

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

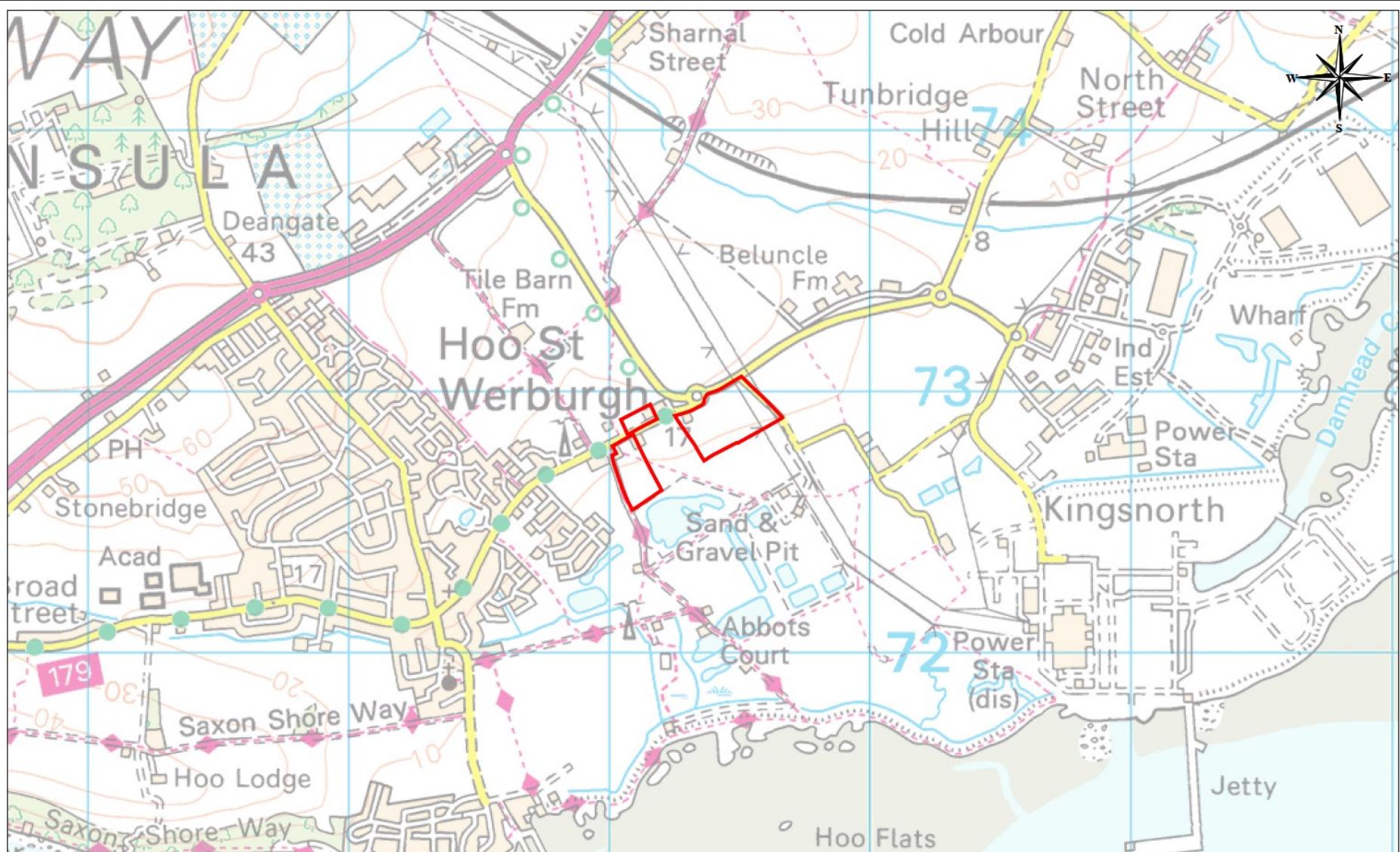
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Planning Committee

12th March 2025

MC/23/2857

Land At The Former Sturdee Club And Land At Stoke Road
Hoo St Werburgh
ME3 9BJ



Site Context

Wider

၈



Site Context



Surrounding Sites

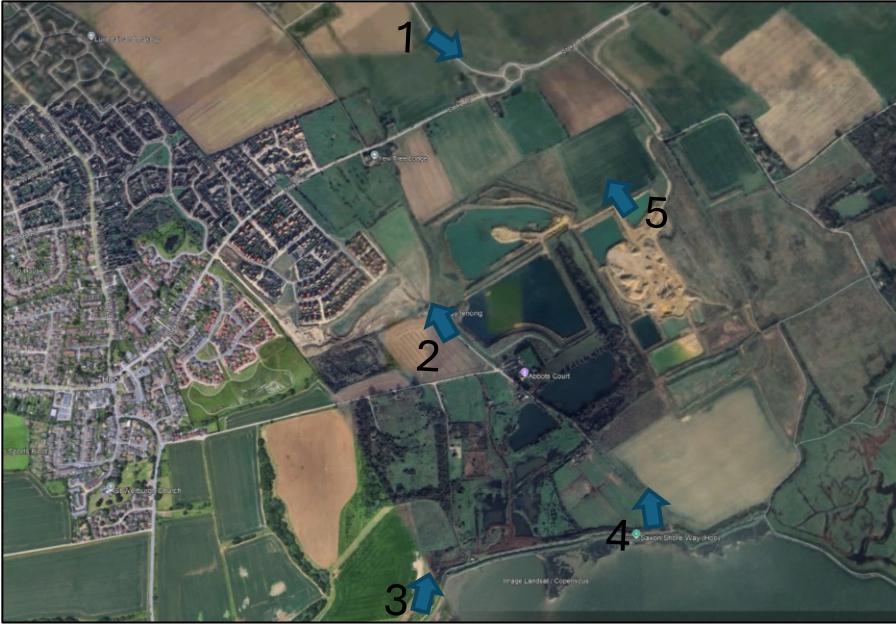
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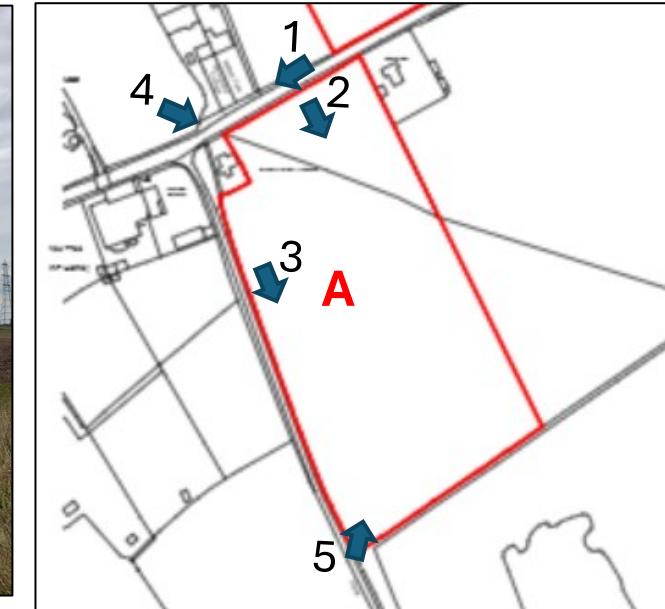
Proposed Site Layout



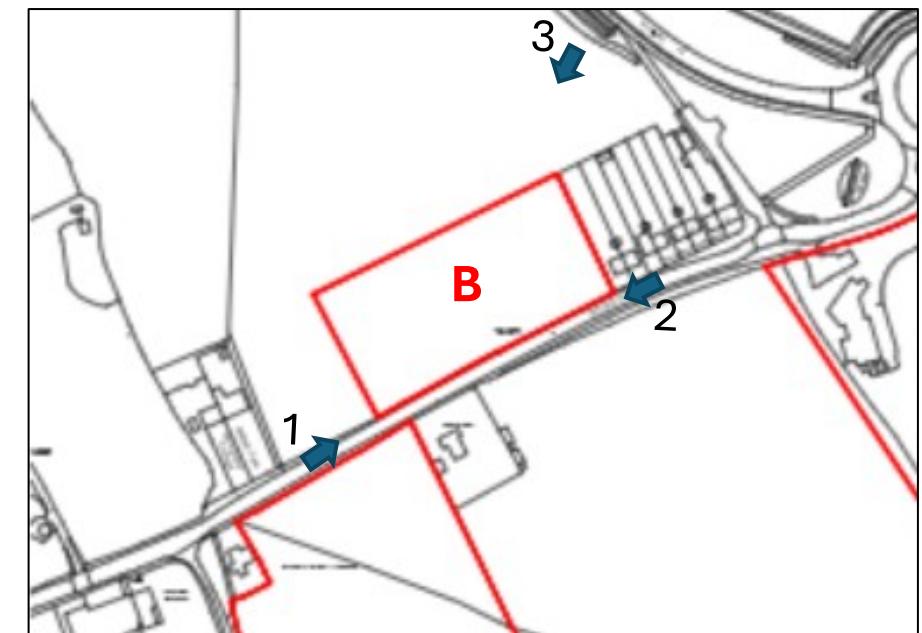
Wider Views



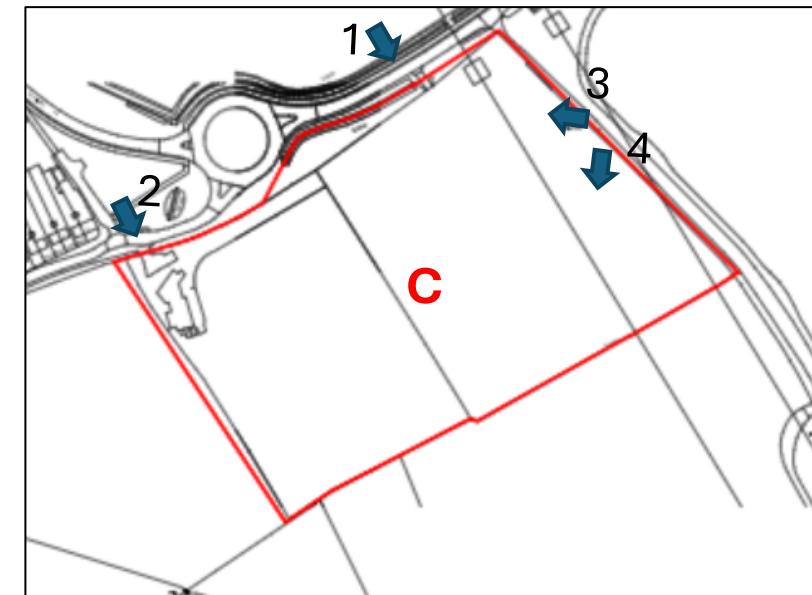
Parcel A



Parcel B



Parcel C

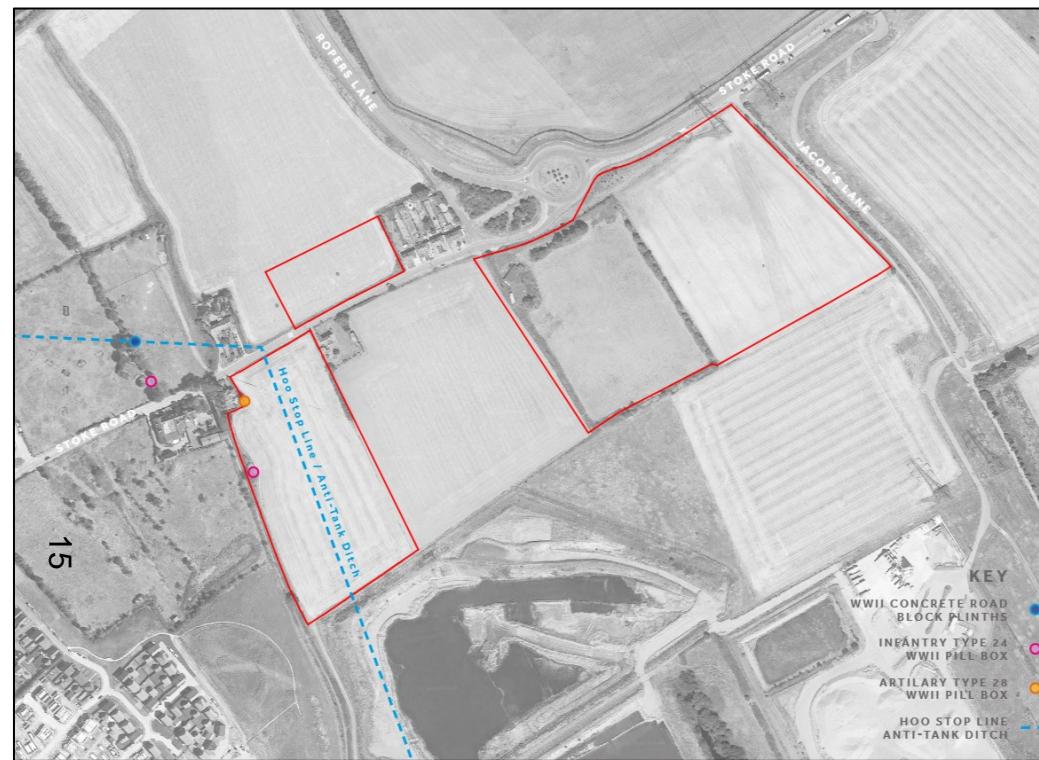
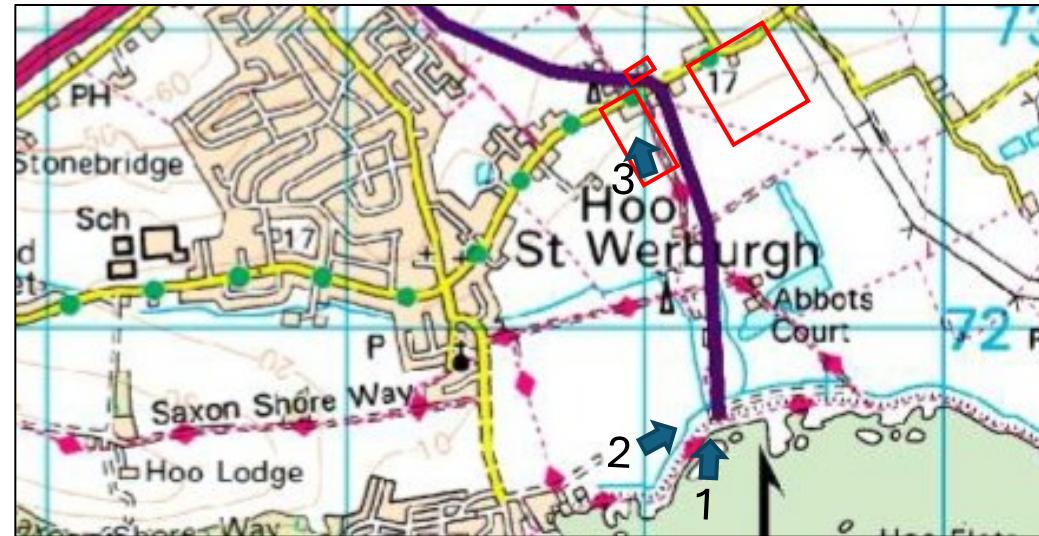


Parcel A

14

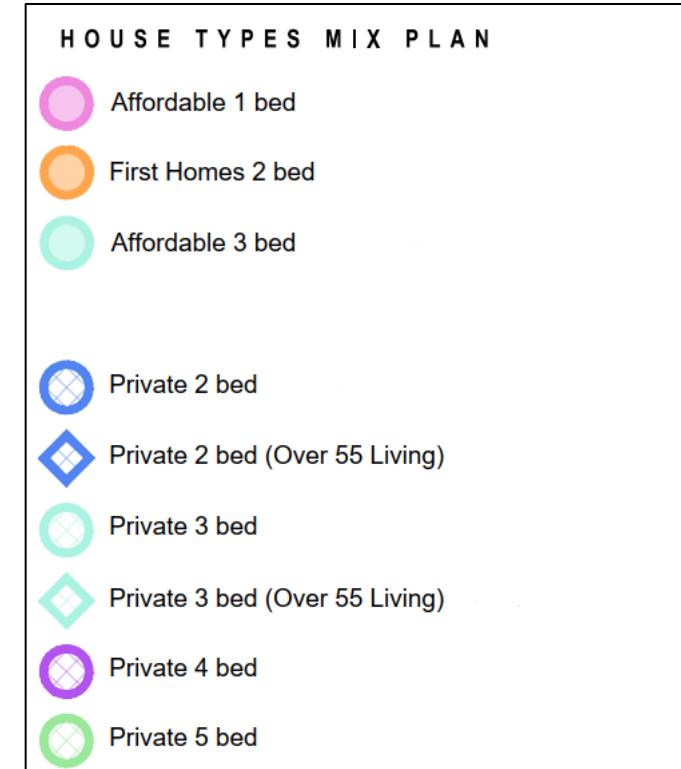


Parcel A



Parcel A

16



Parcel B



Parcel B

18



HOUSE TYPES MIX PLAN

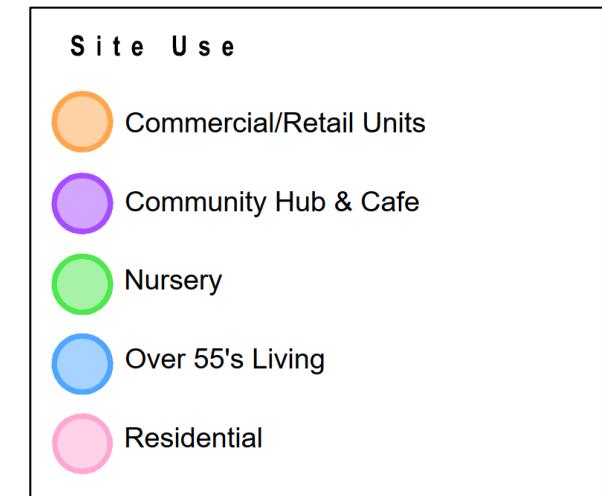
- Affordable 1 bed
- First Homes 2 bed
- Affordable 3 bed
- Private 2 bed
- Private 2 bed (Over 55 Living)
- Private 3 bed
- Private 3 bed (Over 55 Living)
- Private 4 bed
- Private 5 bed

