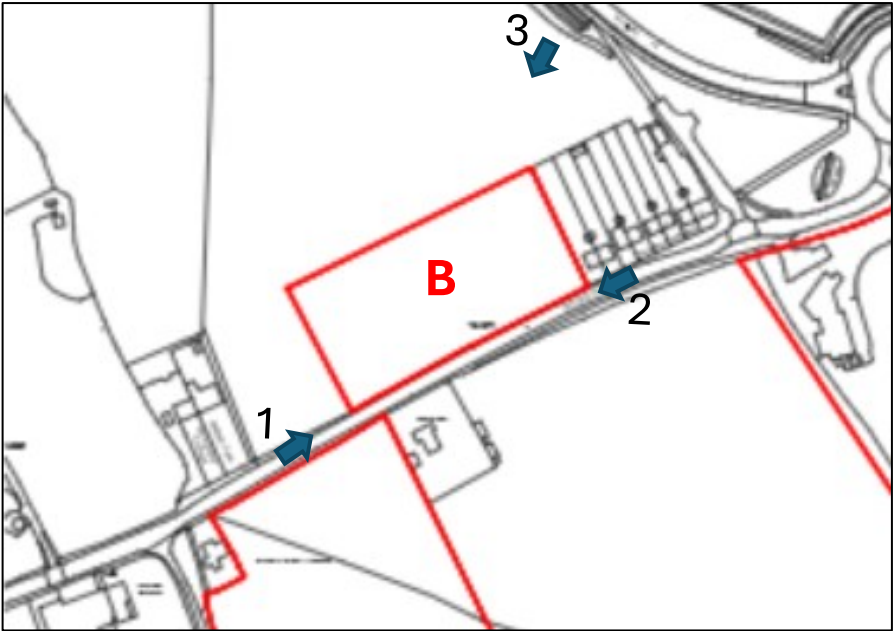
Wider Views



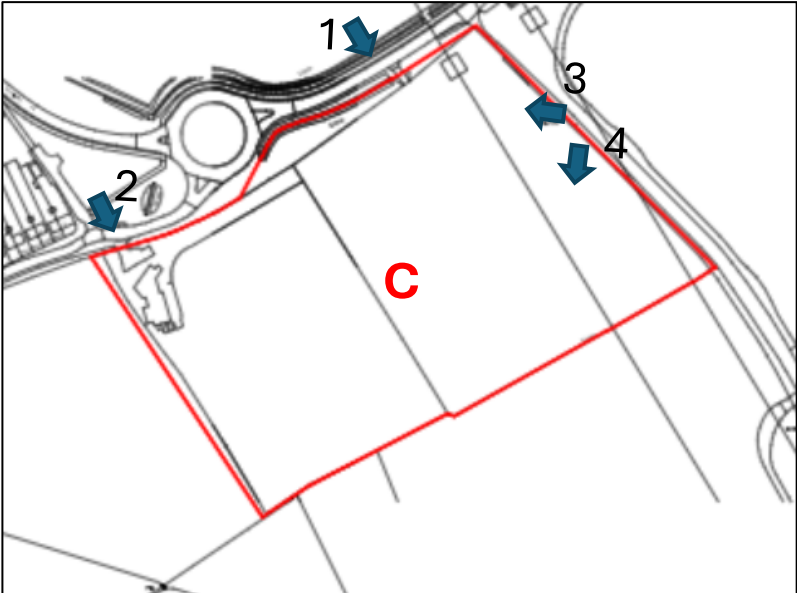
Parcel A



Parcel B



Parcel C

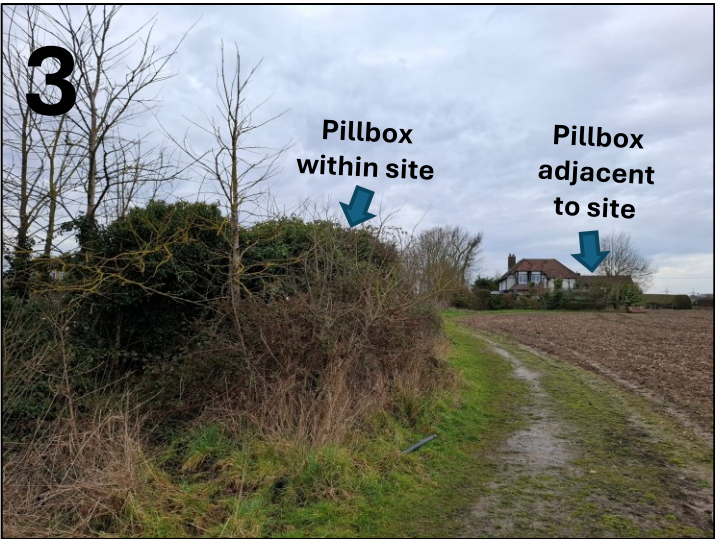
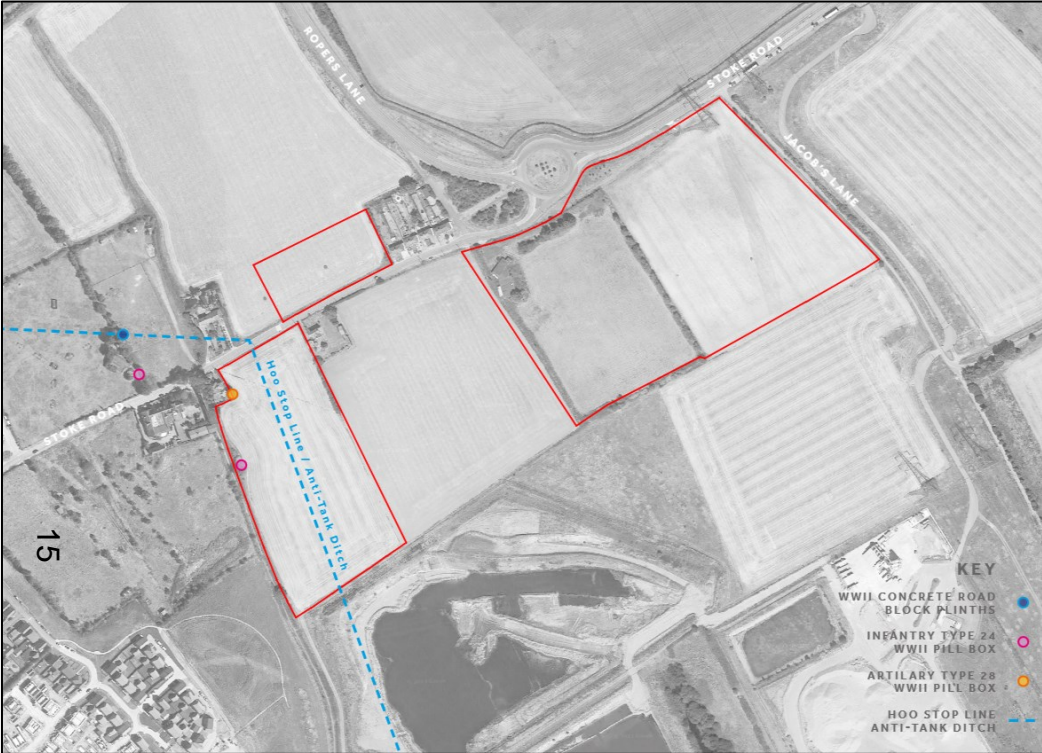


