

# Planning Committee – Supplementary agenda

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

**Date:** 7 May 2025

**Time:** 6.30pm

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

## Items

**16 Additional Information - Presentation**

**(Pages  
3 - 112)**

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: 8 May 2025**

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# Planning Committee

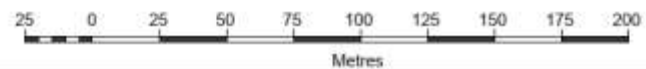
7<sup>th</sup> May 2025

# MC/25/0184

189 Maidstone Road, ME1 1SF



**MC/25/0184 - 189 Maidstone Road, Rochester, ME1 1SF**



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Scale: 1:2500 14/04/25

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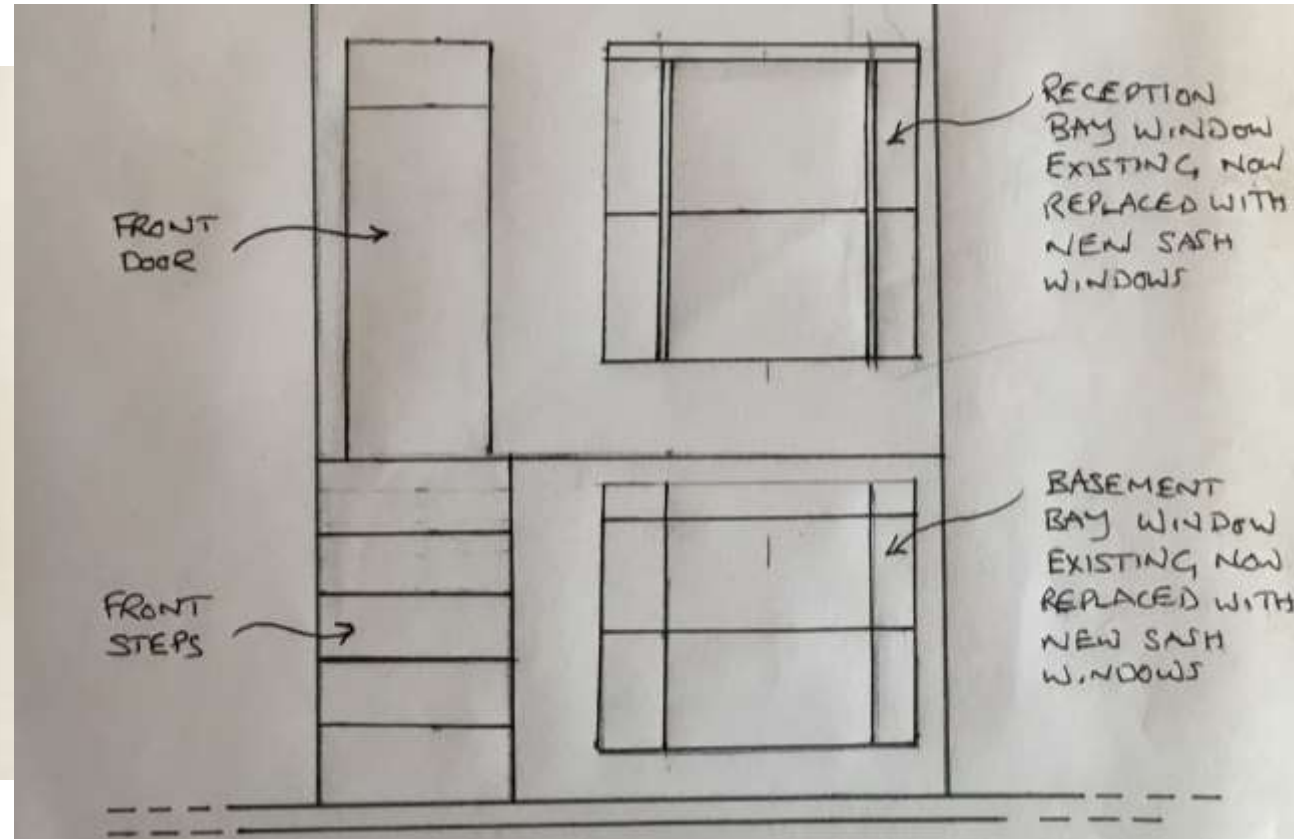
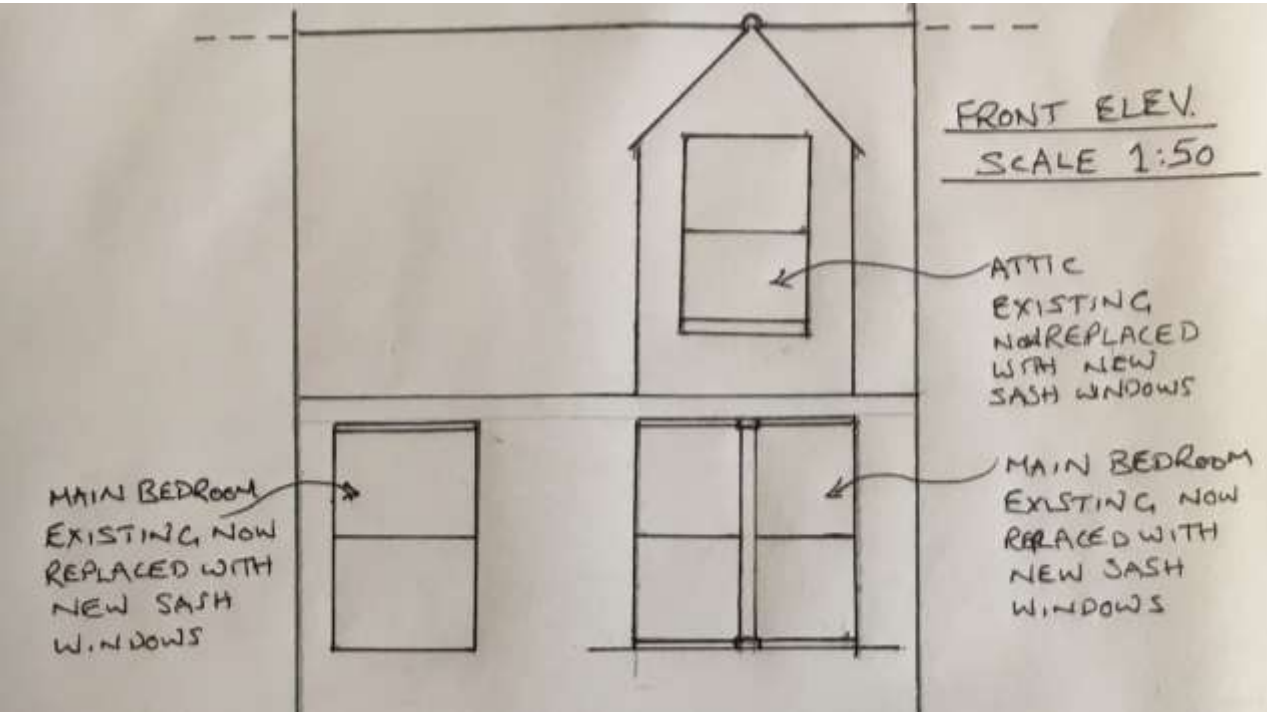
## Site Photographs & Existing Windows



## Site Photographs & Existing Windows







Proposed Elevations



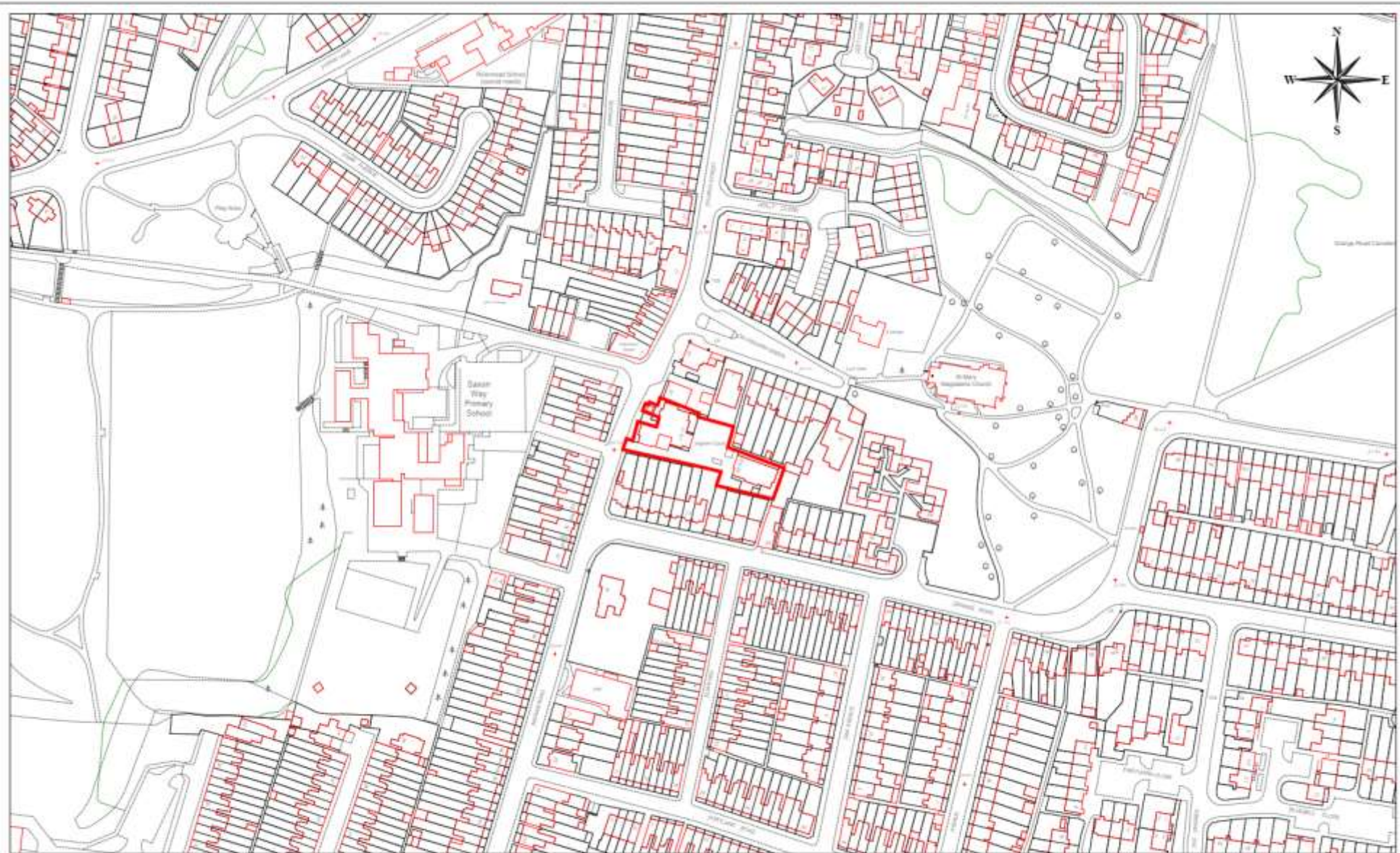


Example of Existing Windows on Neighbouring Property no.187

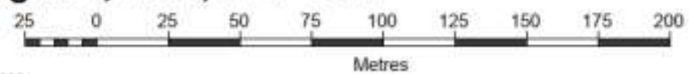
# MC/25/0454

89 Ingram Road, Gillingham, ME7 1Sh





**MC/25/0454 - 89 Ingram Road, Gillingham, Kent, ME7 1SH**



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Aerial photo of site





## Site photos – Ingram Road



## S106 heads of terms originally agreed

- £10,294.90 towards improvements to Railway Street Surgery.
- £4,243.20 for nursery education towards improvements at Saxon Way Primary School.
- £12,729.60 for primary education towards improvements at Saxon Way Primary School.
- £12,199.20 for secondary education towards improvements at Chatham Girls Grammar School.
- £4,066.40 for sixth form education towards improvements at Chatham Girls Grammar School.
- £37,397.01 towards improvements to Queen Elizabeth Fields and/or Hillyfields.
- £4,918.76 towards bird mitigation.

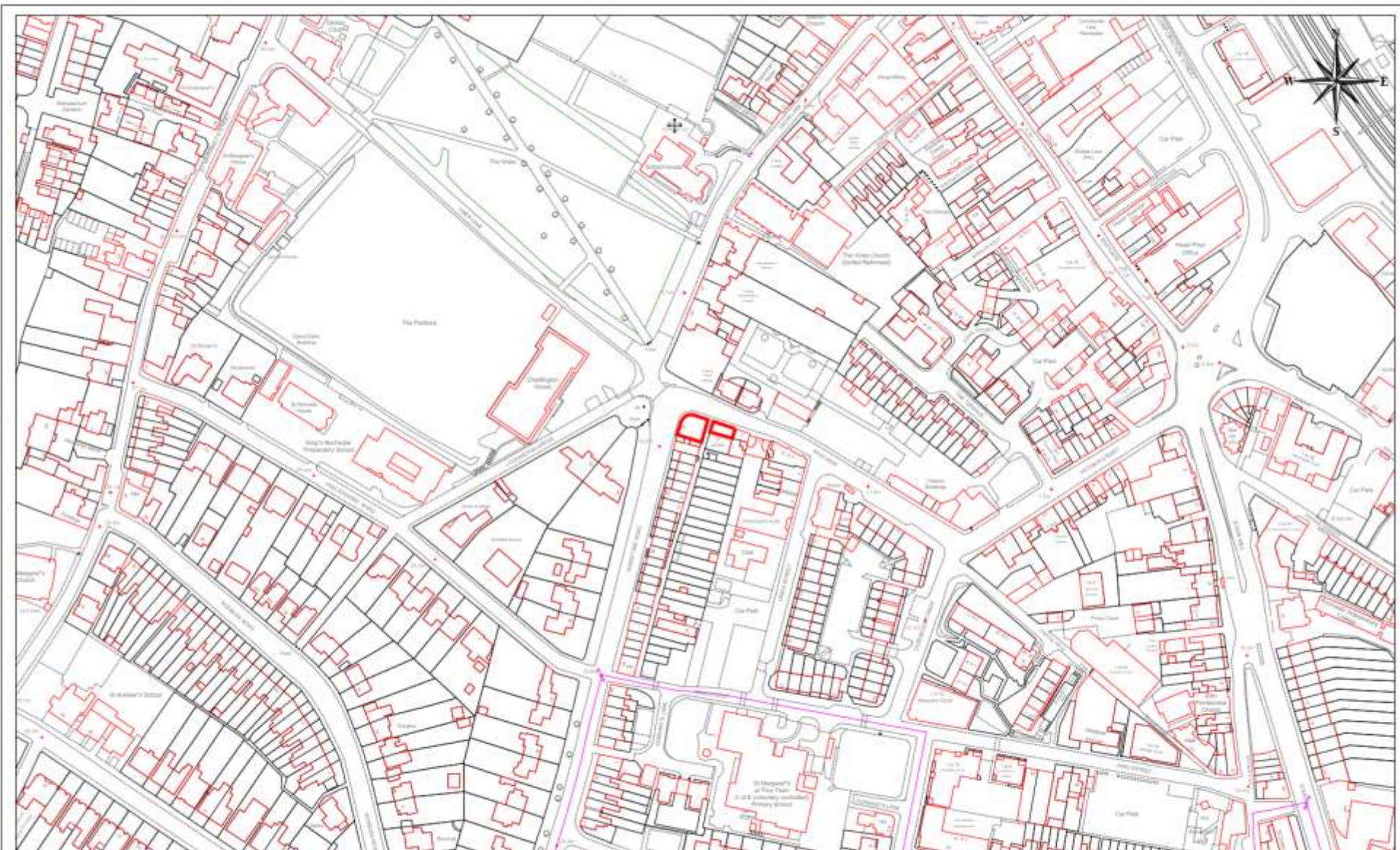
## Pathfinders Viability Conclusions

- Medway Council and the applicant then jointly commissioned a viability appraisal of the development from Pathfinder Development Consultancy. On the 30 September 2021 a report was issued by Pathfinders which concluded that a viable scheme was one which including £4,918.76 of SAMMS contributions. This rendered the remaining contributions as unviable.
- Given the age of the original viability appraisal (September 2021) Pathfinders have subsequently undertaken an updated review taking account of updated build costs and property values. This addendum, dated 7 April 2025, concludes that as house prices have increased over the past 3.5 years more slowly than build costs the overall viability of the scheme will have worsened from when it was originally appraised.

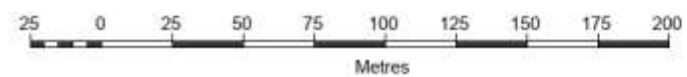
# MC/25/0259

35 Maidstone Road, Rochester, ME1 1RL





**MC/25/0259 - 35 Maidstone Road, Rochester, ME1 1RL**



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**Medway**  
Serving You

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# Site Location and Aerial View