Parcel C

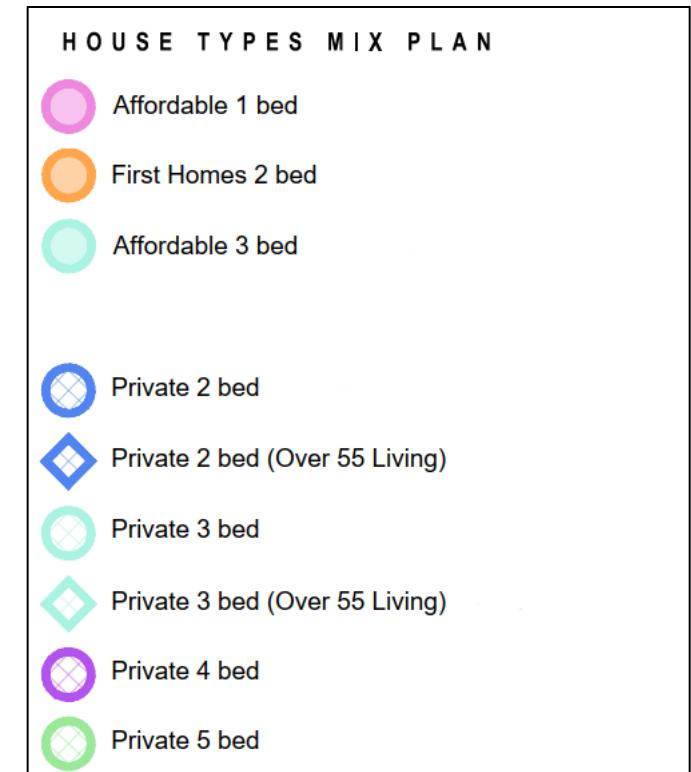


Parcel C – Layout of Uses

20

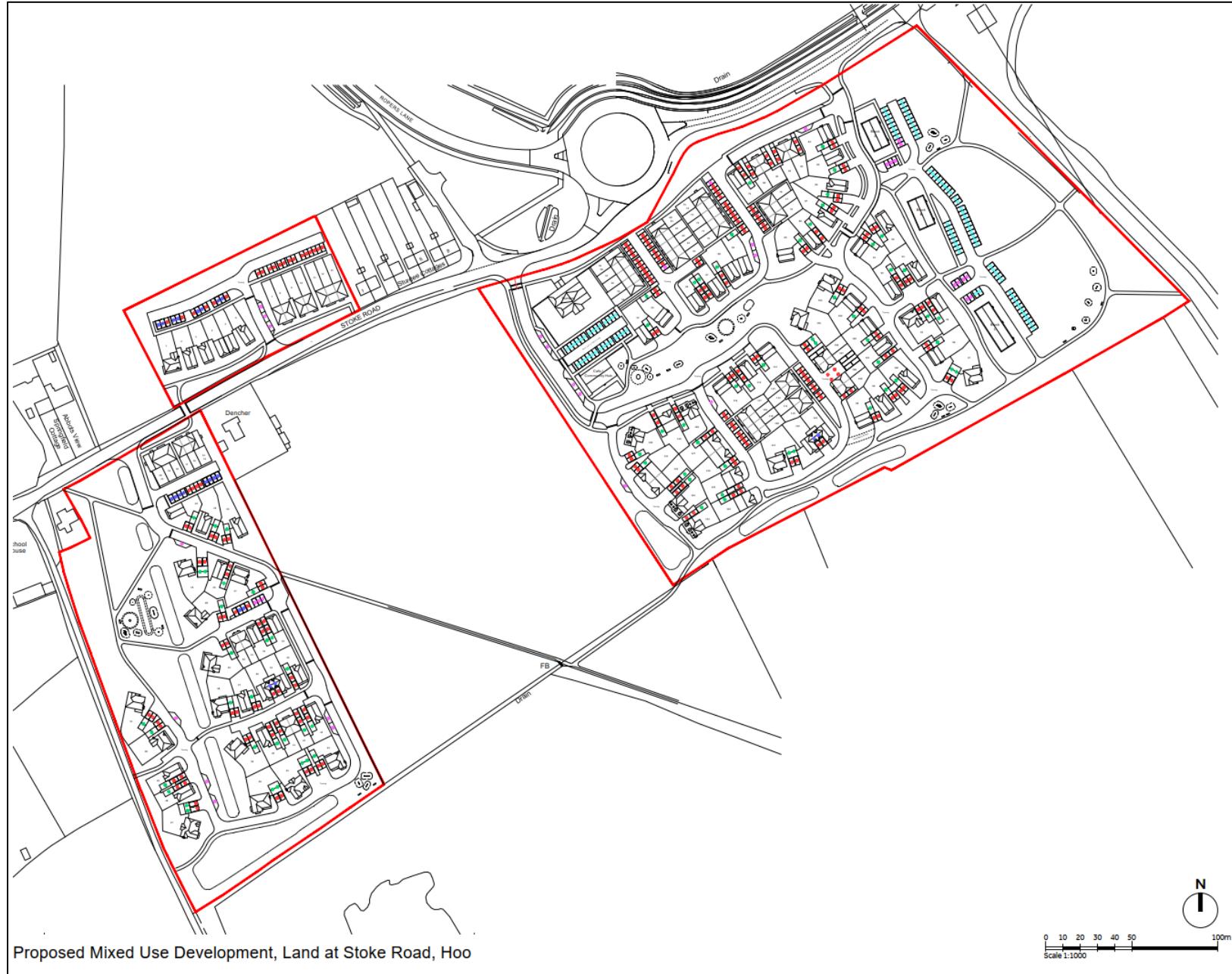


Parcel C



Proposed Parking Strategy

22

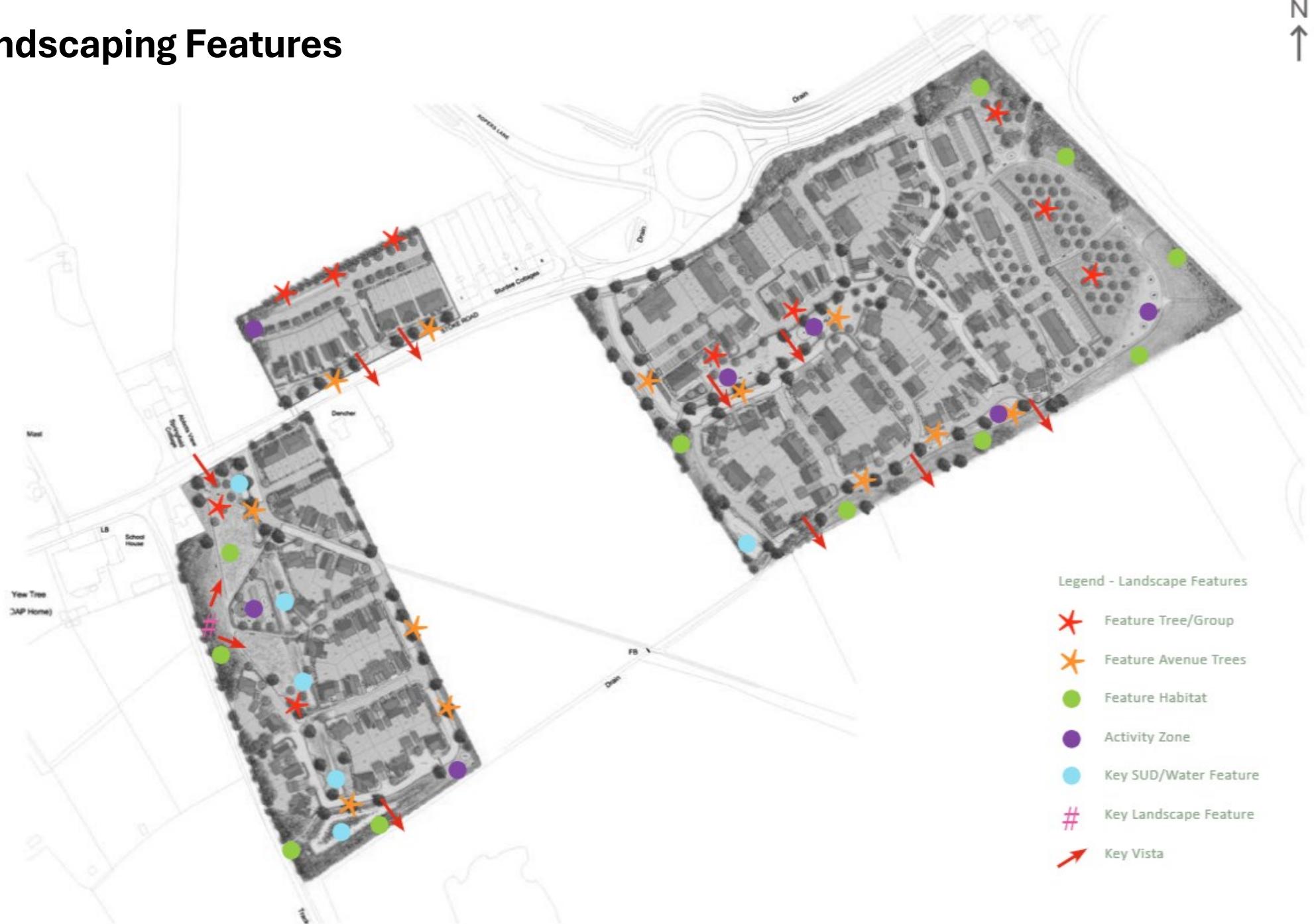


Landscape Masterplan

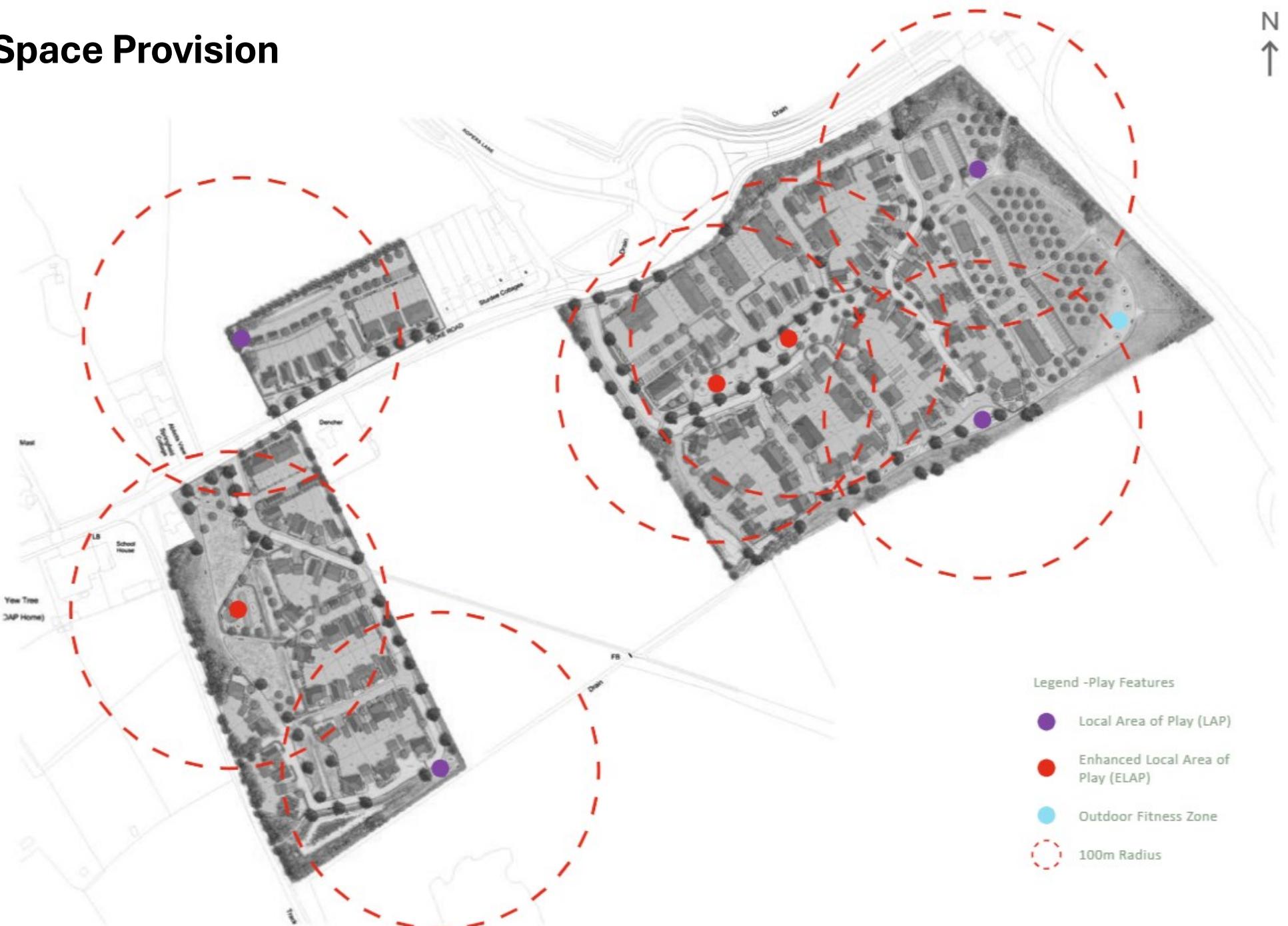


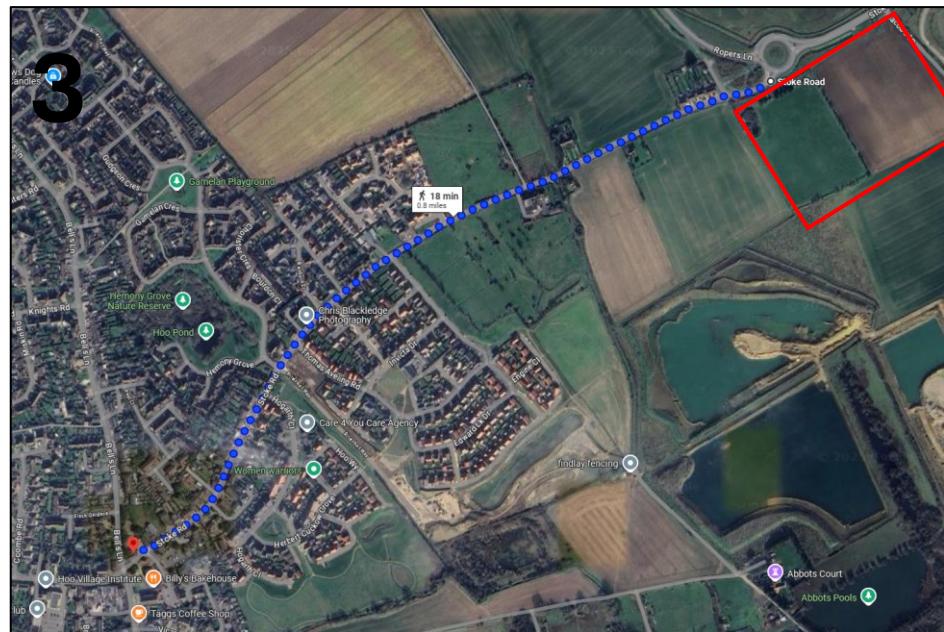
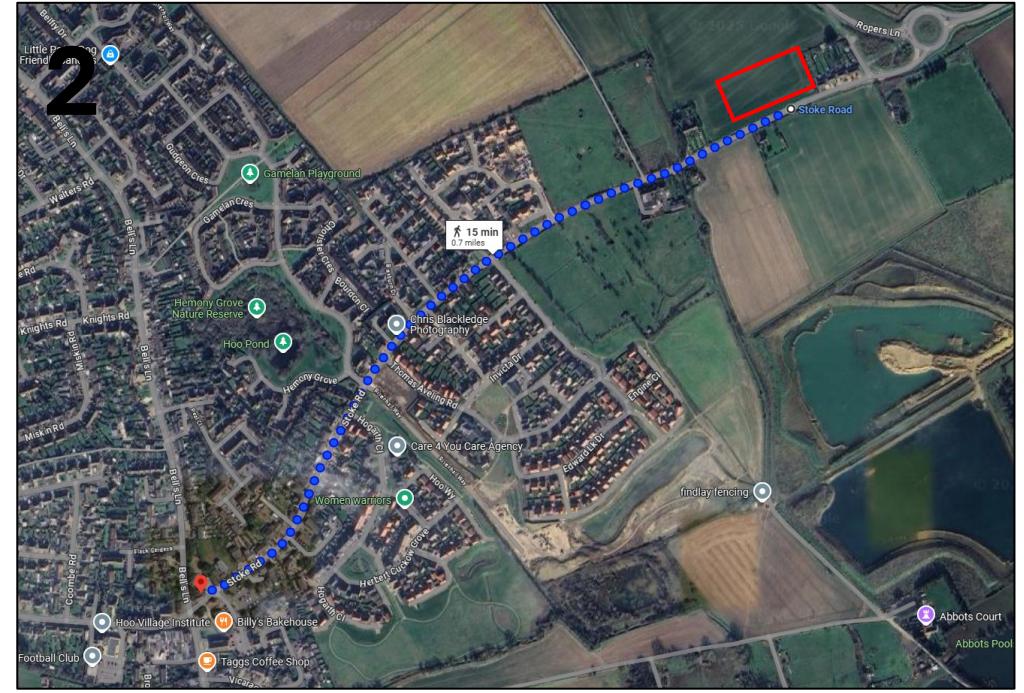
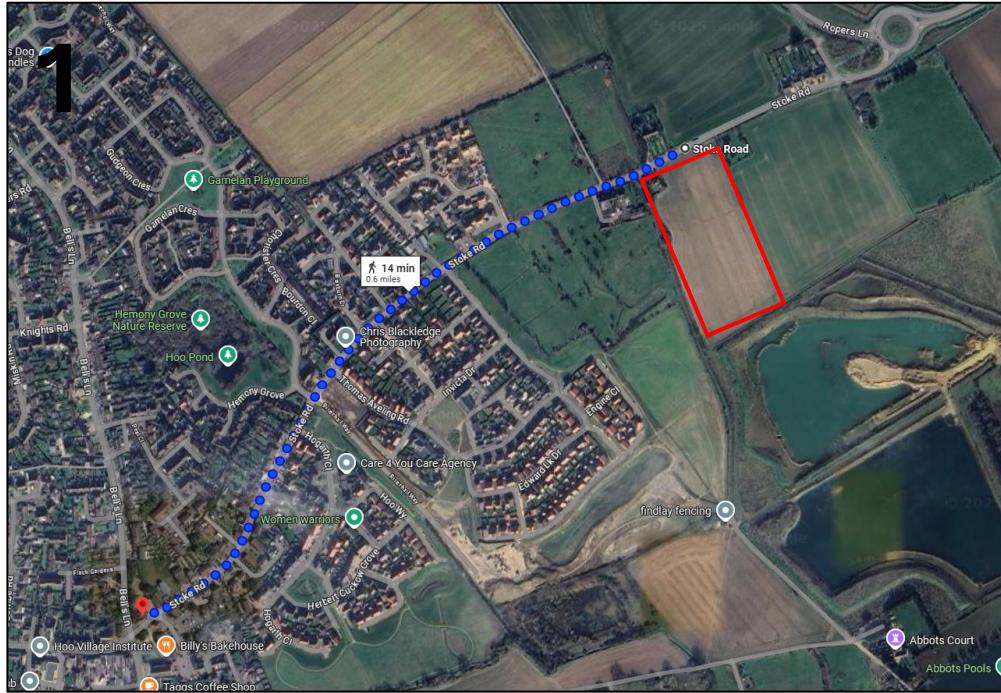
Proposed Landscaping Features