Parcel A

14

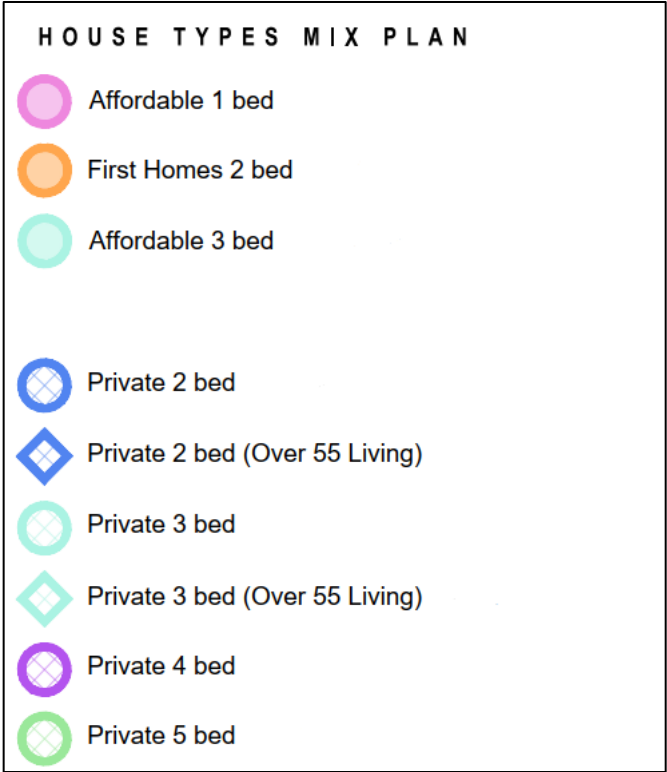


Parcel A



Parcel A

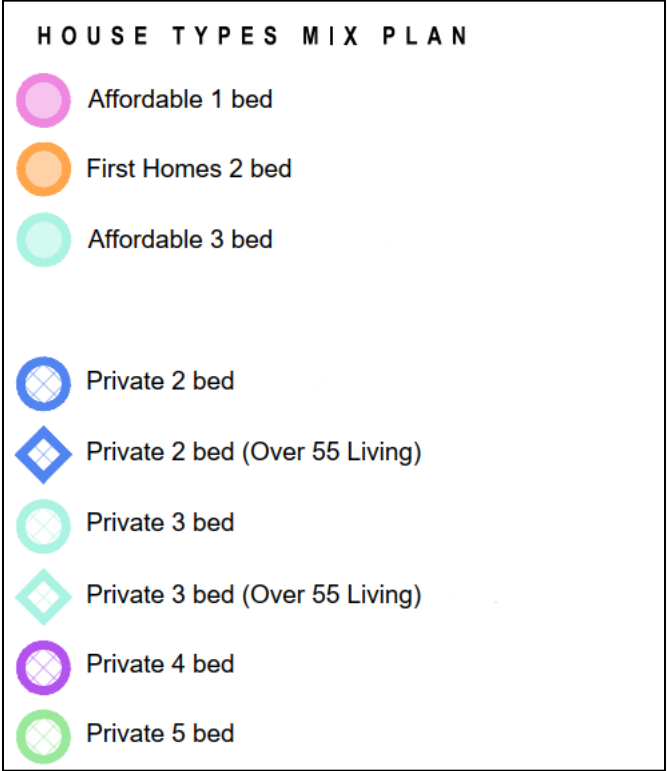
16



Parcel B



Parcel B

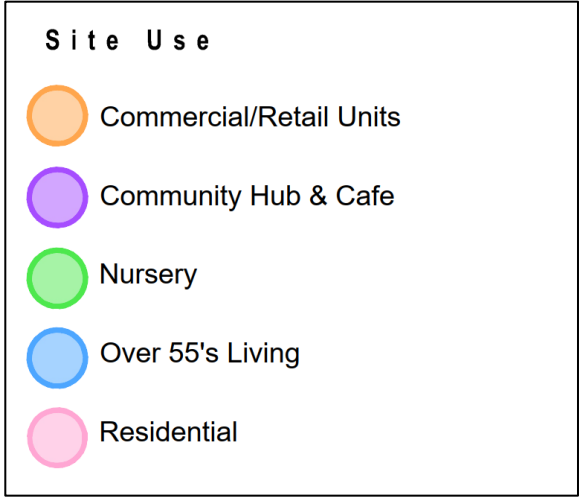


Parcel C

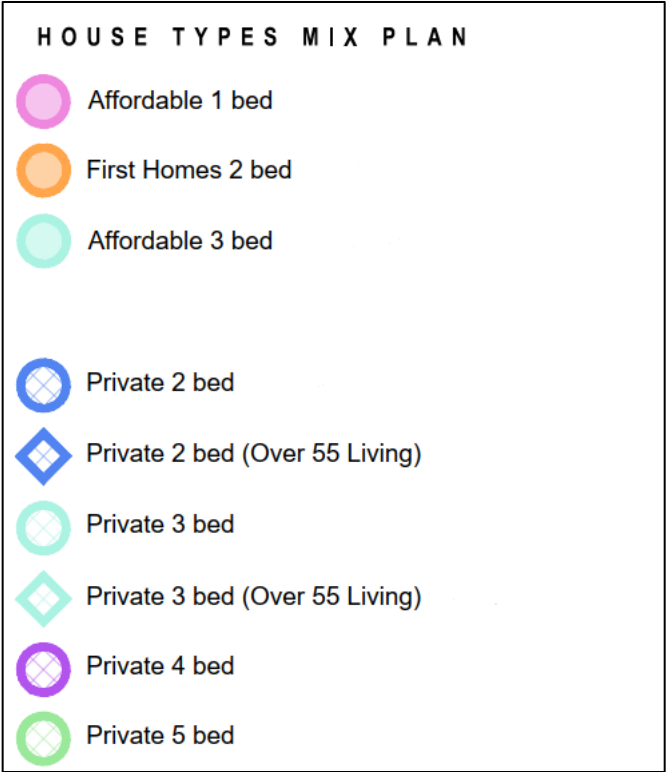


Parcel C – Layout of Uses

20

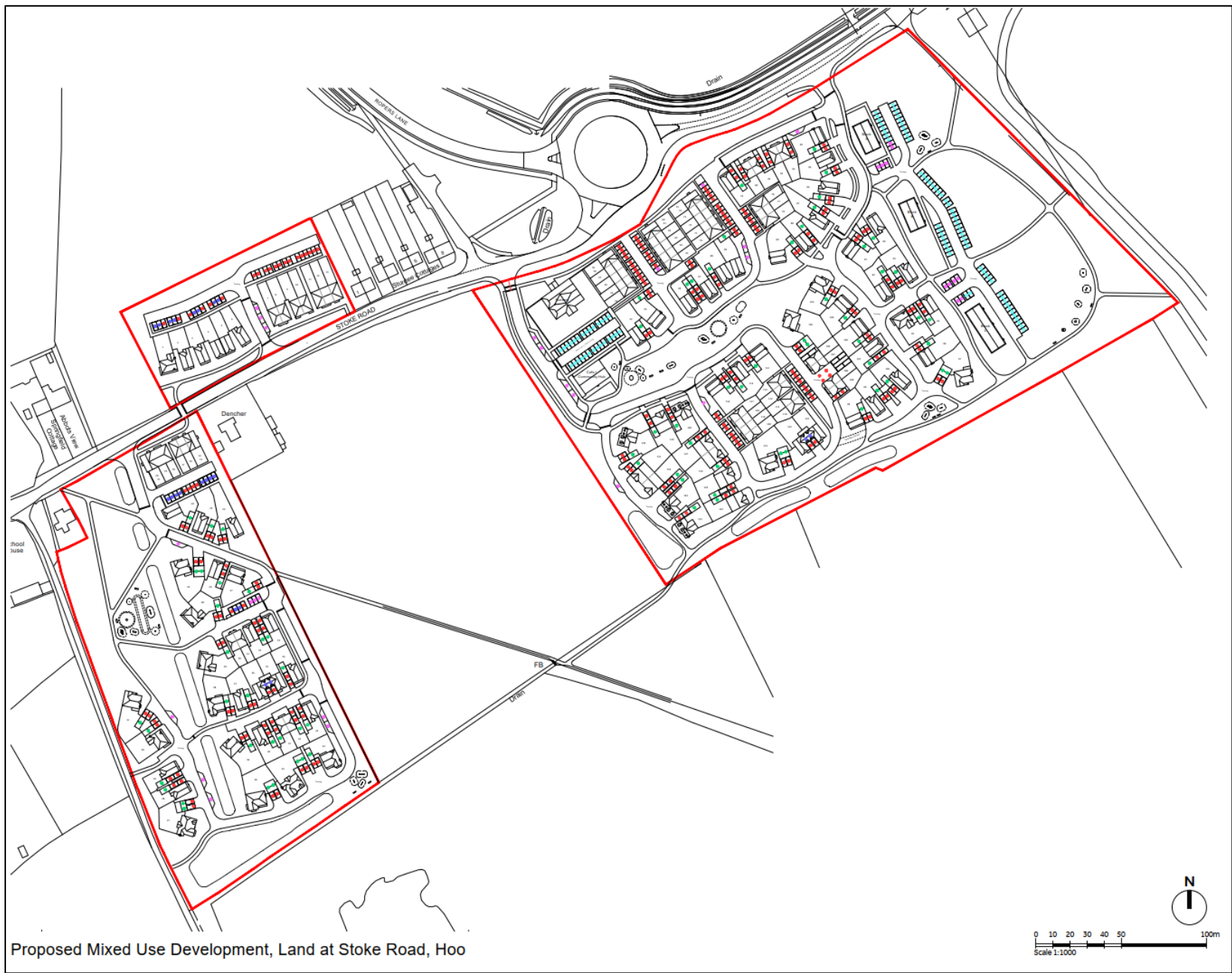


Parcel C



Proposed Parking Strategy

22



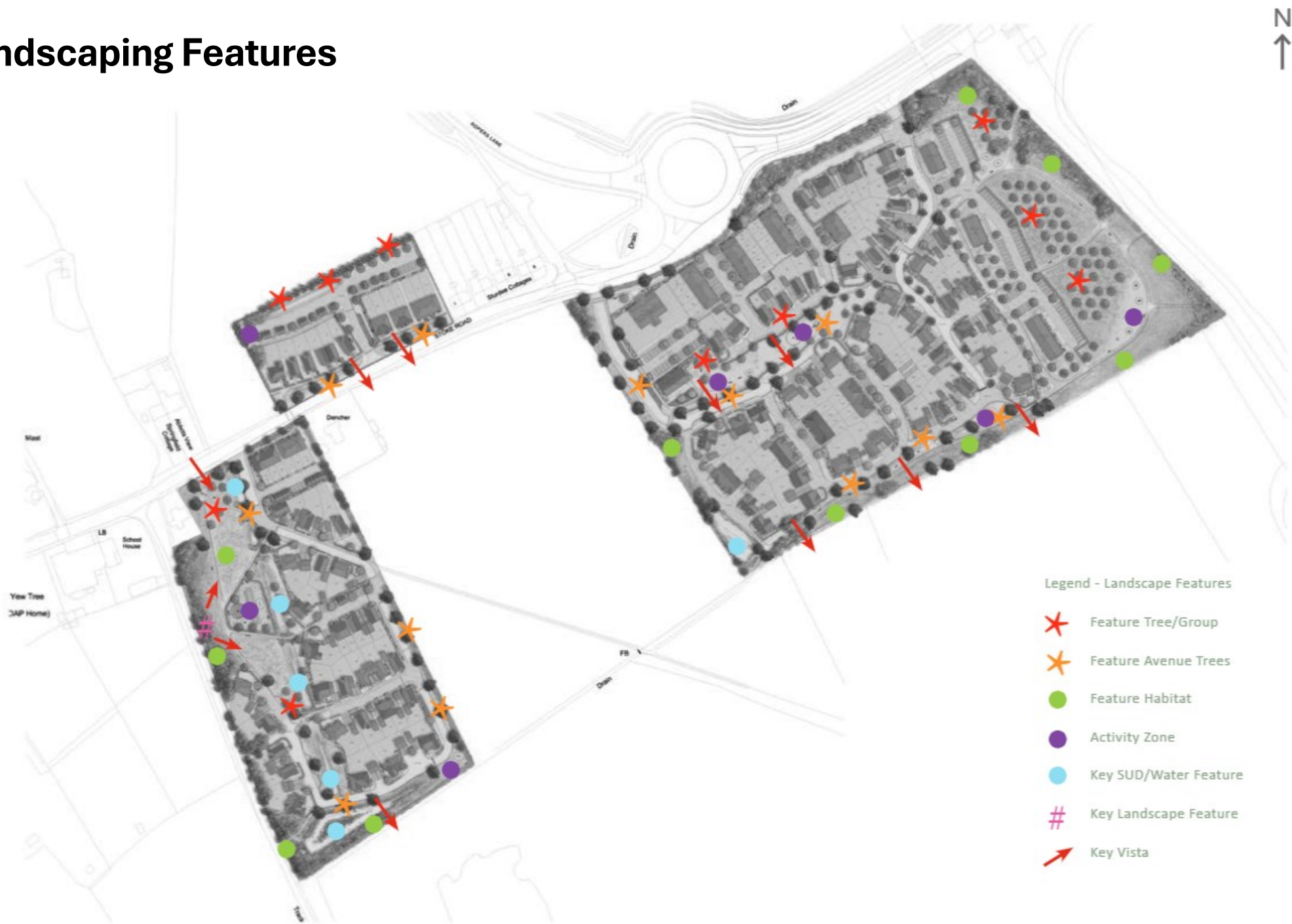
PARKING STRATEGY PLAN

- Surface Parking - 236 no.
- Visitors Parking - 34 no.
- Carport Parking - 22 no.
- Garage Parking - 77 no.
- Non-Residential Parking - 92 no.

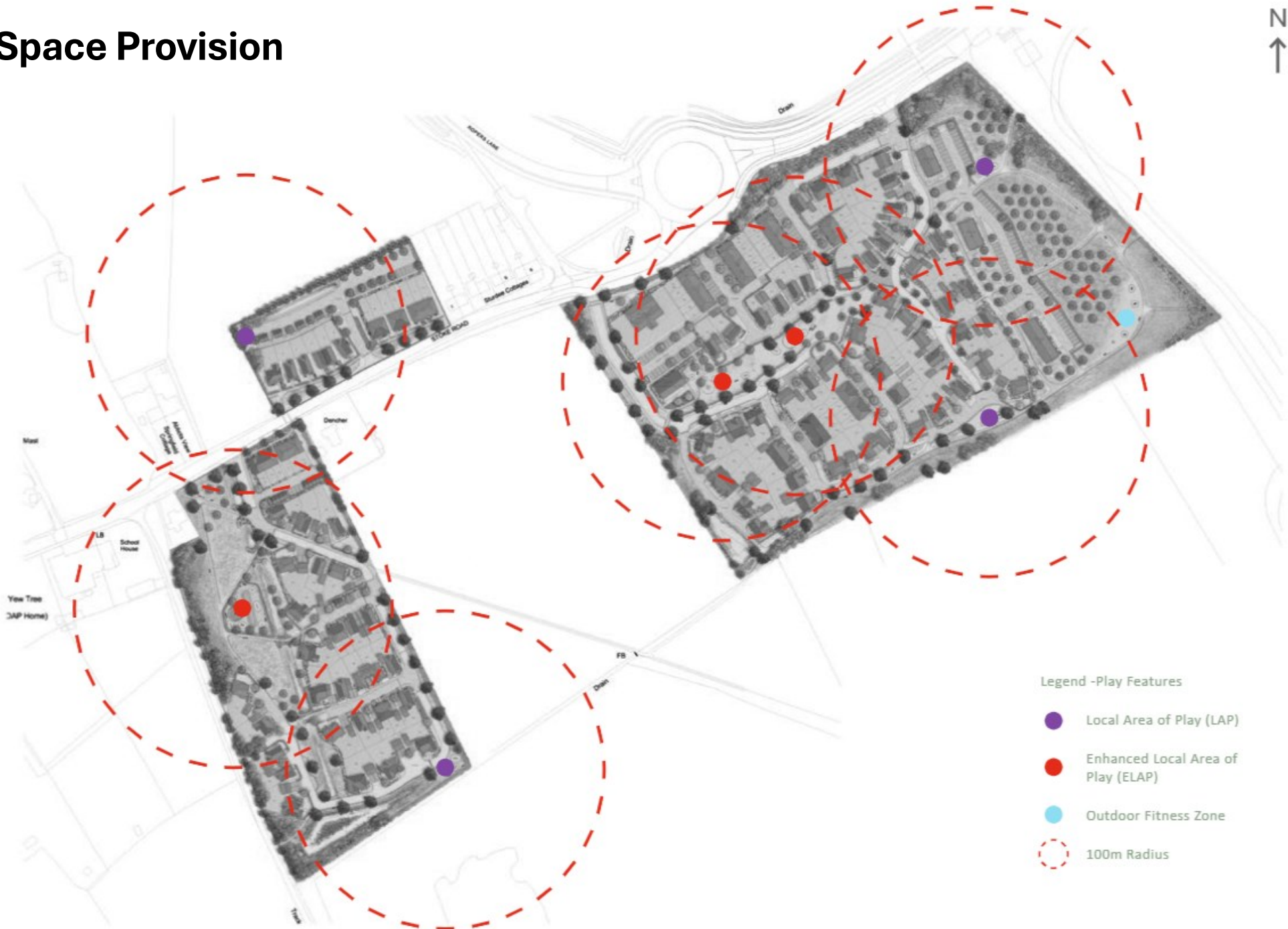
Landscape Masterplan

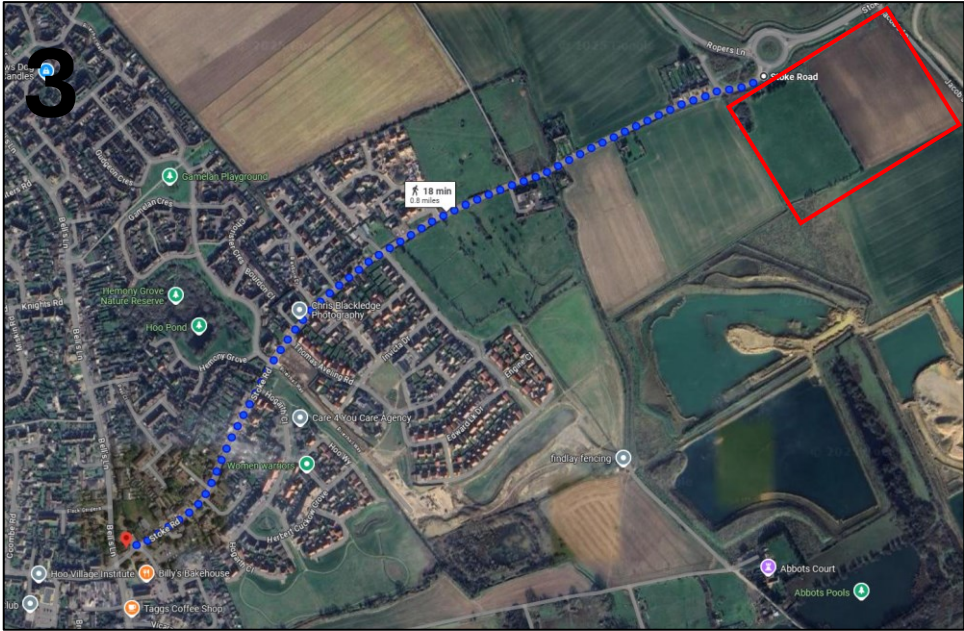


Proposed Landscaping Features



Proposed Play Space Provision





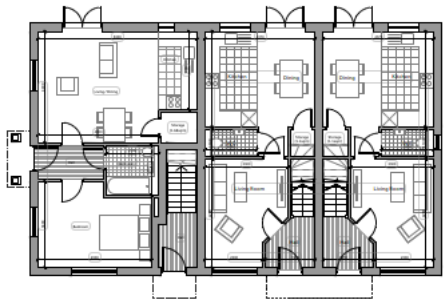
Proposed Elevations – Affordable Housing



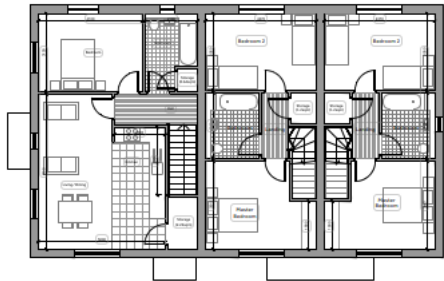
Front Elevation
1:100 @ A1



Side Elevation
1:100 @ A1



Ground Floor Plan
1:100 @ A1

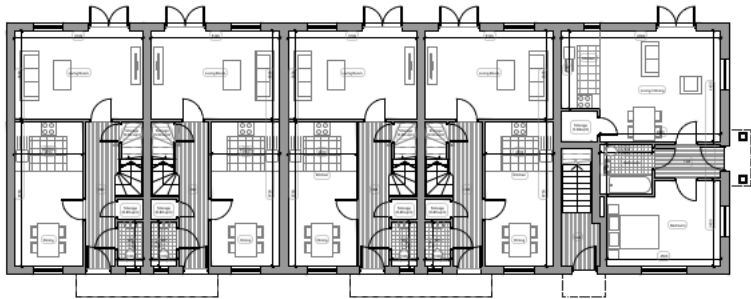


First Floor Plan
1:100 @ A1

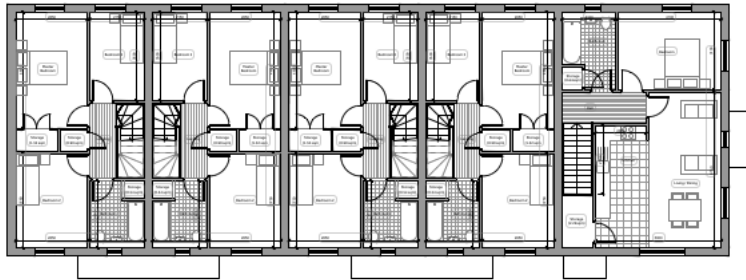
1B Flats and 2B Houses



Front Elevation
1:100 @ A1



Ground Floor Plan
1:100 @ A1



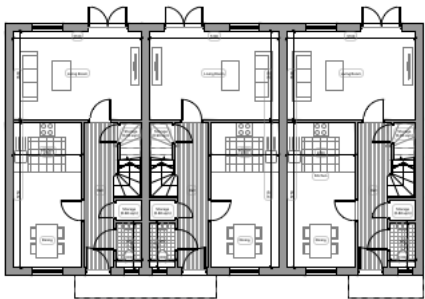
First Floor Plan
1:100 @ A1

1B flats and 3B Houses

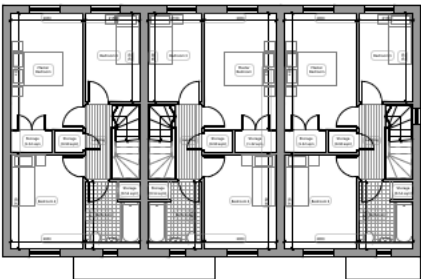


27

3B Houses



Ground Floor Plan
1:100 @ A1



First Floor Plan
1:100 @ A1

Proposed Elevations – Market Housing

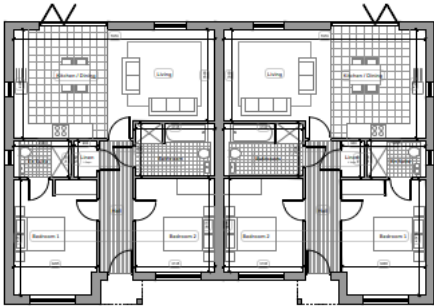
28



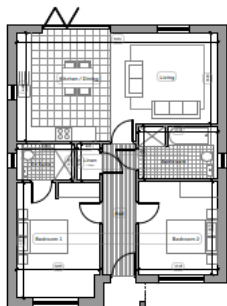
Front Elevation
1:100 (B-A1)



Front Elevation
1:100 (B-A1)



Ground Floor Plan
1:100 (B-A1)

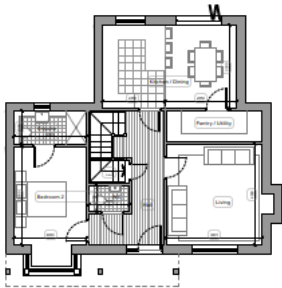


Ground Floor Plan
1:100 (B-A1)

2 bed Bungalows

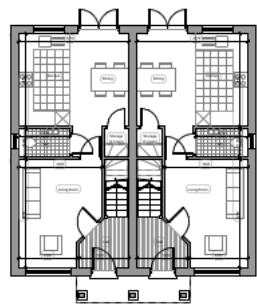


First Floor Plan
1:100 (B-A1)

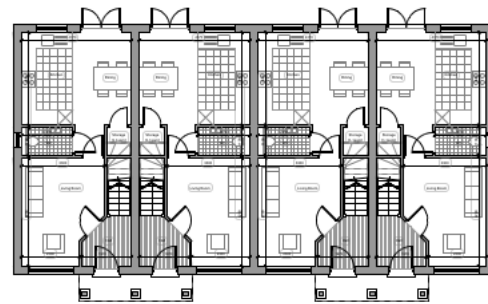


Ground Floor Plan
1:100 (B-A1)

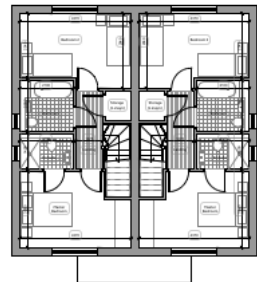
3B Dormer Bungalows



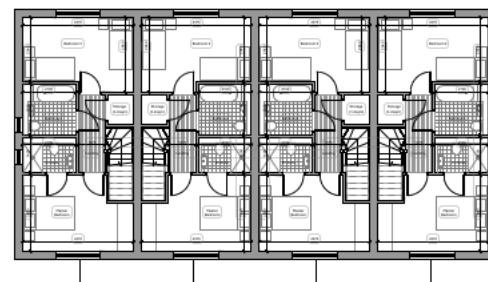
Ground Floor Plan
1:100 (B-A1)



Ground Floor Plan
1:100 (B-A1)