18







2



4



5



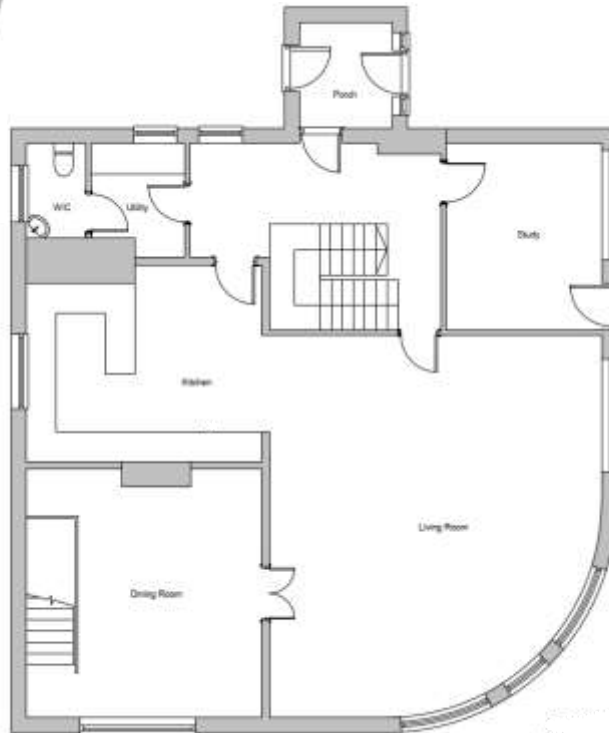
3



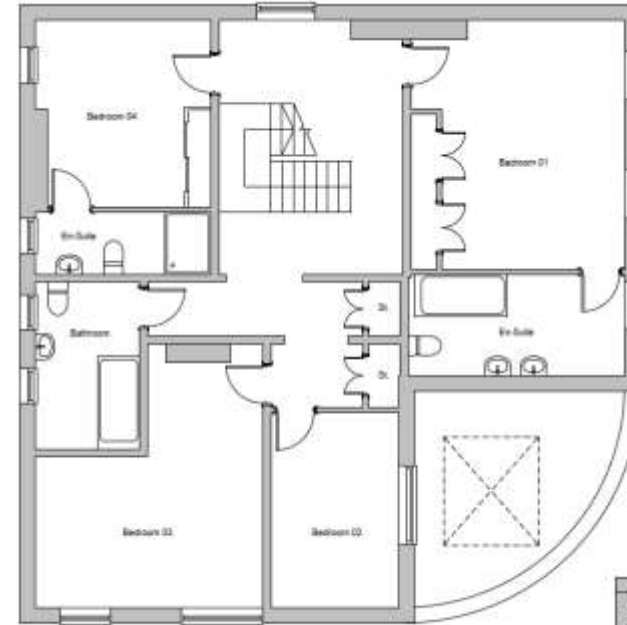
# Existing Layout



Basement Floor Plan



Ground Floor Plan



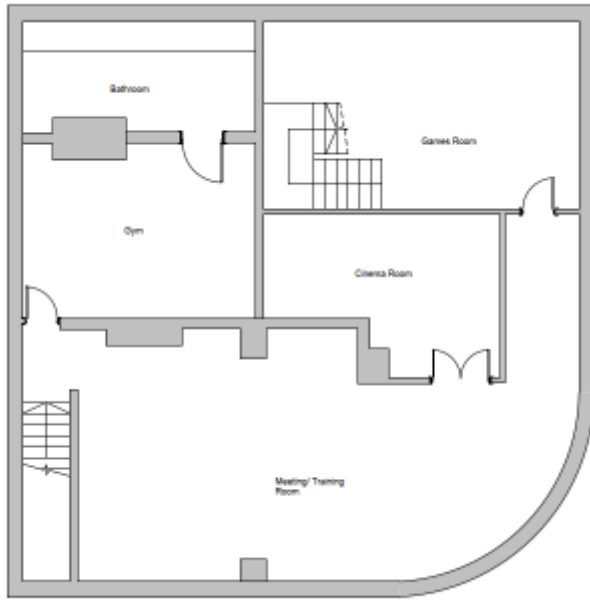
First Floor Plan



Second Floor Plan



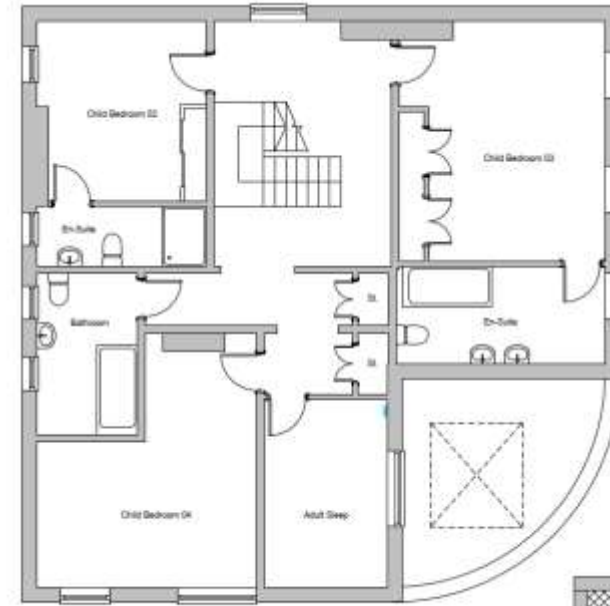
# Proposed Layout



Basement Floor Plan



Ground Floor Plan



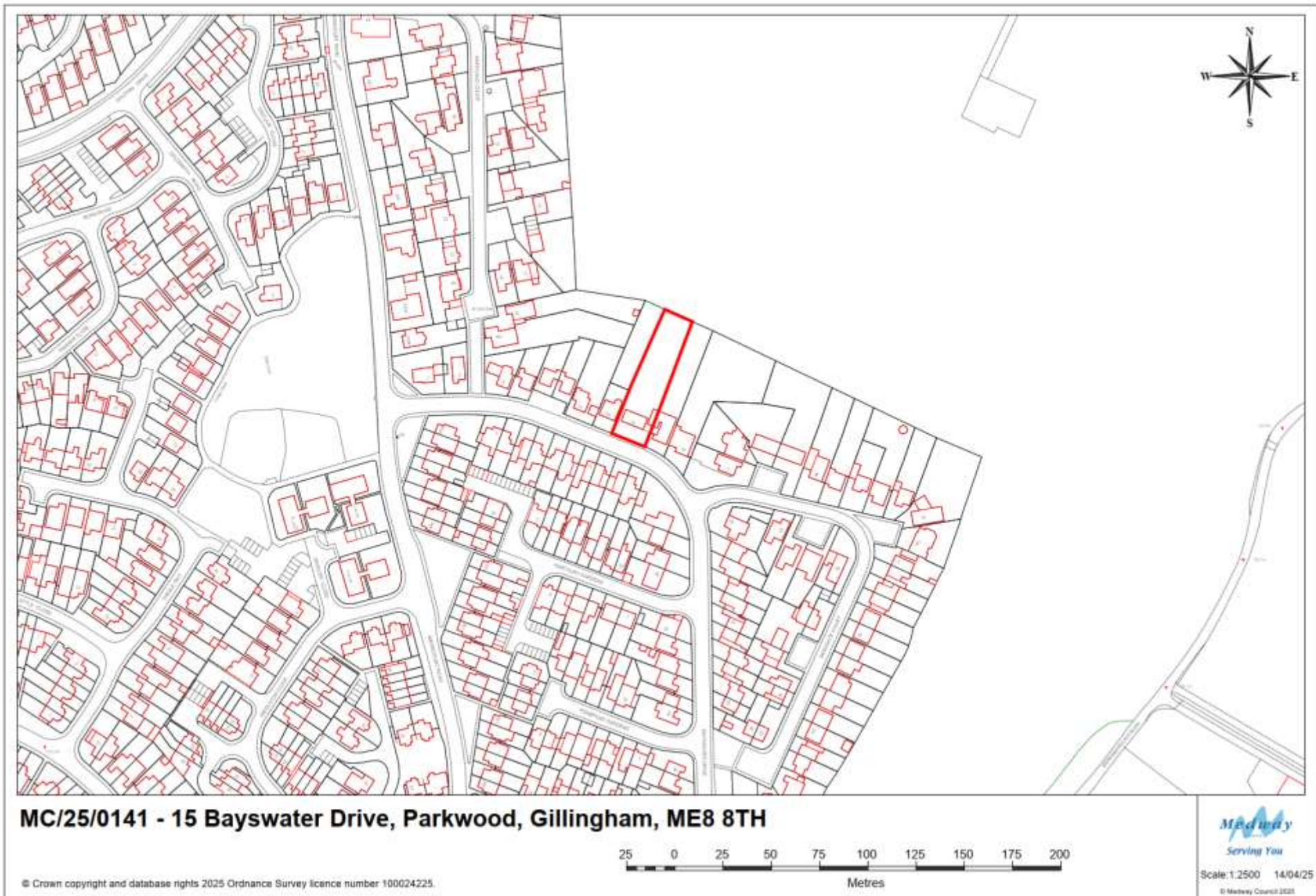
First Floor Plan



Second Floor Plan

# MC/25/0141

15 Bayswater Drive, Parkwood, Gillingham, ME8 8TH





# Site Photographs (Front)





Site  
Photographs  
(rear)