24



Proposed Play Space Provision





Proposed Elevations – Affordable Housing



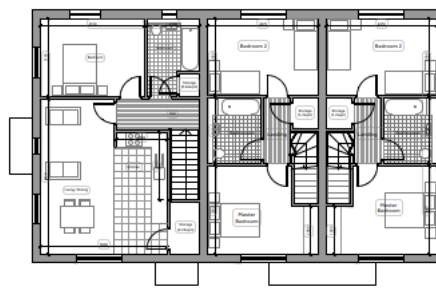
Front Elevation
1:100 @ A1



Side Elevation
1:100 @ A1



Ground Floor Plan
1:100 @ A1



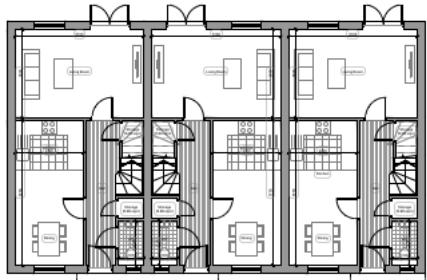
First Floor Plan
1:100 @ A1

1B Flats and 2B Houses

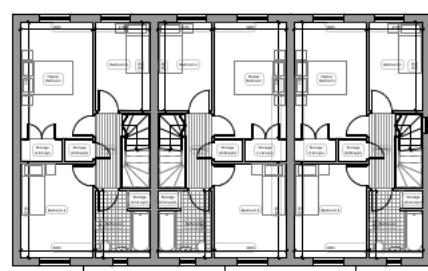


27

3B Houses



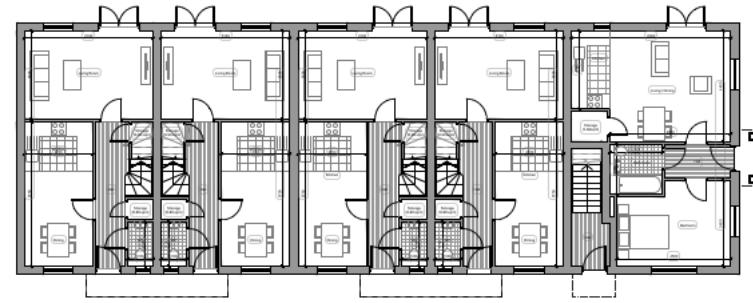
Ground Floor Plan
1:100 @ A1



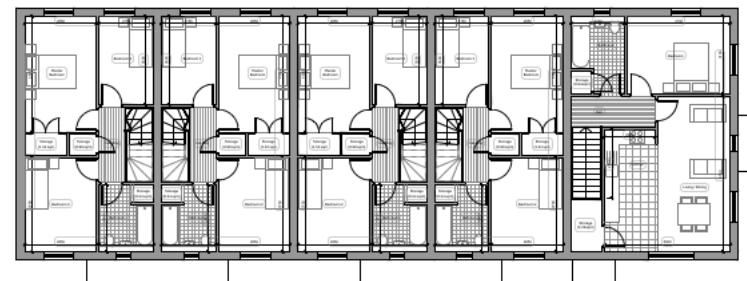
First Floor Plan
1:100 @ A1



Front Elevation
1:100 @ A1



Ground Floor Plan
1:100 @ A1



First Floor Plan
1:100 @ A1

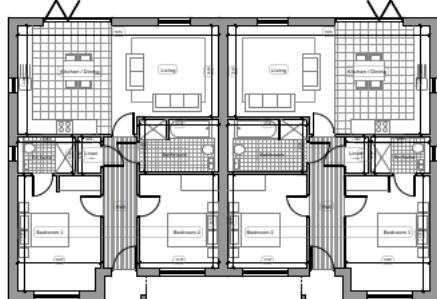
1B flats and 3B Houses

Proposed Elevations – Market Housing

28



Front Elevation
1:100@A1

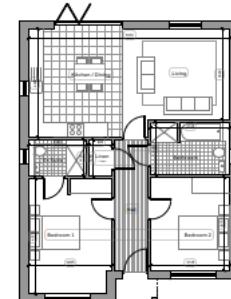


Ground Floor Plan
1:100@A1

2 bed Bungalows



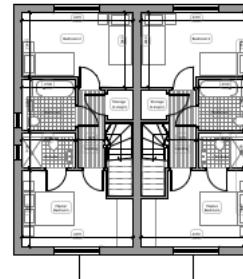
Front Elevation
1:100@A1



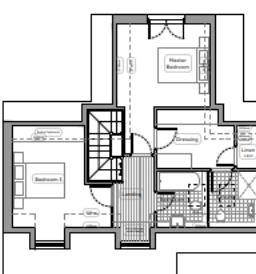
Ground Floor Plan
1:100@A1



Front Elevation
1:100@A1



Ground Floor Plan
1:100@A1

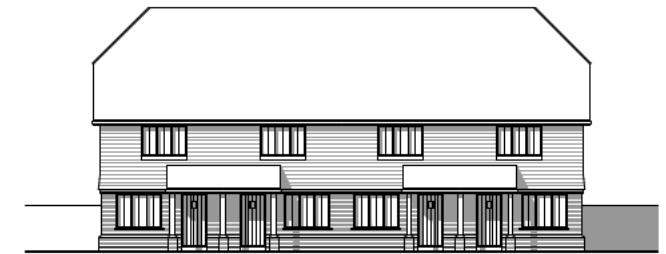


First Floor Plan
1:100@A1

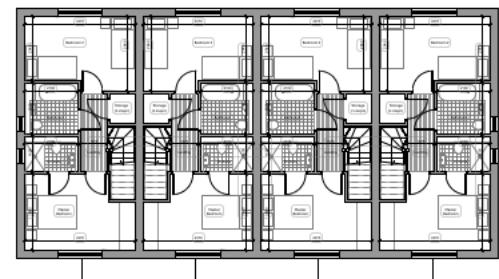


First Floor Plan
1:100@A1

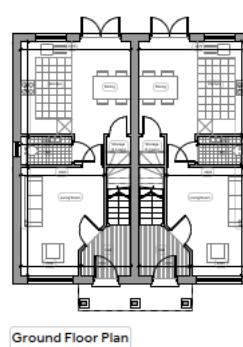
3B Dormer Bungalows



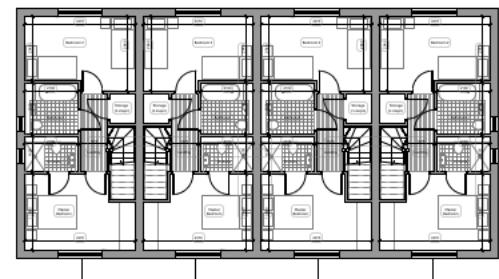
Front Elevation
1:100@A1



Ground Floor Plan
1:100@A1



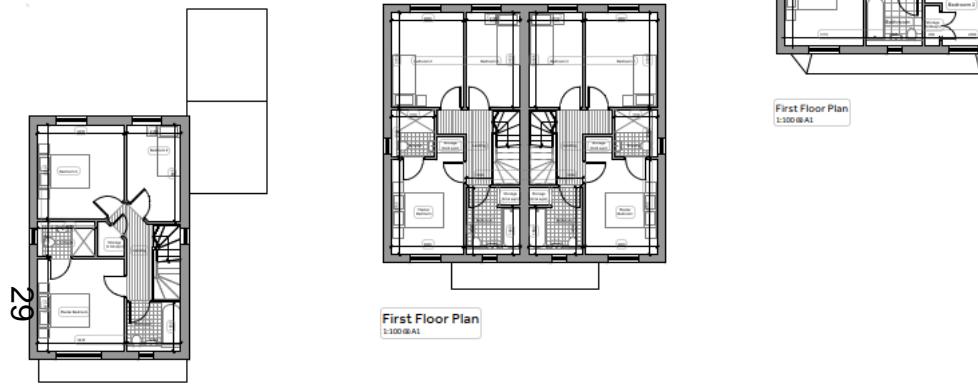
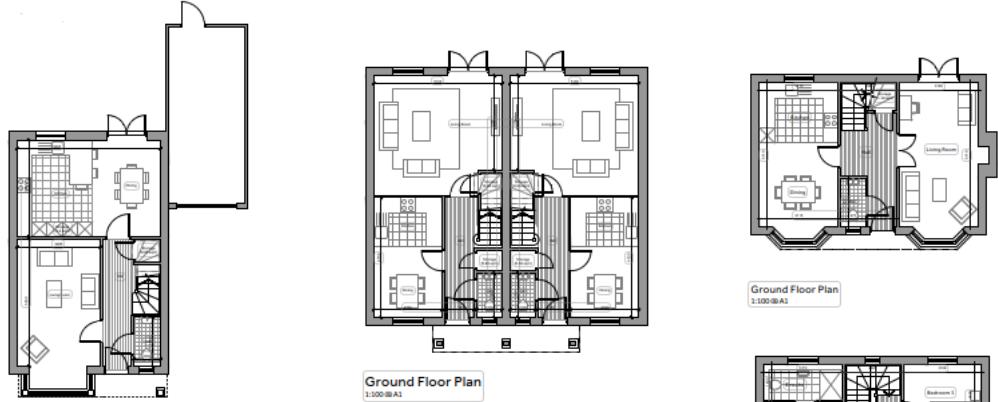
Ground Floor Plan
1:100@A1



Ground Floor Plan
1:100@A1

2 bed Houses

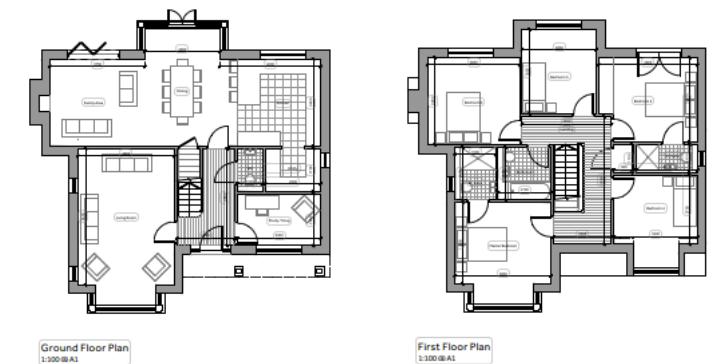
Proposed Elevations – Market Housing



3 bed Houses

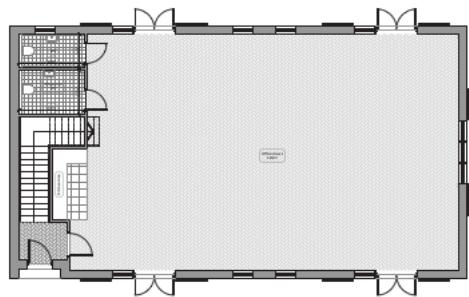
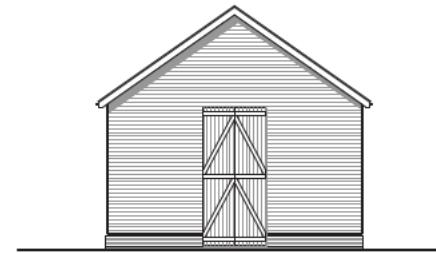


4 bed Houses

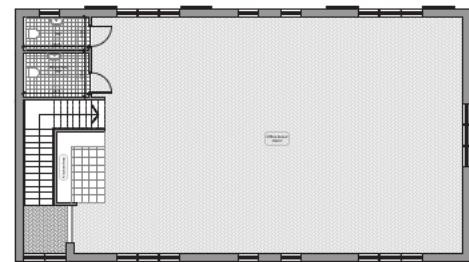


5 bed Houses

Proposed Elevations and Floor Plans – Commercial Units

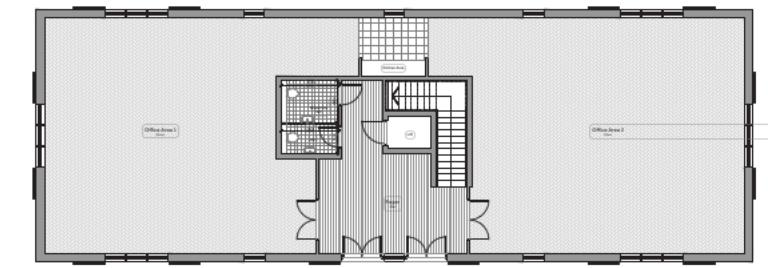
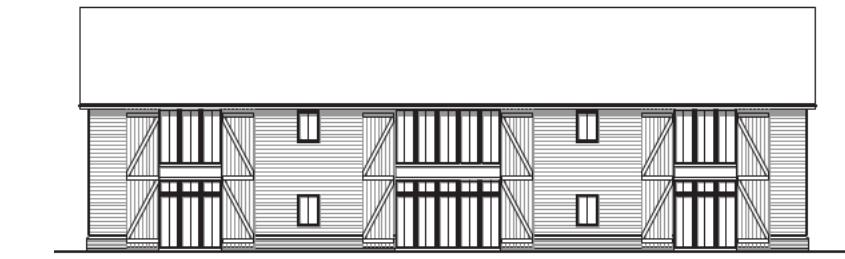


Ground Floor Plan
1:100 (B/A1)

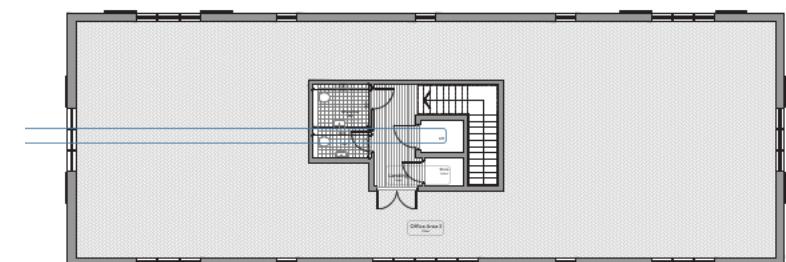


First Floor Plan
1:100 (B/A1)

Commercial blocks A and B



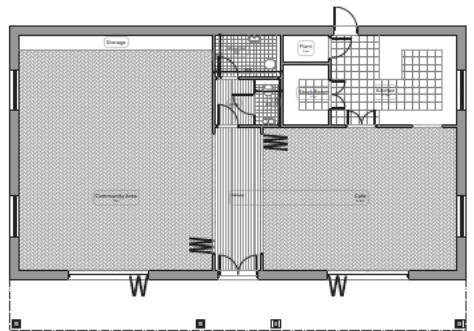
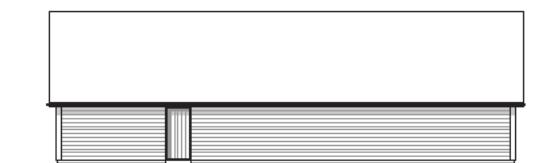
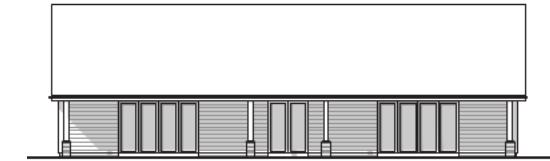
Ground Floor Plan
1:100 (B/A1)



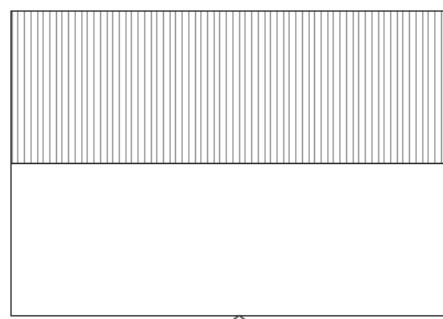
First Floor Plan
1:100 (B/A1)

Commercial block C

Proposed Elevations and floor plans – Nursery and Community Centre

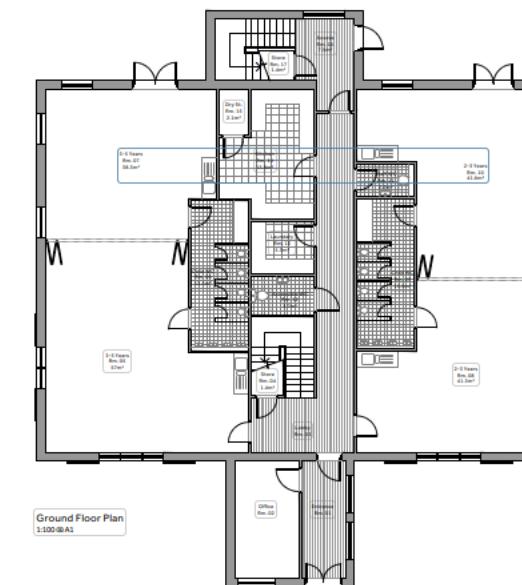


31
Ground Floor Plan
1:100@A1

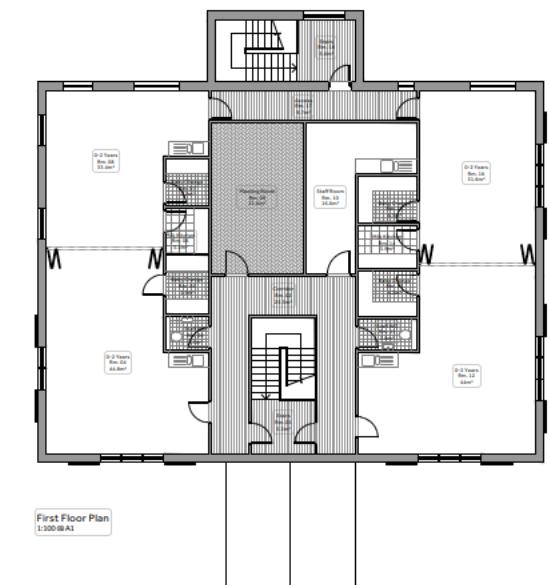
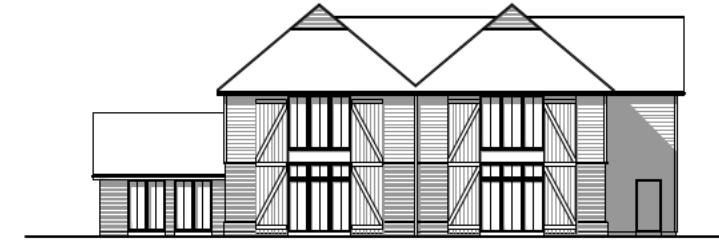