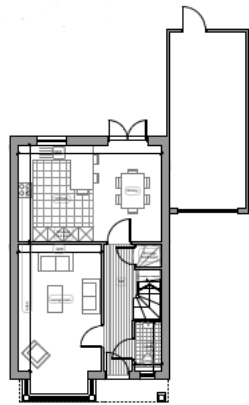
First Floor Plan
1:100 (B-A1)



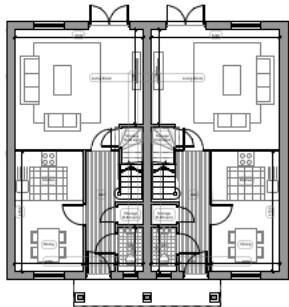
First Floor Plan
1:100 (B-A1)

2 bed Houses

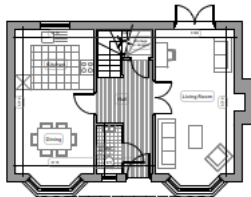
Proposed Elevations – Market Housing



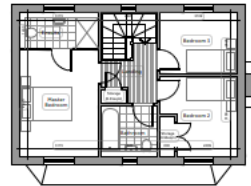
Ground Floor Plan
1:100 @ A1



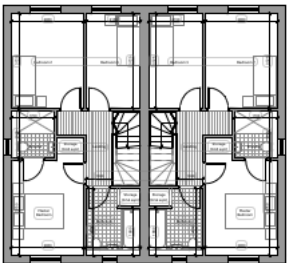
Ground Floor Plan
1:100 @ A1



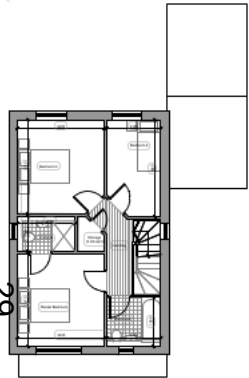
Ground Floor Plan
1:100 @ A1



First Floor Plan
1:100 @ A1



First Floor Plan
1:100 @ A1

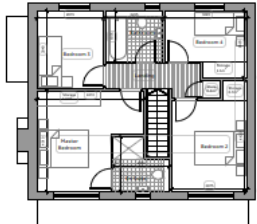


First Floor Plan
1:100 @ A1

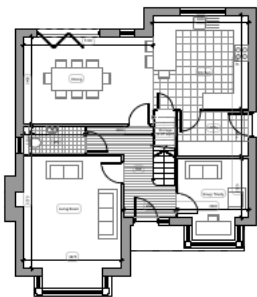
3 bed Houses



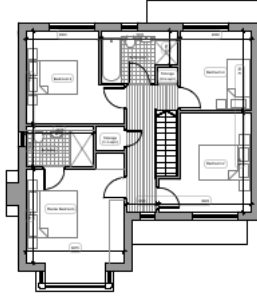
Ground Floor Plan
1:100 @ A1



First Floor Plan
1:100 @ A1



Ground Floor Plan
1:100 @ A1

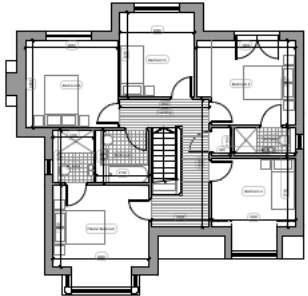


First Floor Plan
1:100 @ A1

4 bed Houses



Ground Floor Plan
1:100 @ A1



First Floor Plan
1:100 @ A1

5 bed Houses

Proposed Elevations and Floor Plans – Commercial Units

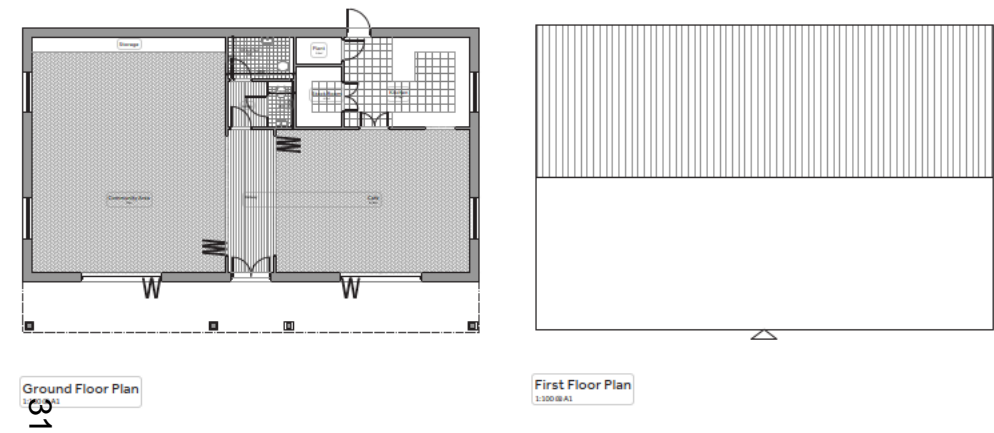


Commercial blocks A and B

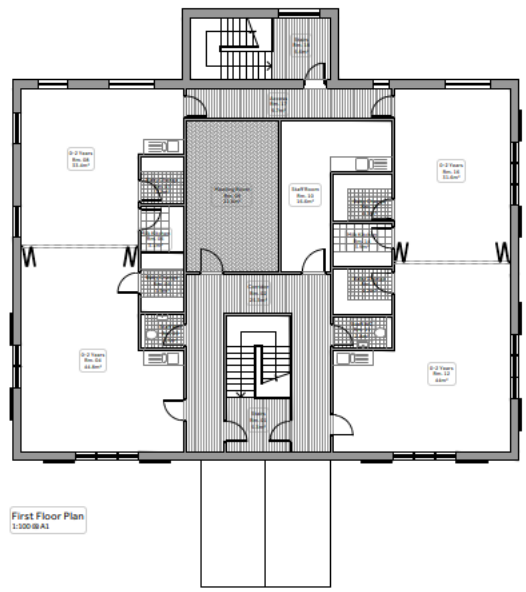
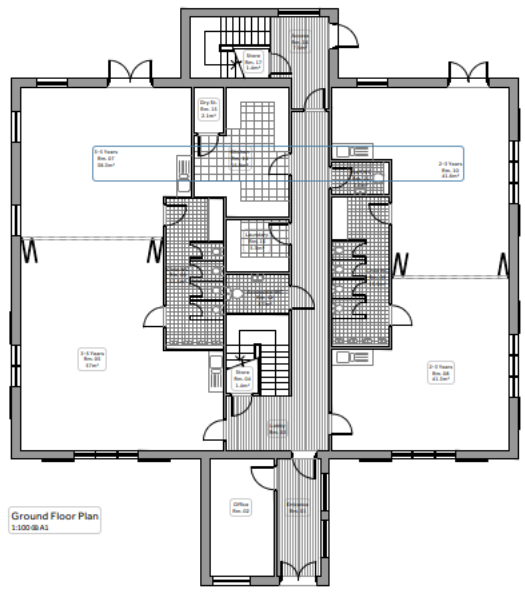


Commercial block C

Proposed Elevations and floor plans – Nursery and Community Centre



Café and community centre



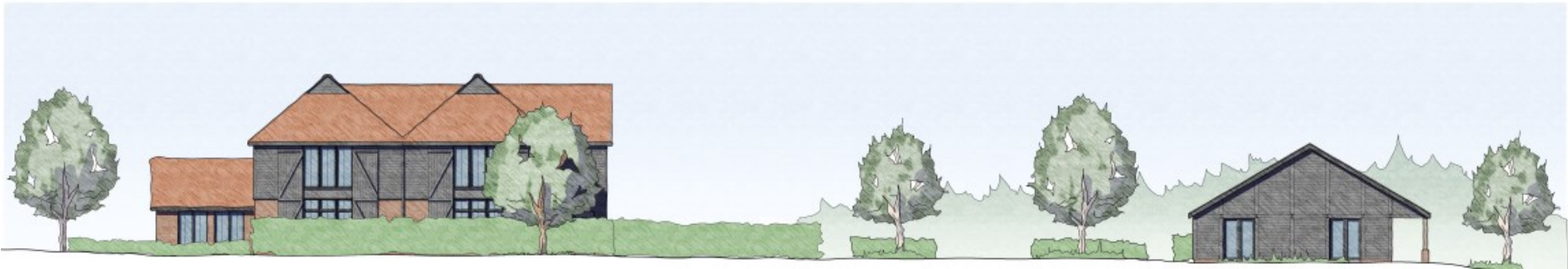
Nursery

Proposed Steet Scenes

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Proposed Steet Scenes



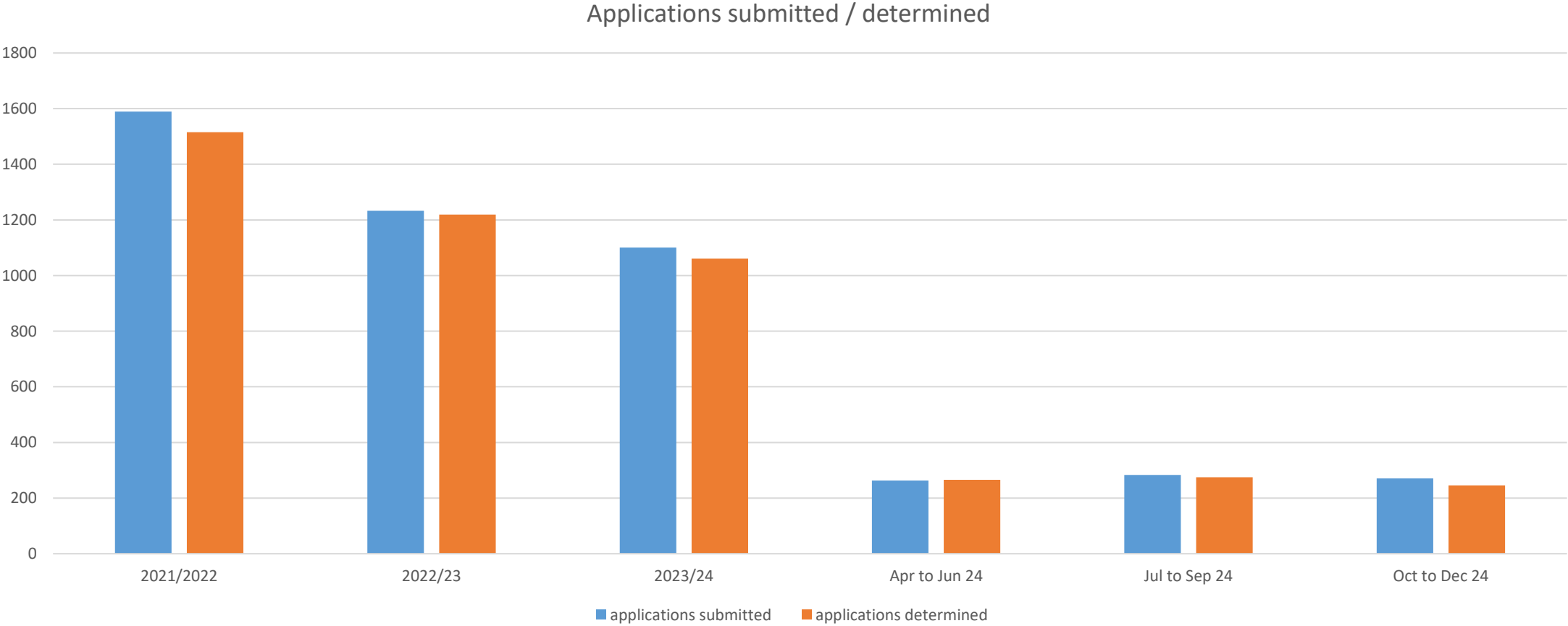
Proposed Site Layout

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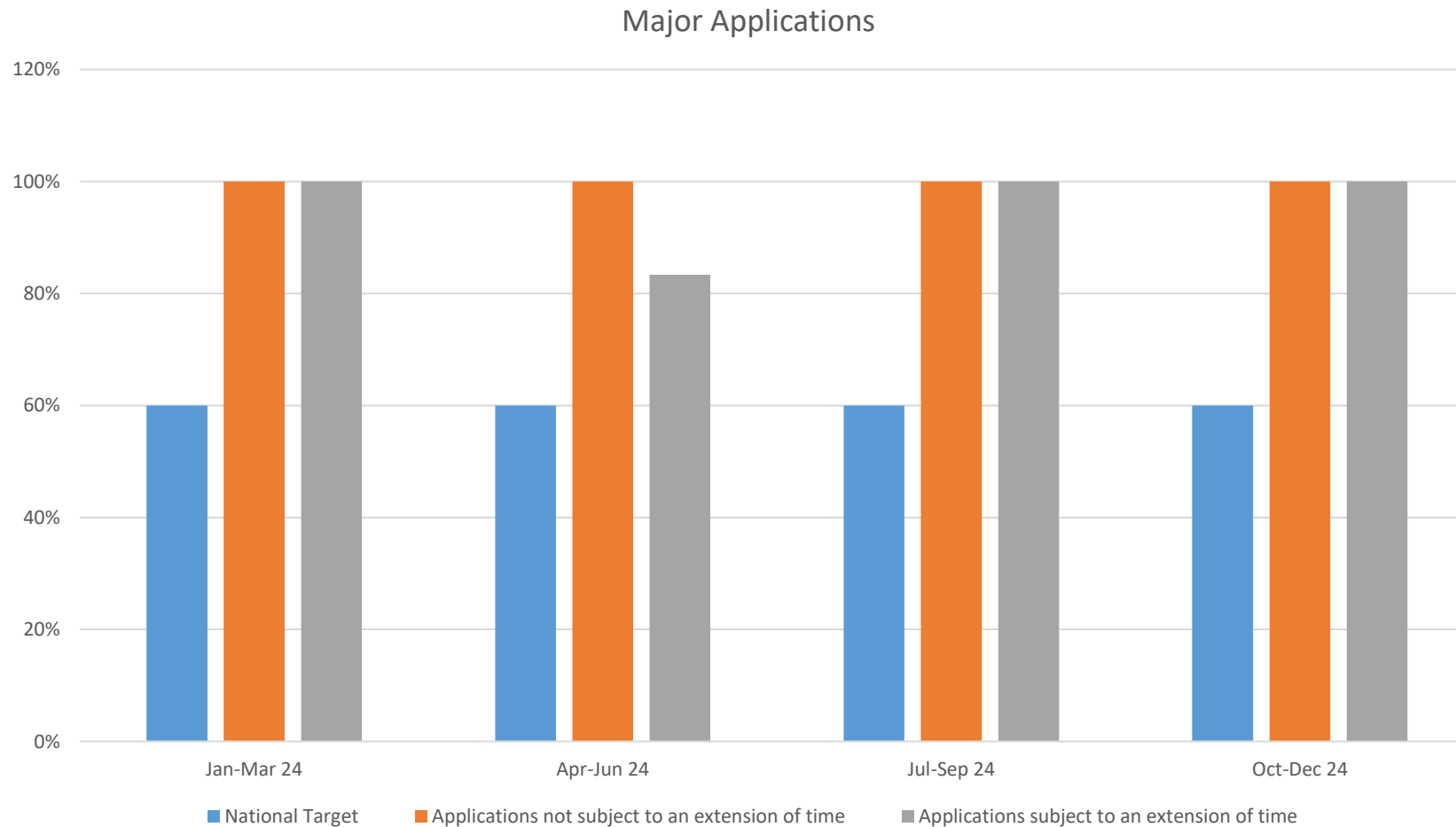