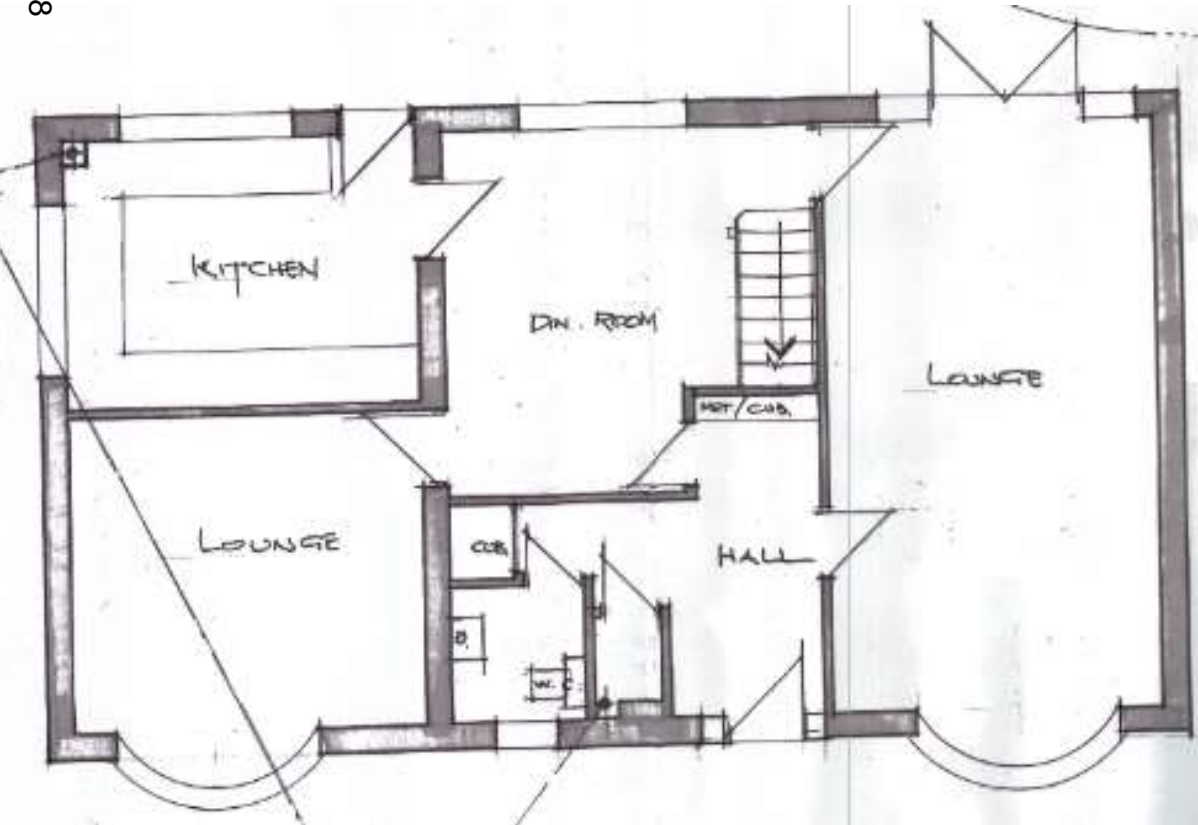
## Site Photographs



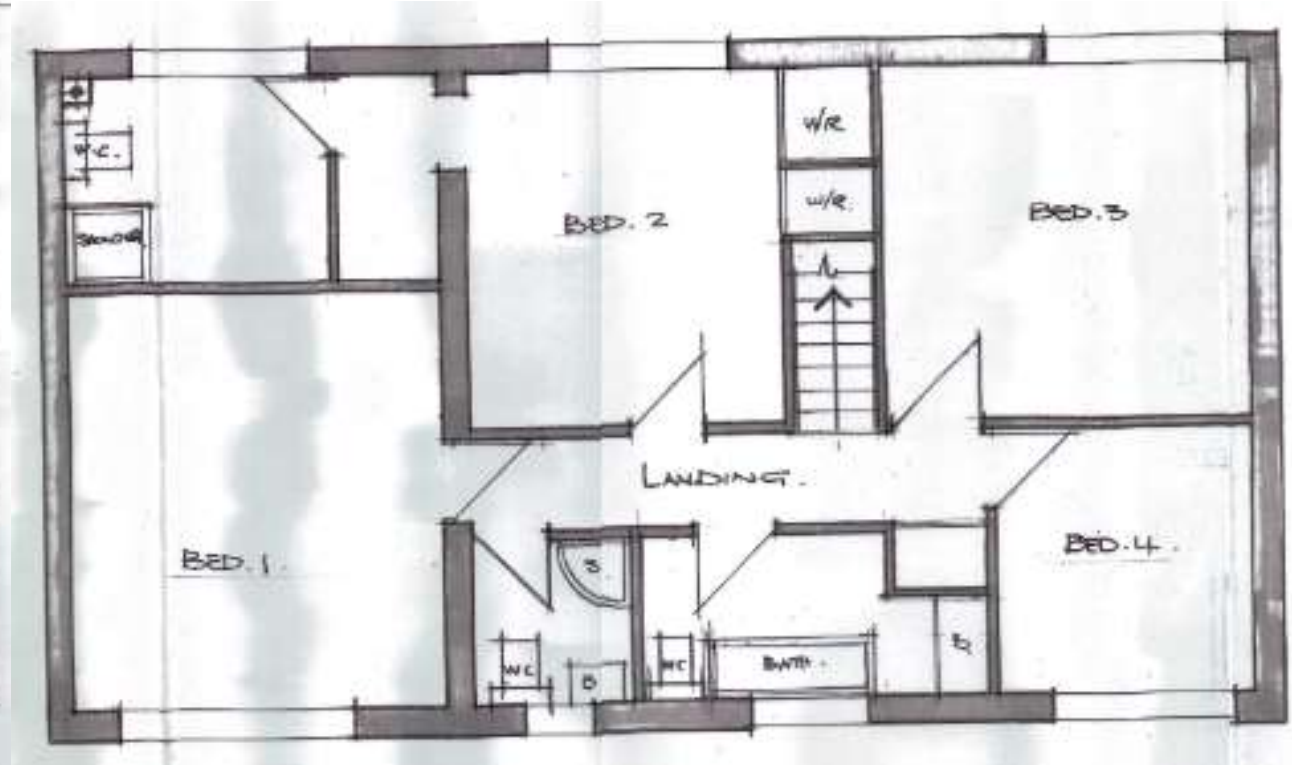




Proposed Block Plan

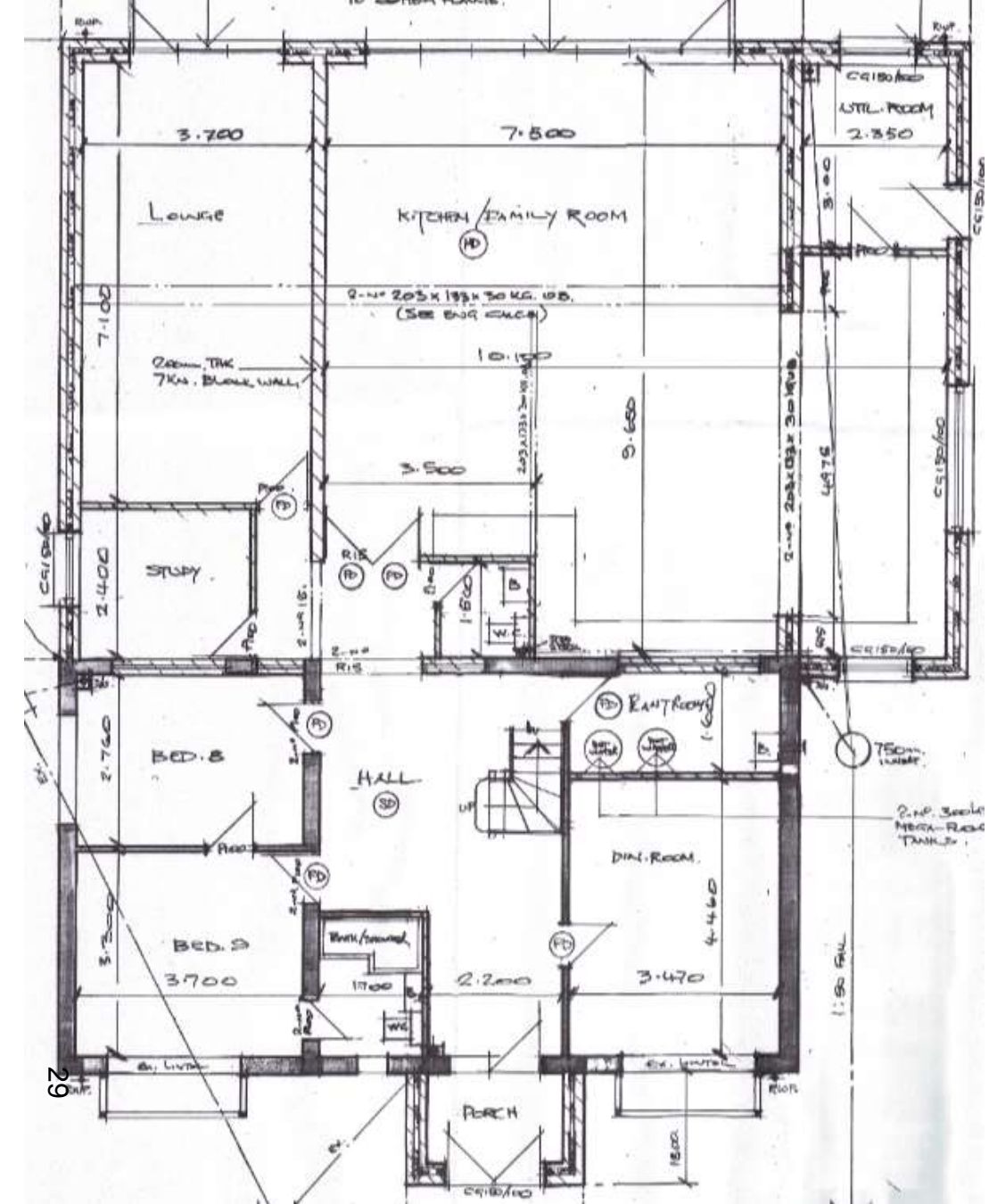


Existing Ground Floor Plan

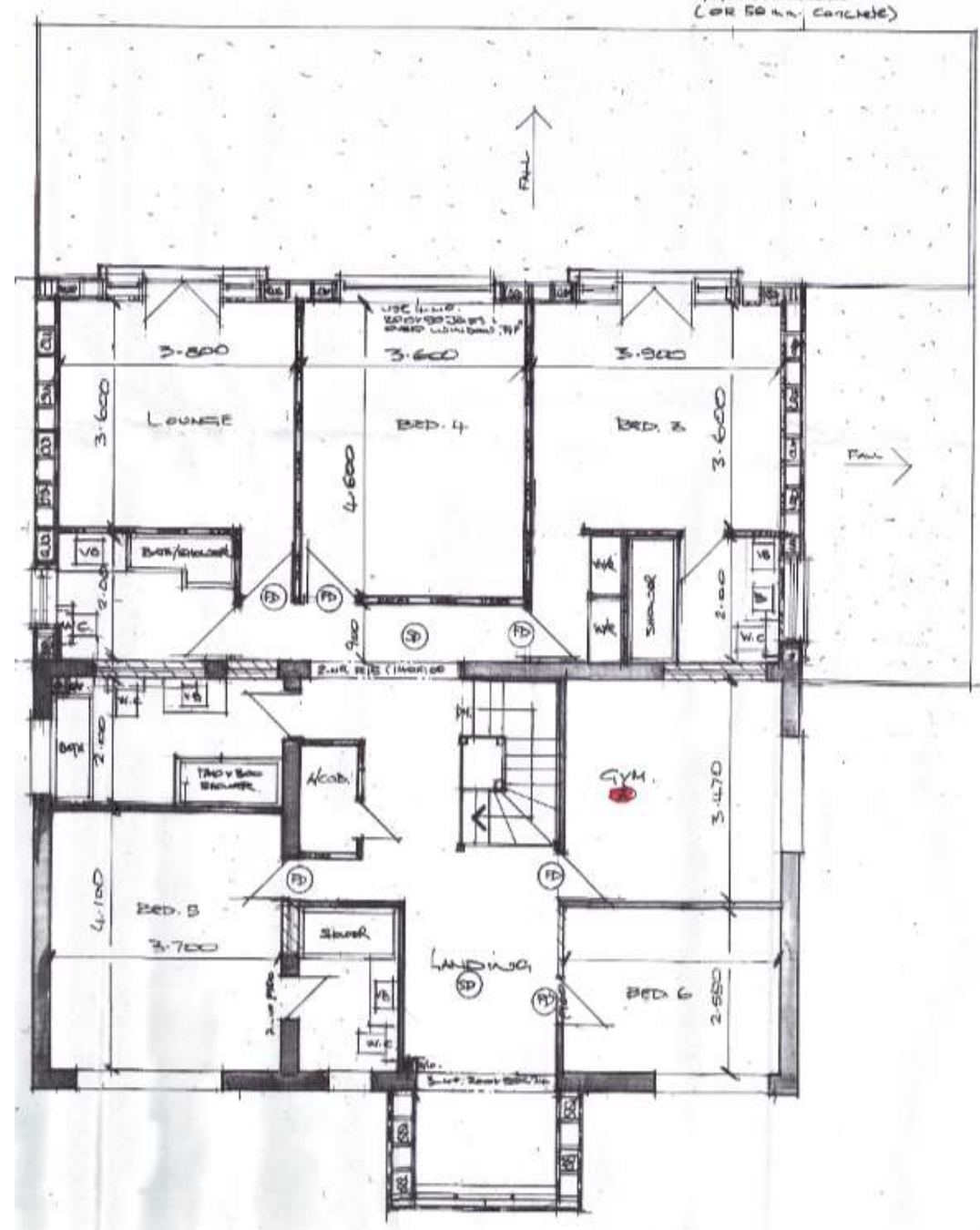


Existing First Floor Plan

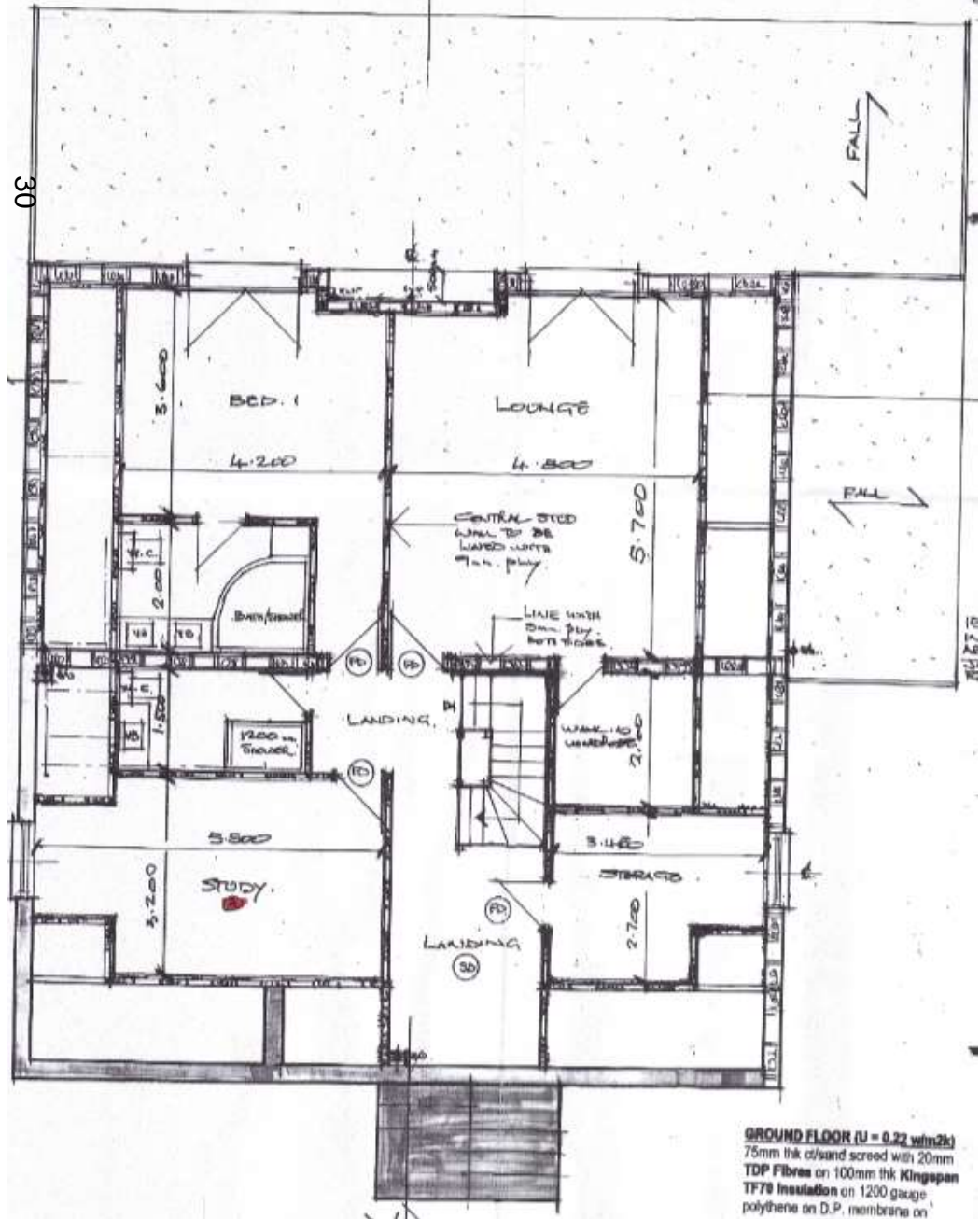




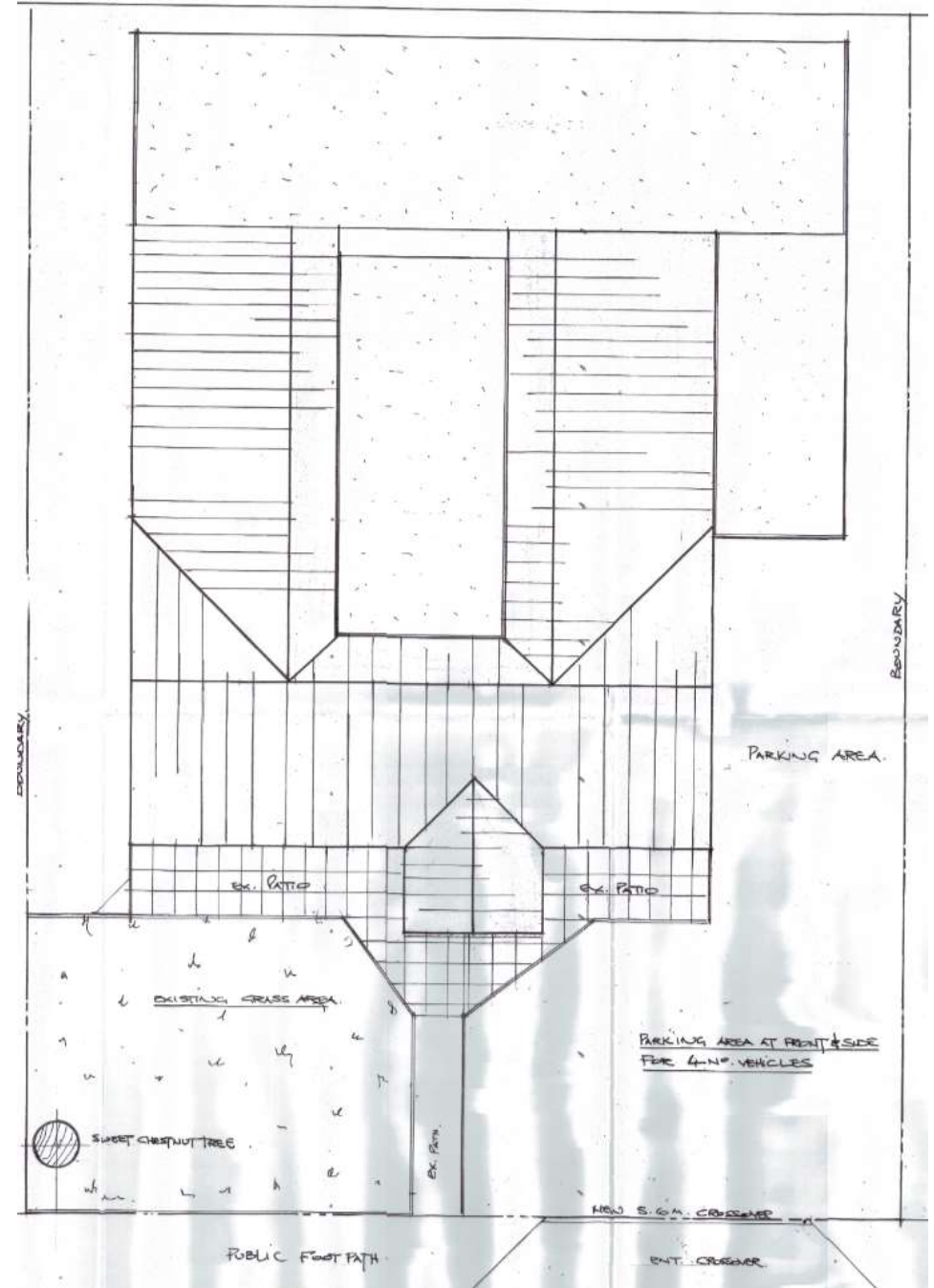
Proposed Ground Floor



Proposed First Floor Plan

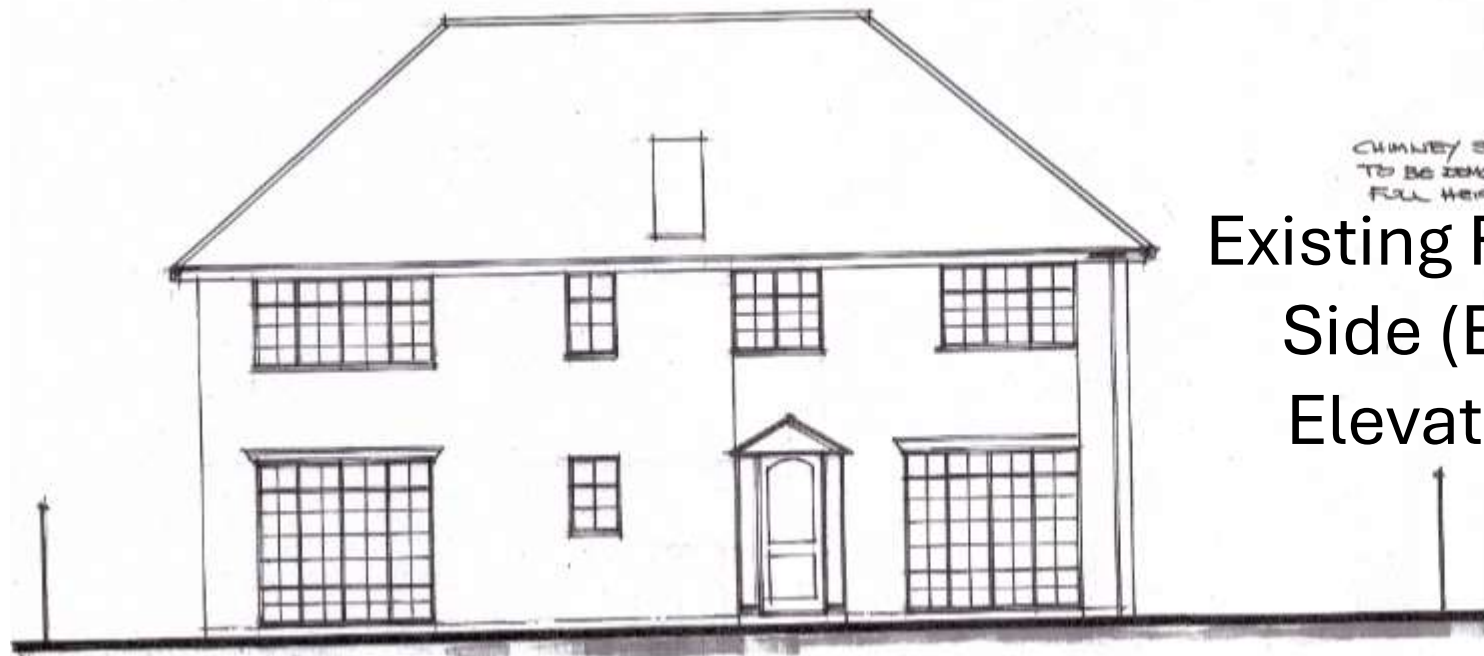


# Proposed Loft Plan

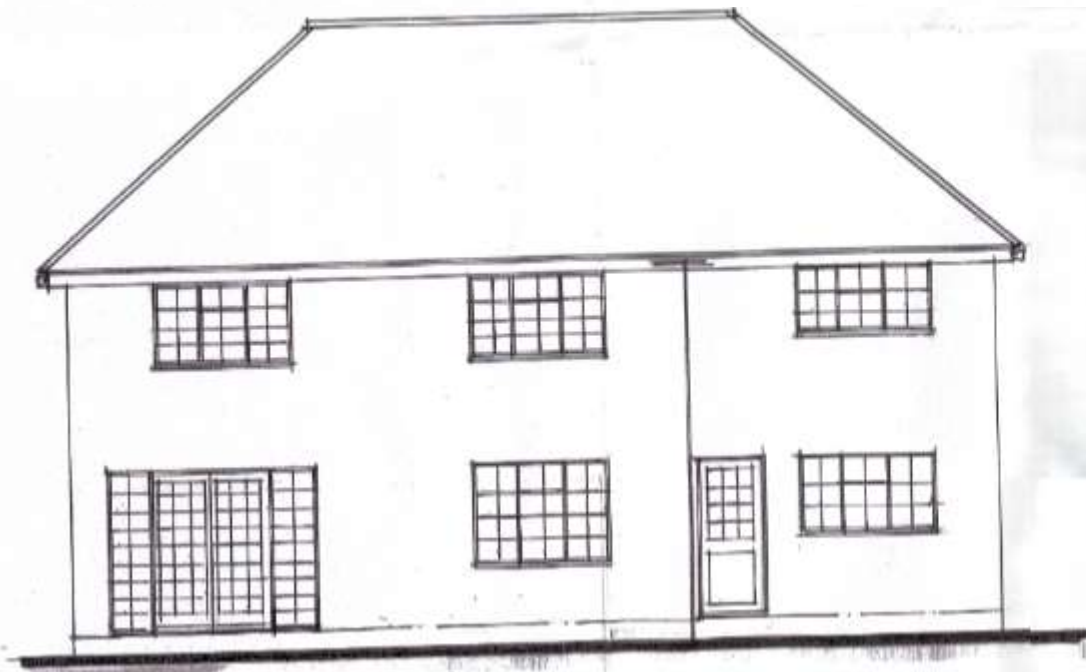
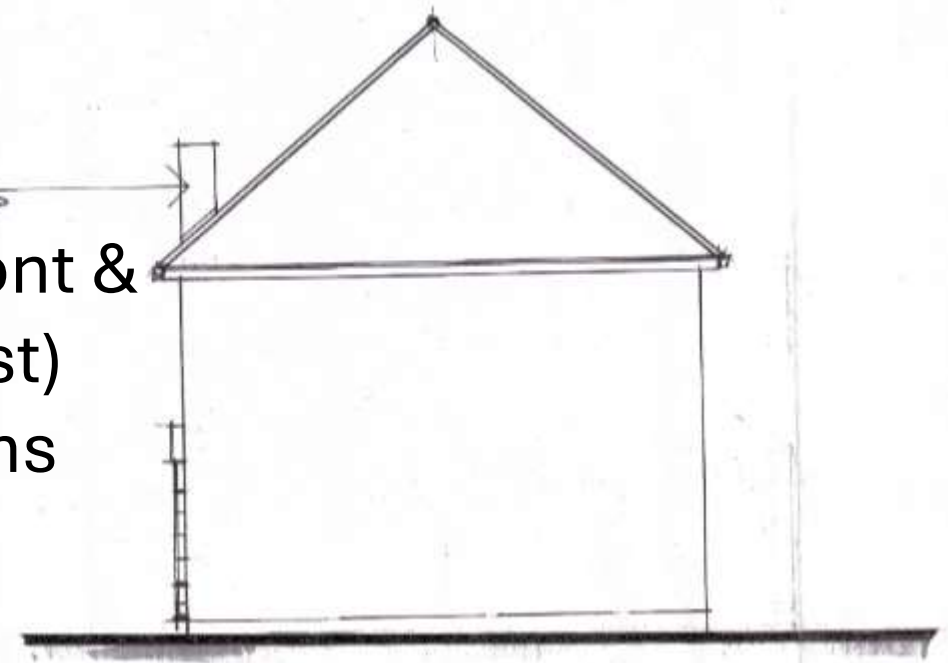