First Floor Plan
1:100@A1

Café and community centre



Ground Floor Plan
1:100@A1



First Floor Plan
1:100@A1

Nursery

Proposed Street Scenes

32

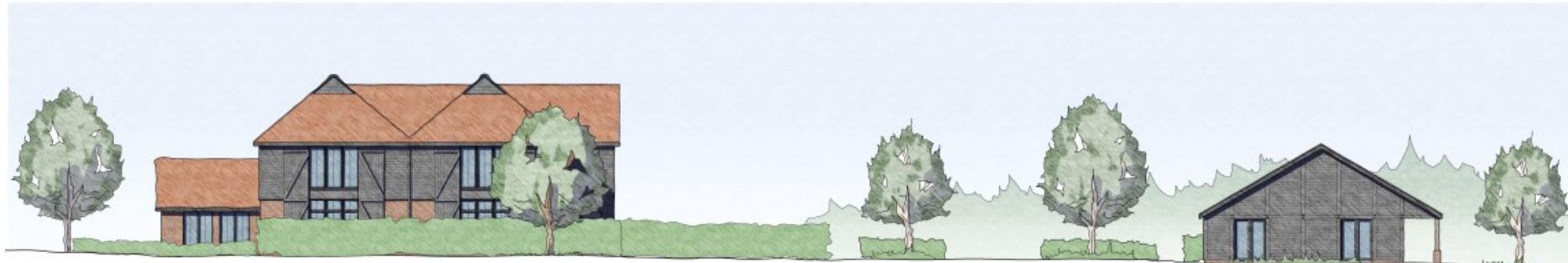


Key Plan

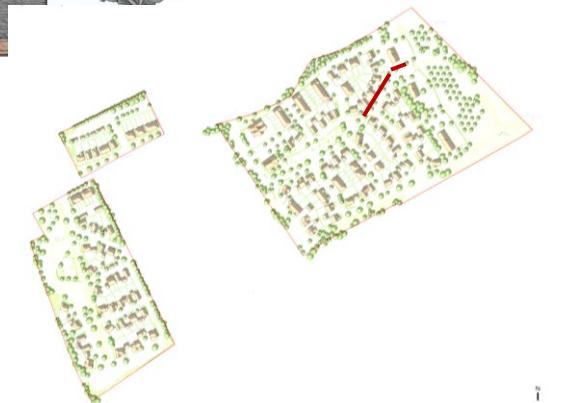


Key Plan

Proposed Street Scenes



Key Plan



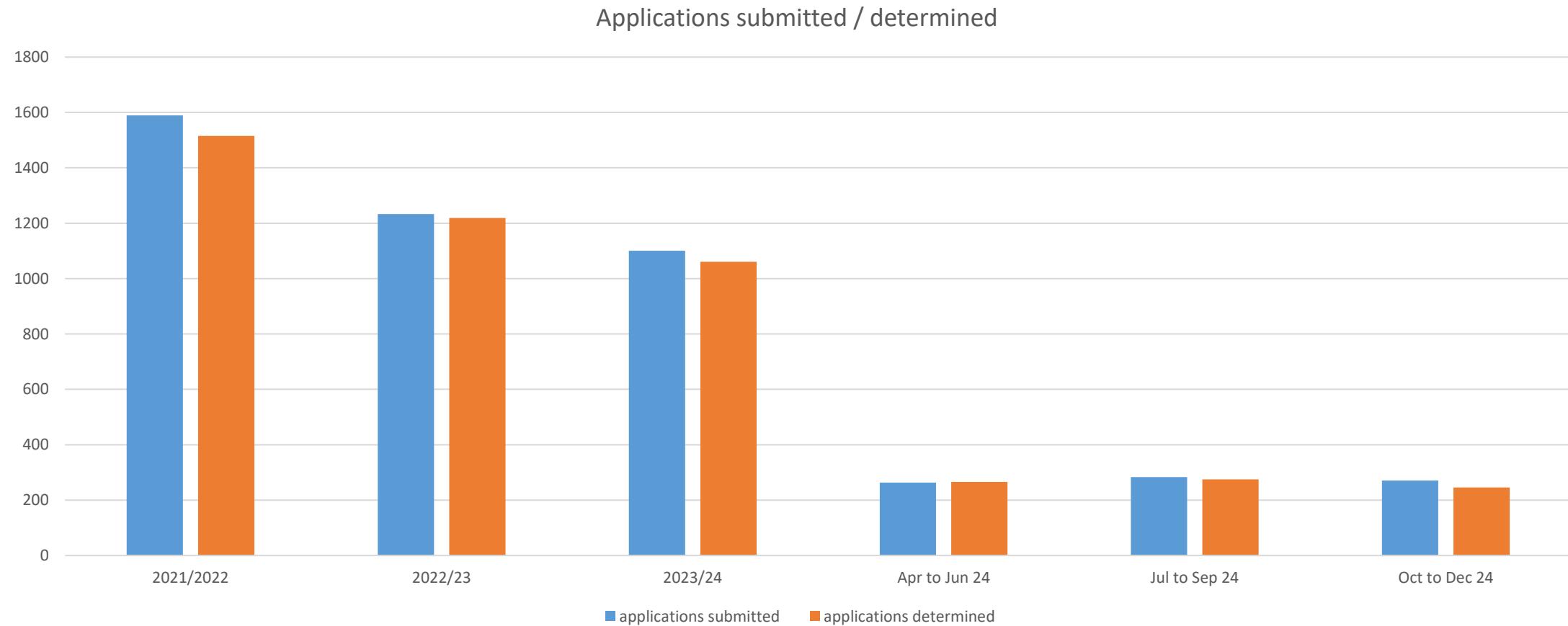
Proposed Site Layout

34

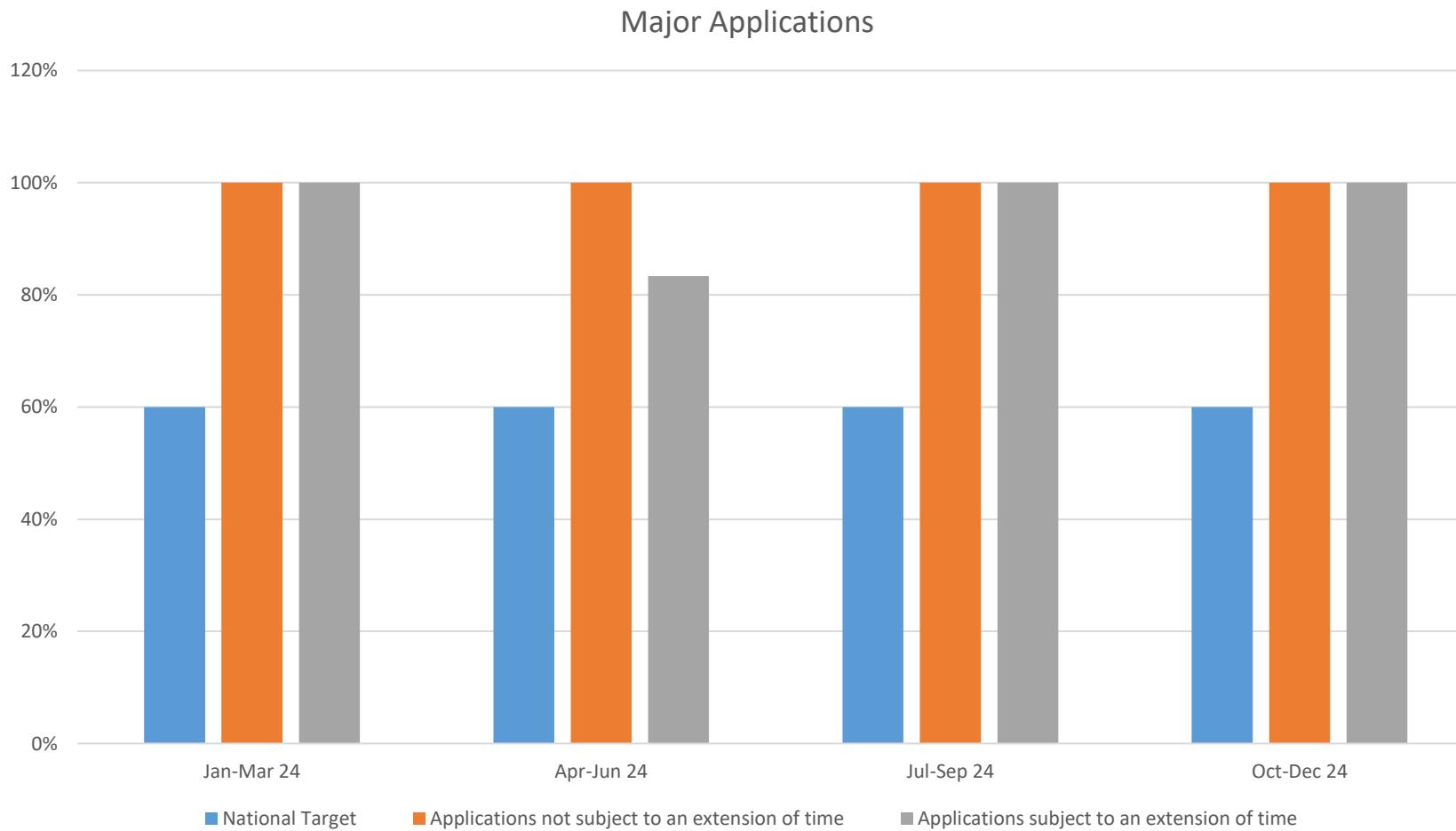


Performance Report

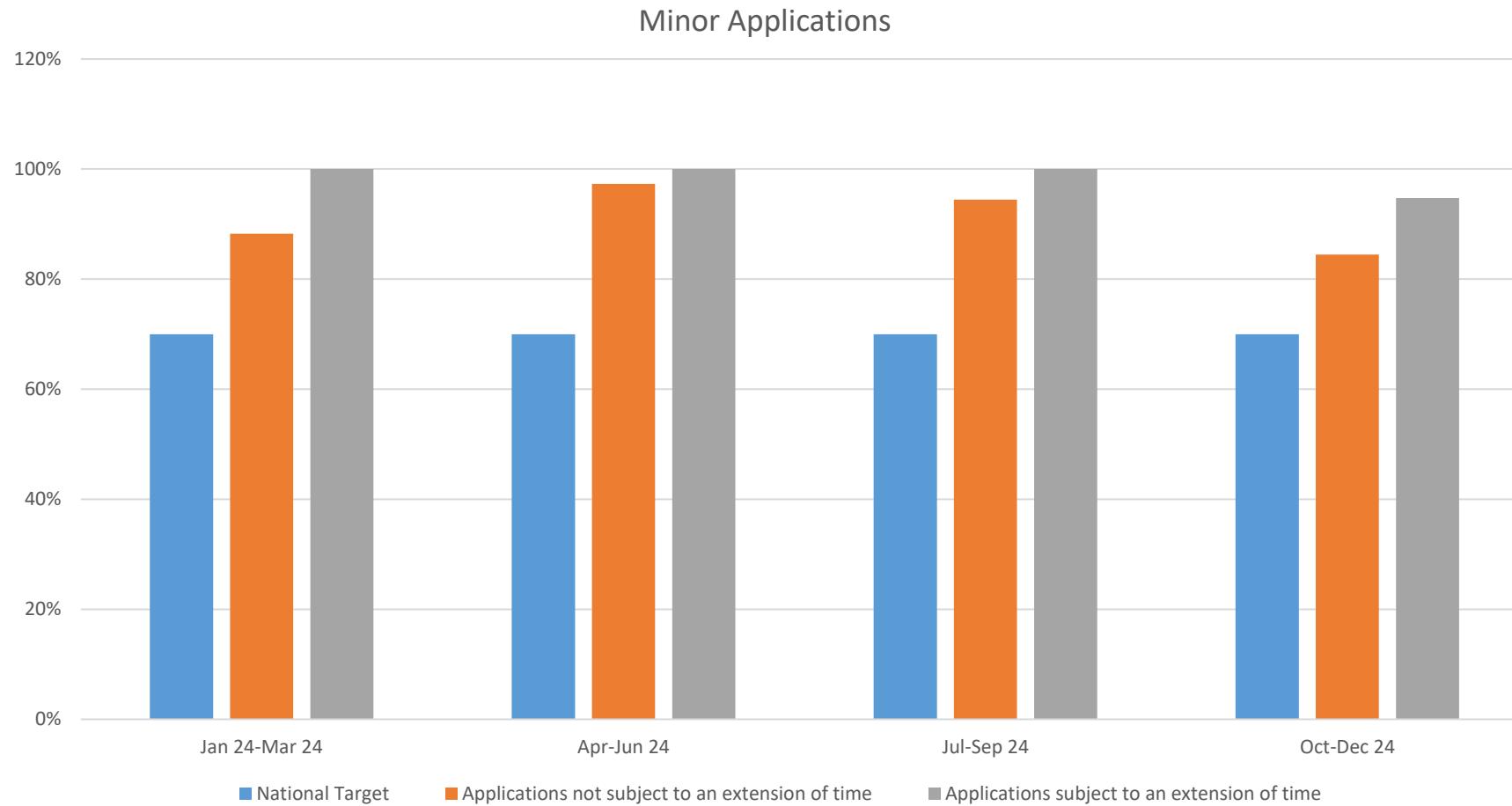
Number of applications received and determined 2021/22 to December 2024



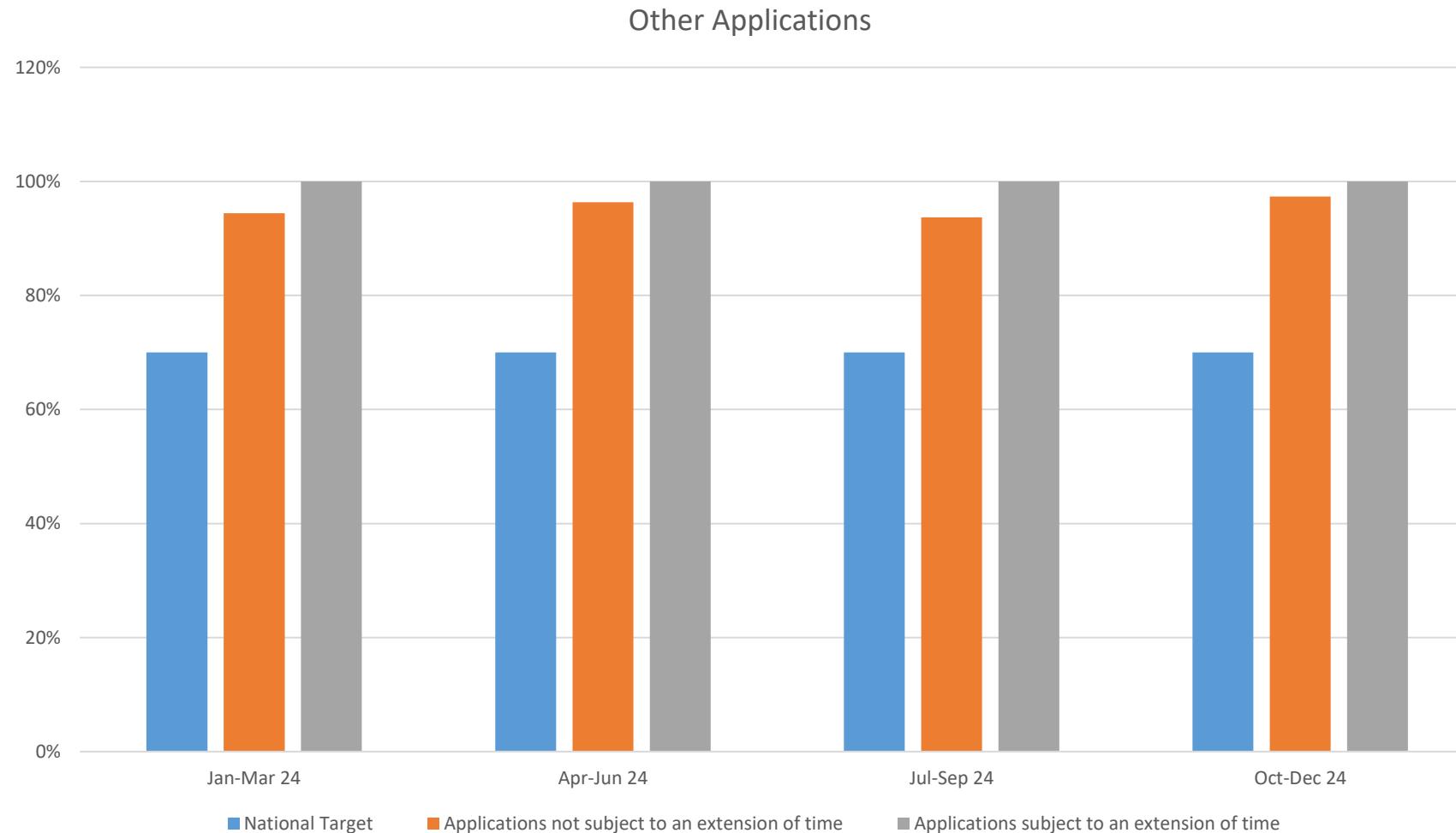
Percentage of “Major” applications determined against performance target January 2024 to December 2024