Performance Report

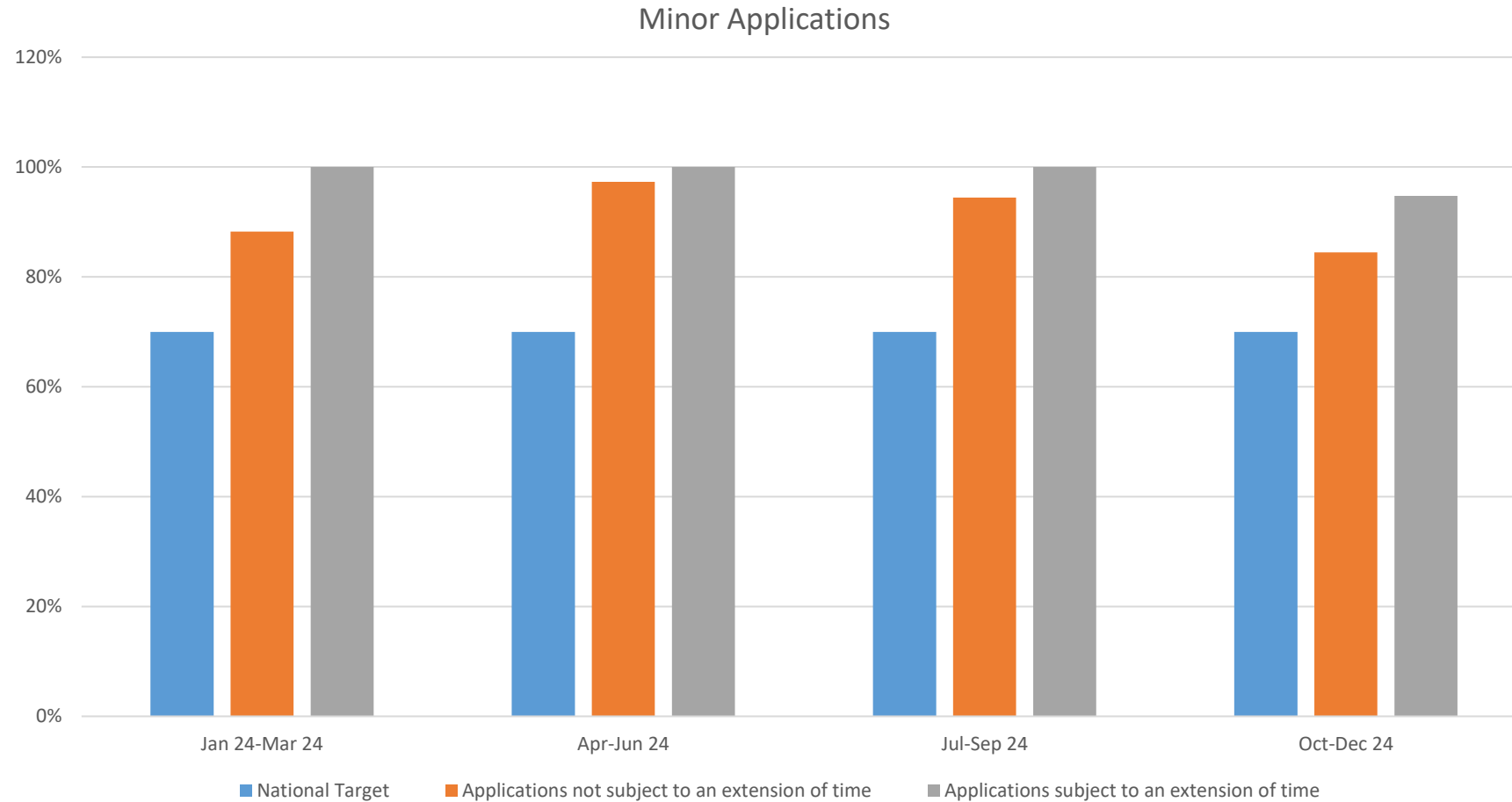
Number of applications received and determined 2021/22 to December 2024



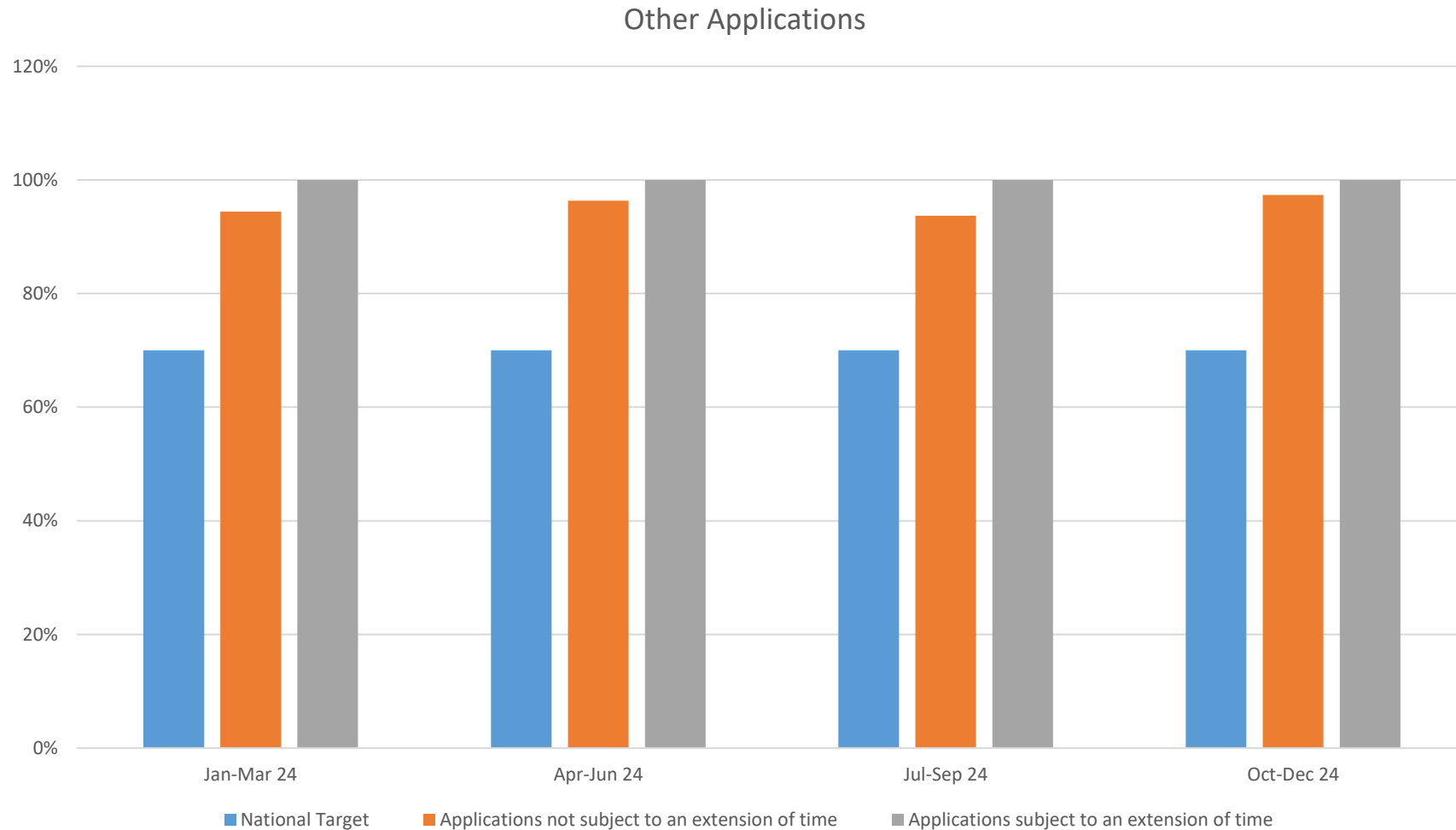
Percentage of “Major” applications determined against performance target January 2024 to December 2024



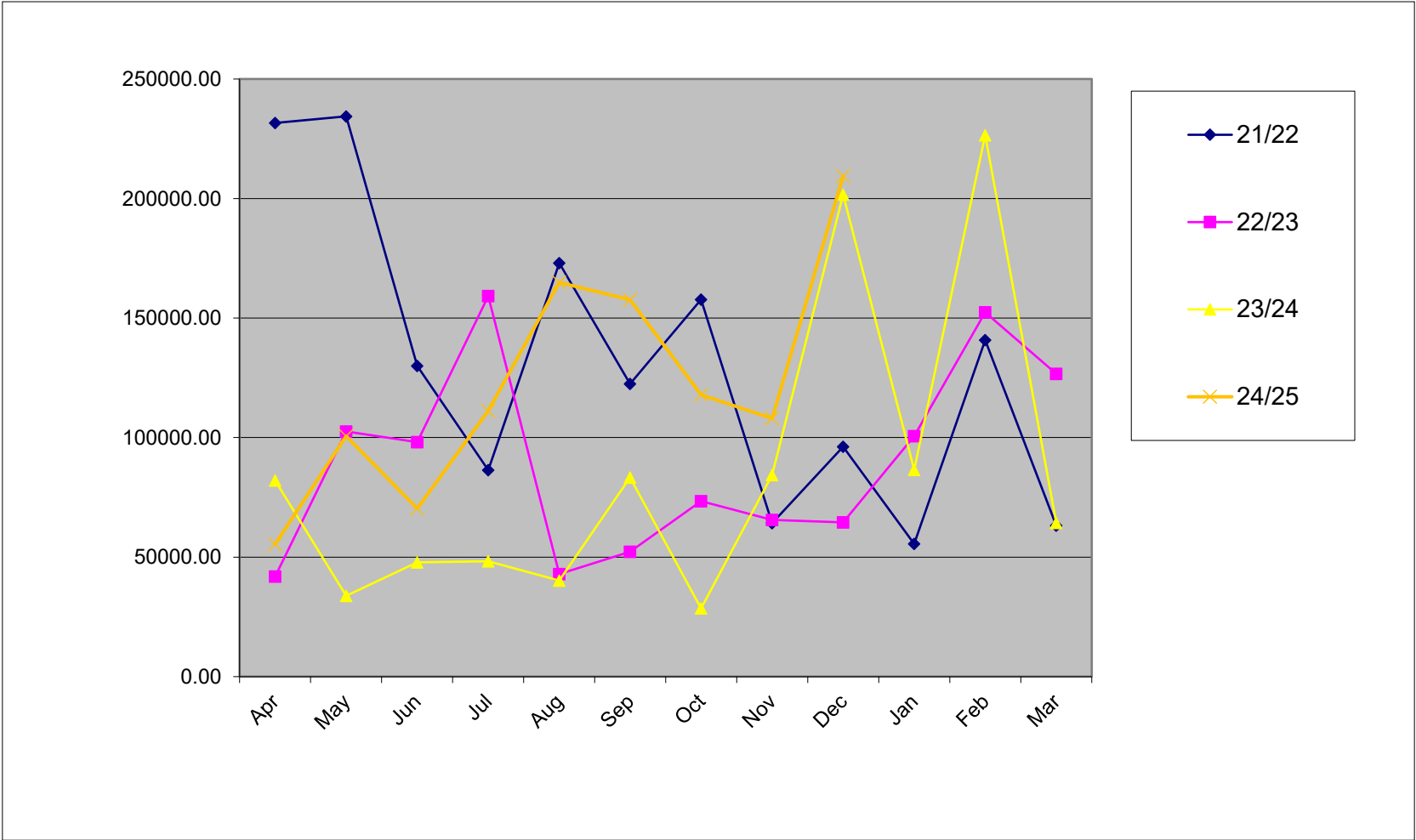
Percentage of “Minor” applications determined against performance target January 2024 to December 2024



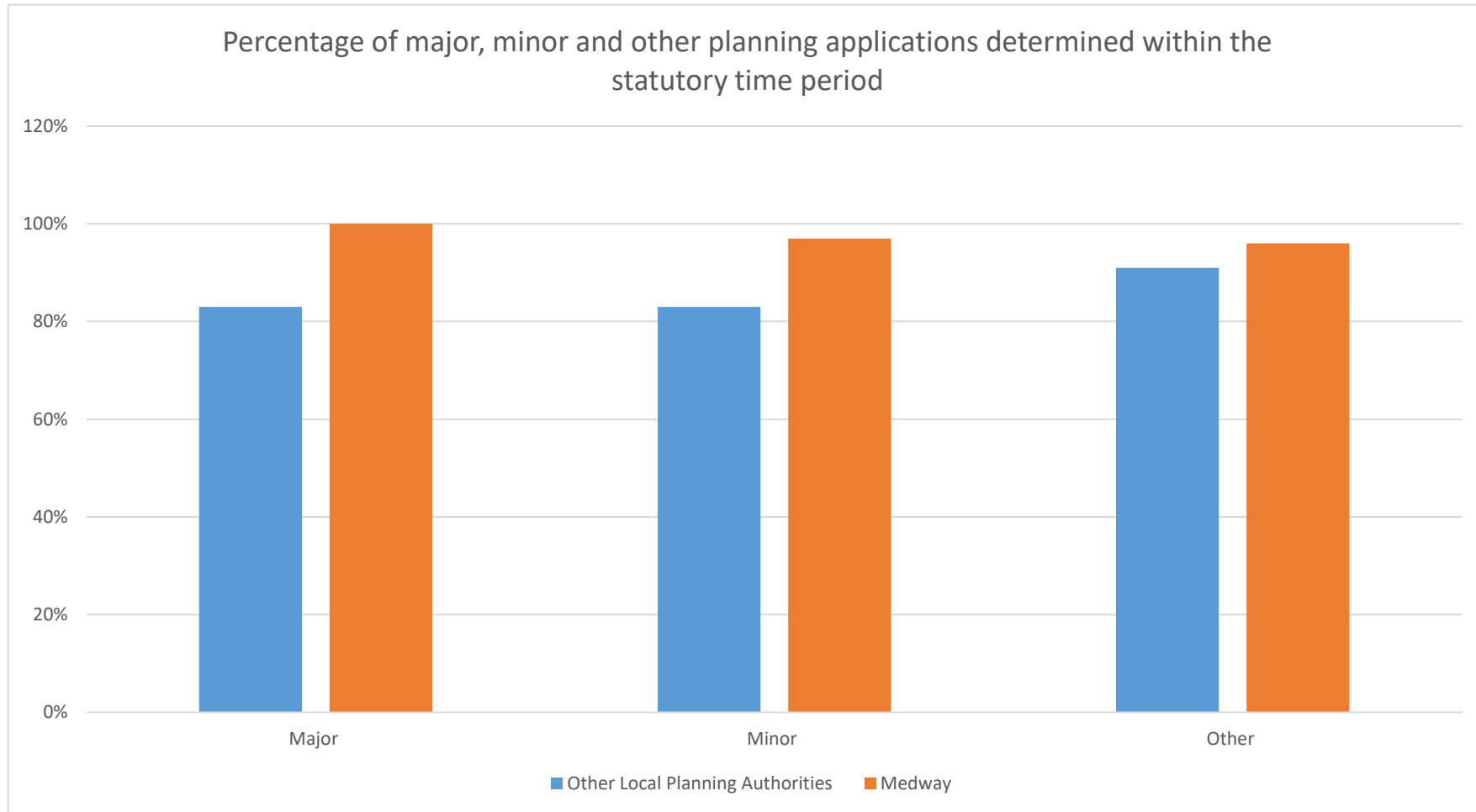
Percentage of “Other” applications determined against performance target January 2024 to December 2024



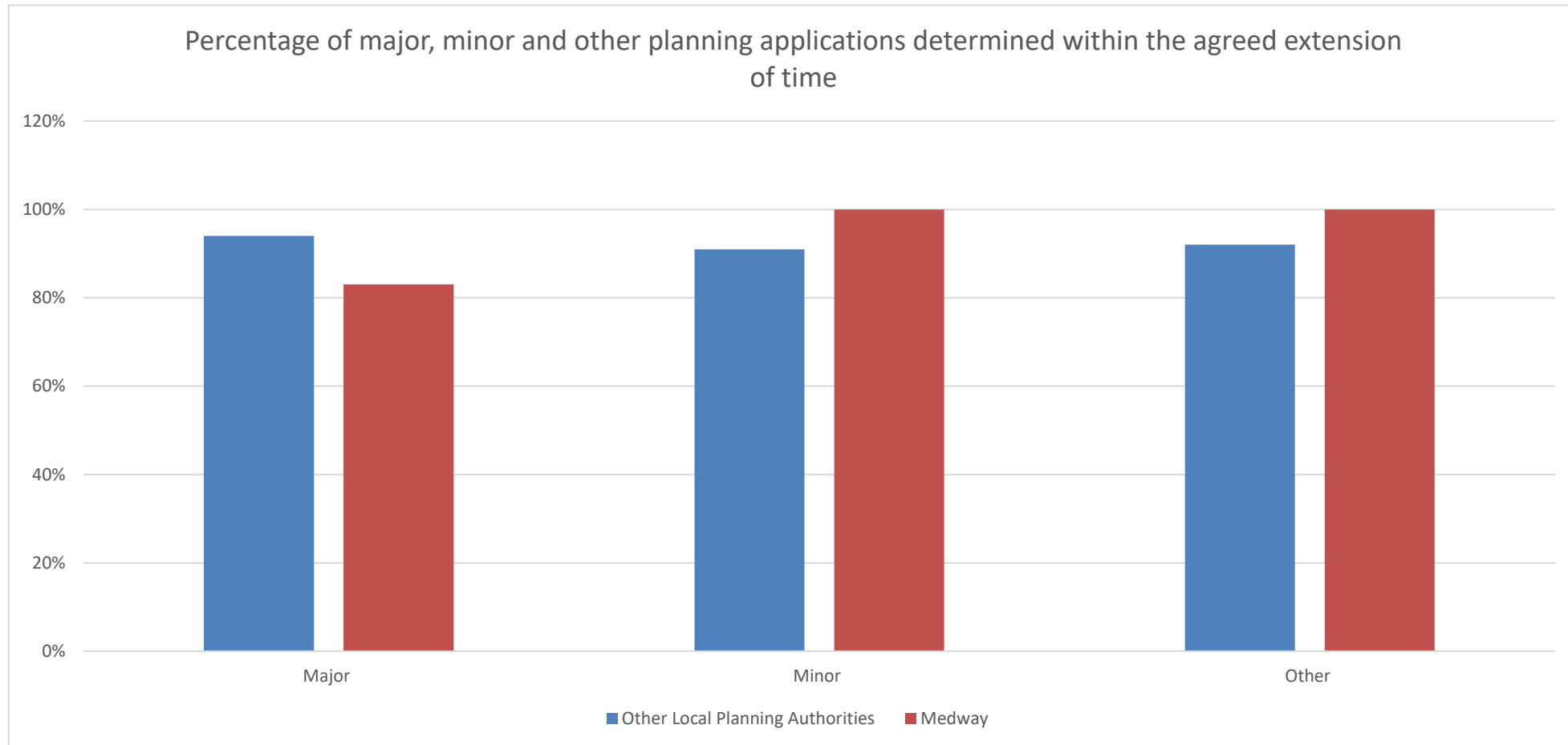
Planning application fees received for the year to date 2024/25 and the year 2023/24, 2022/23 and 2021/22