# Proposed Roof Plan and Parking Layout

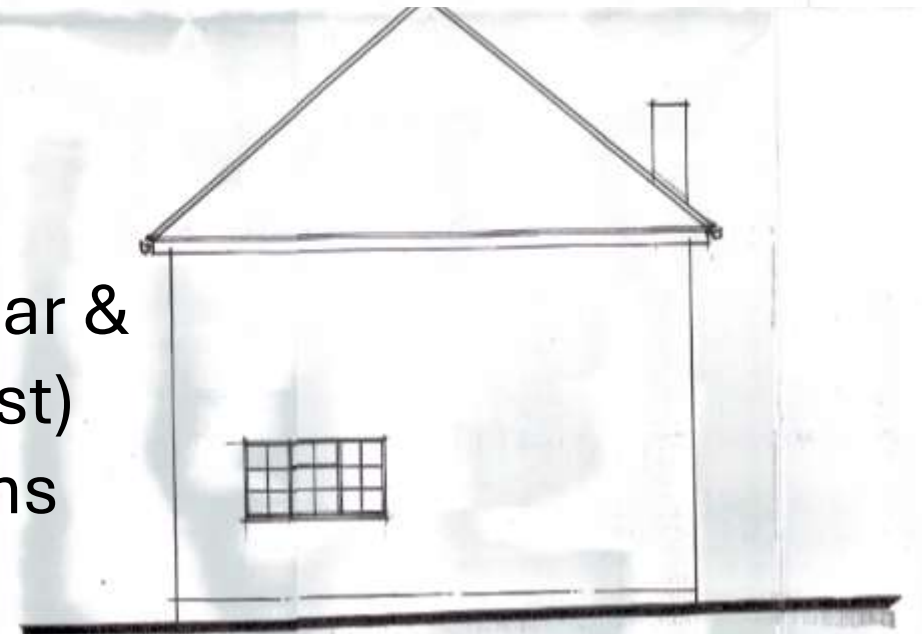




Existing Front &  
Side (East)  
Elevations

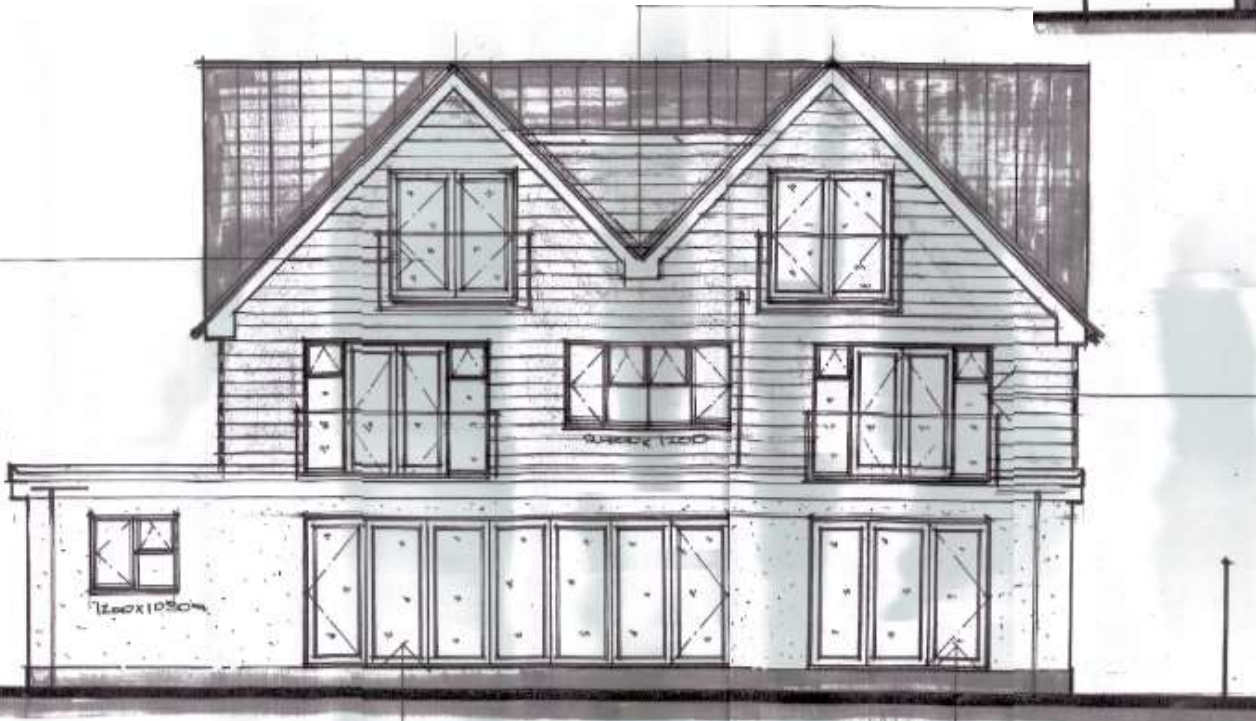


Existing Rear &  
Side (West)  
Elevations



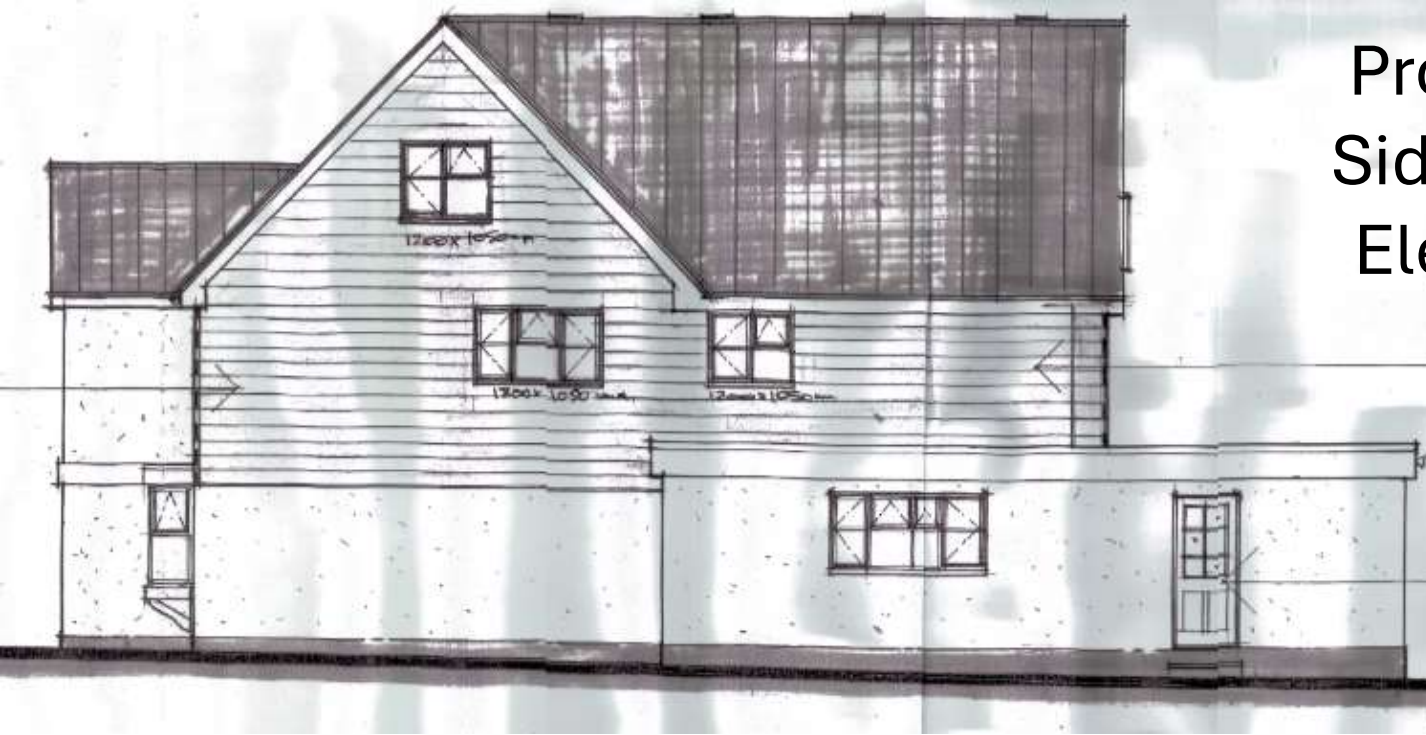


Proposed  
Front  
Elevation

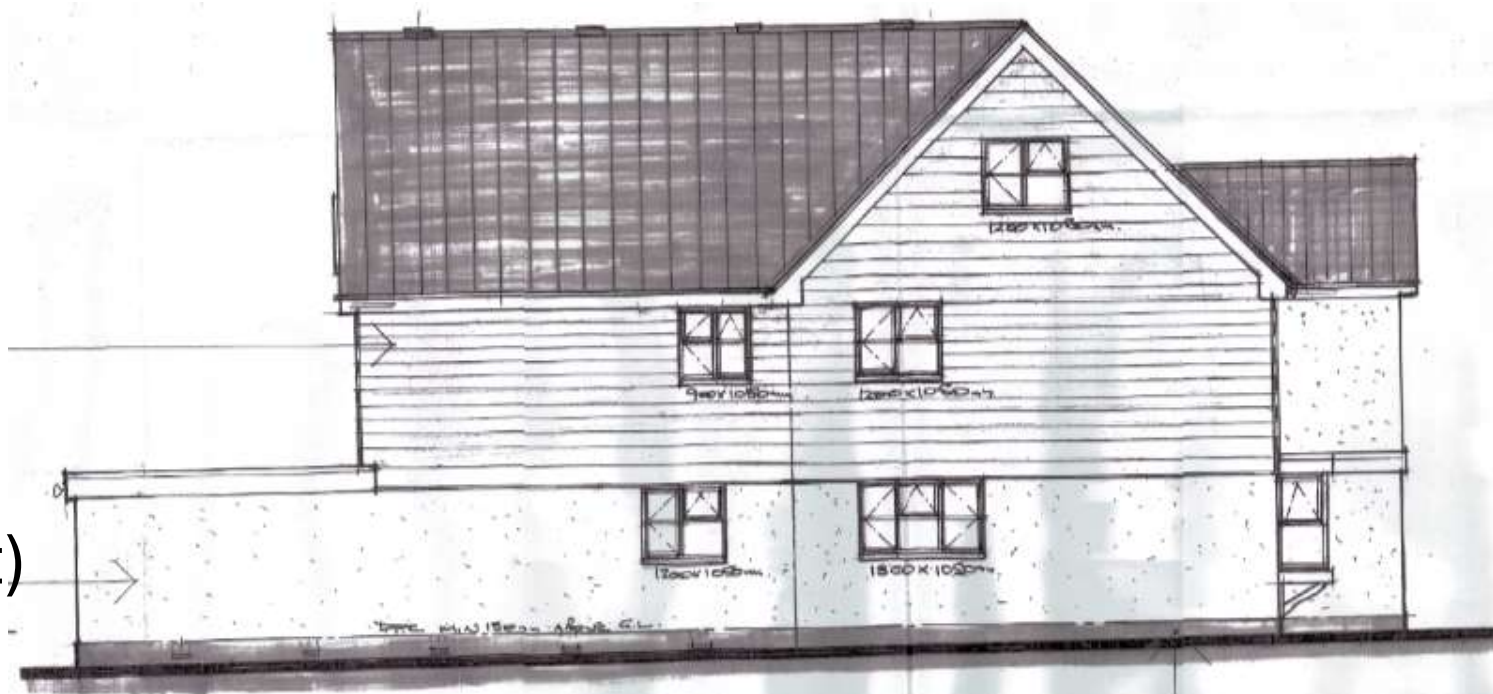


Proposed  
Rear  
Elevation

Proposed  
Side (East)  
Elevation



Proposed  
Side (West)  
Elevation



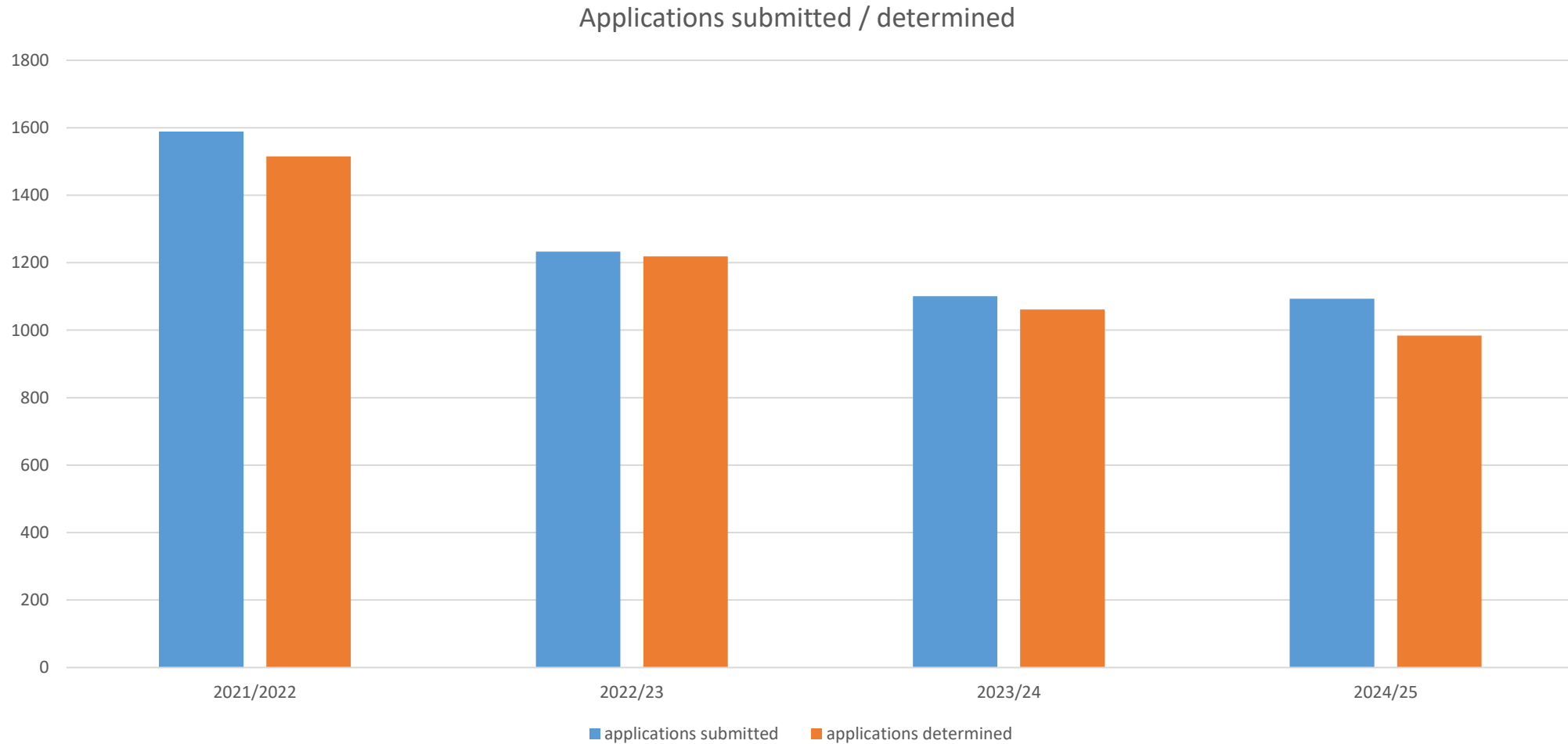


Proposed Block Plan

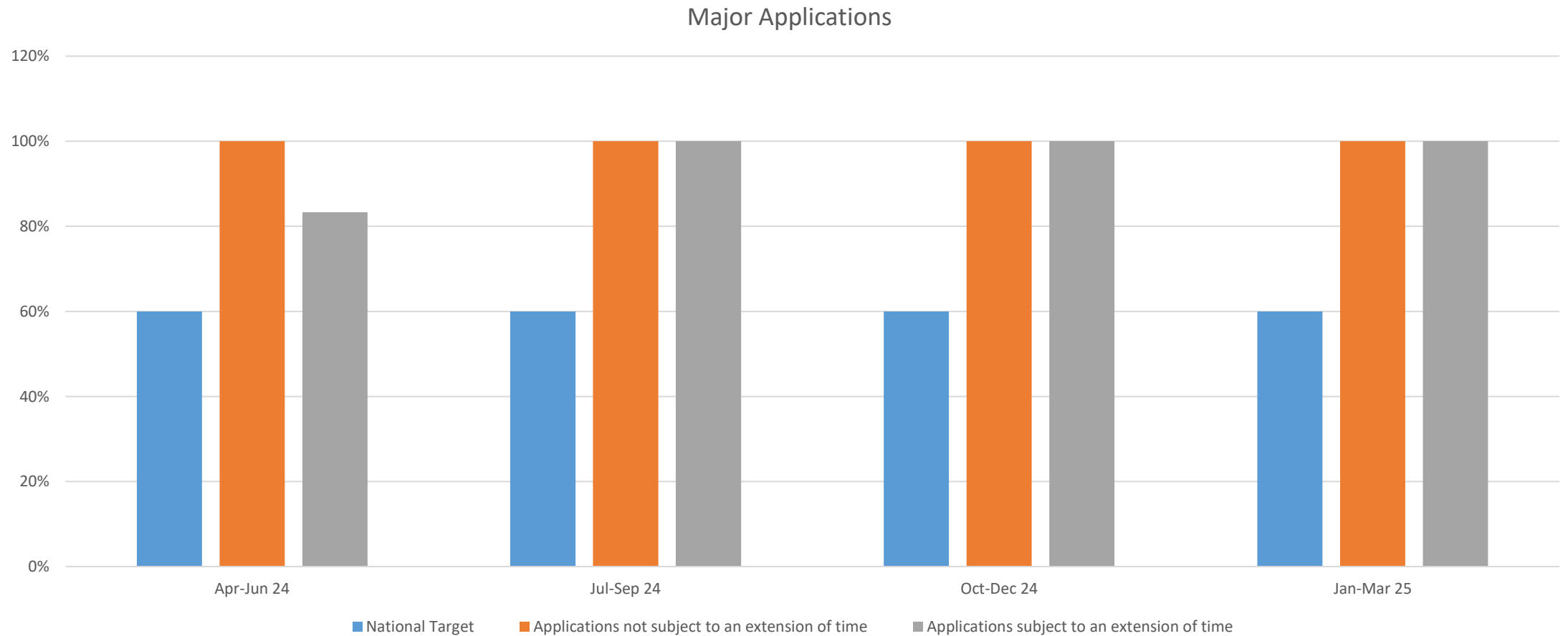


# Performance Report

# Number of applications received and determined 2021/22 to 2024/25

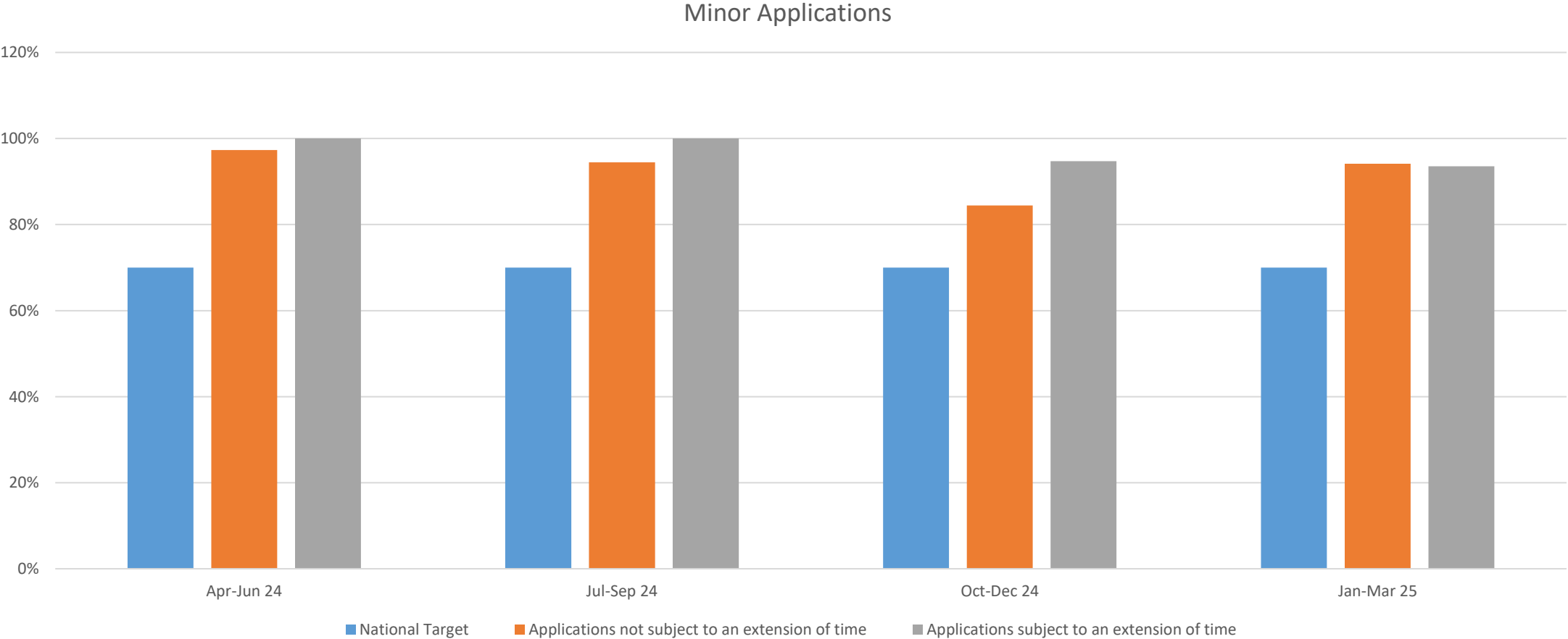


# Percentage of “Major” applications determined against performance target April 2024 to March 2025

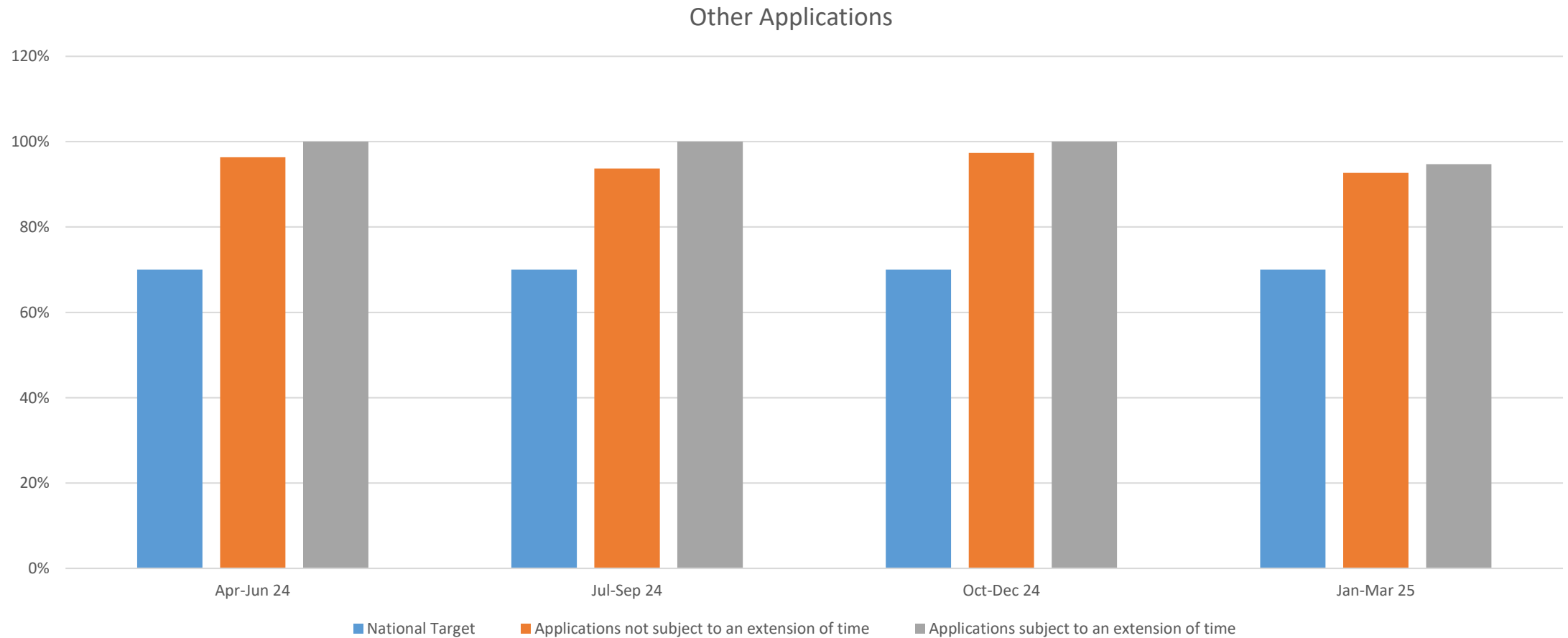




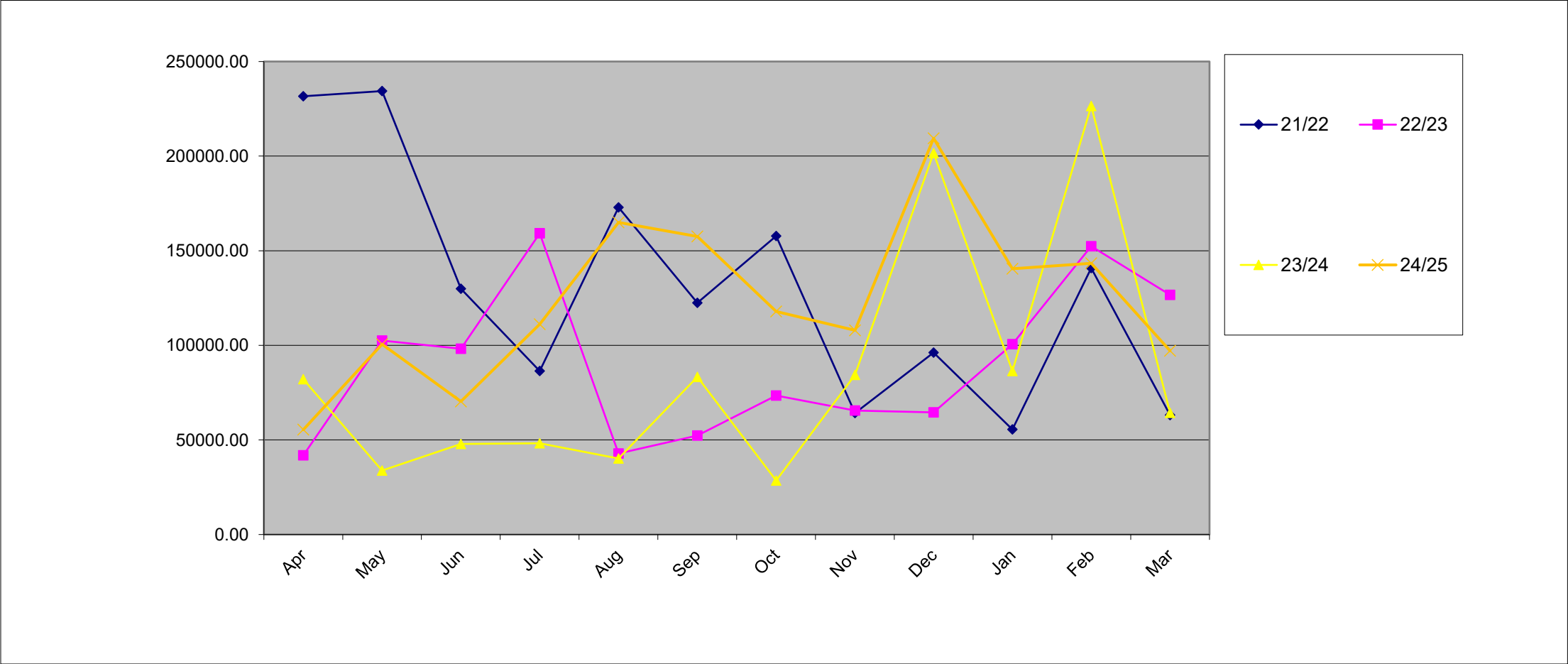
# Percentage of “Minor” applications determined against performance target April 2024 to March 2025