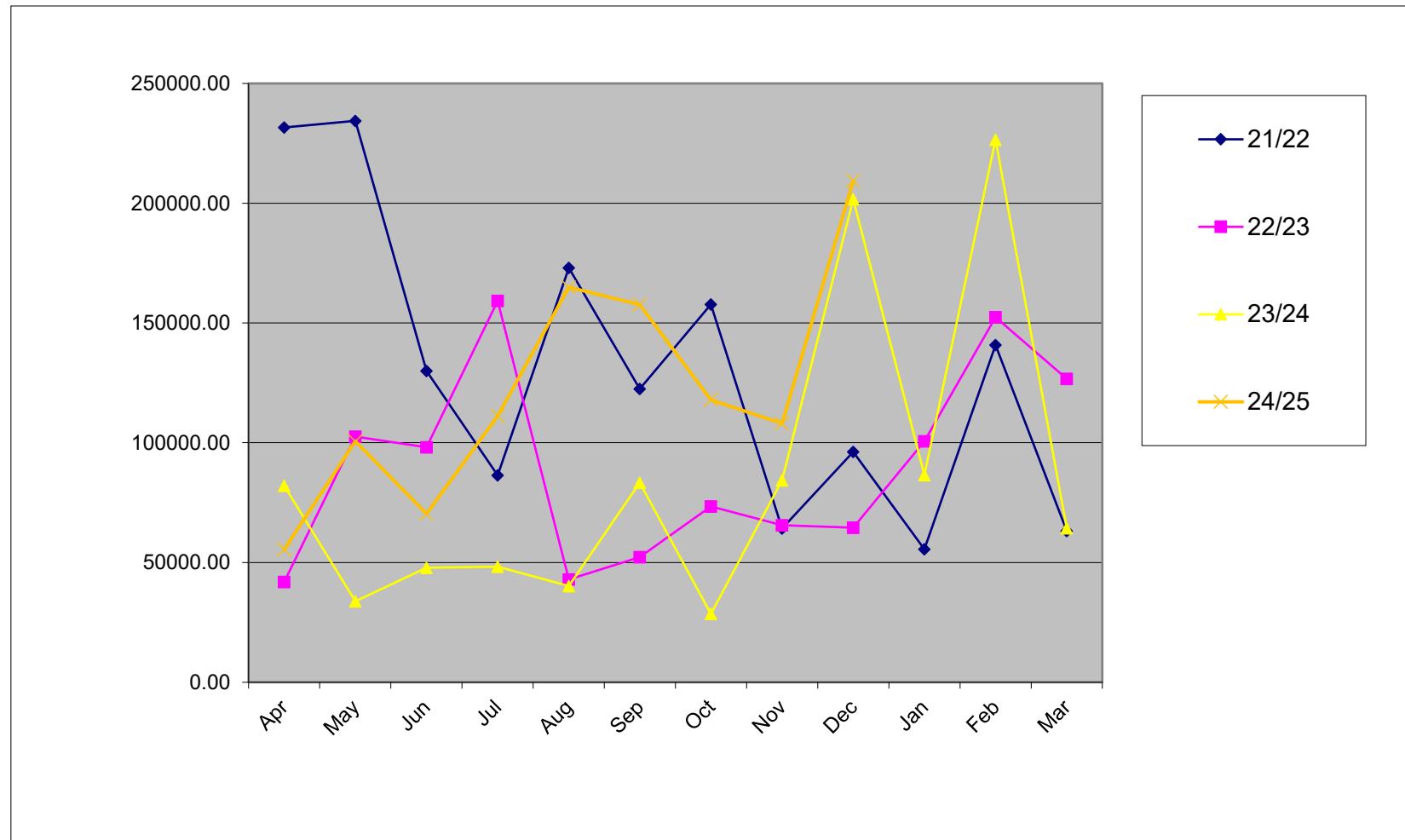
Percentage of “Minor” applications determined against performance target January 2024 to December 2024



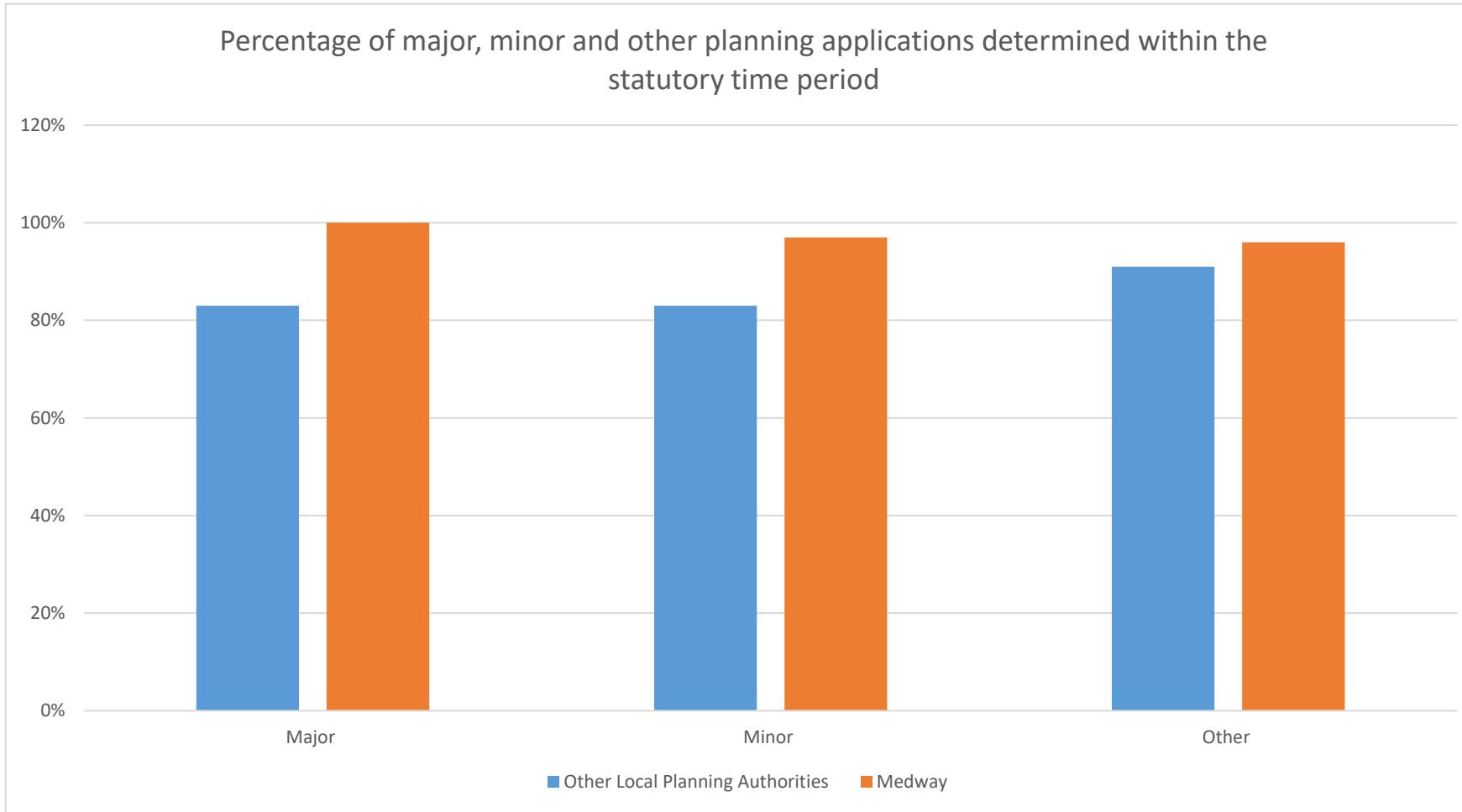
Percentage of “Other” applications determined against performance target January 2024 to December 2024



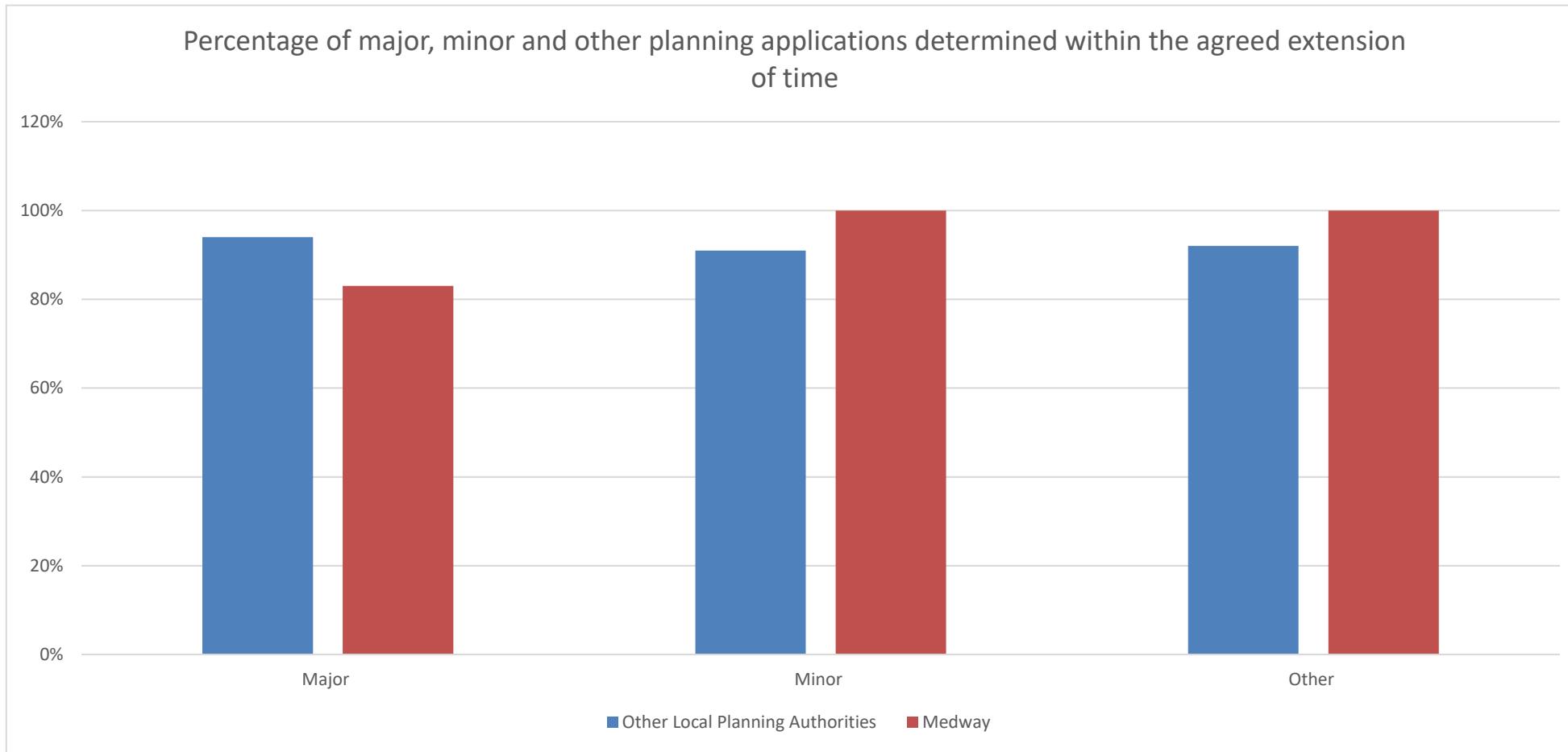
Planning application fees received for the year to date 2024/25 and the year 2023/24, 2022/23 and 2021/22



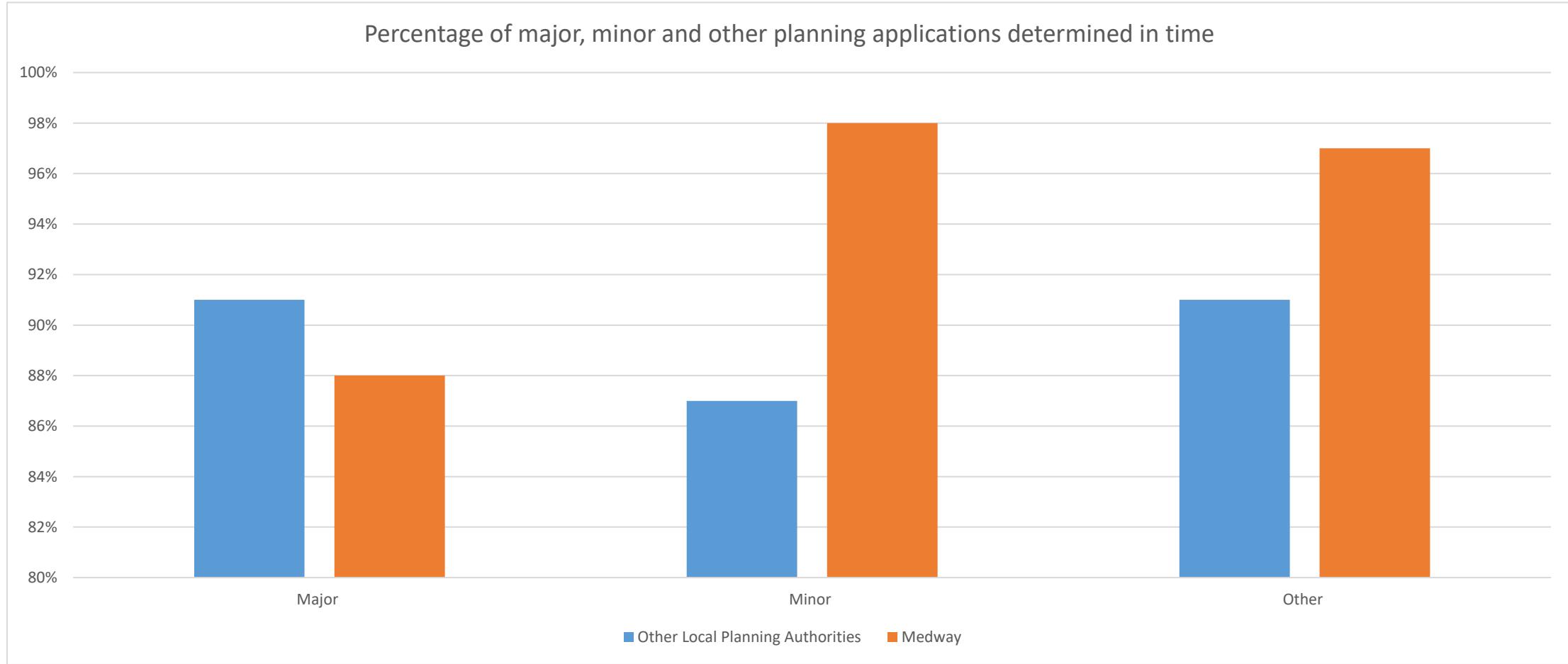
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



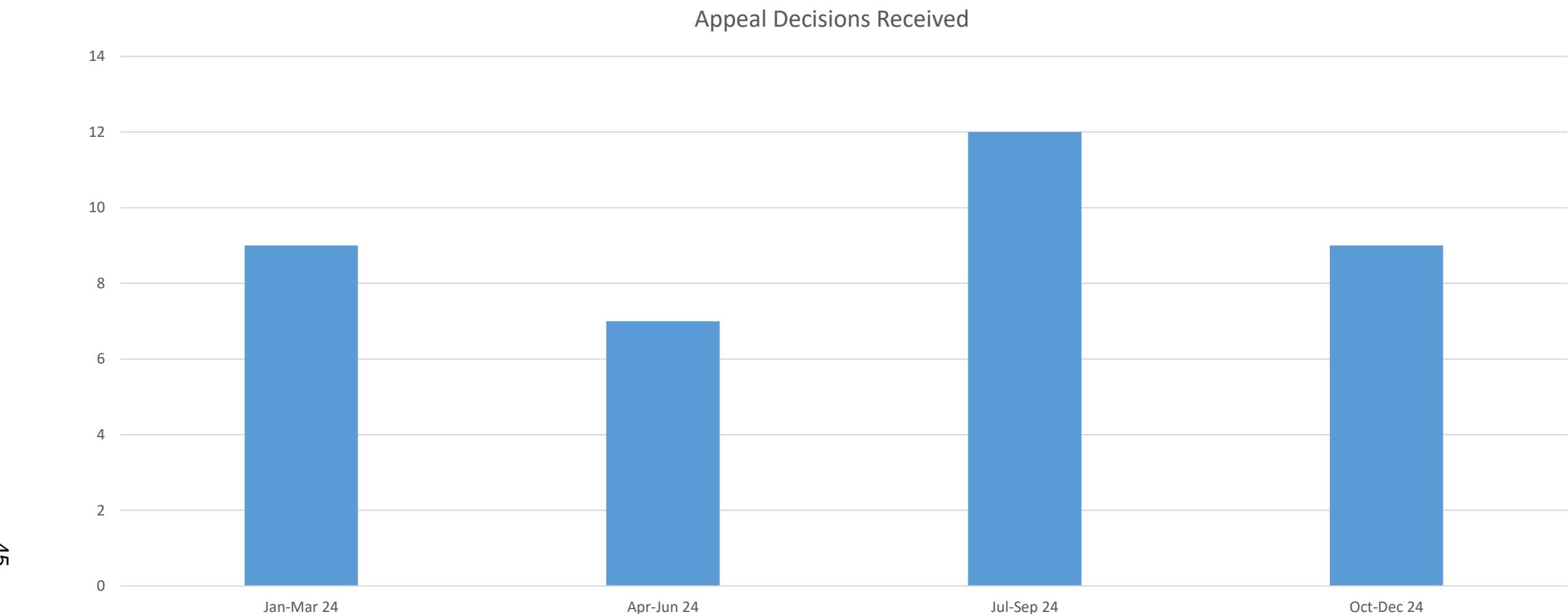
Total planning applications decided in time



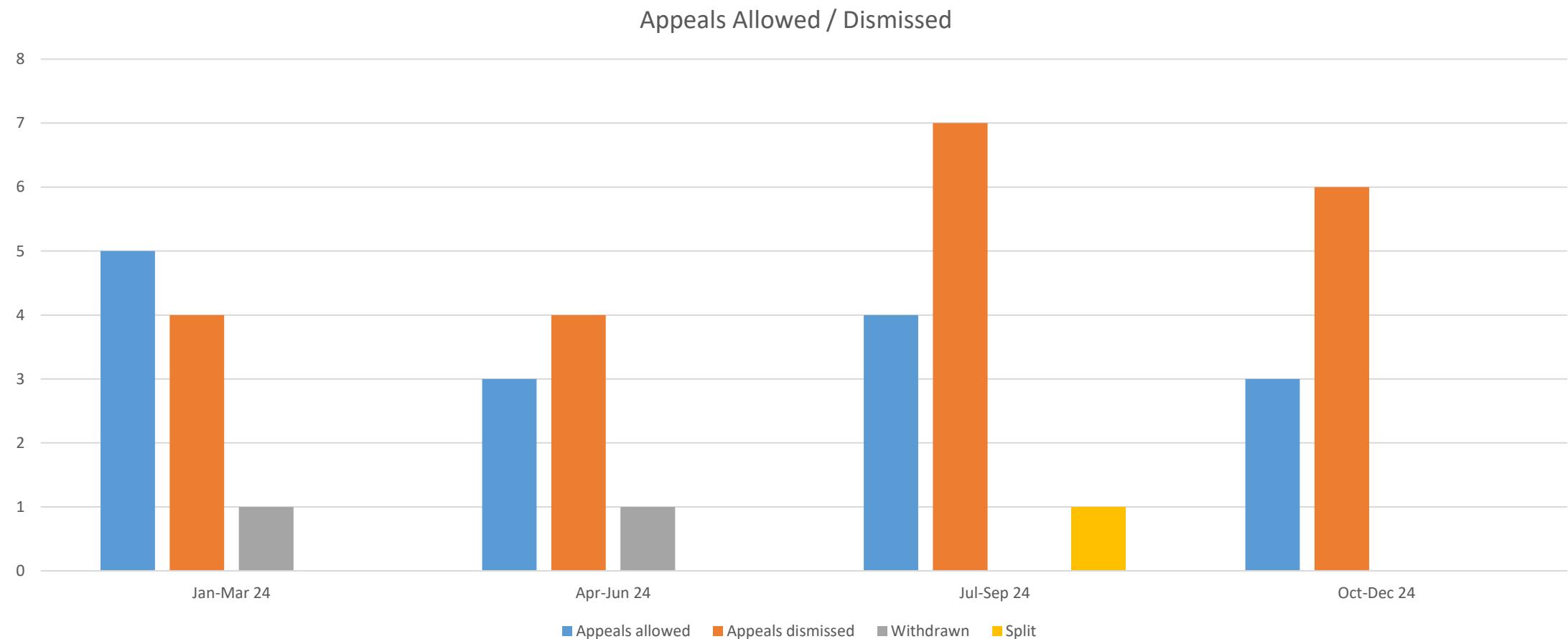
Medway performance compared with other Kent Planning Authorities for the year ending June 2024