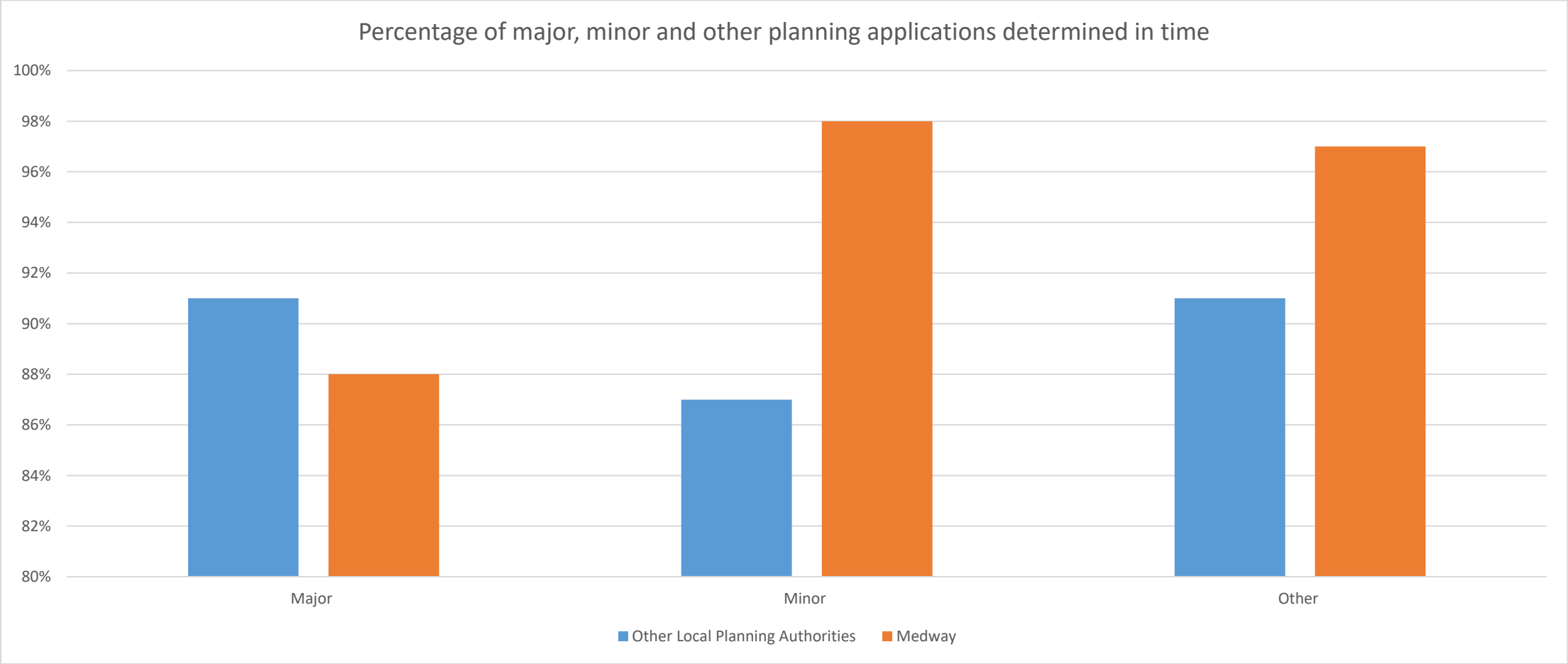
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



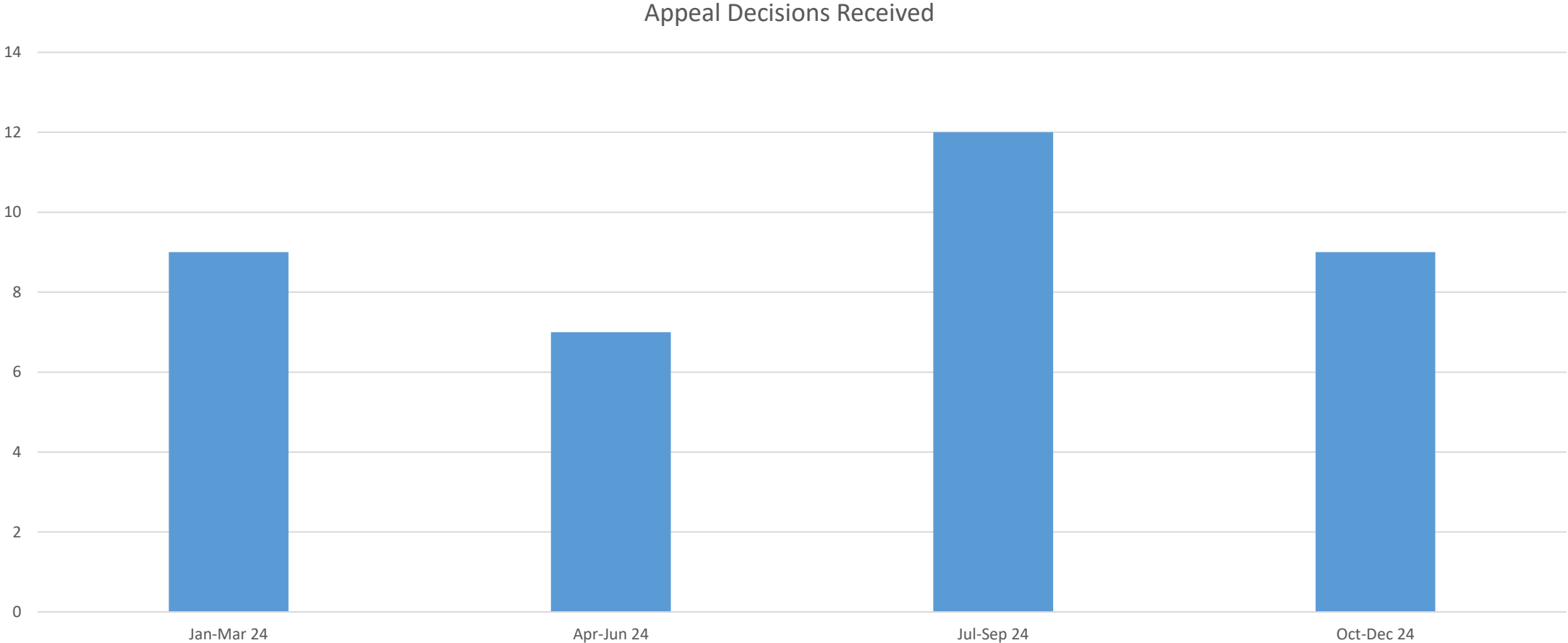
Total planning applications decided in time



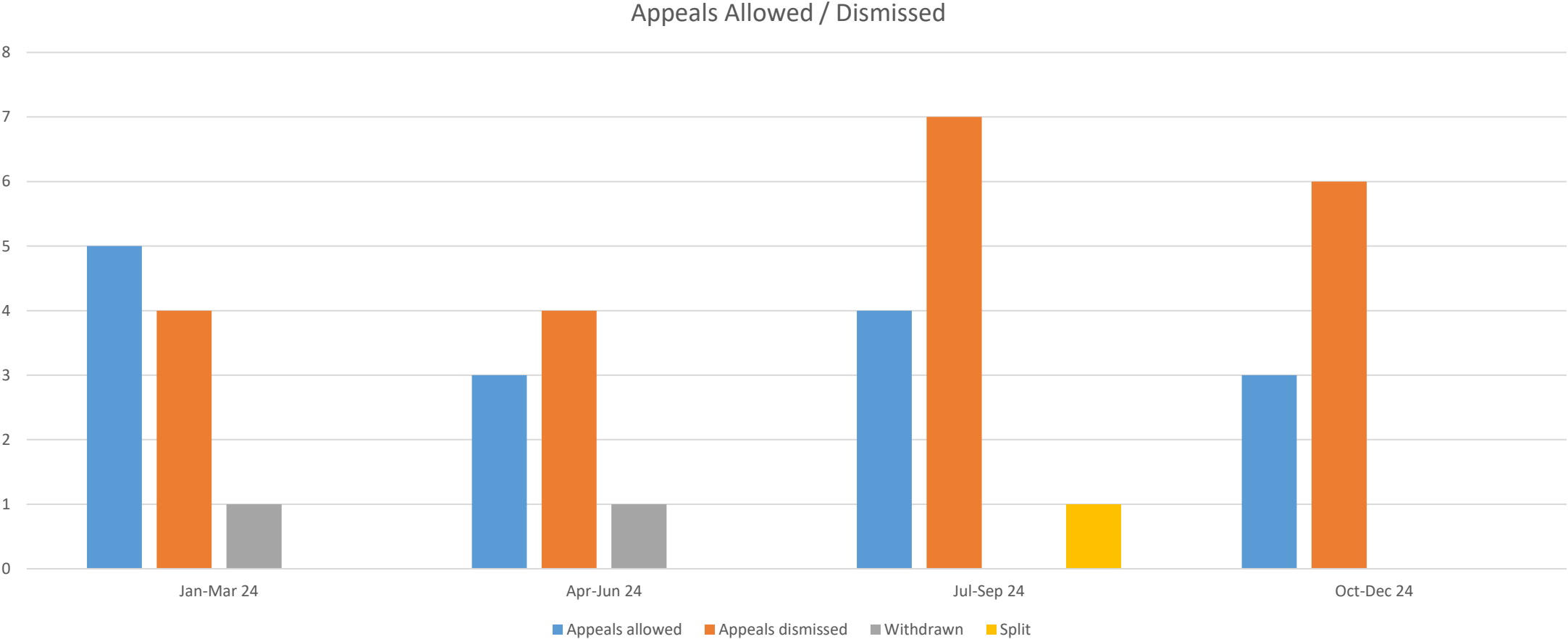
Medway performance compared with other Kent Planning Authorities for the year ending June 2024

Local Planning Authority	<i>Percentage of decisions granted</i>	<i>% with an Extension of Time</i>	<i>Major dev % decided within 13wks</i>	<i>Non-major devt % decided within 8 wks</i>	<i>Household er devt % decided within 8 wks</i>
Medway	90%	20%	39%	62%	86%
Ashford	79%	35%	15%	43%	73%
Canterbury	90%	42%	21%	22%	40%
Dartford	75%	39%	52%	33%	65%
Dover	92%	44%	7%	31%	64%
Folkestone and Hythe	81%	22%	6%	60%	85%
Gravesham	69%	20%	42%	62%	82%
Maidstone	78%	23%	45%	66%	83%
Sevenoaks	83%	29%	45%	56%	77%
Swale	87%	50%	14%	28%	63%
Thanet	87%	39%	13%	38%	62%
Tonbridge and Malling	86%	54%	18%	31%	38%
Tunbridge Wells	94%	19%	66%	66%	86%

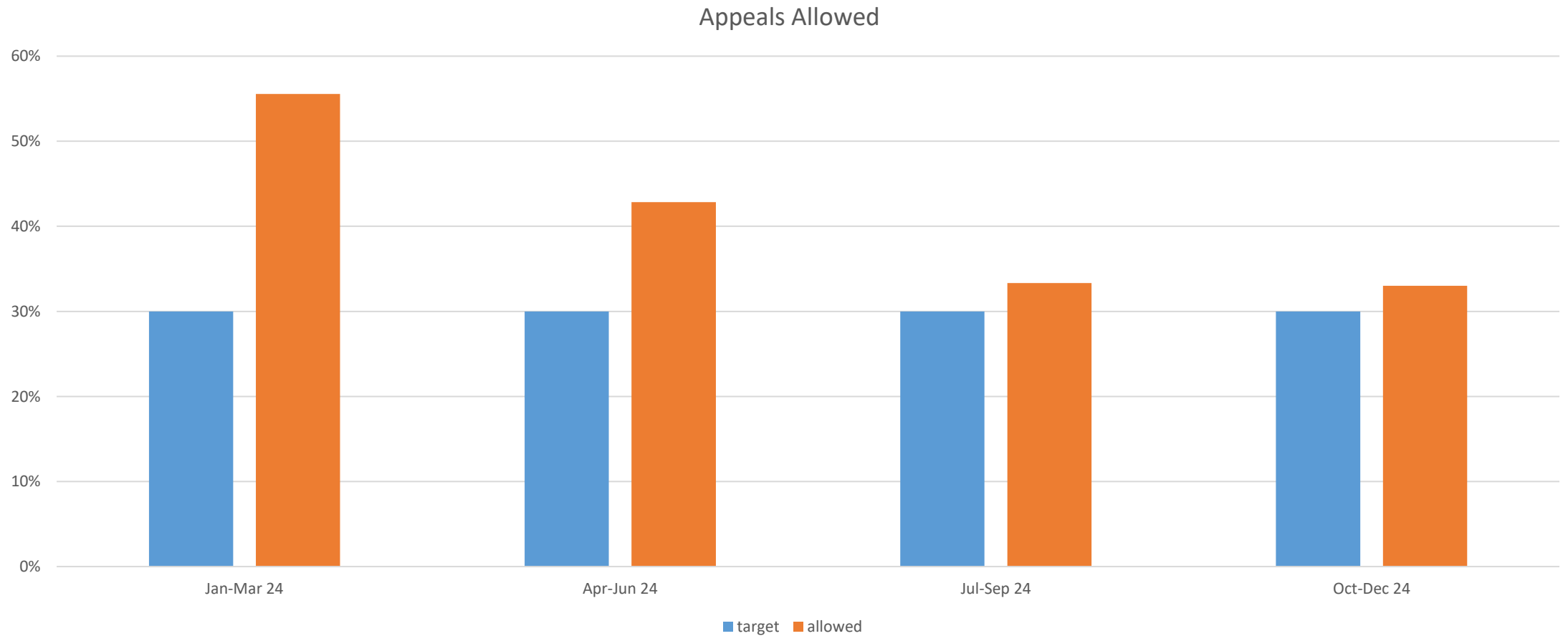
Number of appeal decisions received from January 2024 to December 2024



Number of Appeals allowed / dismissed from January 2024 to December 2024

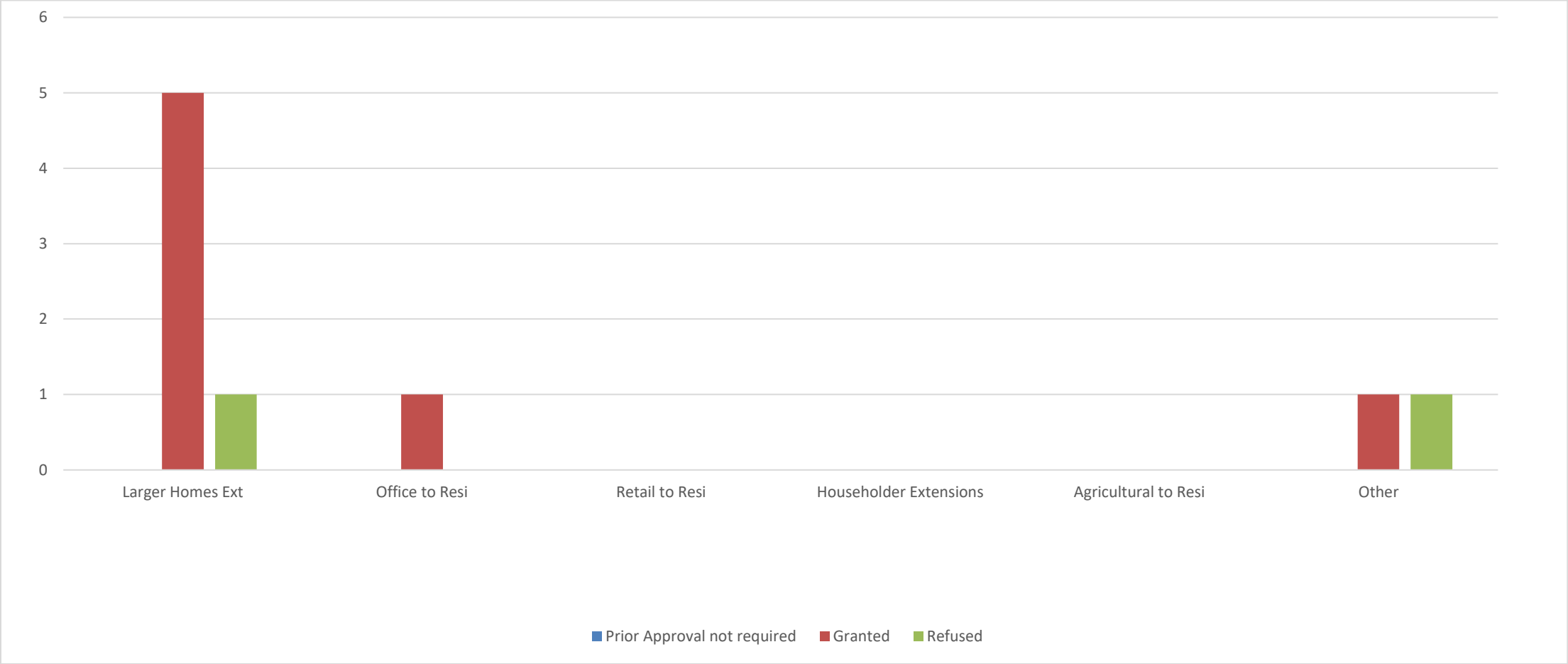


Percentage of appeals allowed against target of 30% from January 2024 to December 2024