# Percentage of “Other” applications determined against performance target April 2024 to March 2025

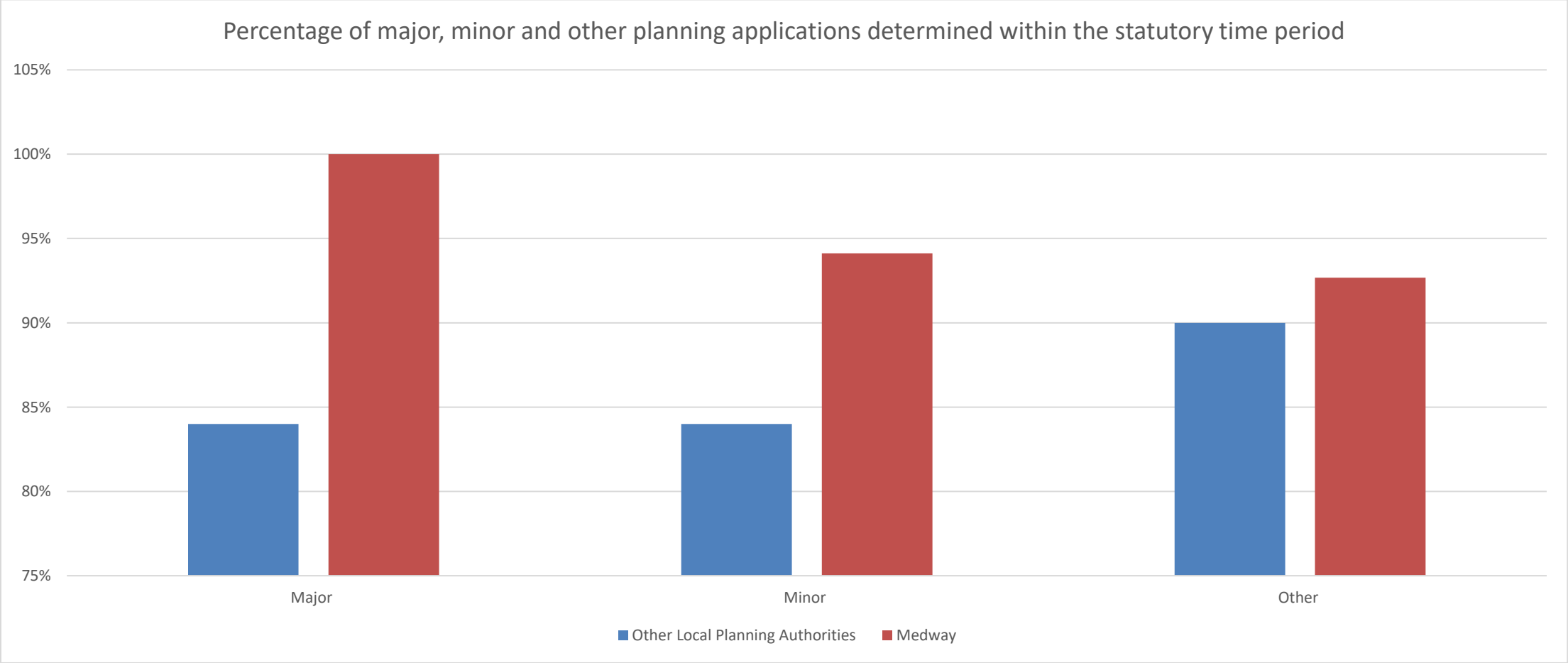


# Planning application fees received for the year 2024/25, 2023/24, 2022/23 and 2021/22

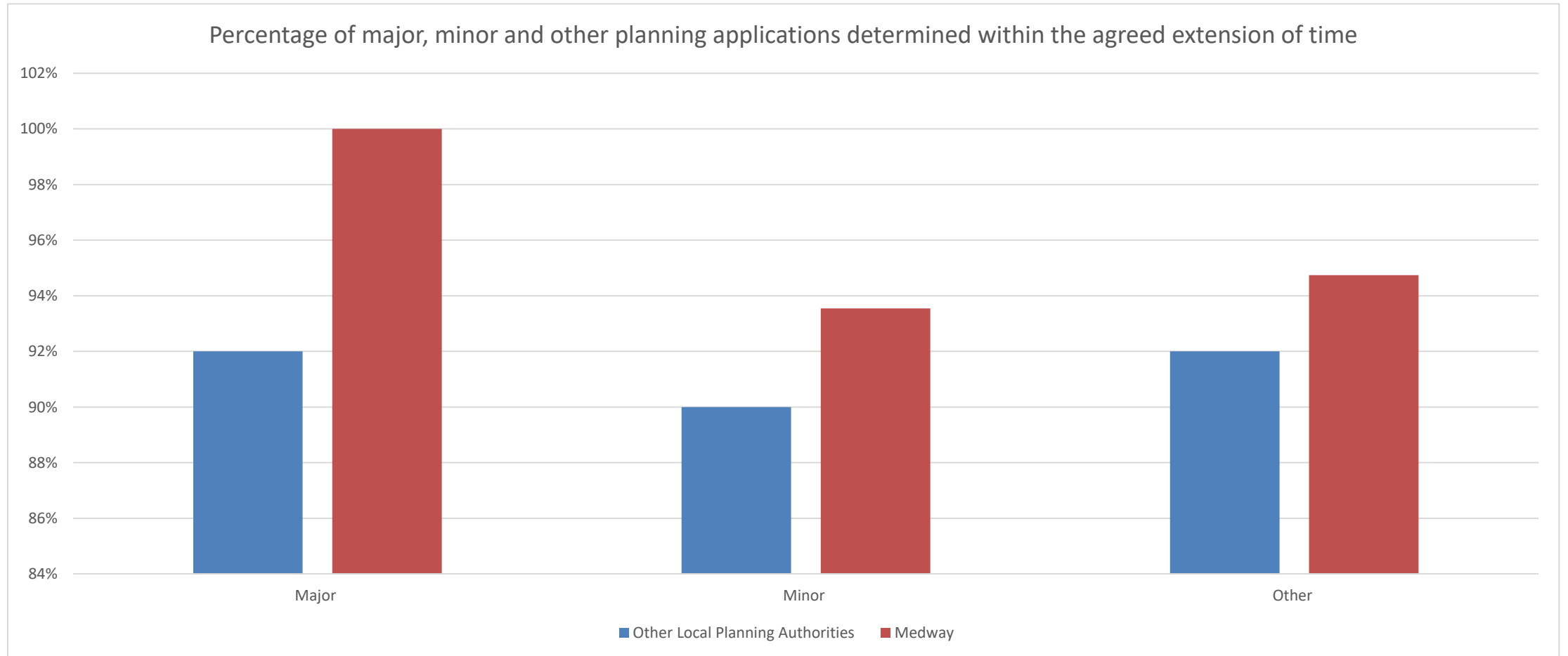




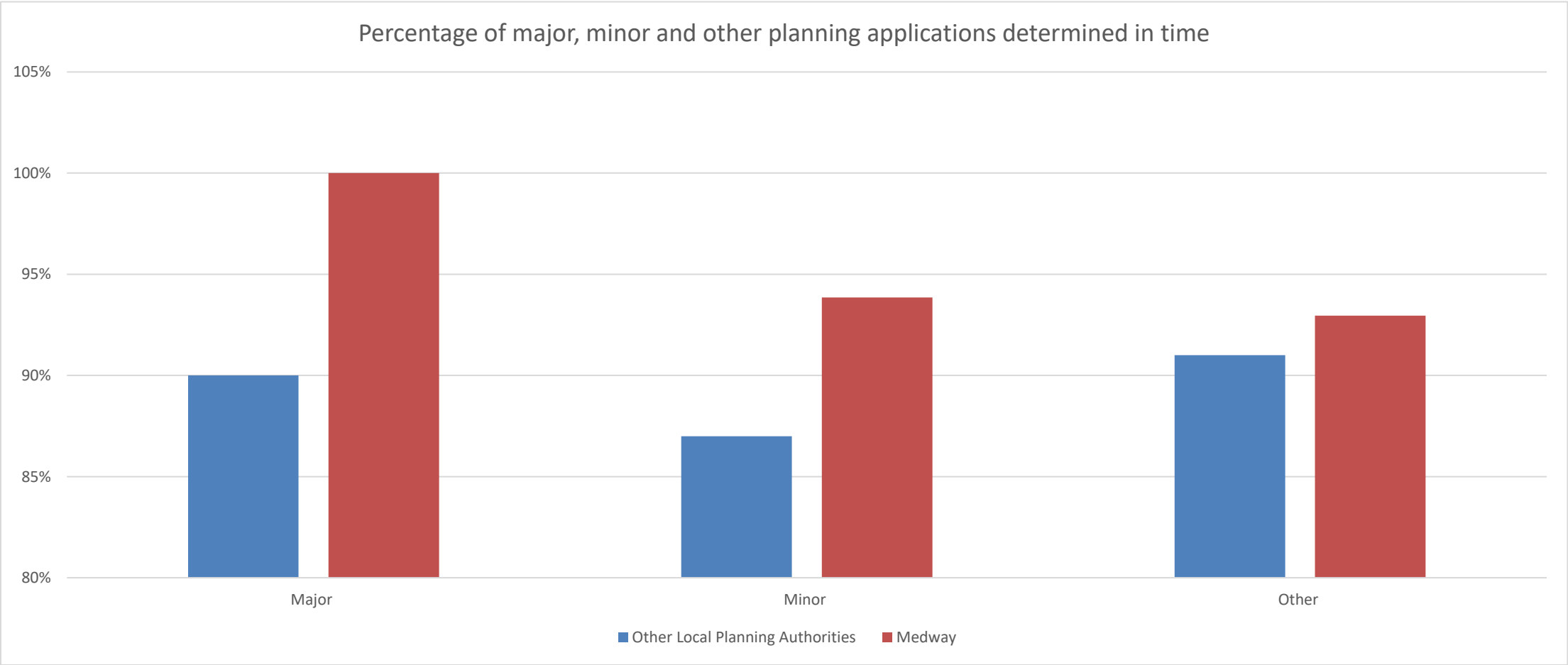
# Planning applications determined within the statutory timeframe



# Applications within the agreed Planning Extension Agreement



# Total planning applications decided in time

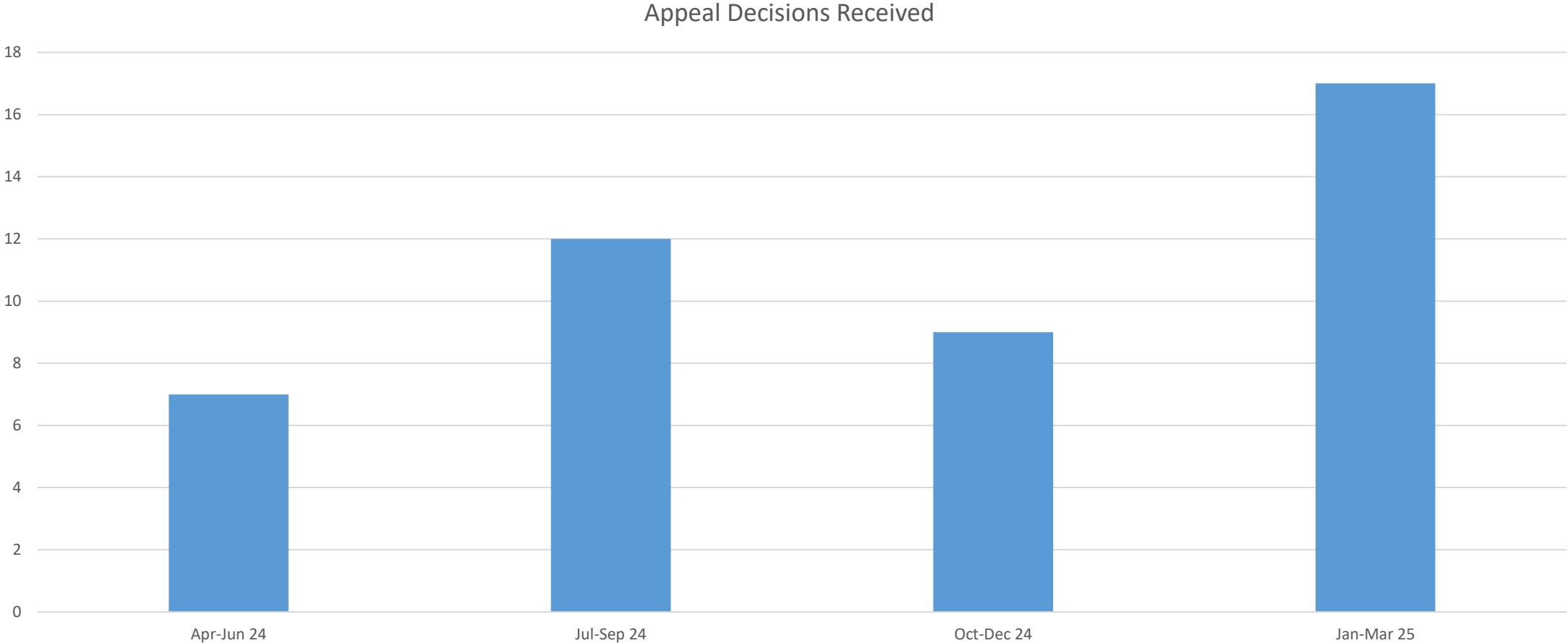




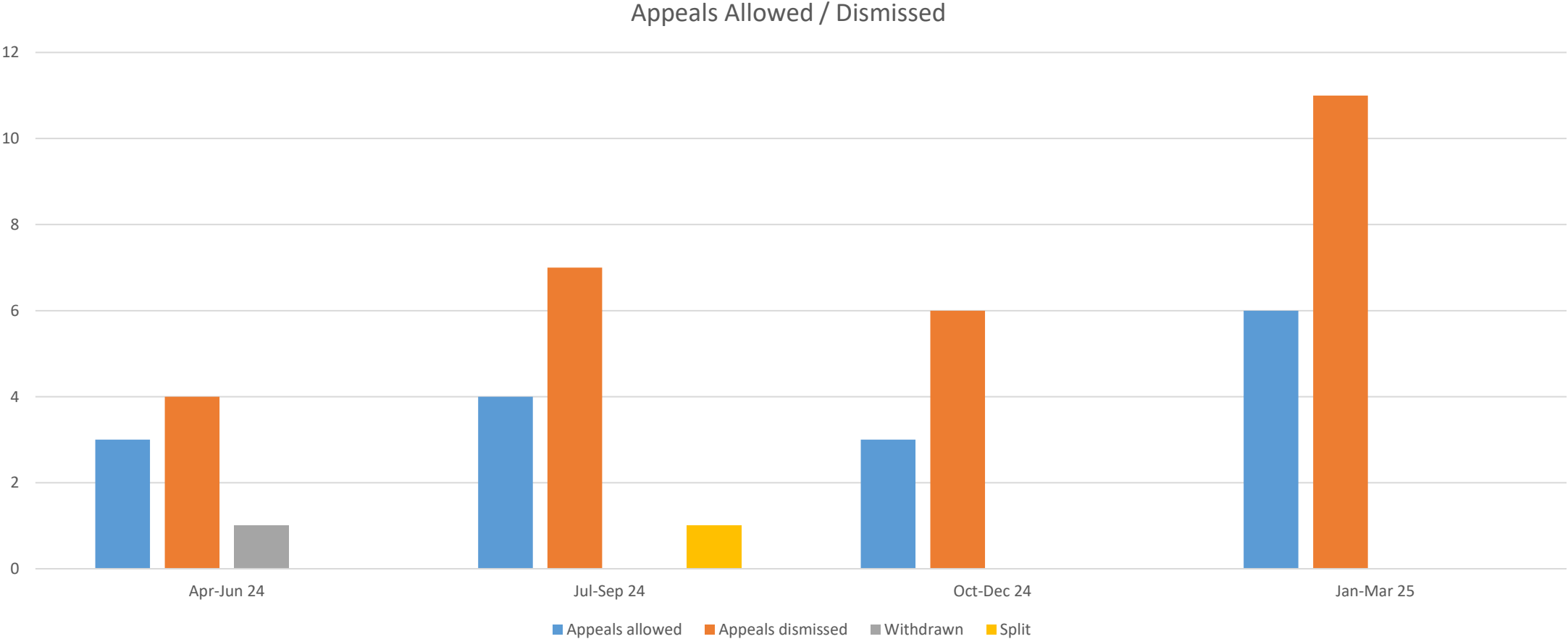
# Medway performance compared with other Kent Planning Authorities for the year ending June 2024

| <b>Local Planning Authority</b> | <b><i>Percentage of decisions granted</i></b> | <b><i>% with an Extension of Time</i></b> | <b><i>Major dev % decided within 13wks</i></b> | <b><i>Non-major devt % decided within 8 wks</i></b> | <b><i>Householder devt % decided within 8 wks</i></b> |
|---------------------------------|---|---|--|---|---|
| <b>Medway</b>                   | 90%   | 16%                                       | 35%  | 82%   | 91%   |
| <b>Ashford</b>                  | 83%   | 30%                                       | 39%  | 46%   | 82%   |
| <b>Canterbury</b>               | 93%   | 44%                                       | 12%  | 18%   | 30%   |
| <b>Dartford</b>                 | 76%   | 45%                                       | 36%  | 31%   | 58%   |
| <b>Dover</b>                    | 91%   | 49%                                       | 9%   | 28%   | 56%   |
| <b>Folkestone and Hythe</b>     | 80%   | 18%                                       | 14%  | 68%   | 91%   |
| <b>Gravesham</b>                | 72%   | 20%                                       | 38%  | 53%   | 83%   |
| <b>Maidstone</b>                | 77%   | 22%                                       | 49%  | 65%   | 86%   |
| <b>Sevenoaks</b>                | 85%   | 31%                                       | 38%  | 51%   | 75%   |
| <b>Swale</b>                    | 87%   | 40%                                       | 11%  | 24%   | 60%   |
| <b>Thanet</b>                   | 87%   | 39%                                       | 13%  | 37%   | 52%   |
| <b>Tonbridge and Malling</b>    | 86%   | 54%                                       | 14%  | 26%   | 39%   |
| <b>Tunbridge Wells</b>          | 94%   | 19%                                       | 52%  | 61%   | 83%   |