Local Planning Authority	Percentage of decisions granted	% with an Extension of Time	Major dev % decided within 13wks	Non-major devt % decided within 8 wks	Household devt % decided within 8 wks
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%

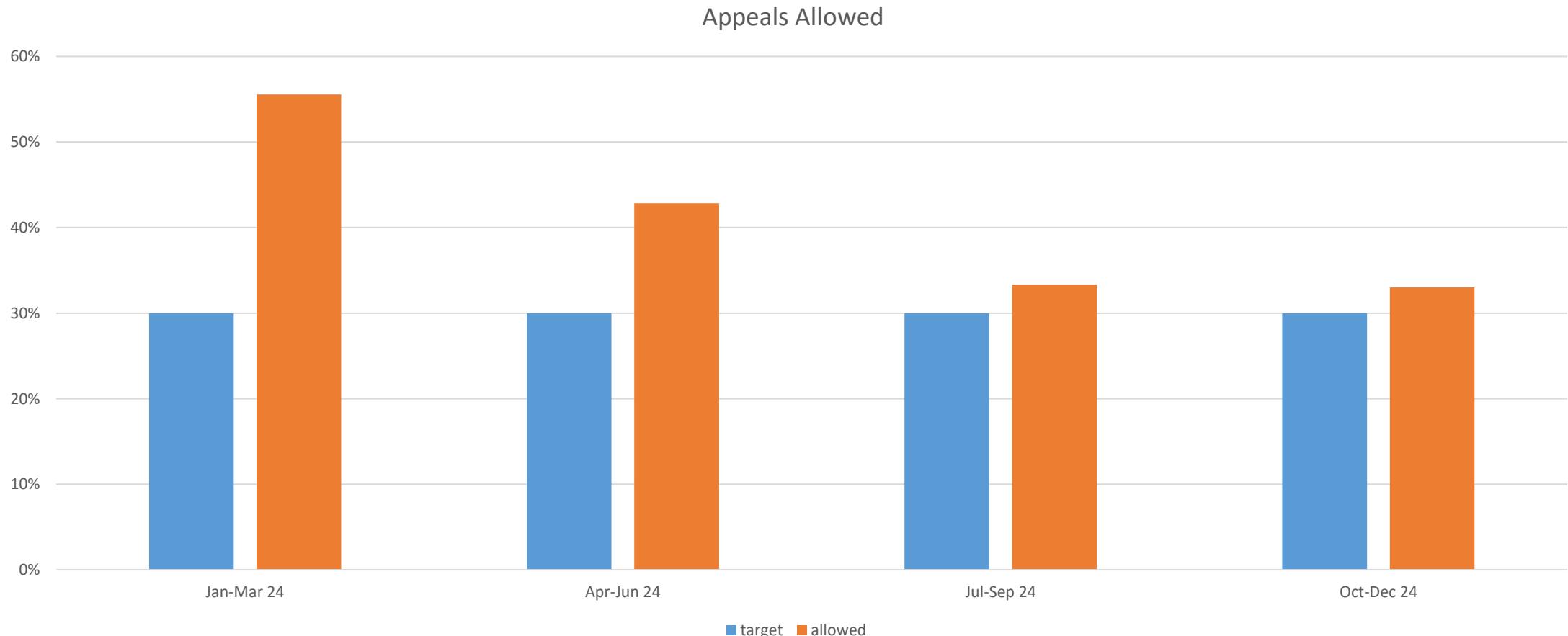
Number of appeal decisions received from January 2024 to December 2024



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

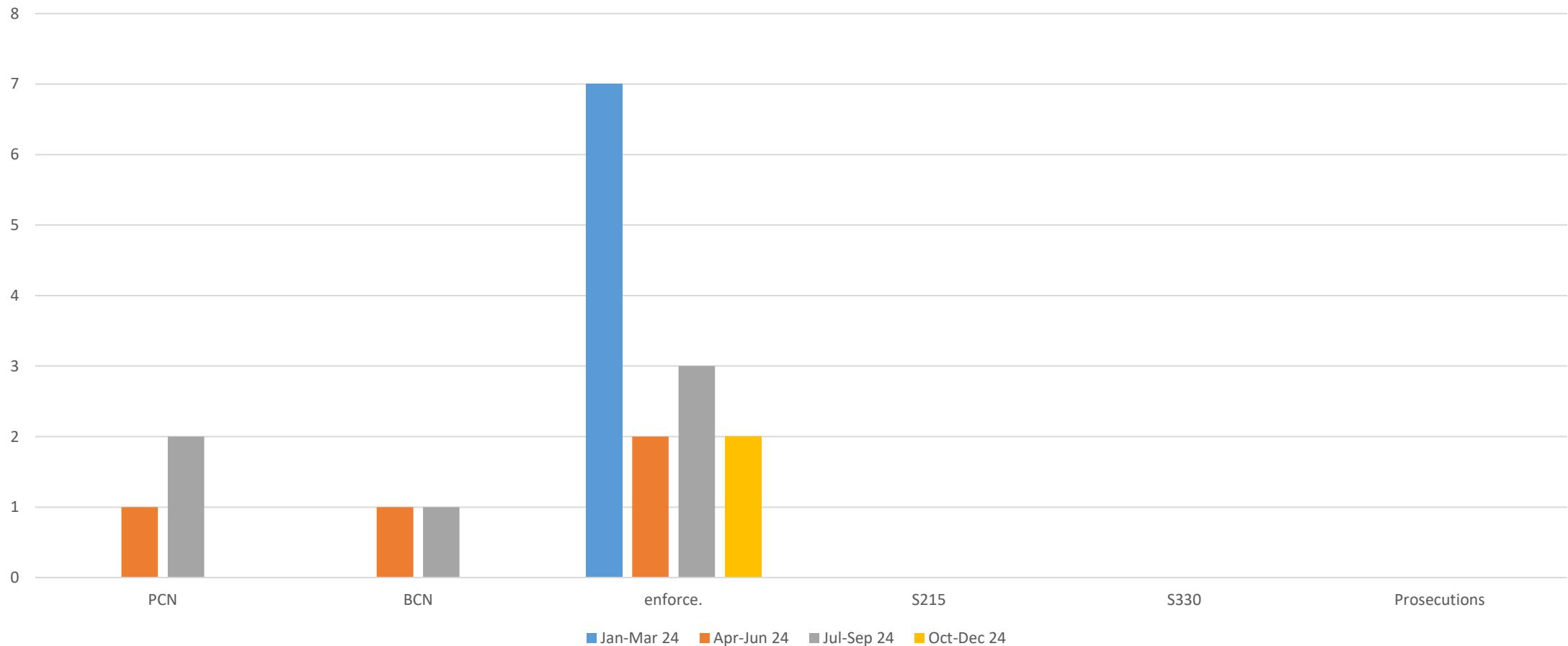
Housing completions comparison with other authorities in Kent

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

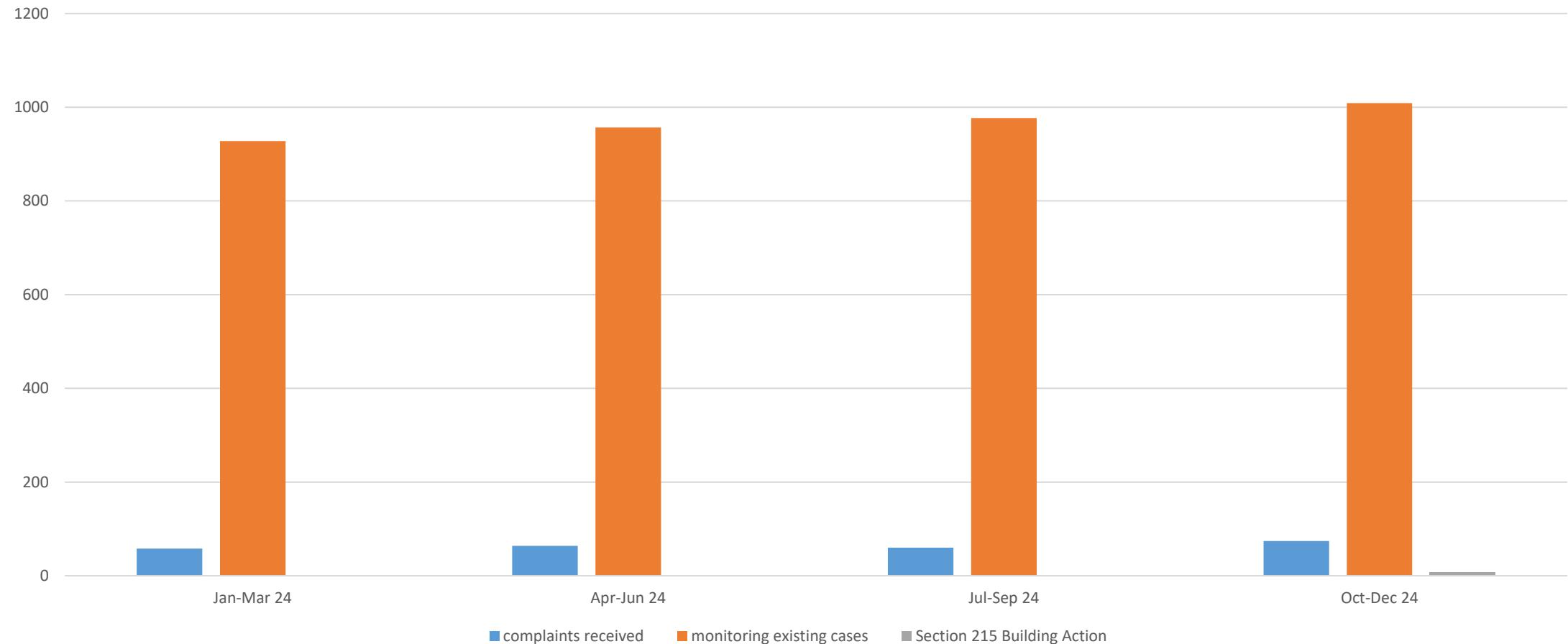
Authority	2018/1	2019/2	2020/2	2021/2	2022/2	2023/24
	9	0	1	2	3	
Ashford	923	753	1,144	627	1,001	471
Canterbury	311	417	319	692	644	660
Dartford	960	487	553	540	738	637
Dover	374	370	411	625	543	719
Gravesham	302	174	250	421	419	293
Maidstone	1,215	1,424	1,446	1,627	1,064	1,040
Medway	657	1,142	1,087	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

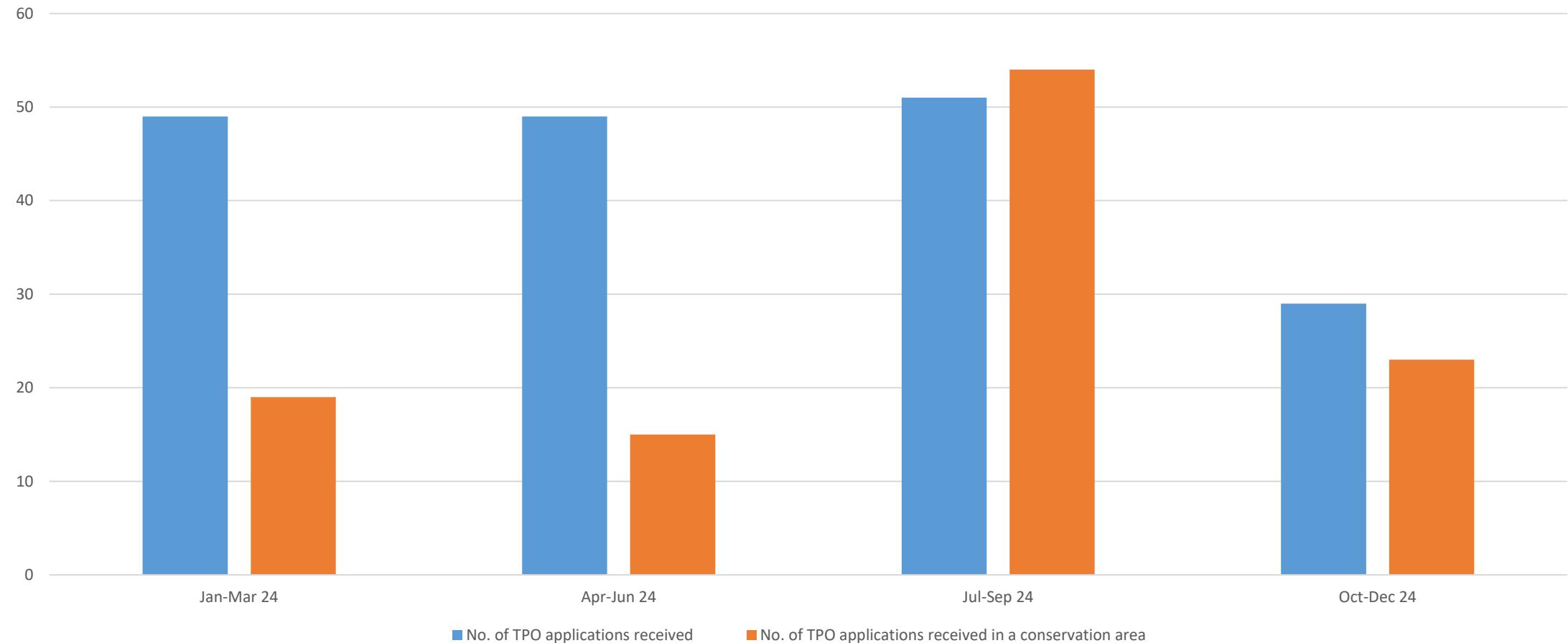
52



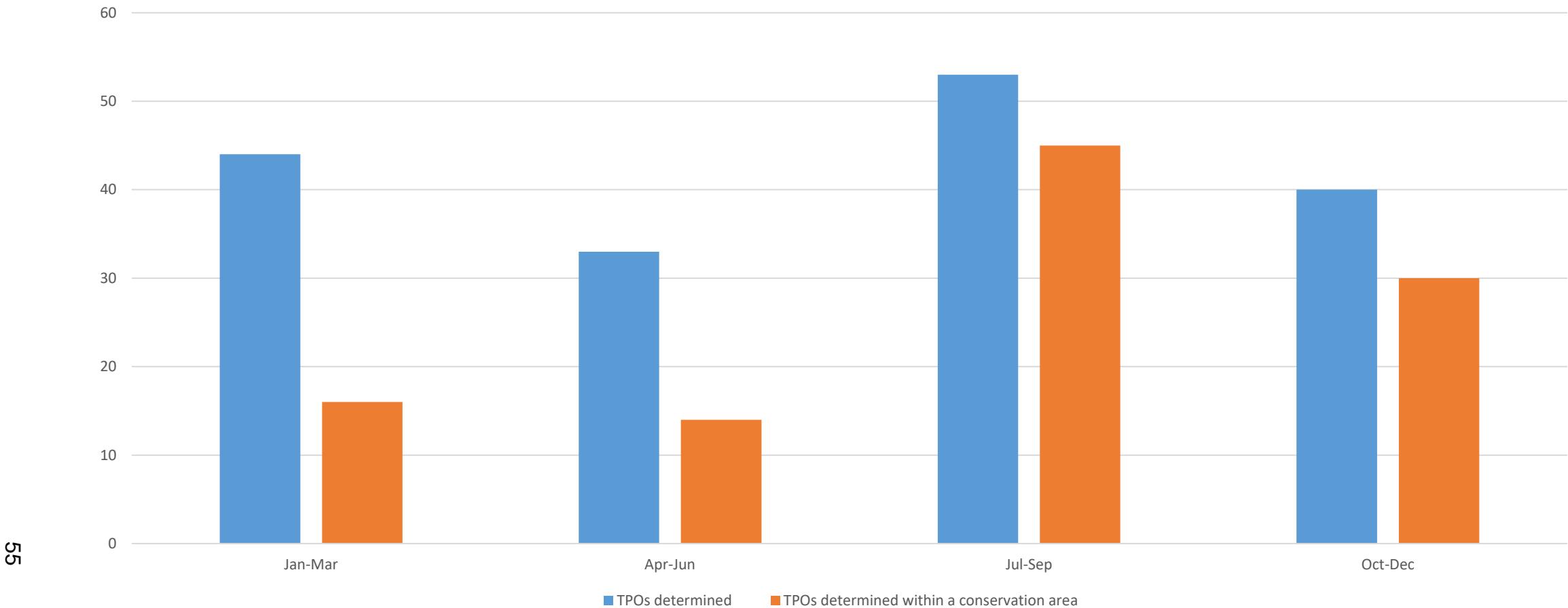
Number of enforcement related complaints and activities from 1 January 2024 to 31 December 2024