Number of prior approvals for permitted developments for the period 1 October 2024 to 31 December 2024

48



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
2024	1,328

Number of units completed

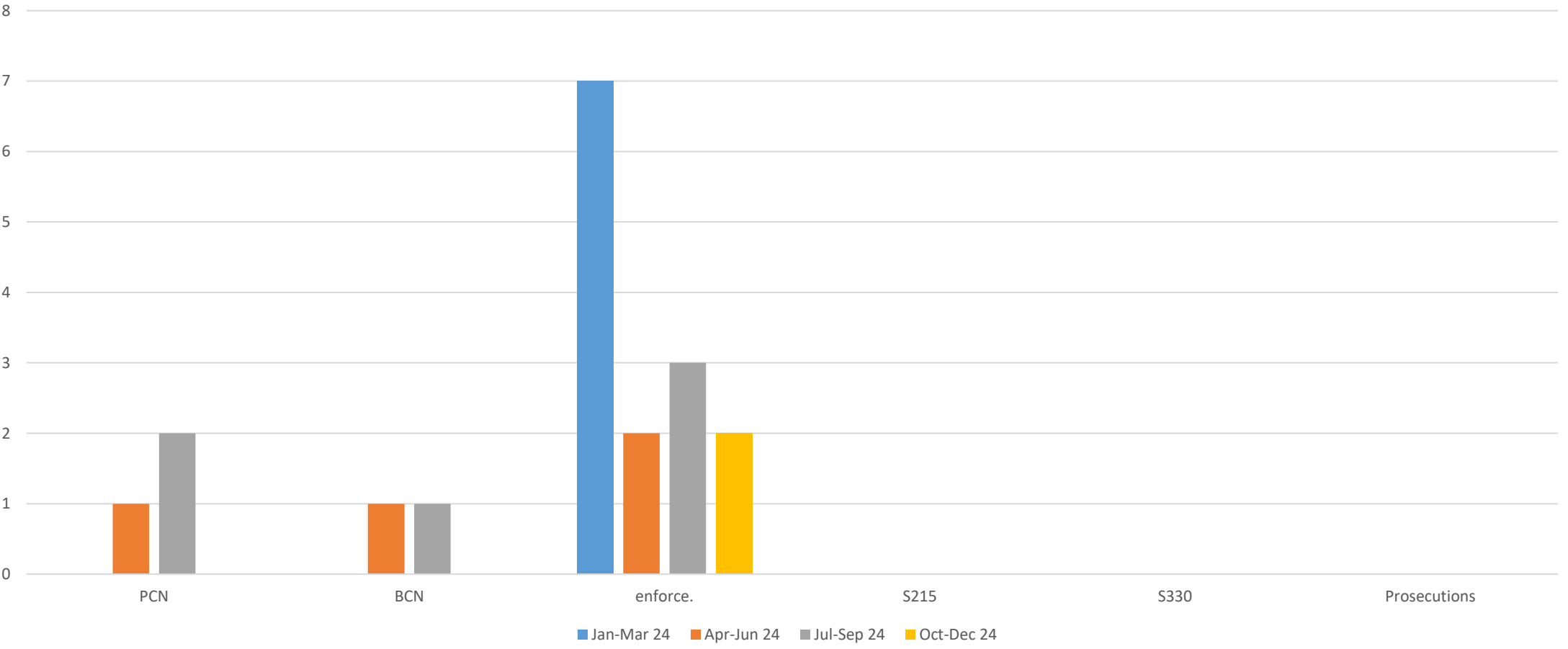
	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23	Year 2023/24
Completions	1130	1082	1102	950	1300
Requirement	1662	1586	1675	1667	1685
Surplus/Deficit	-532	-504	-573	-717	-358

Housing completions comparison with other authorities in Kent

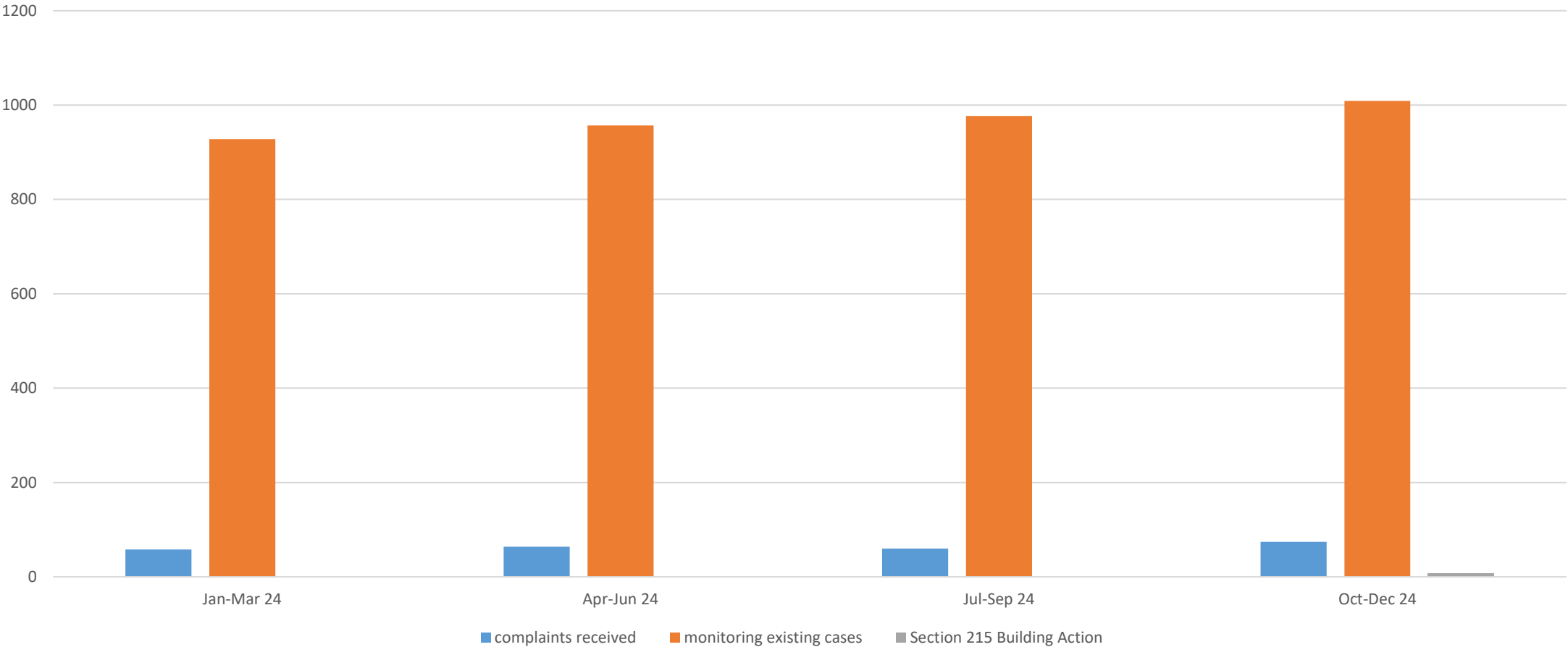
This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Ashford	923	753	1,144	627	1,001	471
Canterbury	311	417	319	692	644	660
Dartford	960	487	553	540	738	637
Dover	374	370	411	625	543	719
Gravesham	302	174	250	421	419	293
Maidstone	1,215	1,424	1,446	1,627	1,064	1,040
Medway	657	1,142	1,087	1,103	960	1,303
Sevenoaks	299	477	260	267	261	114
Folkestone and Hythe	435	451	478	454	454	373
Swale	956	1,065	892	989	818	757
Thanet	352	427	596	548	617	844
Tonbridge and Malling	361	410	380	467	492	377
Tunbridge Wells	396	317	533	518	636	611

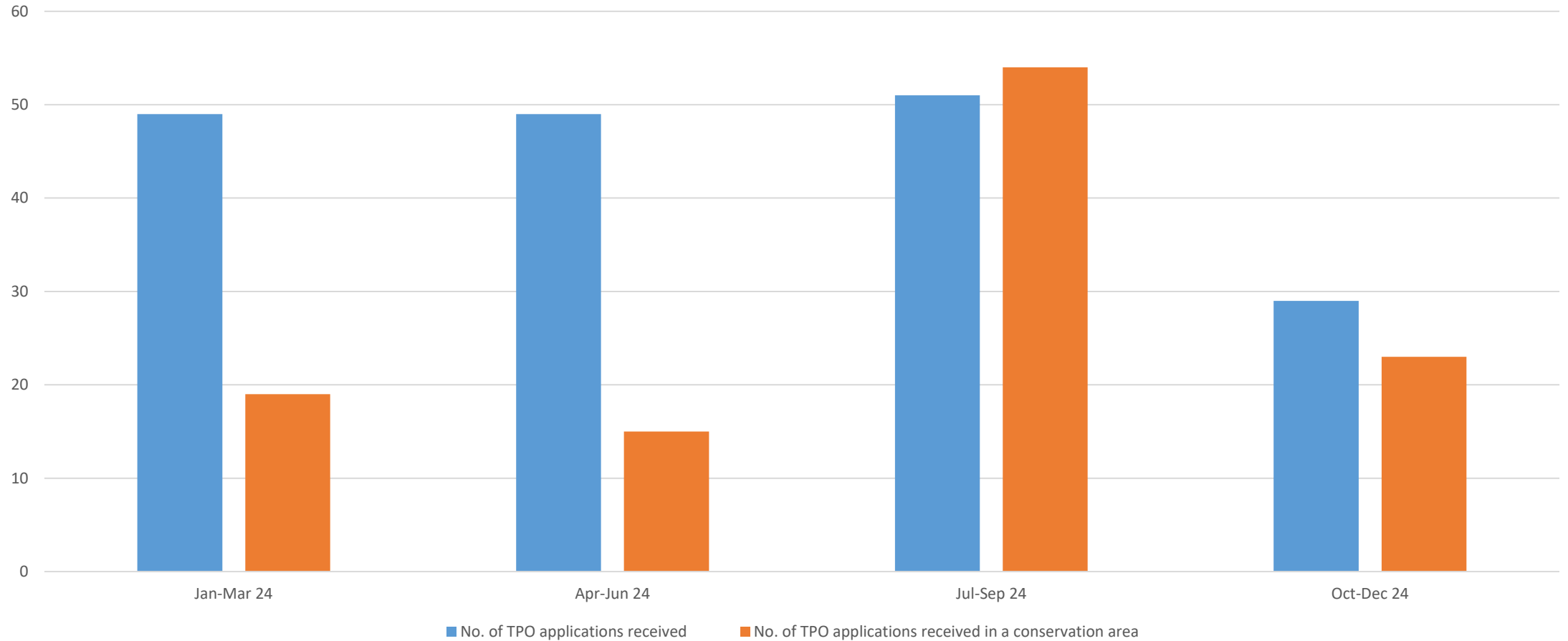
Number of enforcement notices served and prosecutions from 1 January 2024 to 31 December 2024



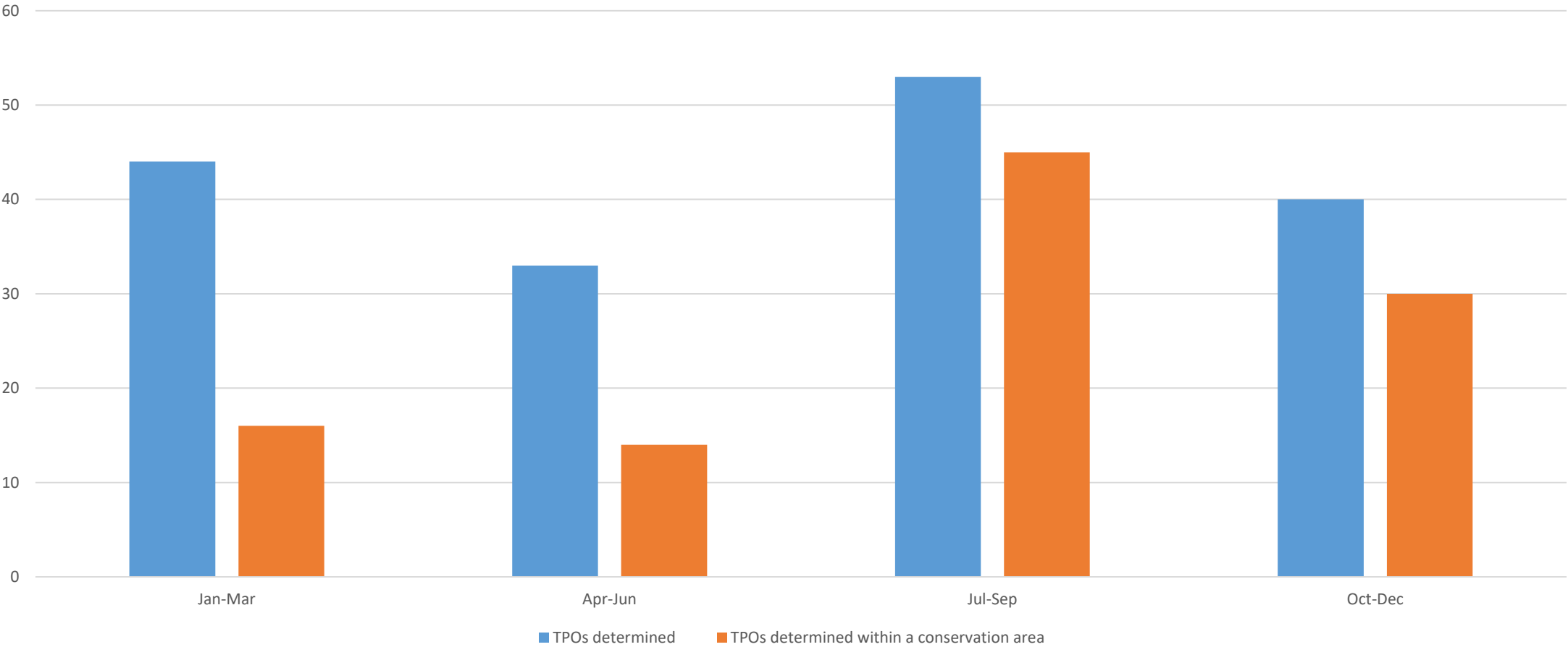
Number of enforcement related complaints and activities from 1 January 2024 to 31 December 2024