# Number of appeal decisions received from April 2024 to March 2025

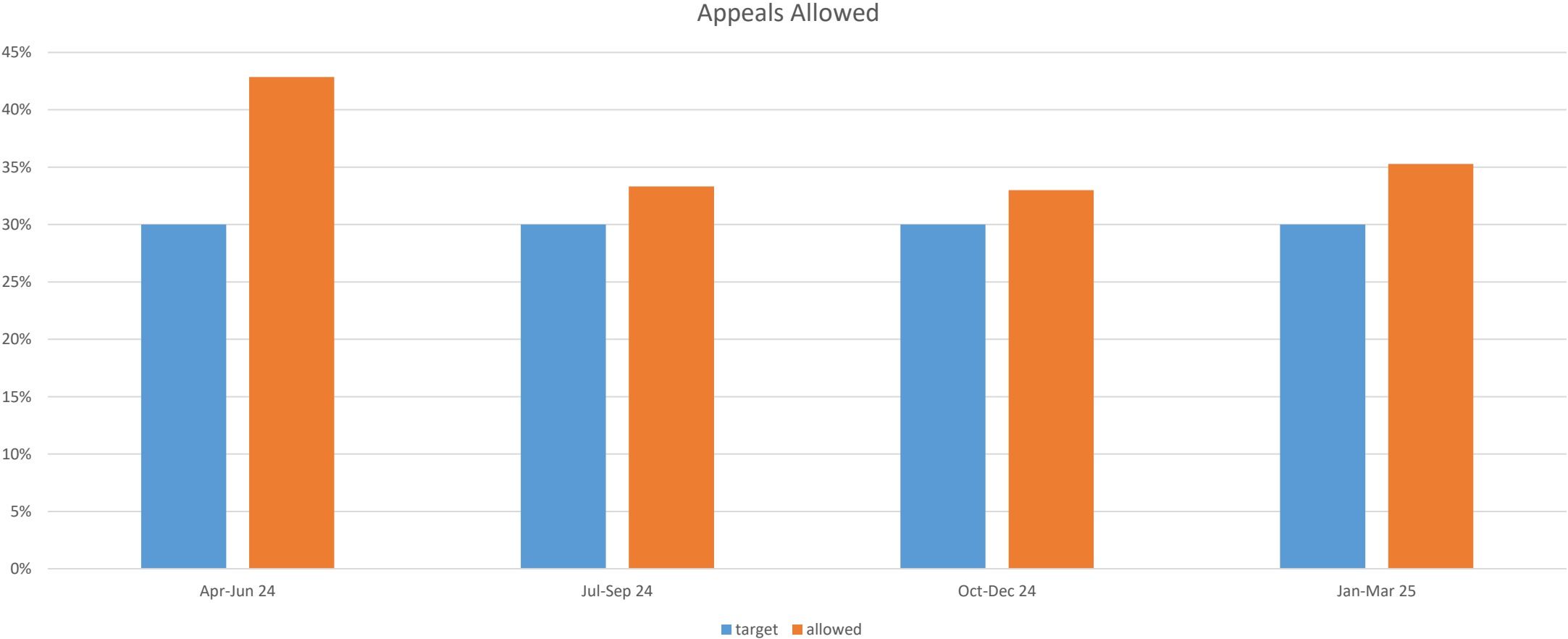


# Number of Appeals allowed / dismissed from April 2024 to March 2025

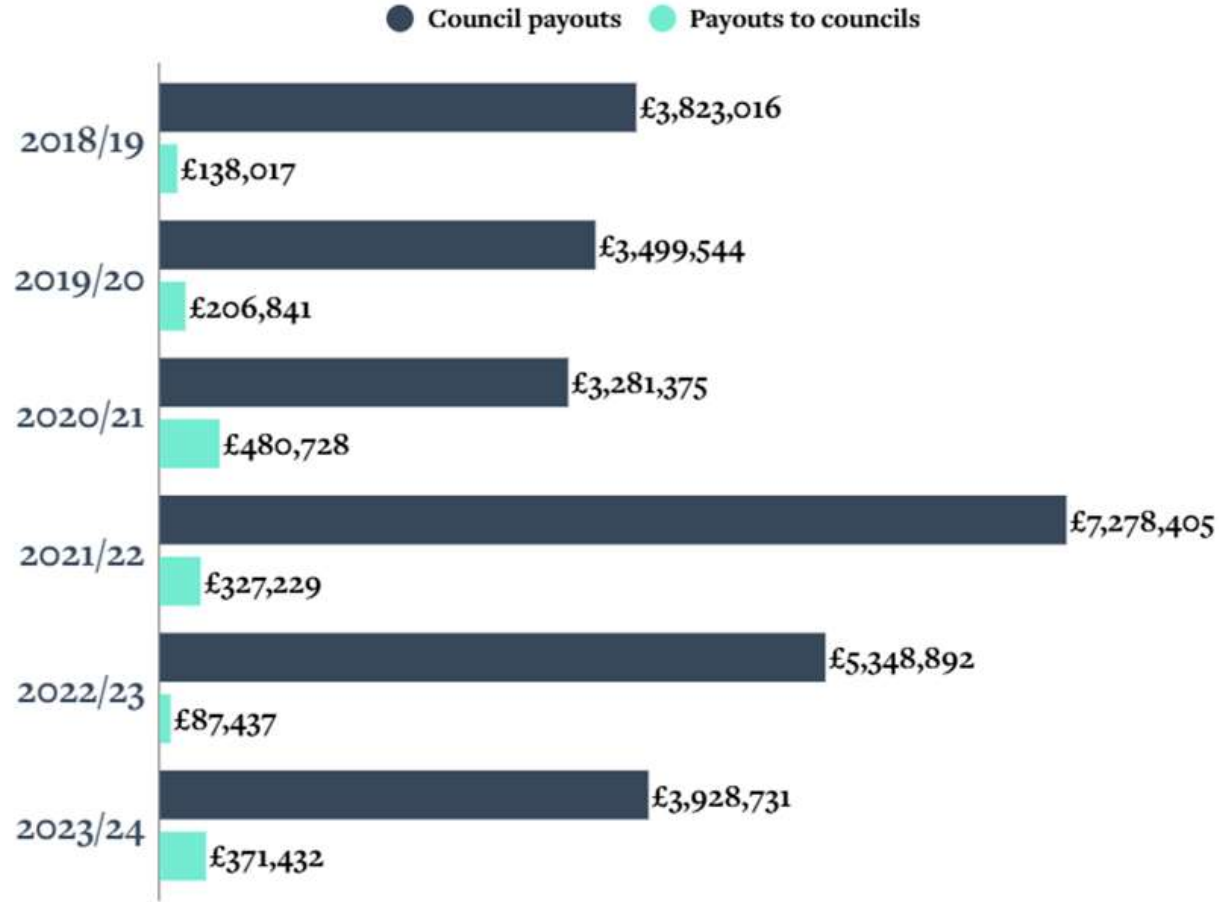




# Percentage of appeals allowed against target of 30% from April 2024 to March 2025

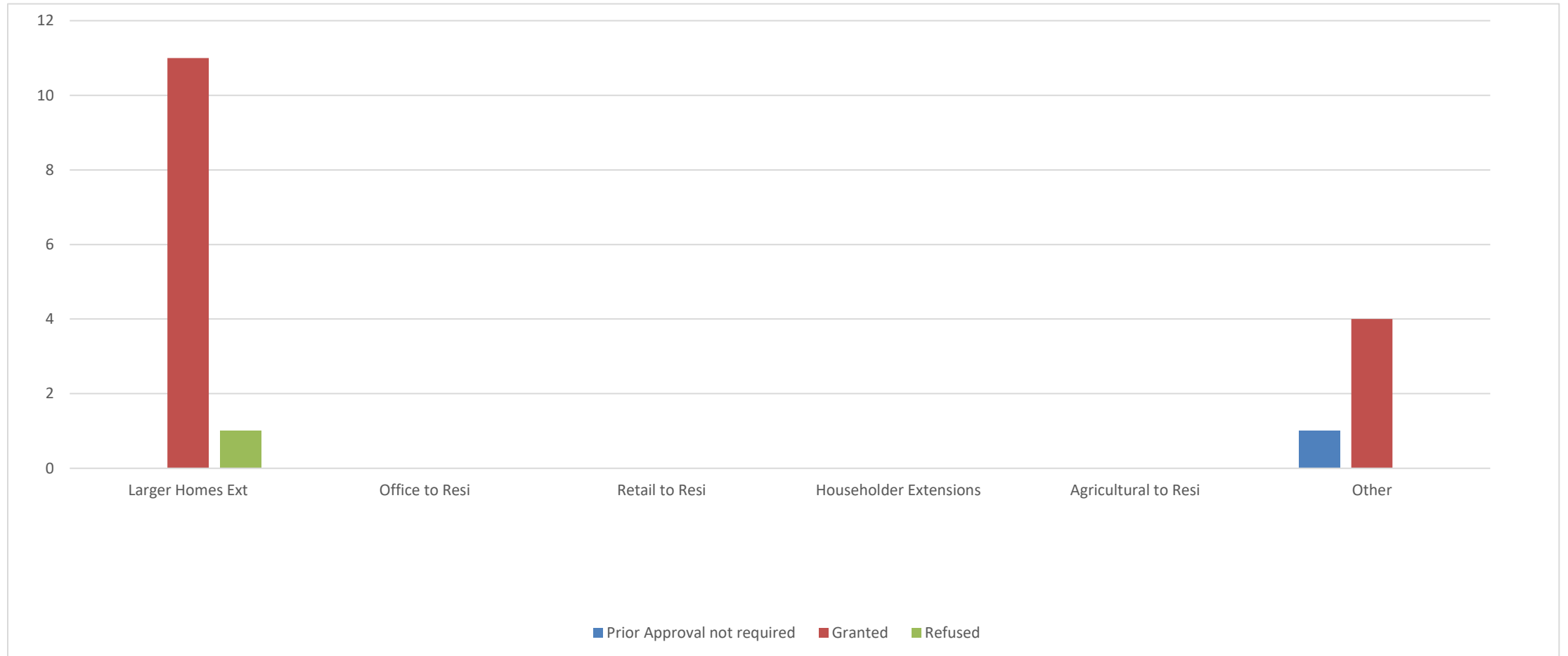


## Estimated value of agreed appeal cost payouts, 2018/19-2023/24



**Source:** Responses to *Planning's* Freedom of Information enquiries. Estimated value based on the average value of an agreed cost award payout, and the typical frequency at which these are awarded.

# Number of prior approvals for permitted developments for the period 1 January to 31 March 2025





# 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

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

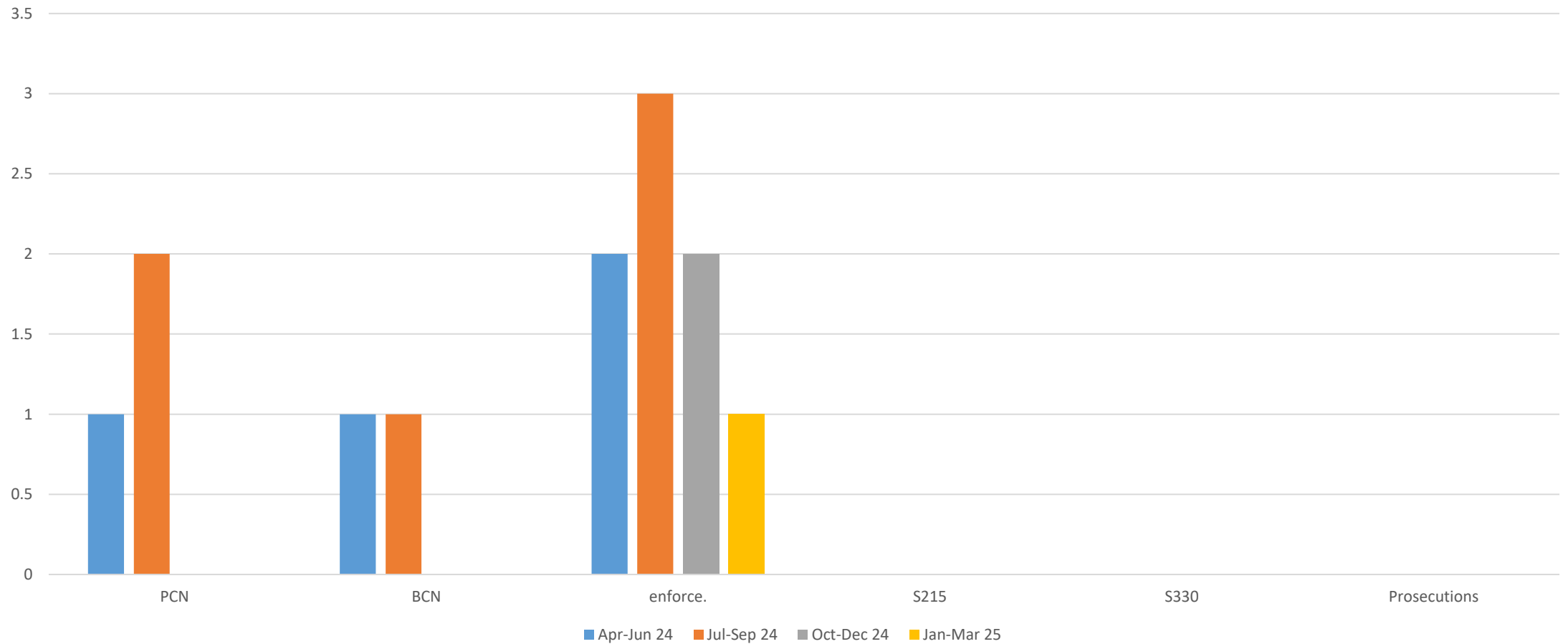
# Housing completions comparison with other authorities in Kent

*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        |
| <b>Medway</b>         | <b>657</b> | <b>1,142</b> | <b>1,087</b> | <b>1,103</b> | <b>960</b> | <b>1,303</b> |
| 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          |