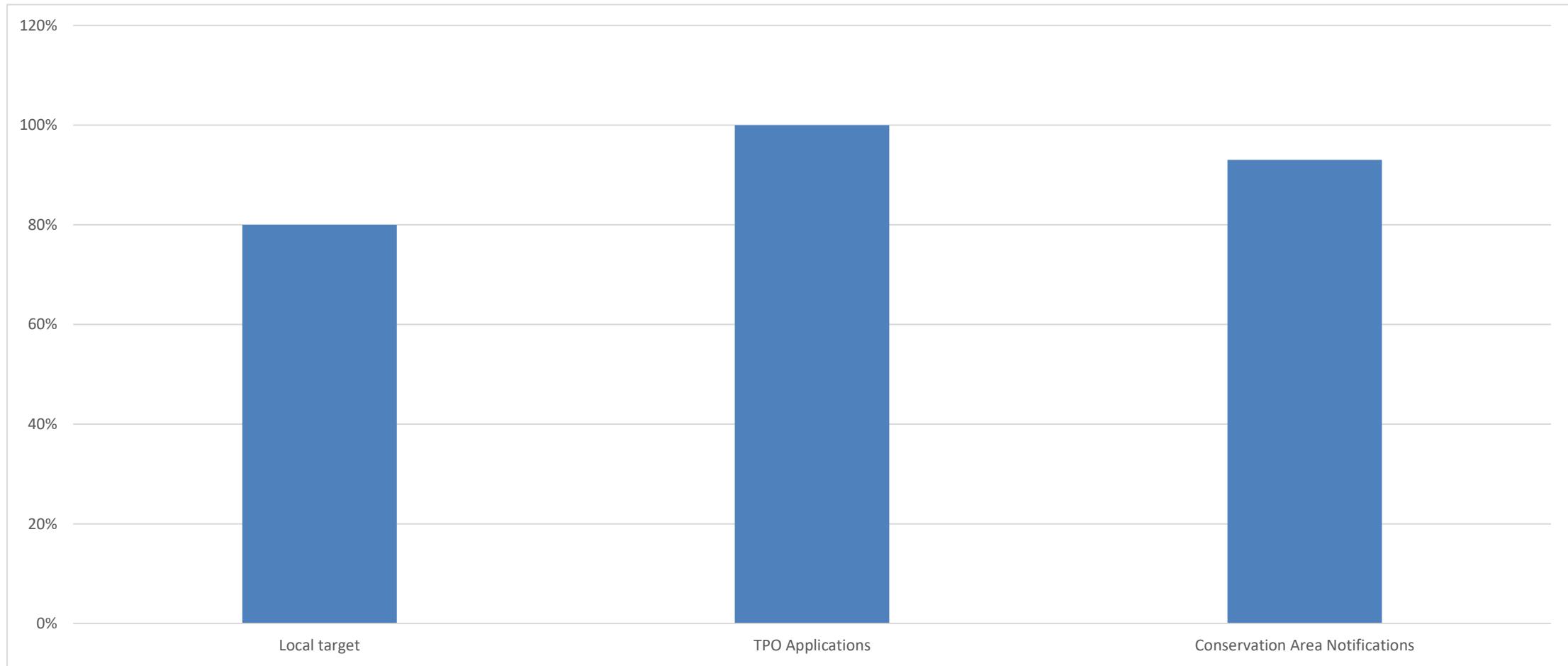
TPO applications received from 1 January 2024 to 31 December 2024



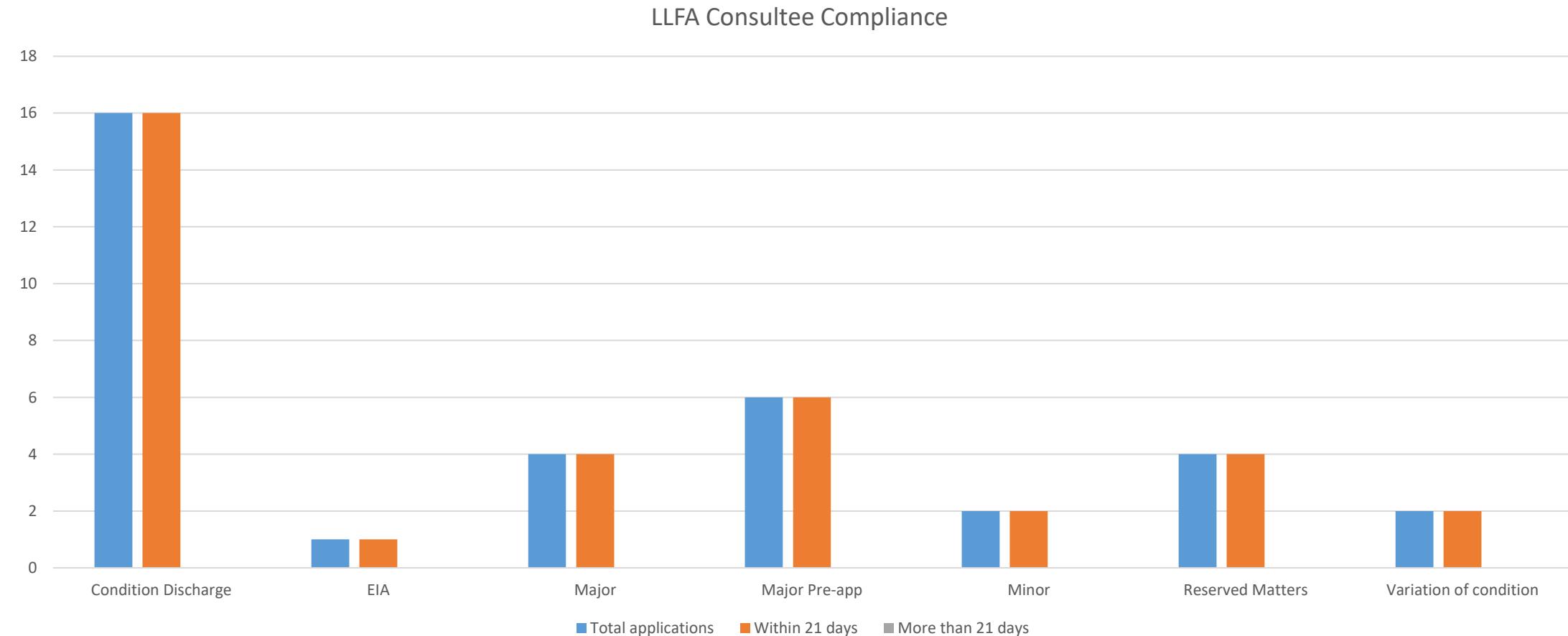
TPO applications determined from 1 January 2024 to 31 December 2024



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



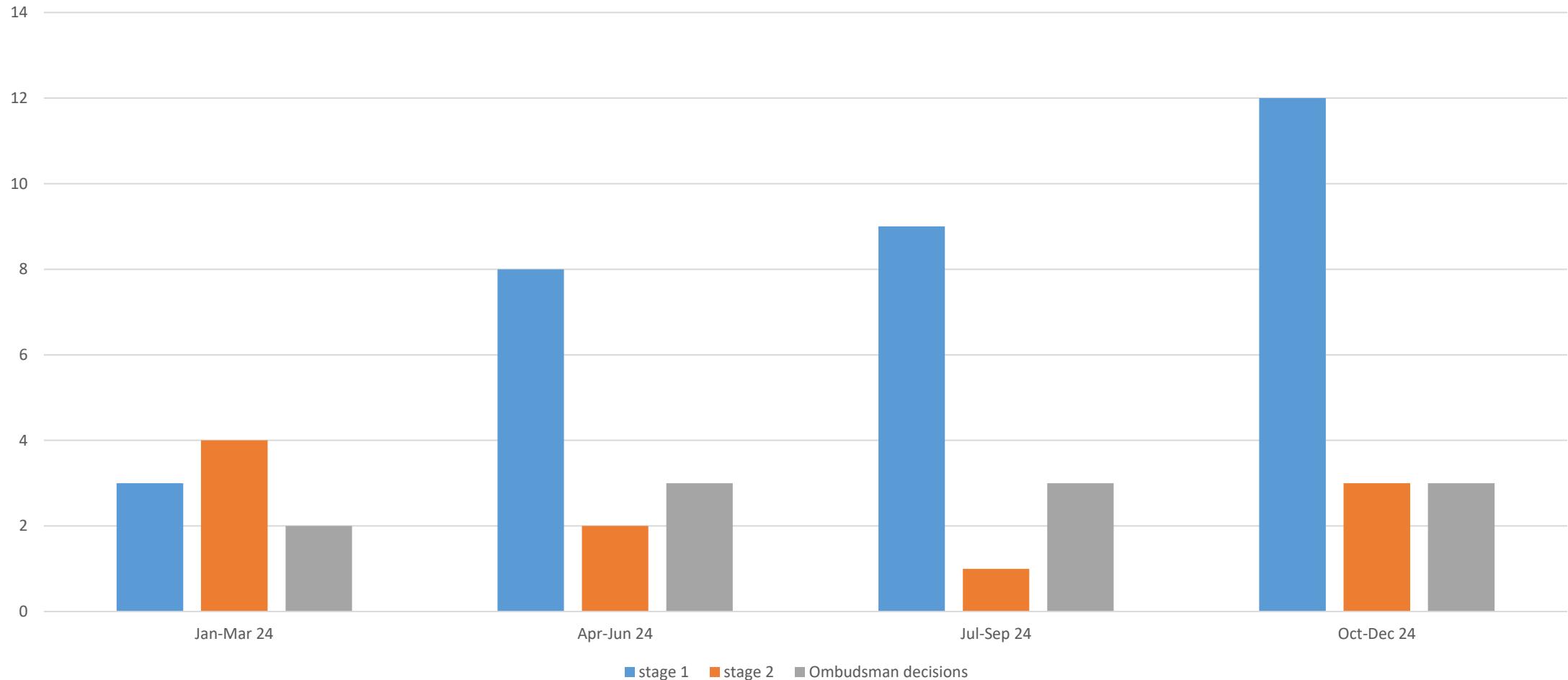
Lead Local Flood Authority Consultee Compliance



Complaints and Compliments

58

Complaints / Ombudsman Decisions



Appeals

MC/23/2580

(Appeal A)

287 Castle Road

Chatham

Medway

ME4 5JA

Site Location Plan

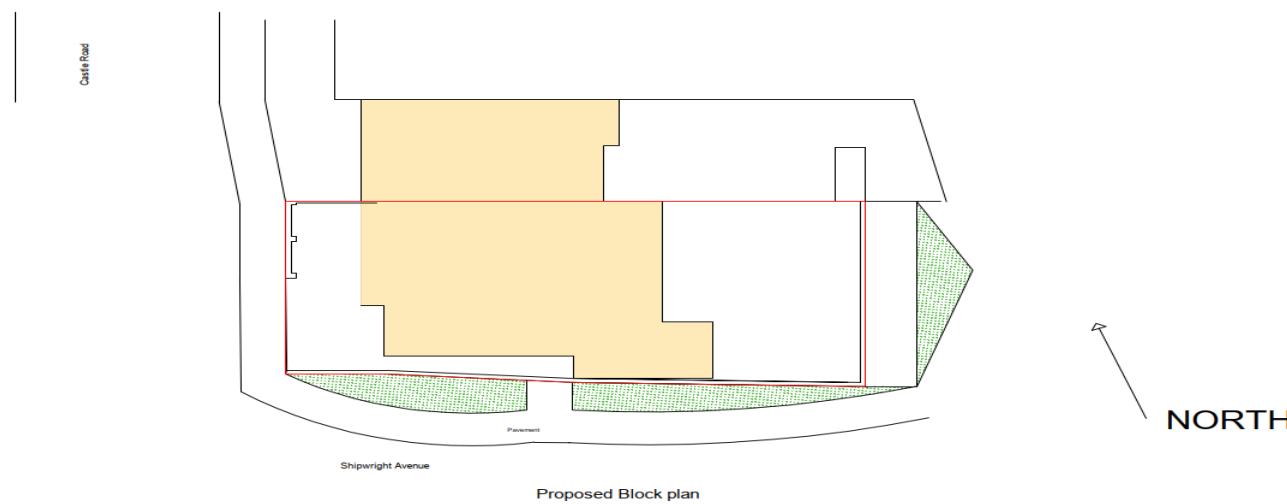
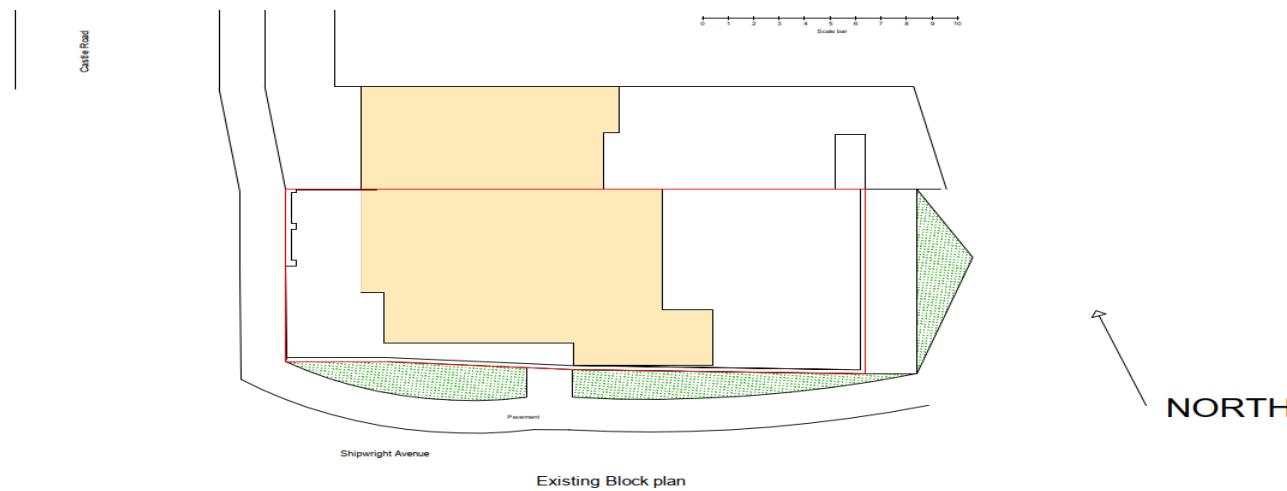


Photographs of Site

62



Existing and Proposed Block Plans



Existing & Proposed Elevations



Proposed Rear Elevation



Proposed Front Elevation

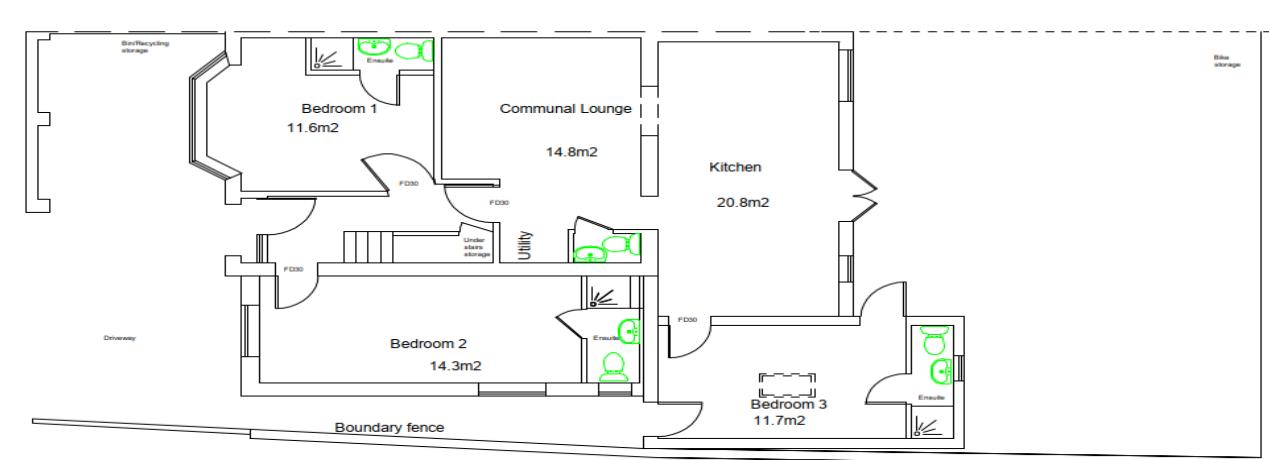
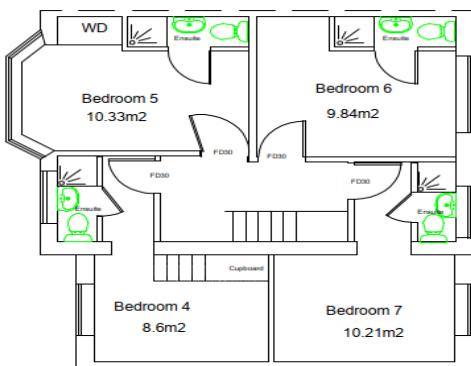
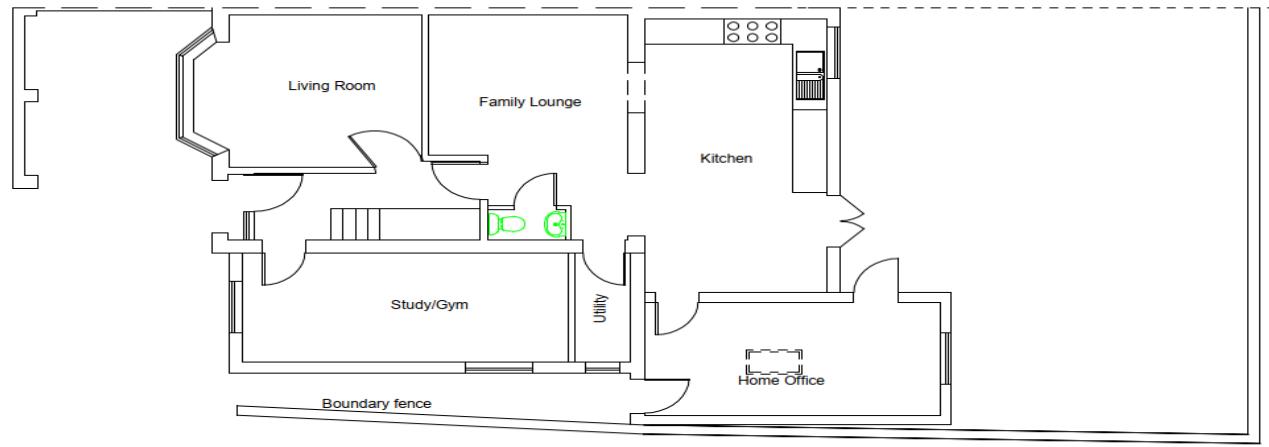
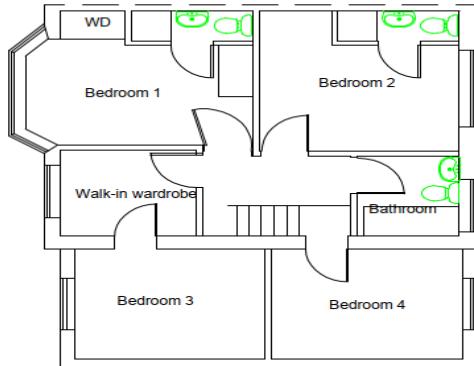


Existing Rear Elevation



Existing Front Elevation

Existing & Proposed Floor Plans



MC/24/0203

(Appeal B)