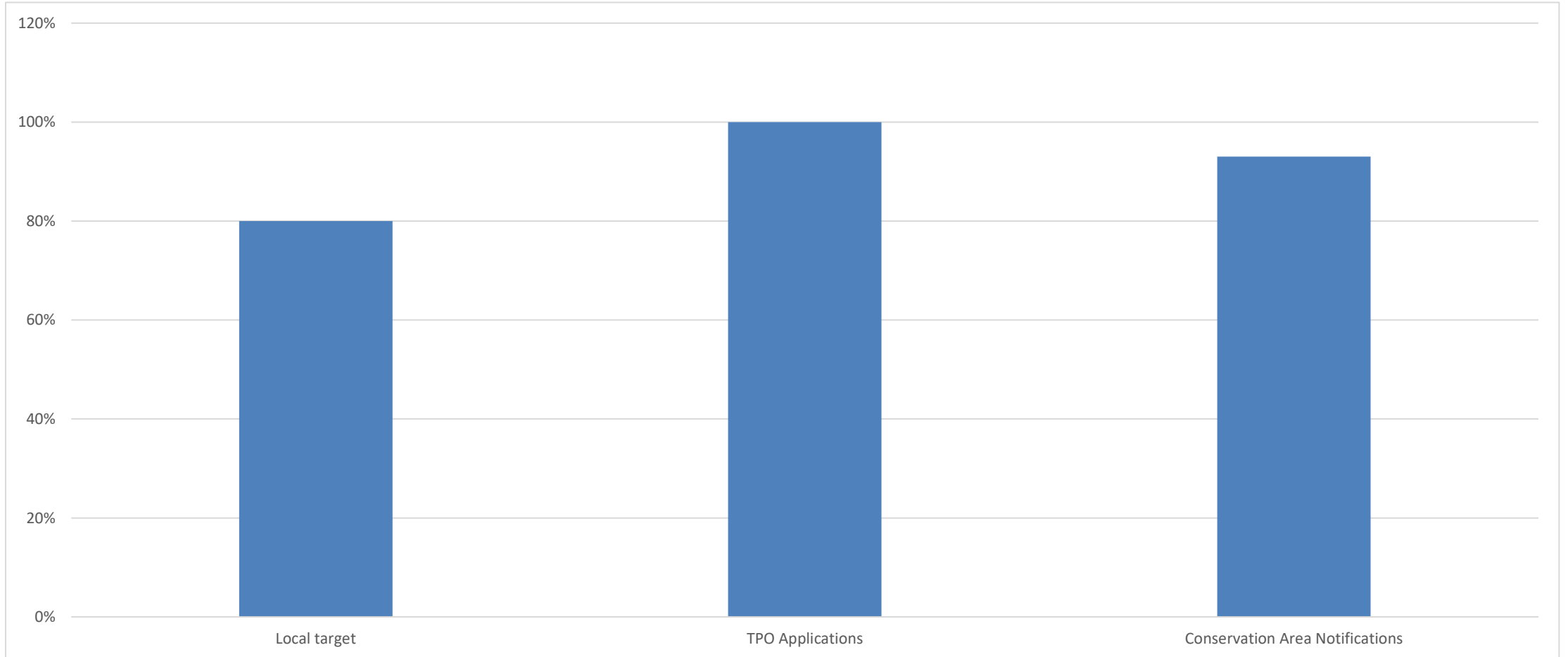
TPO applications received from 1 January 2024 to 31 December 2024



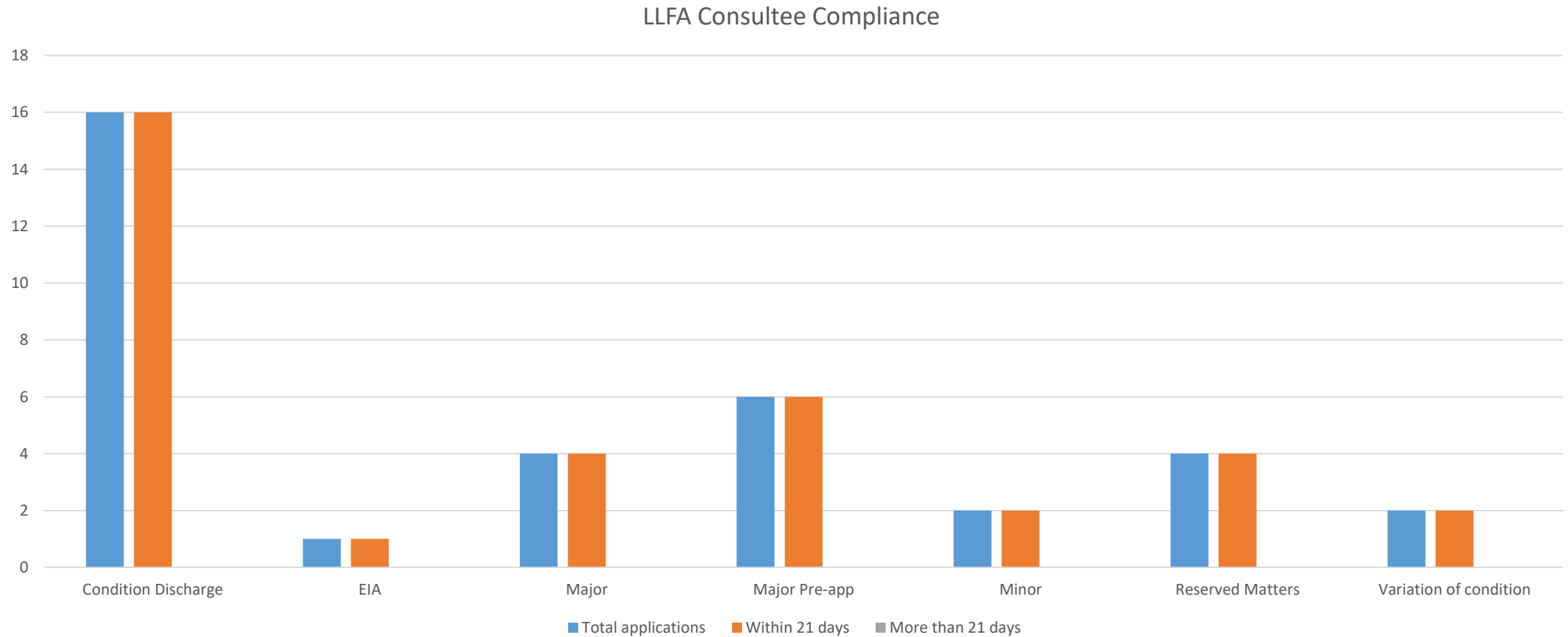
TPO applications determined from 1 January 2024 to 31 December 2024



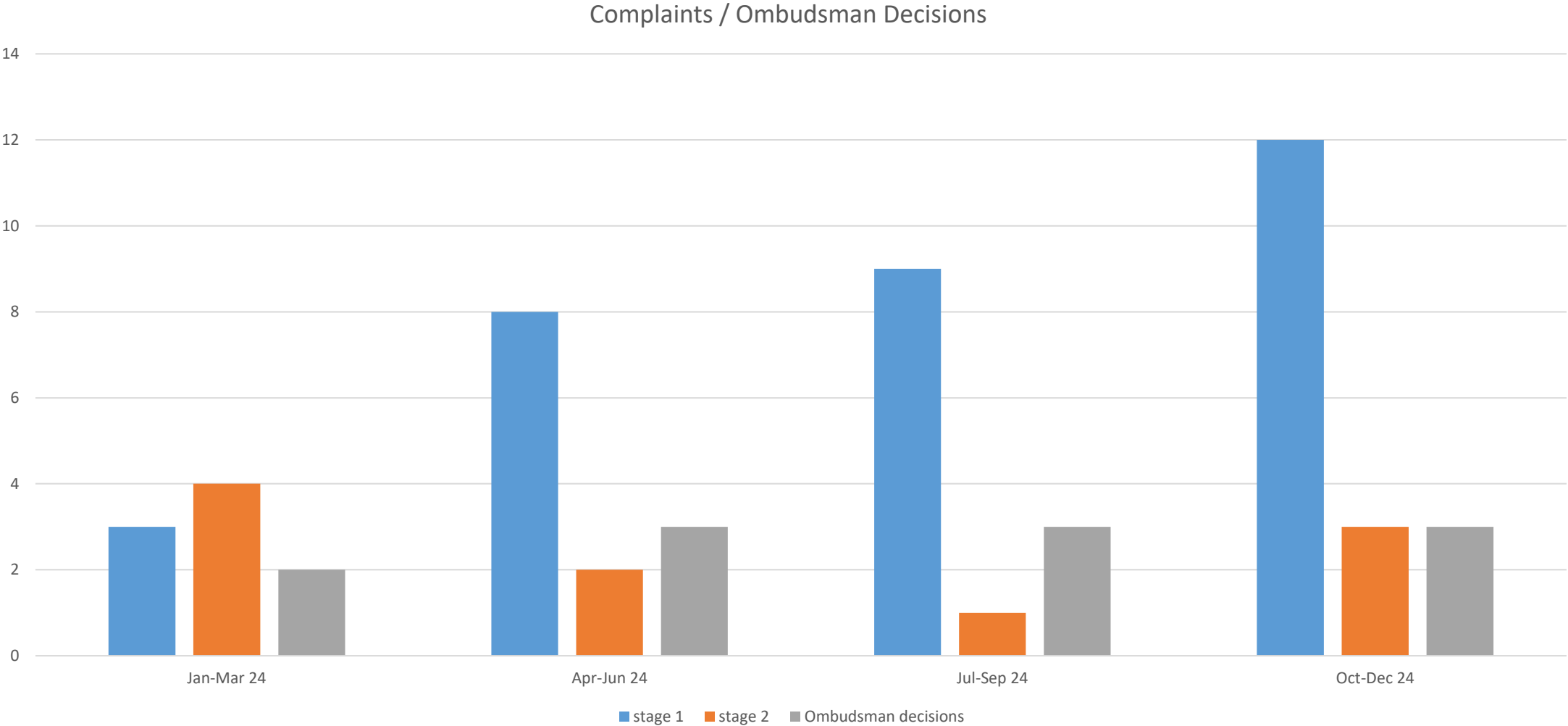
TPO and Conservation Area Notification applications determined within target time from October and December 2024



Lead Local Flood Authority Consultee Compliance



Complaints and Compliments



Appeals

MC/23/2580 (Appeal A)

287 Castle Road

Chatham

Medway

ME4 5JA

Site Location Plan

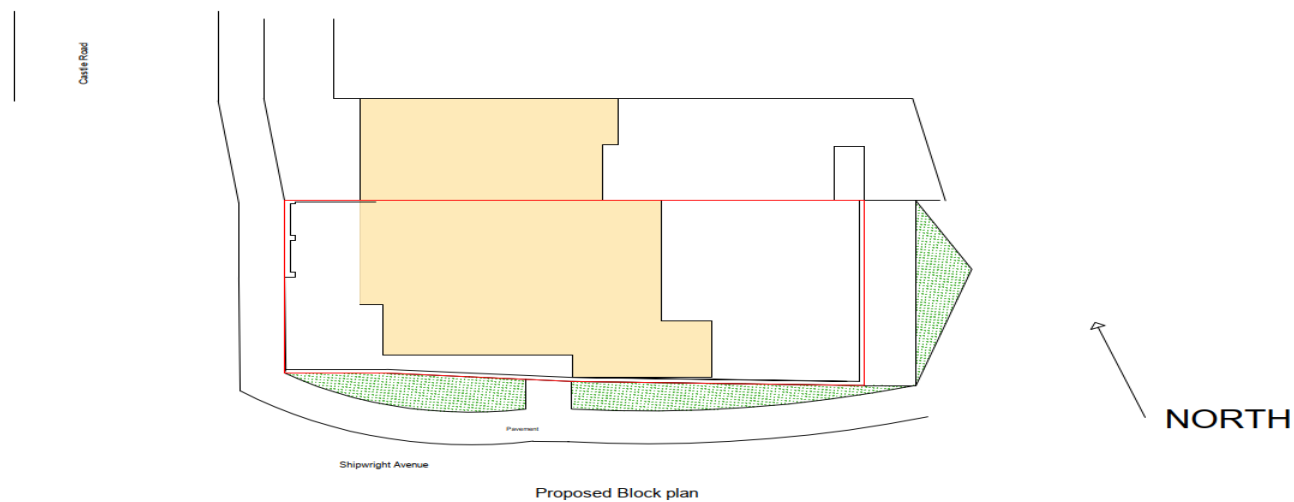
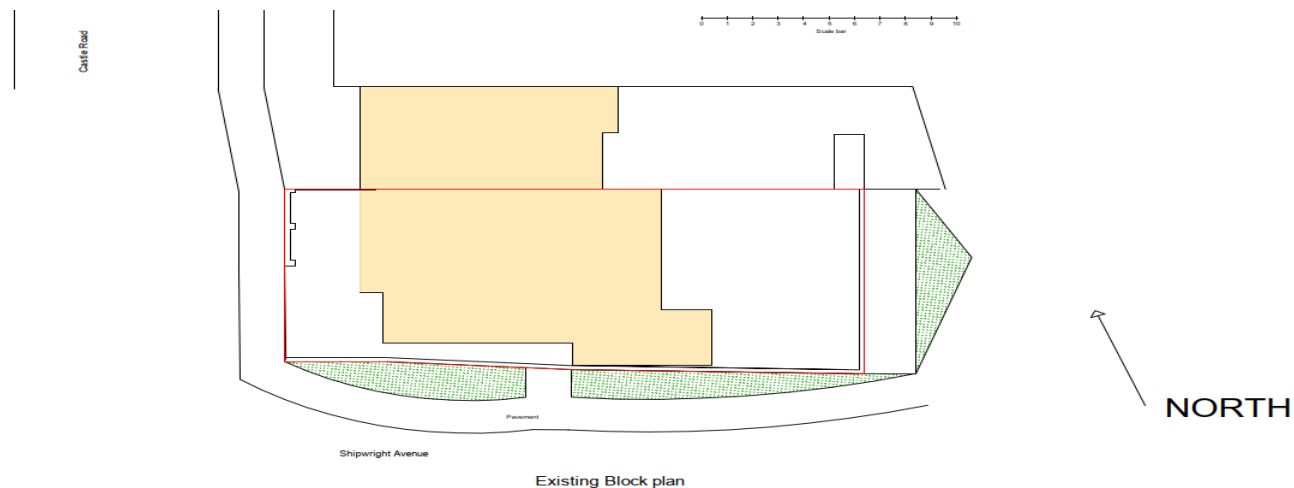


Photographs of Site

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Existing and Proposed Block Plans



Existing & Proposed Elevations



Proposed Rear Elevation



Proposed Front Elevation

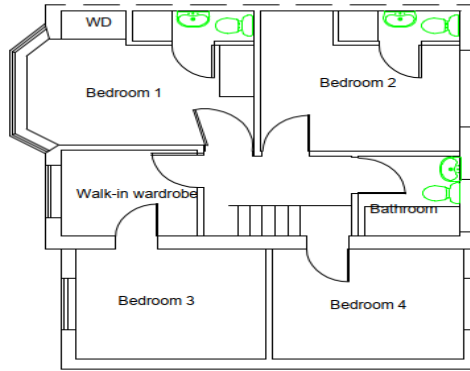


Existing Rear Elevation

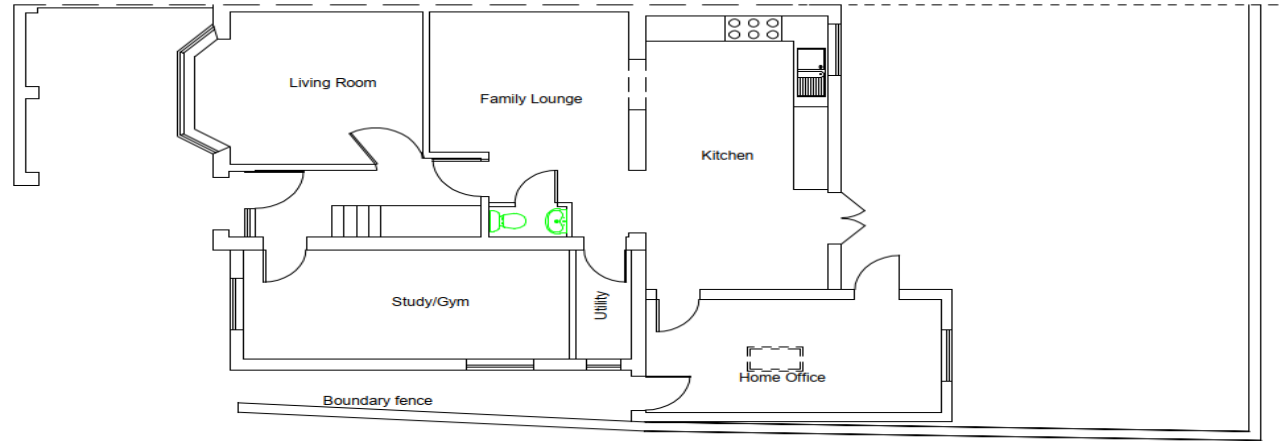


Existing Front Elevation

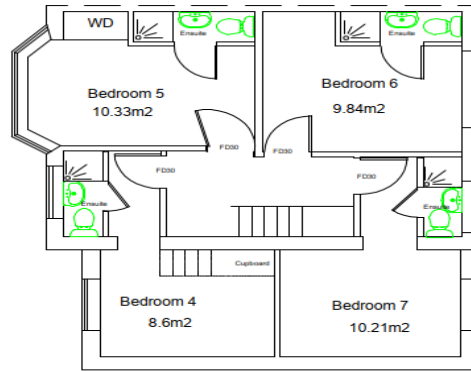
Existing & Proposed Floor Plans



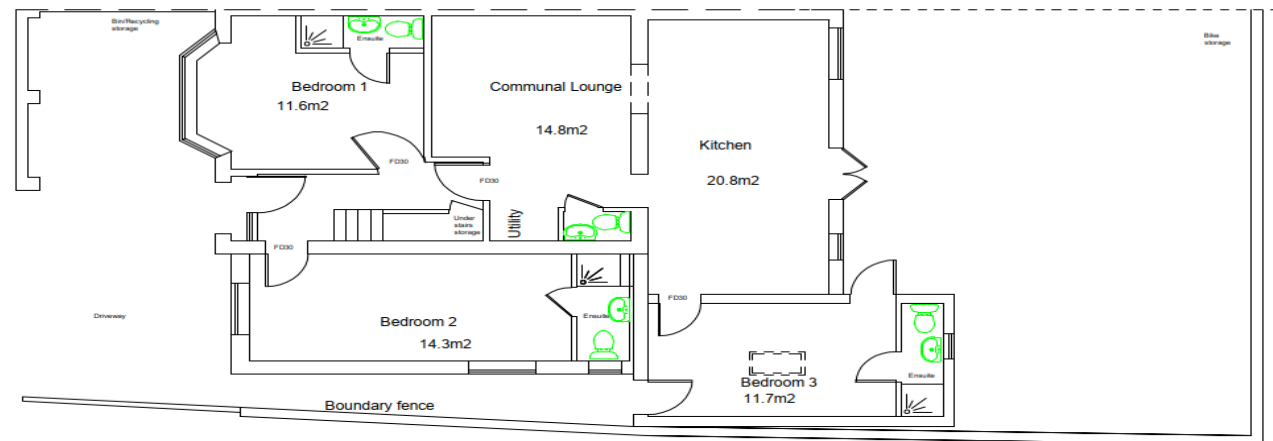
Existing 1st floor plan



Existing Ground floor plan



Proposed 1st floor plan



Proposed Ground floor plan

MC/24/0203 (Appeal B)