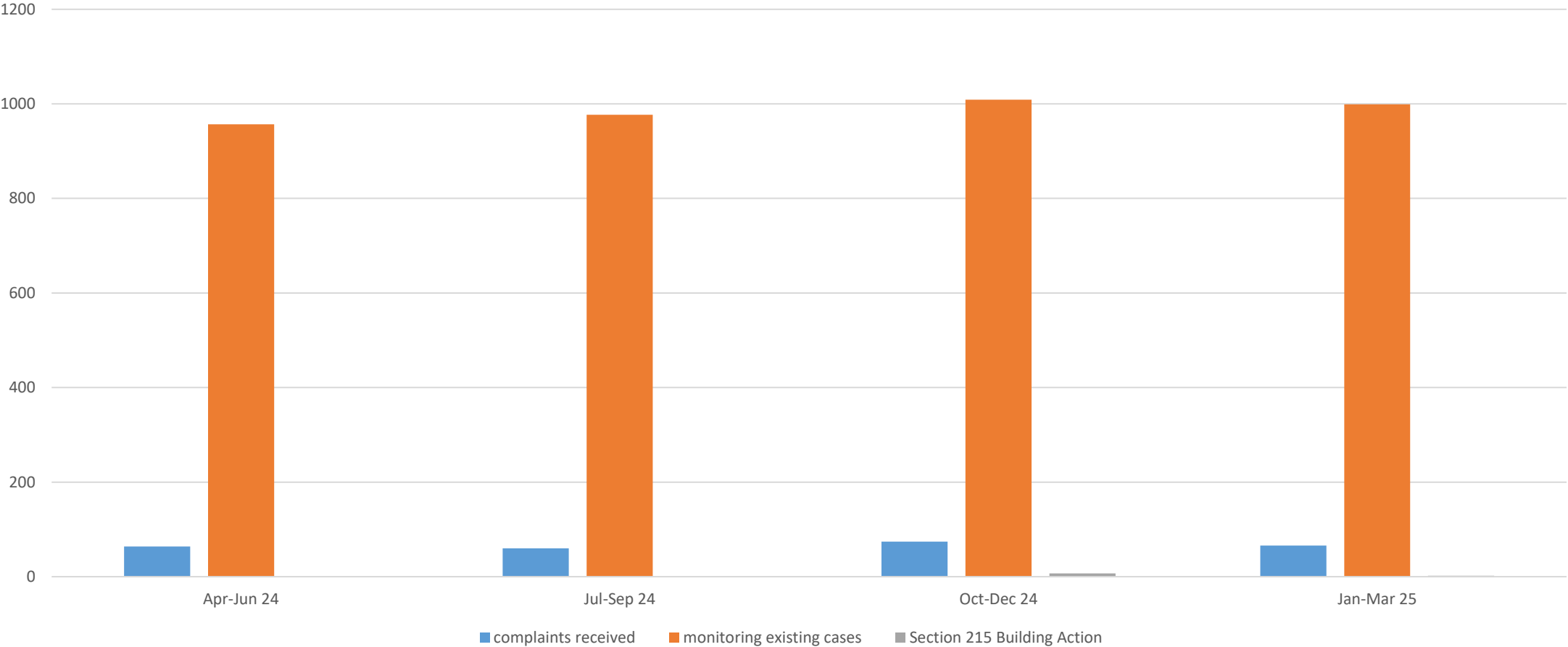


# Number of enforcement notices served and prosecutions from 1 April 2024 to 31 March 2025

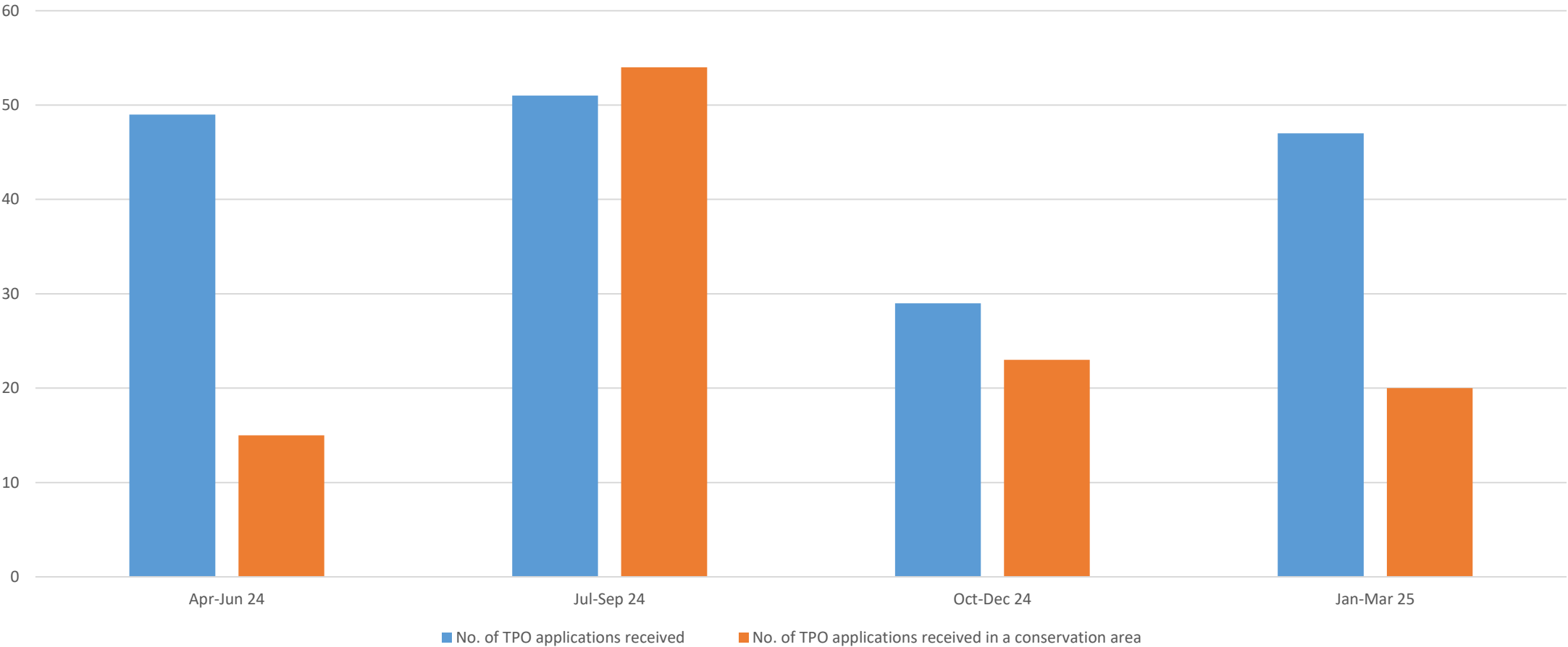


# Number of enforcement related complaints and activities from 1 April 2024 to 31 March 2025

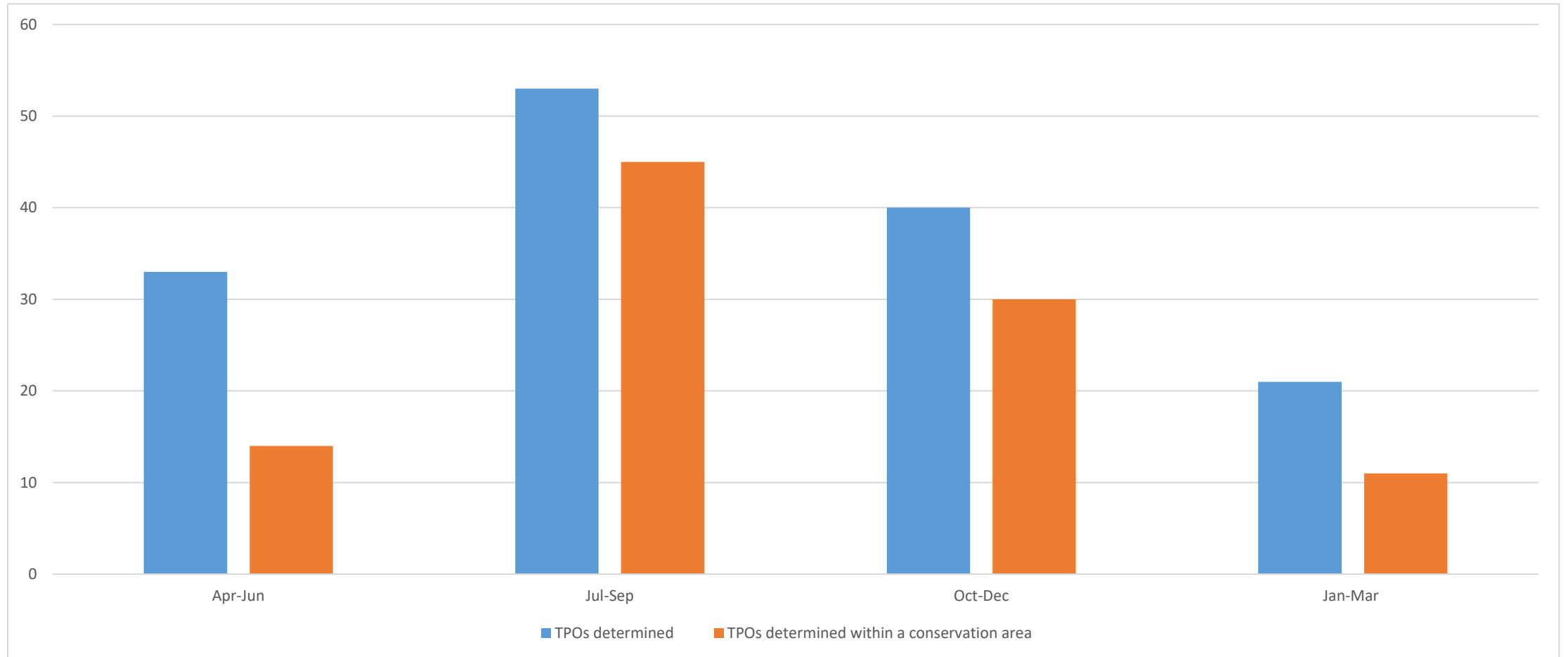
54



# TPO applications received from 1 April 2024 to 31 March 2025

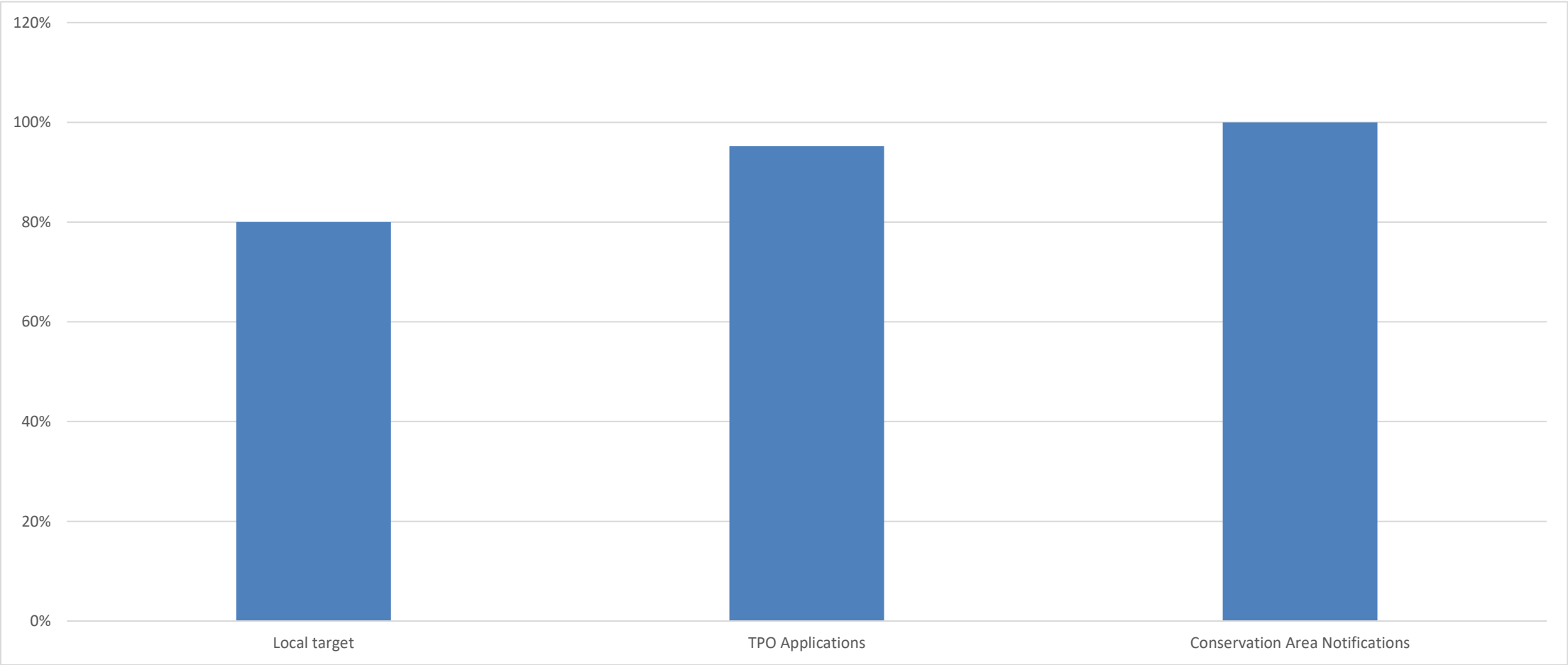


# TPO applications determined from 1 April 2024 to 31 March 2025



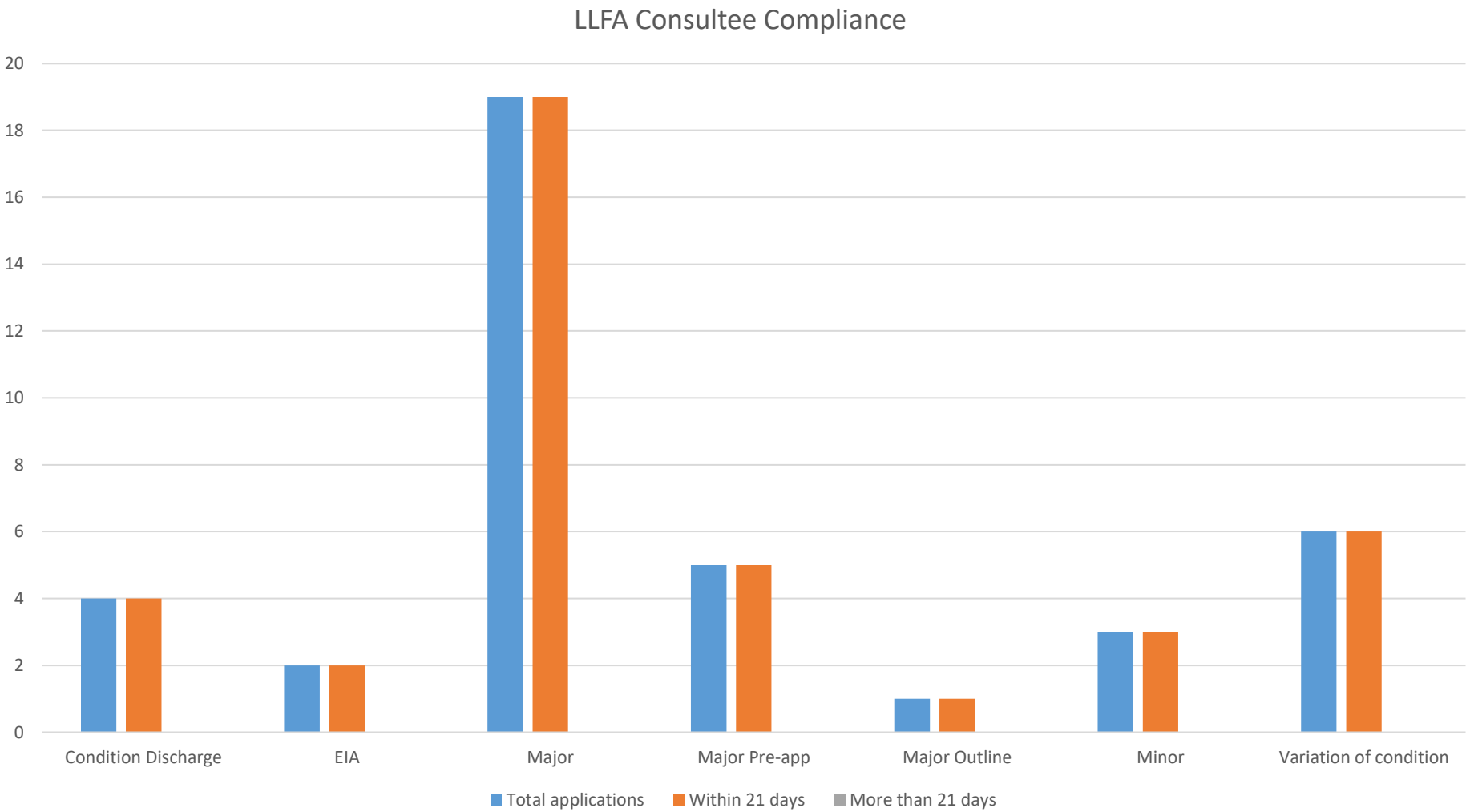


# TPO and Conservation Area Notification applications determined within target time from January to March 2025



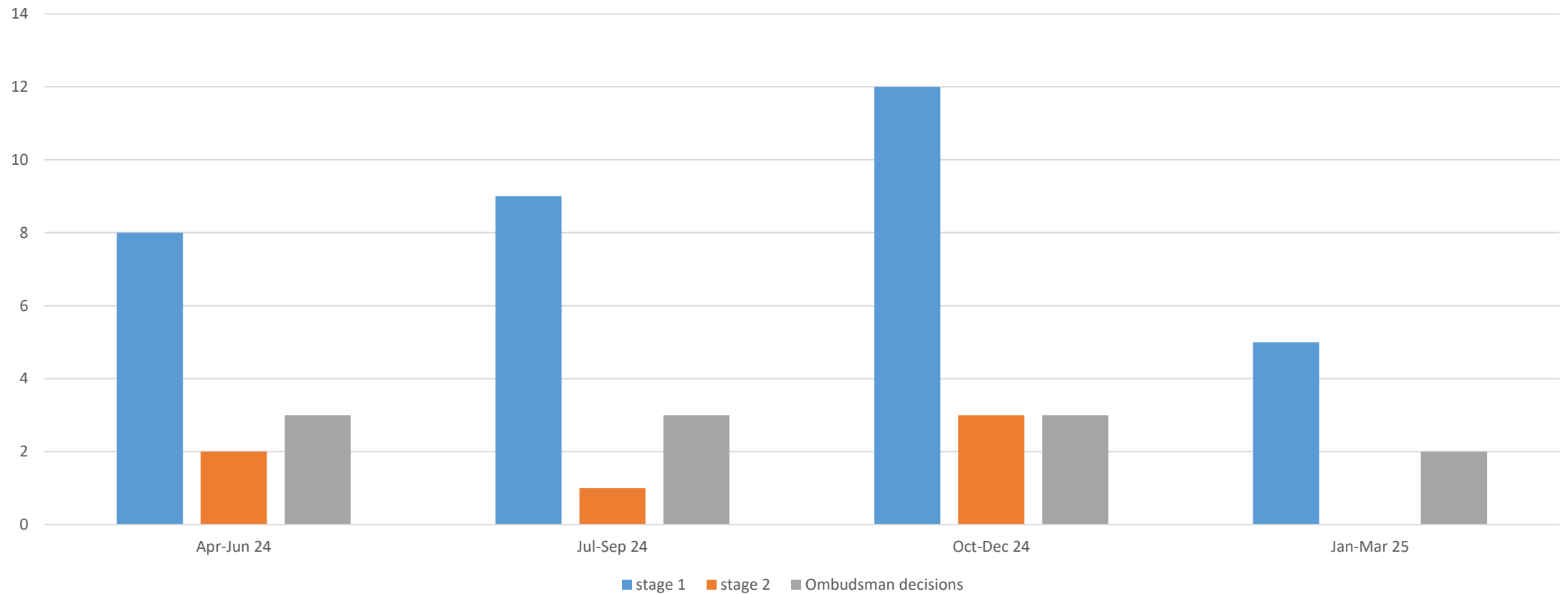
# Lead Local Flood Authority Consultee Compliance

*Statutory Consultee compliance results from 1 January to 31 March 2025*



# Complaints and Compliments

Complaints / Ombudsman Decisions



# Appeals



# MC/23/0038

Land Rear Of 18 - 24 City Way  
Rochester  
ME1 2AB

## Photos of application site from Delce Road





Photos from within site looking towards Beatty Avenue and of proposed access onto Woodlands Road





Aerial Image of application site



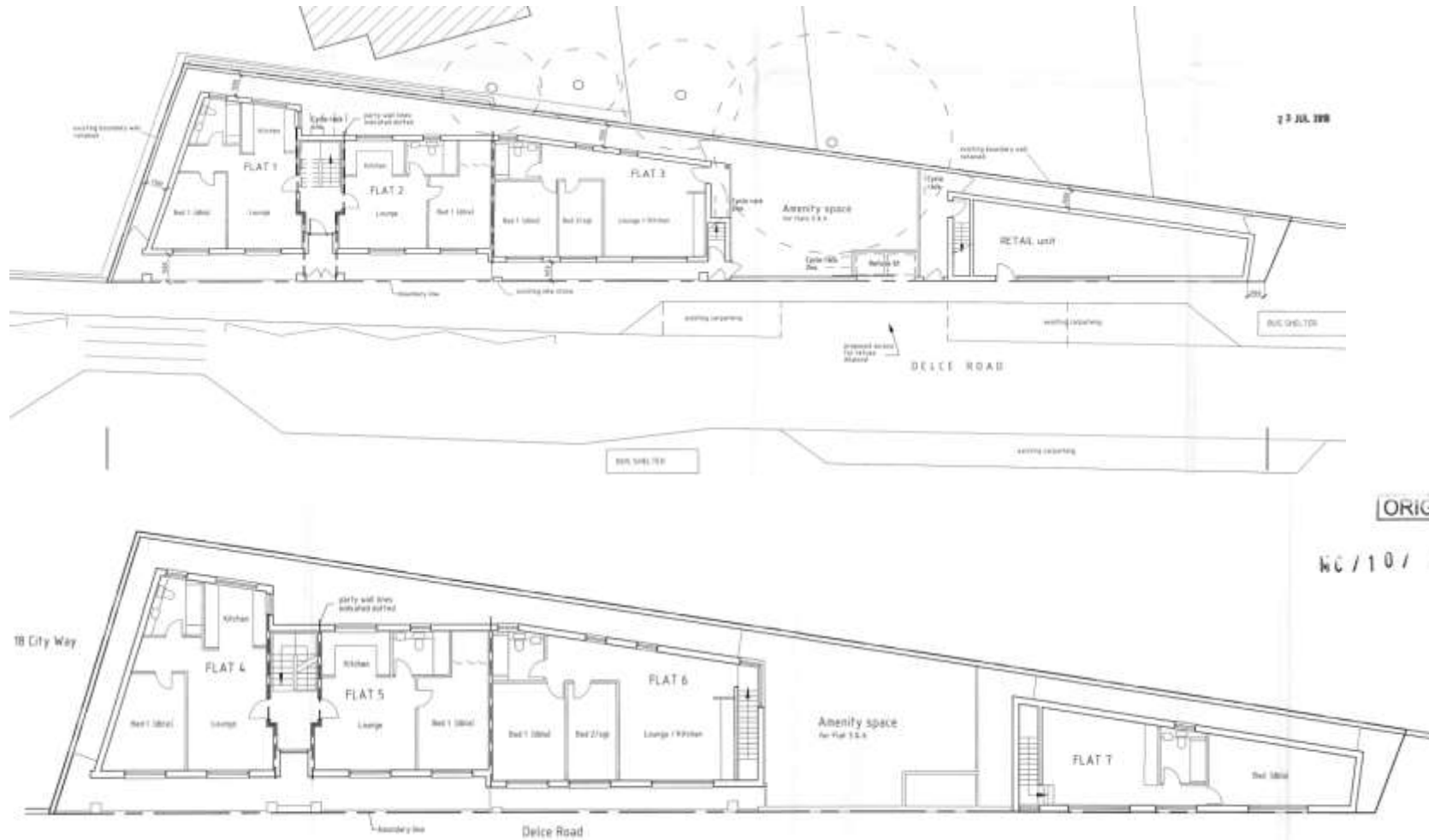


## Previous Site History – MC/10/2689 (Dismissed at Appeal)

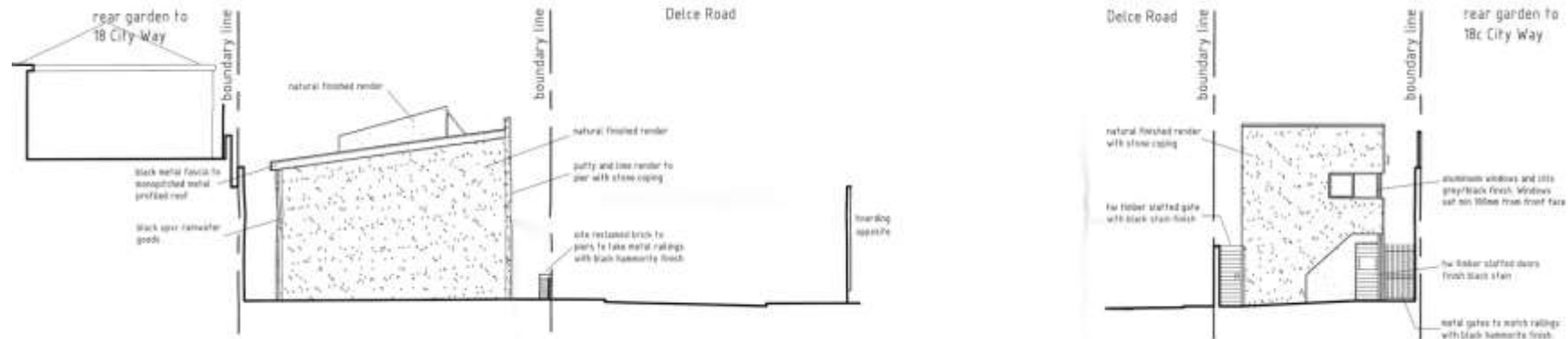
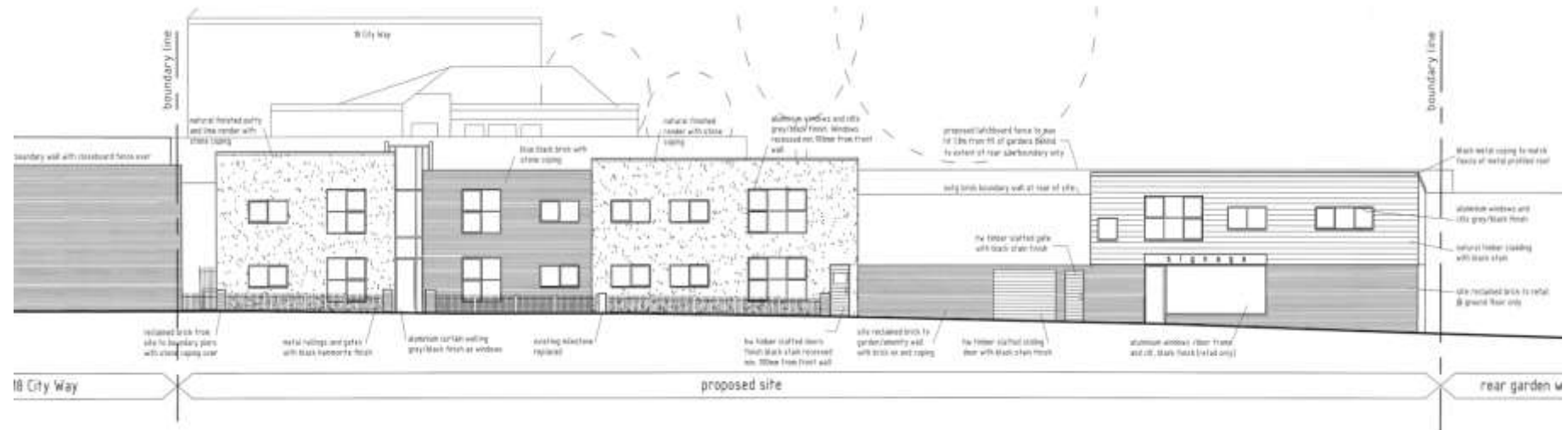
Proposed Site Plan



## Previous Site History – Floor plans



## Previous Site History – Elevations



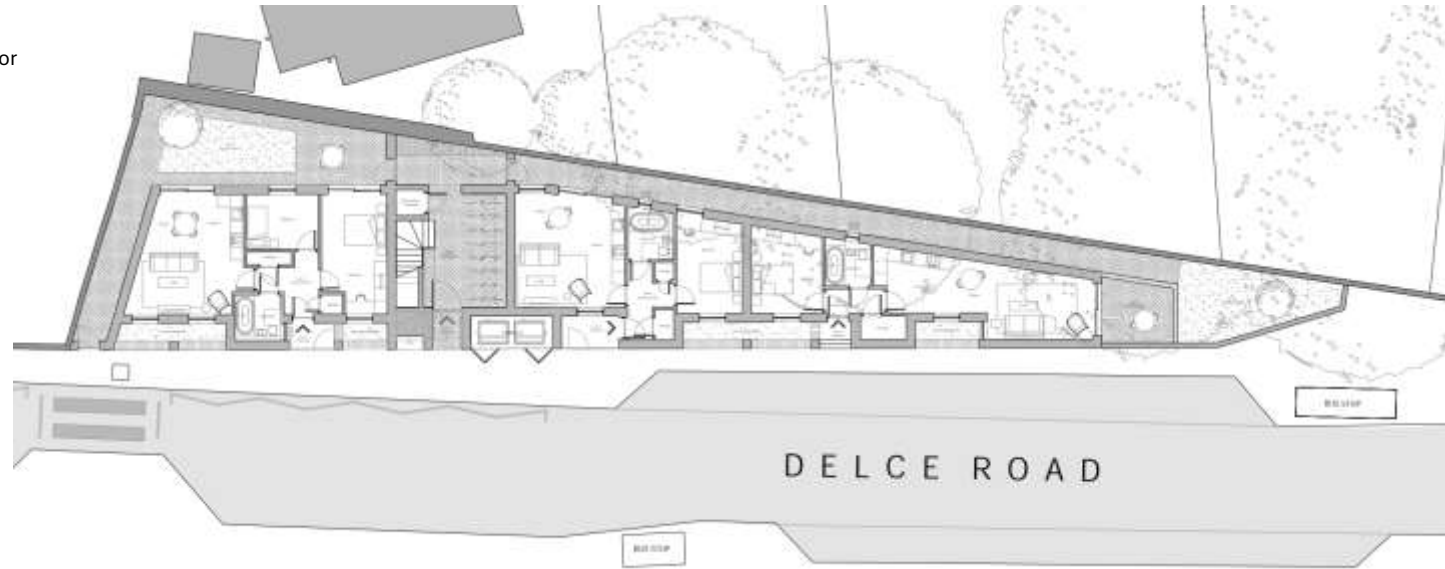
## Current Proposal - Proposed Site Plan