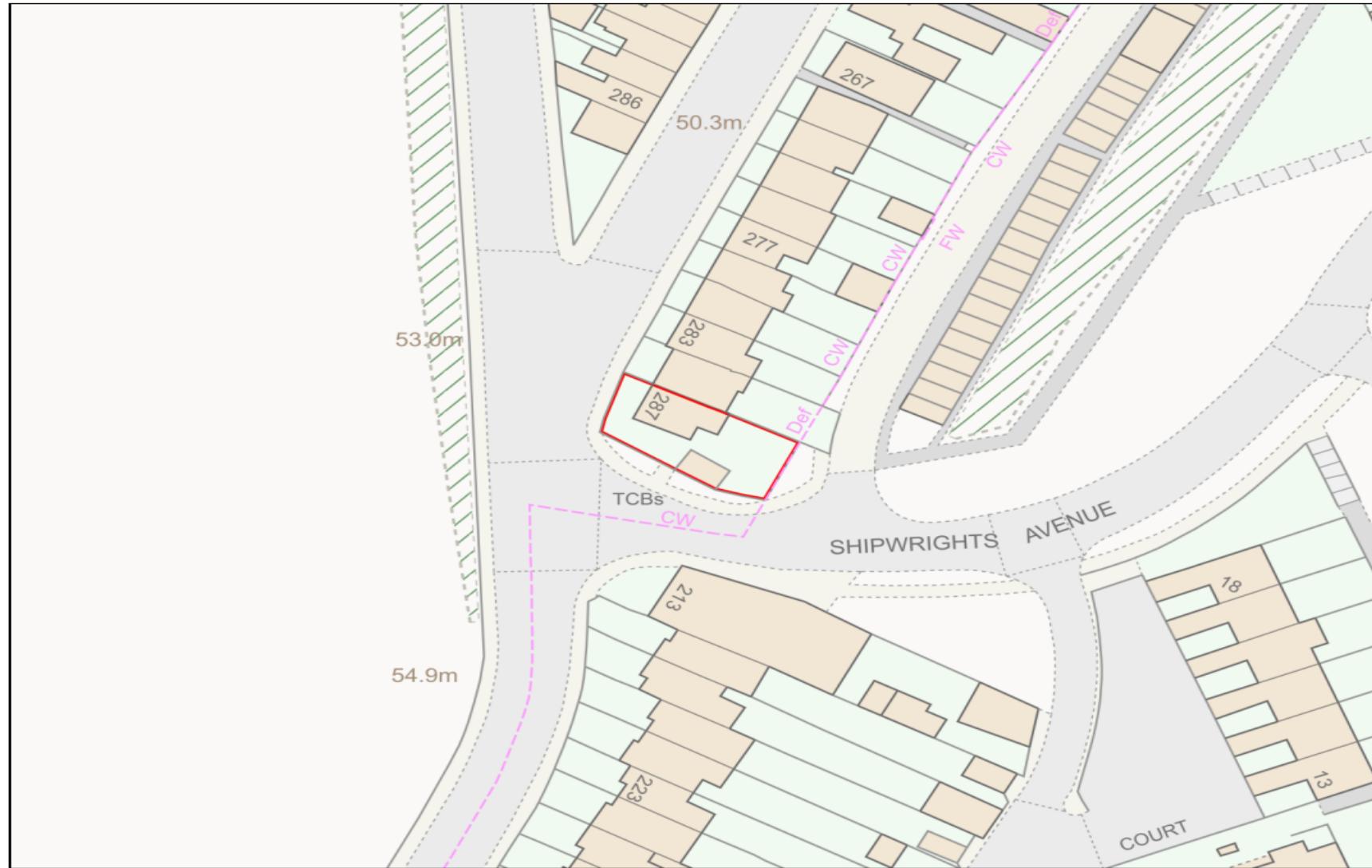
287 Castle Road

Chatham

Medway

ME4 5JA

Site Location Plan

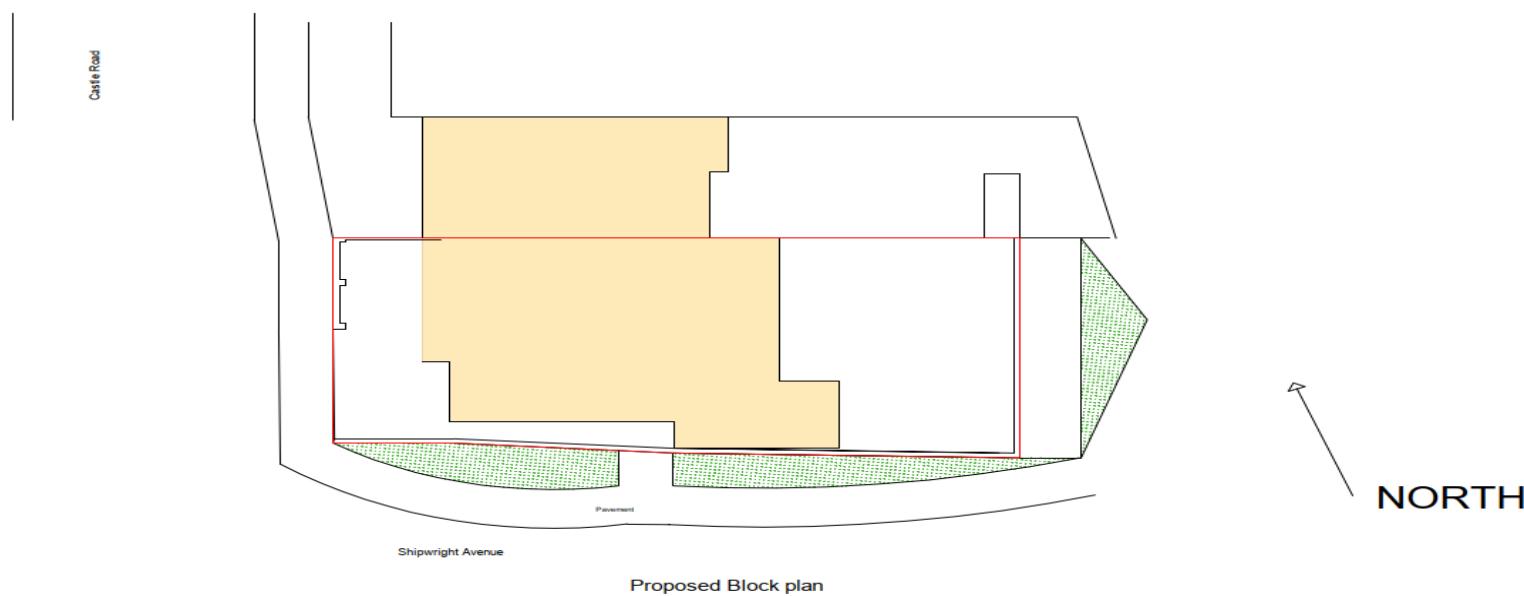
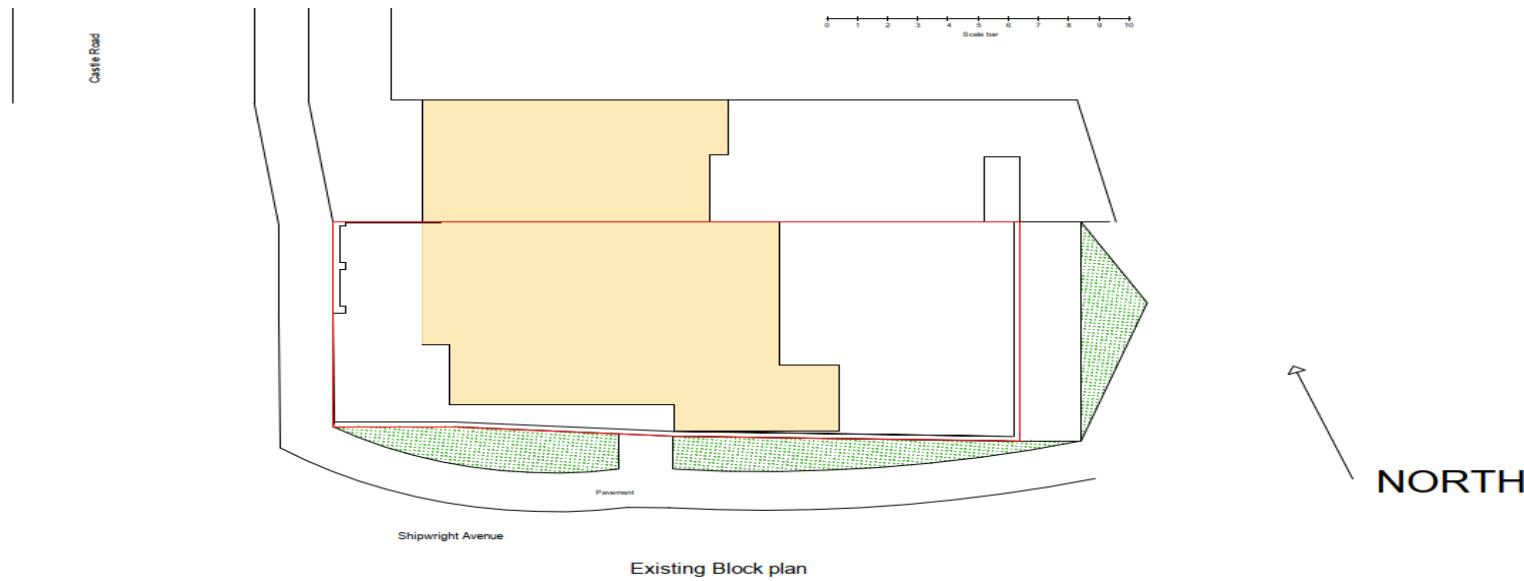


Officer Site Photos

68



Existing and Proposed Block Plans



Existing and Proposed Elevations

70



Proposed Rear Elevation



Proposed Front Elevation

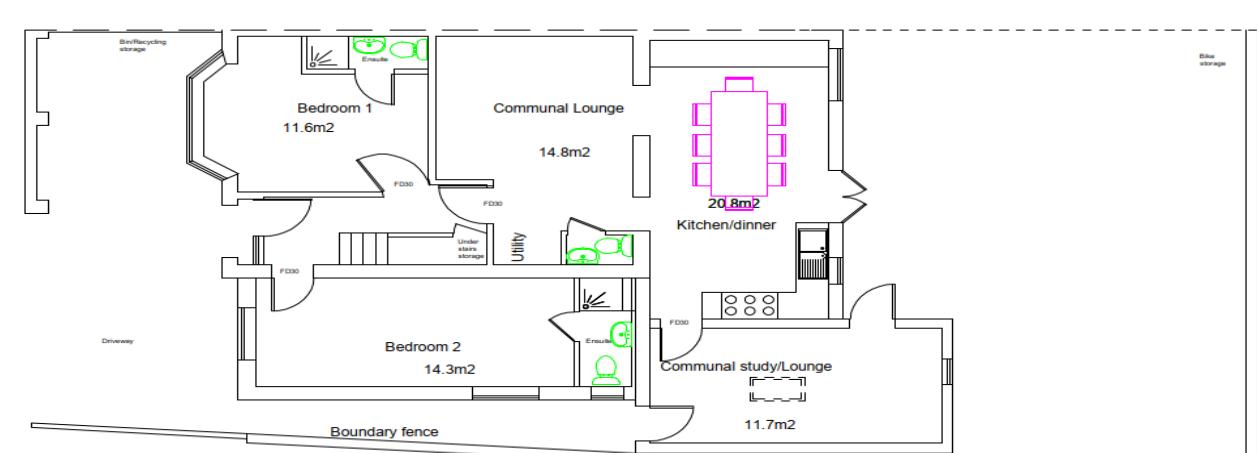
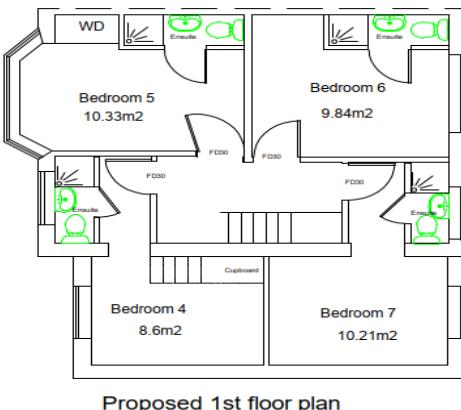
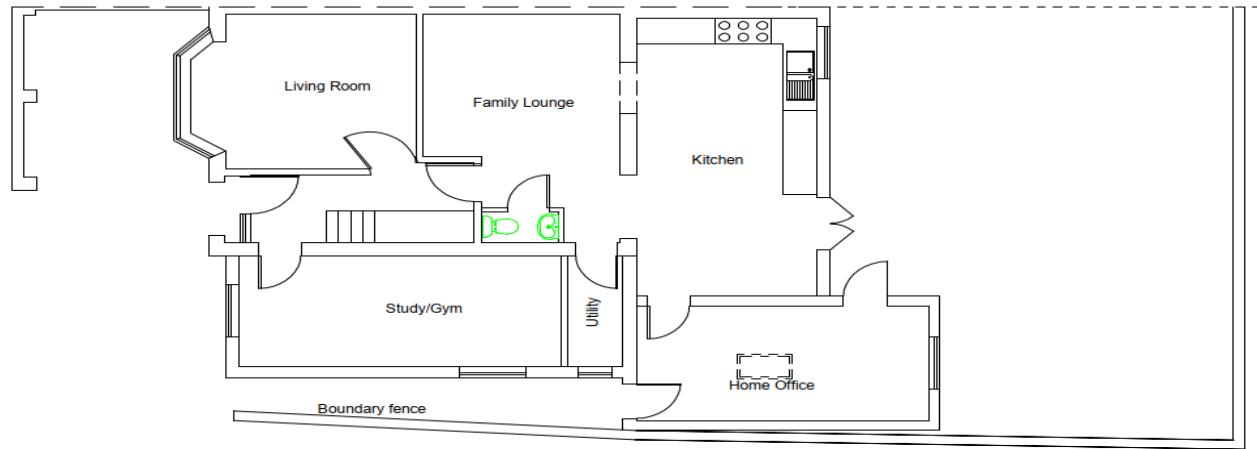
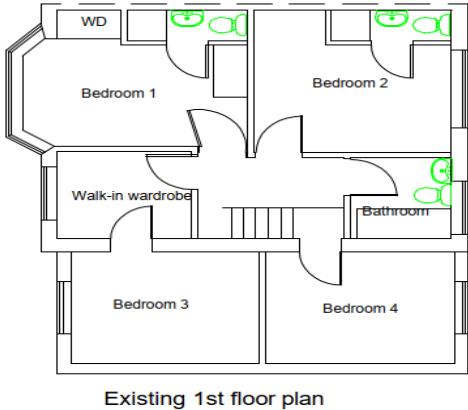


Existing Rear Elevation



Existing Front Elevation

Existing and Proposed Floor Plans



TPA/21/1020

68 Middleton Close

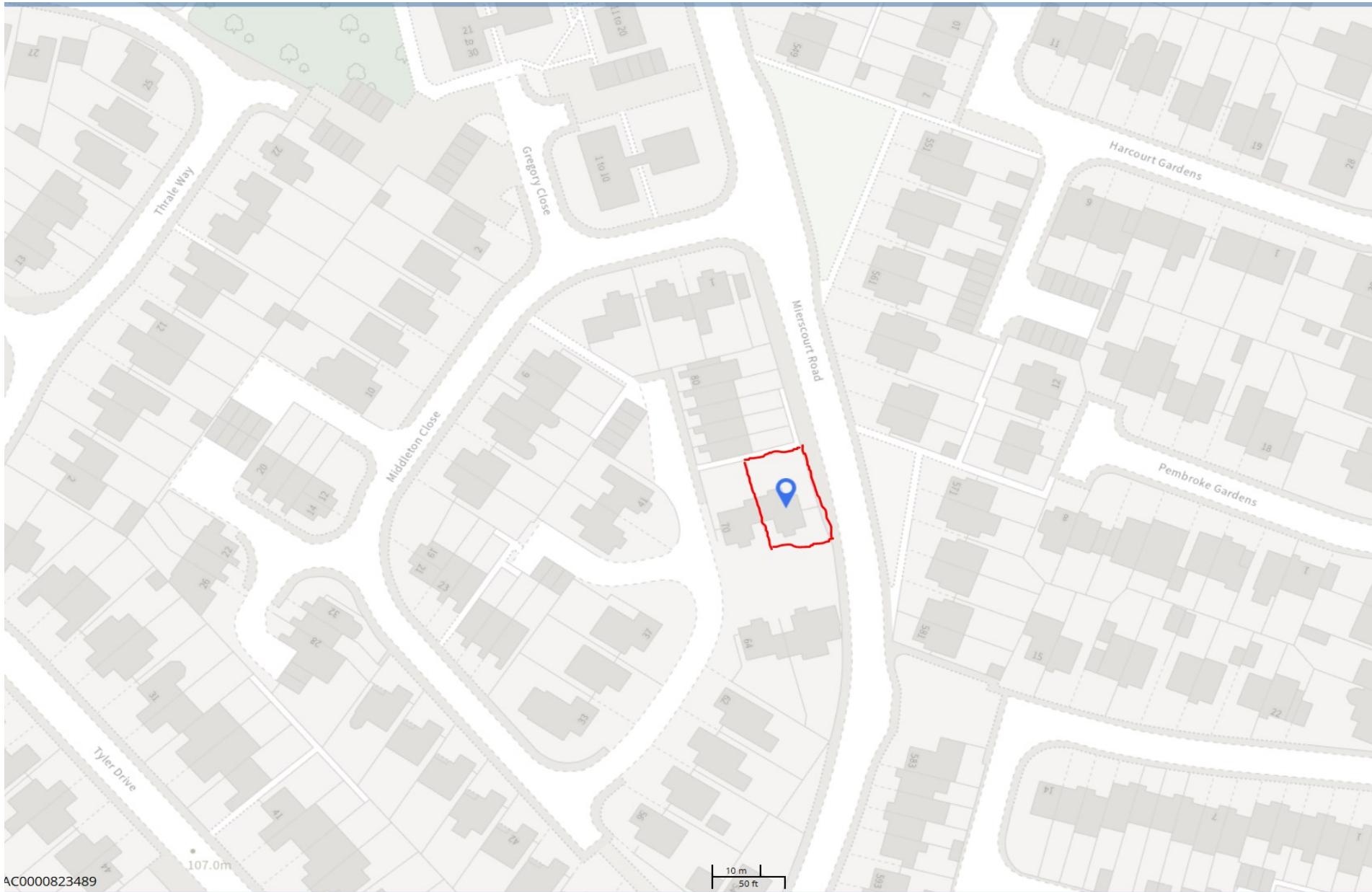
Parkwood

Gillingham

Medway

ME8 9LR

Site Location Plan



Proposed Site Plan

74