287 Castle Road

Chatham

Medway

ME4 5JA

Site Location Plan

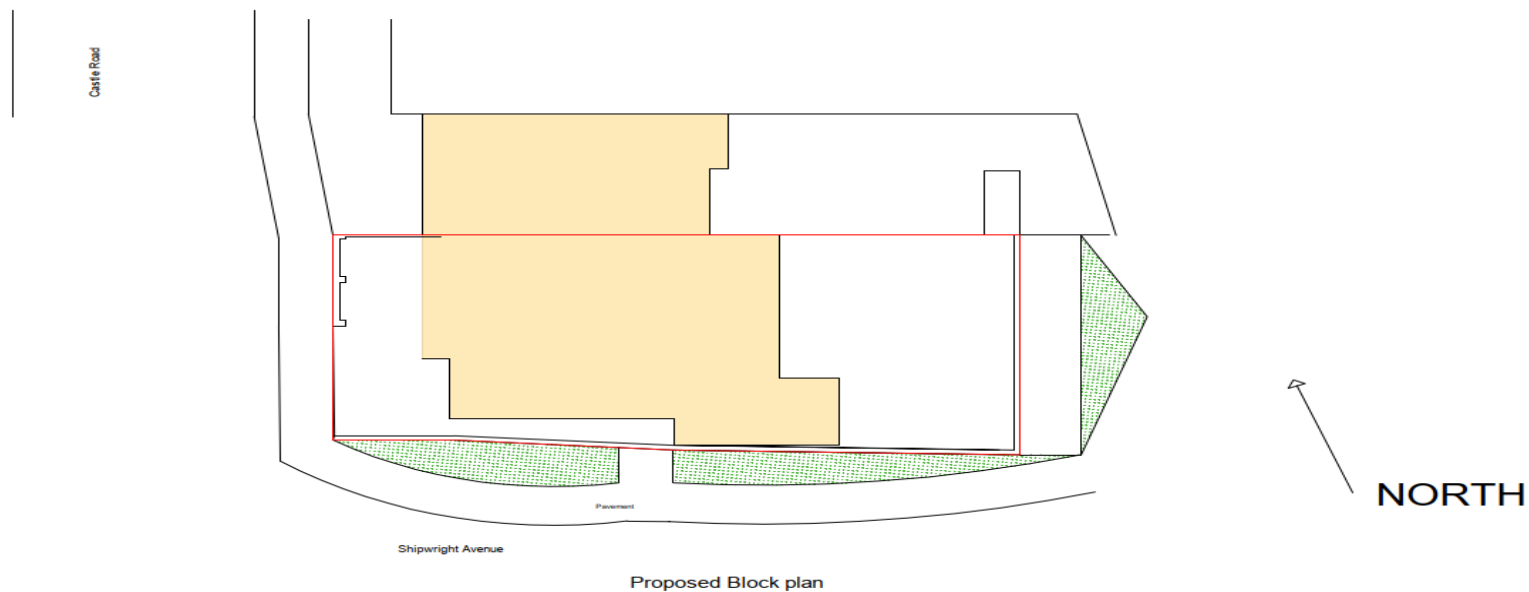
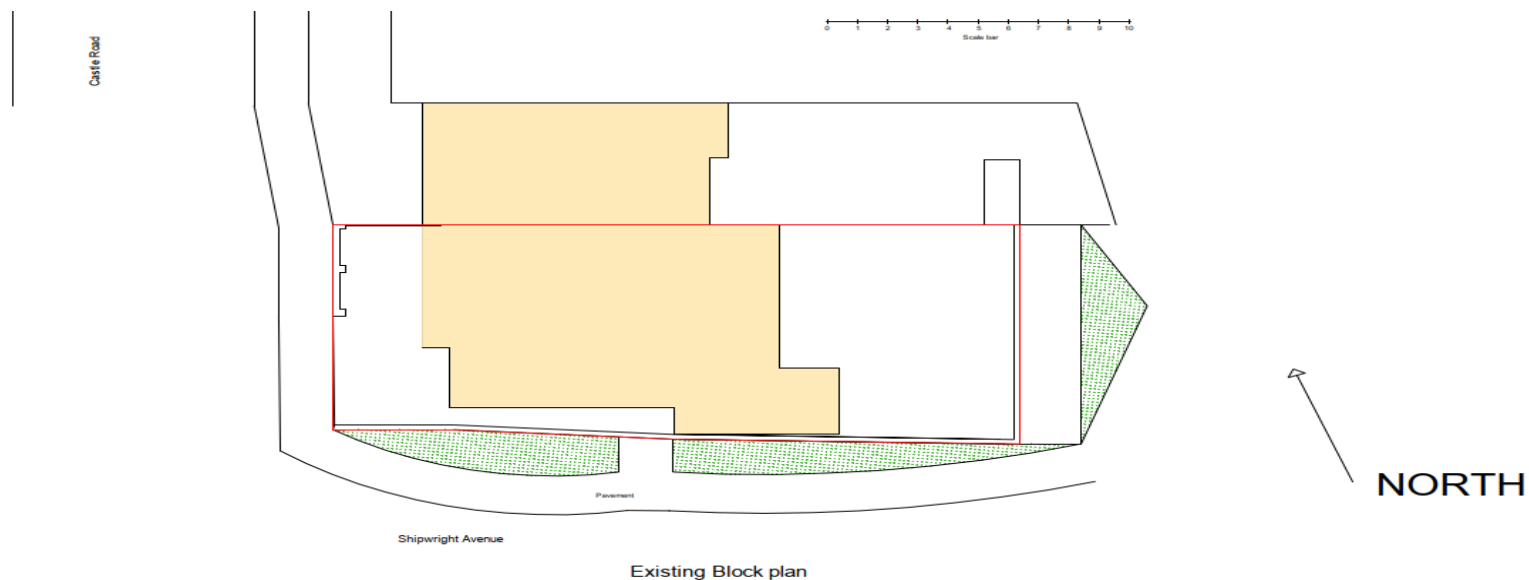


Officer Site Photos

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Existing and Proposed Block Plans



Existing and Proposed Elevations



Proposed Rear Elevation



Proposed Front Elevation

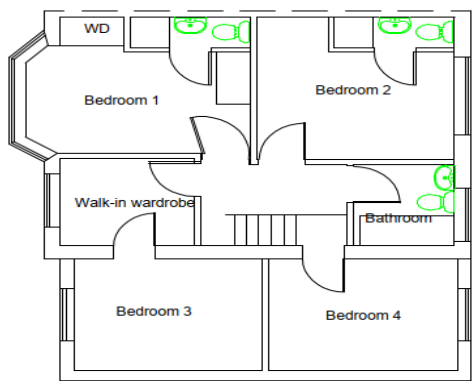


Existing Rear Elevation

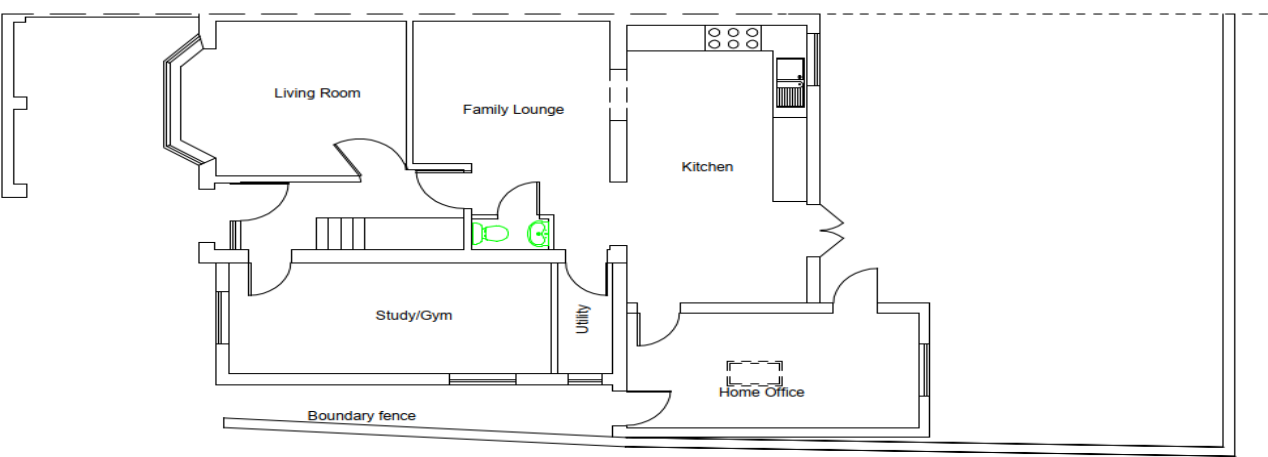


Existing Front Elevation

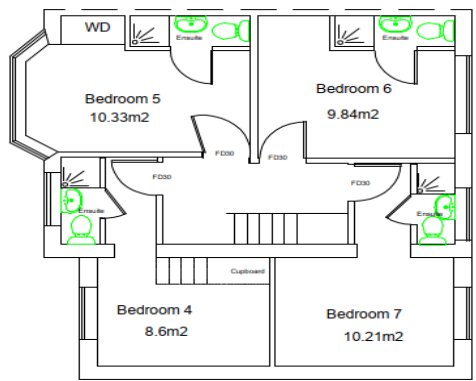
Existing and Proposed Floor Plans



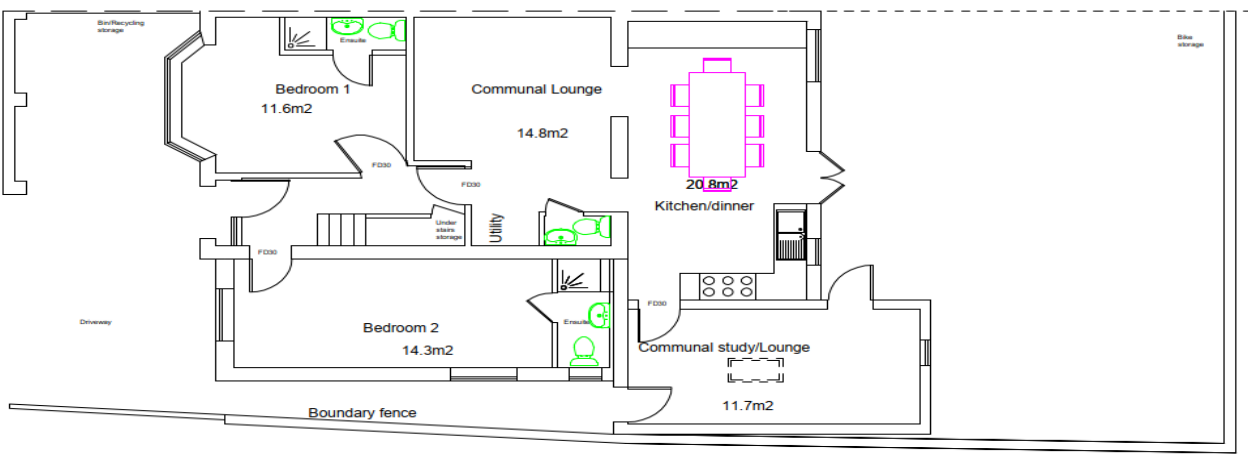
Existing 1st floor plan



Existing Ground floor plan



Proposed 1st floor plan



Proposed Ground floor plan

TPA/21/1020

68 Middleton Close

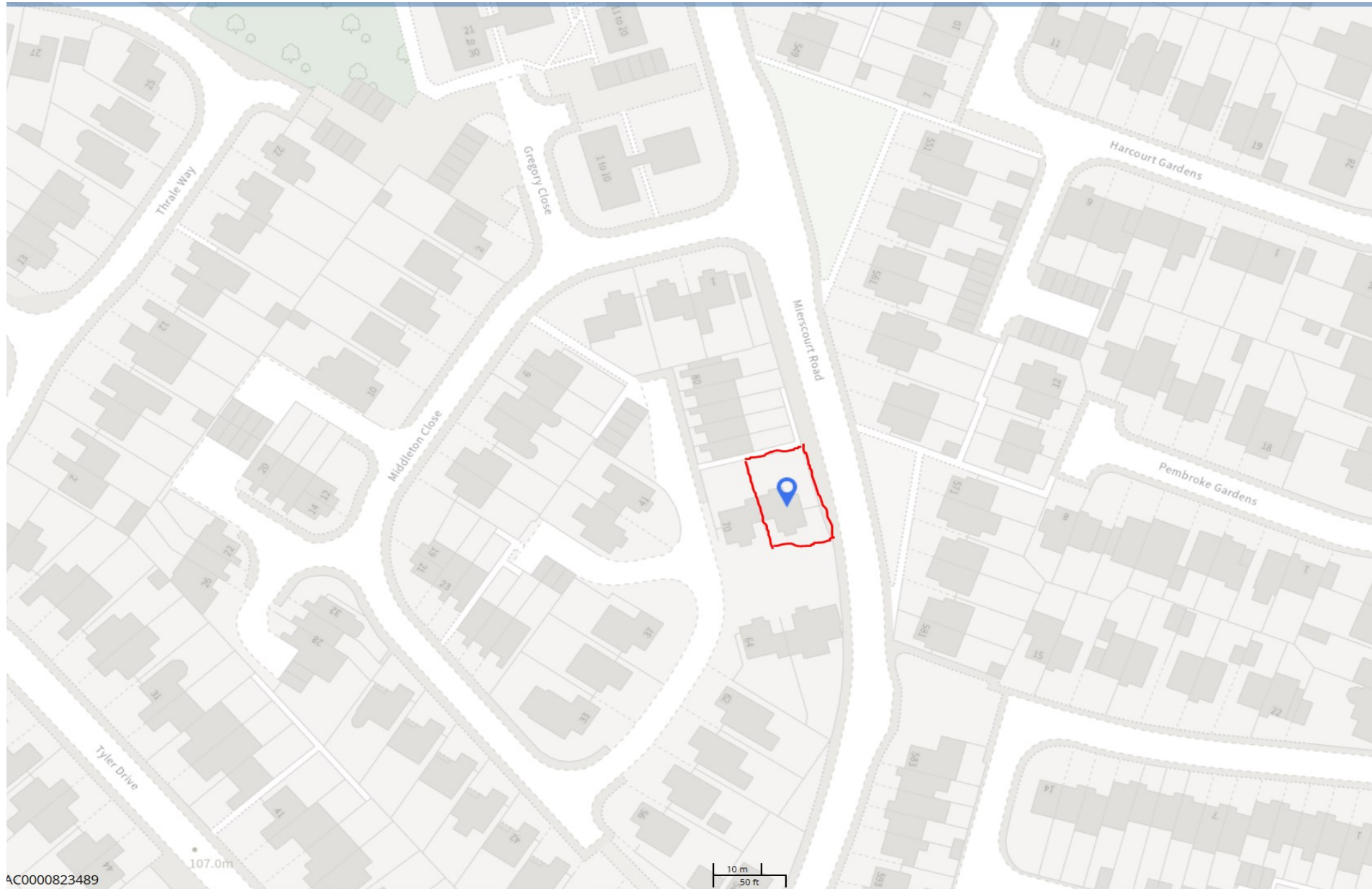
Parkwood

Gillingham

Medway

ME8 9LR

Site Location Plan



Proposed Site Plan

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