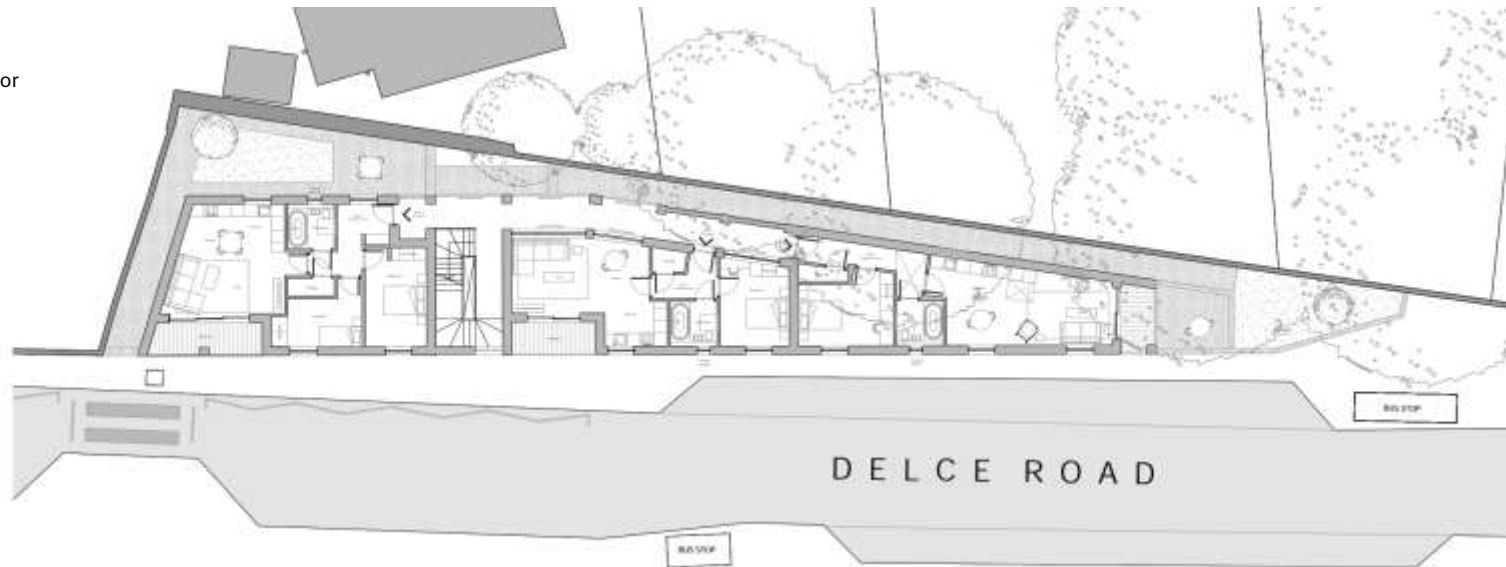


# Proposed Floor Plans

Ground Floor

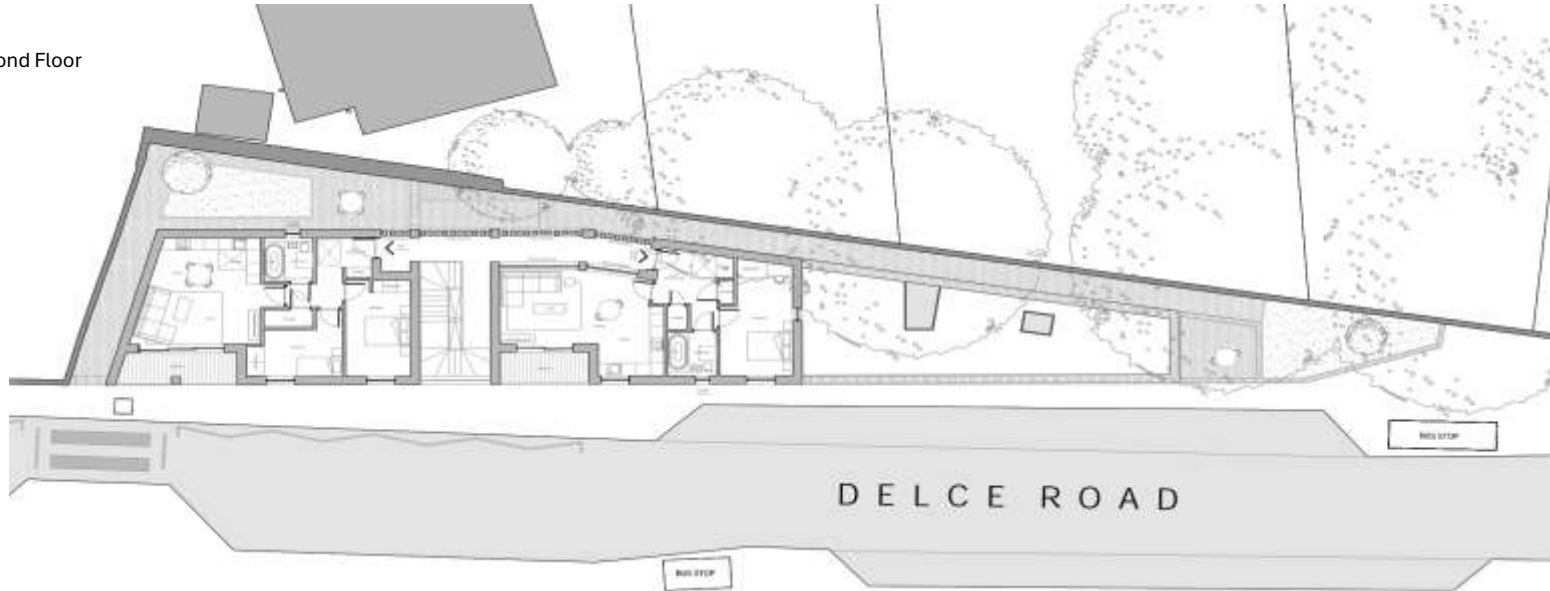


First Floor

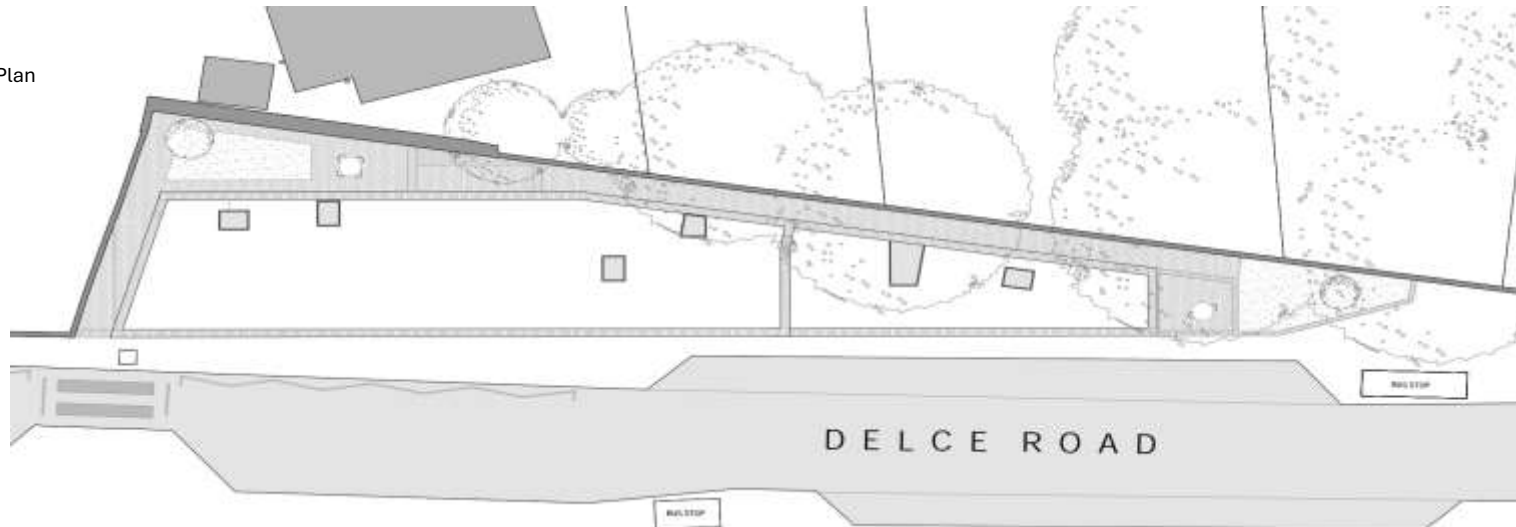


# Proposed Floor Plans

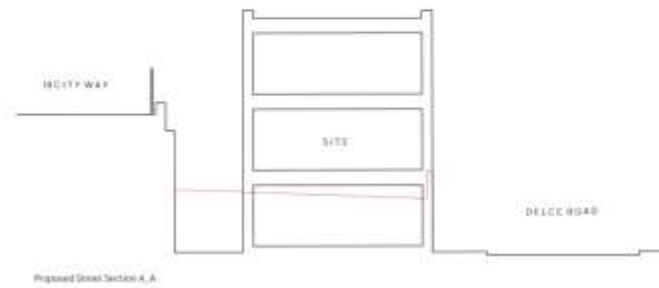
Second Floor



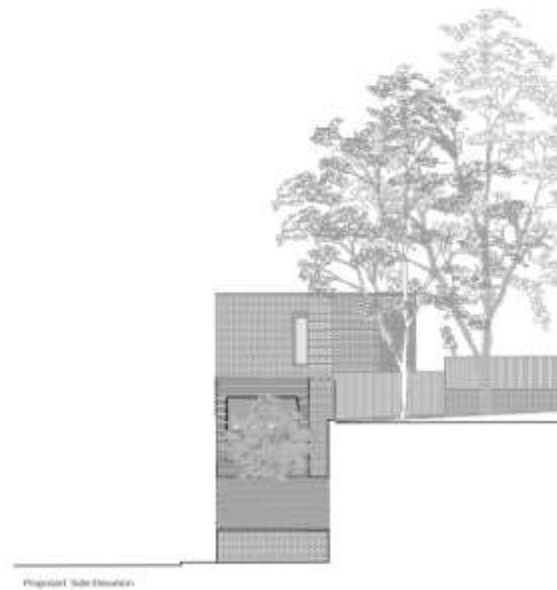
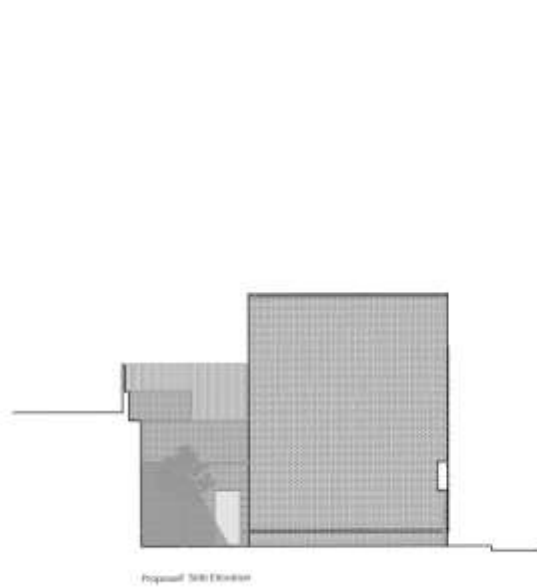
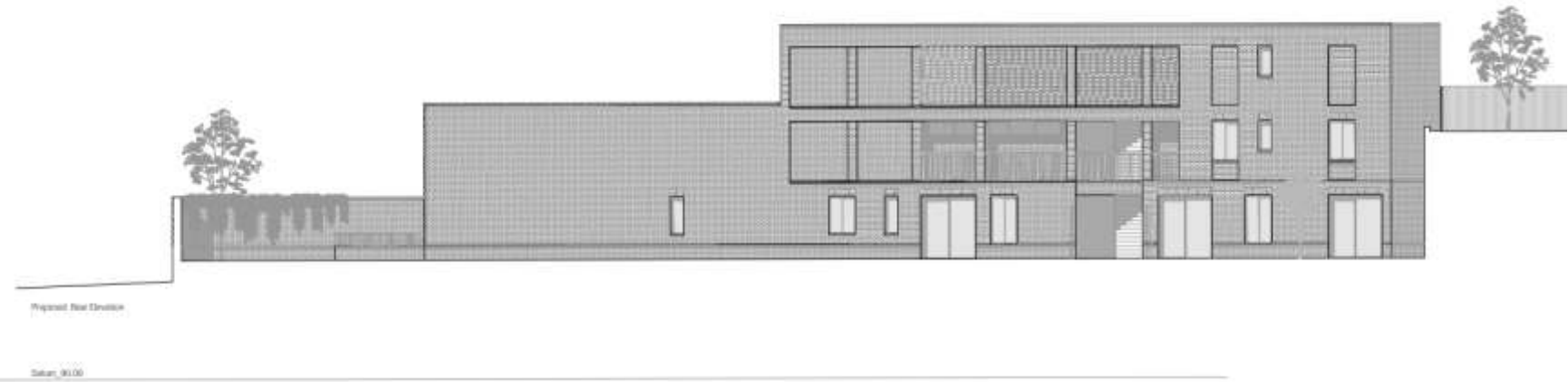
Roof Plan



## Proposed Street Scene Elevation (Delce Road) & Section



# Proposed Elevations and Sections





## 73

[illegible]

# ENF/23/0221

## Appeal A

Land at Scarlet Meadow

Matts Hill Road

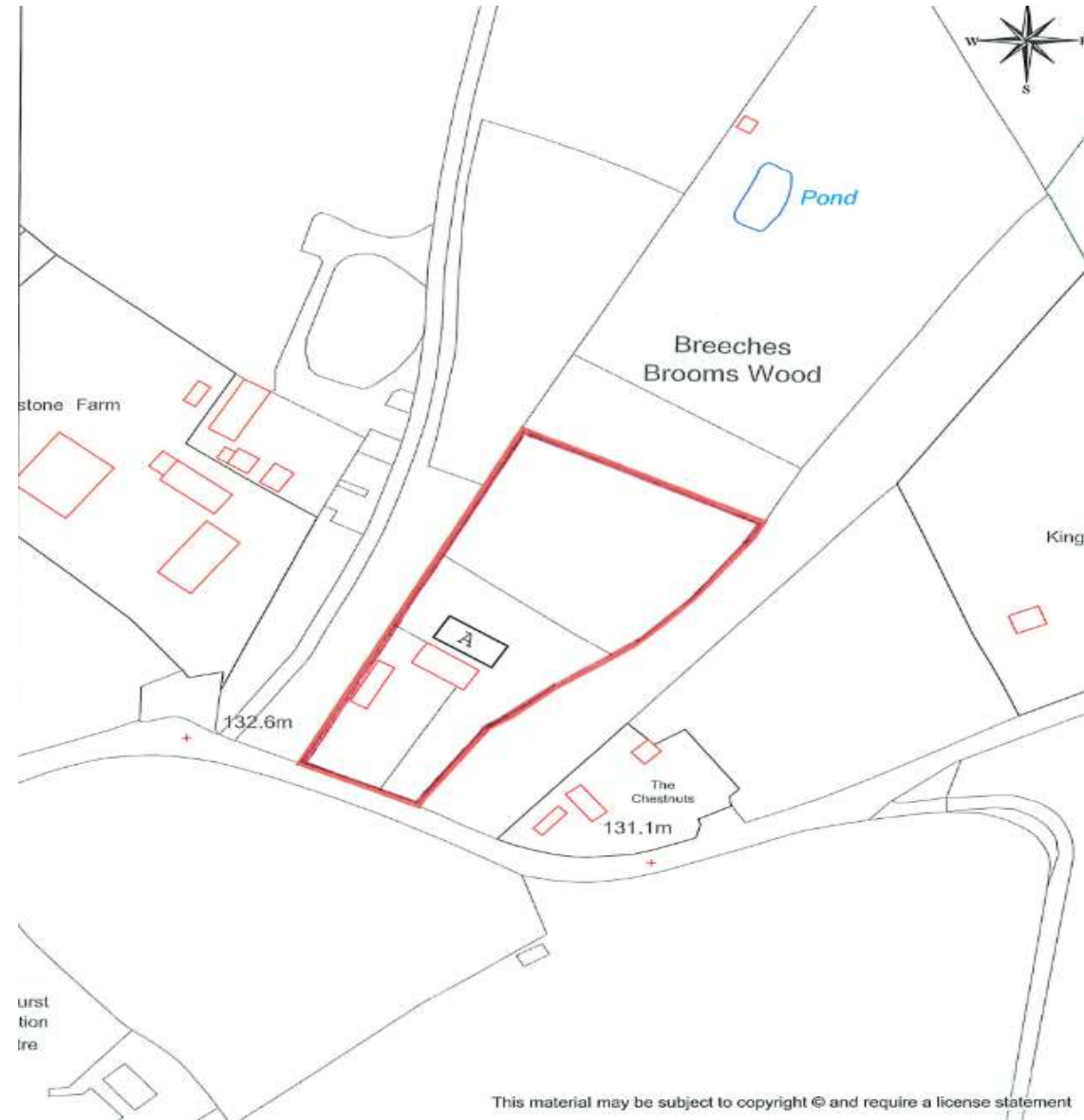
Rainham

Gillingham

Medway

ME9 7XA

# Site Location Plan



# Officer Site Photos

76





# MC/23/2505

## Appeal B

Scarlet Meadow

Matts Hill Road

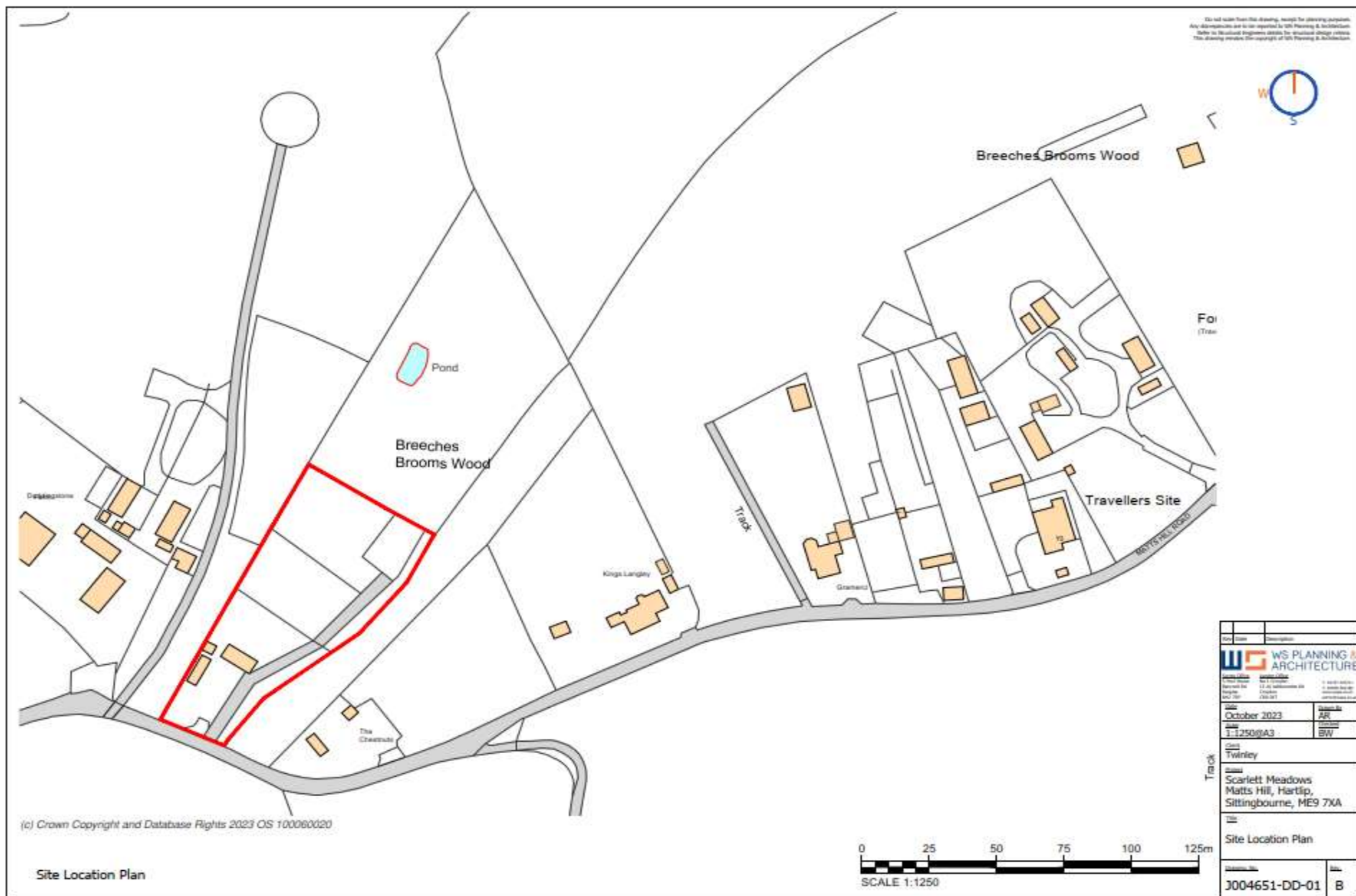
Rainham

Gillingham

Medway

ME9 7XA

## 78



# Officer Site Photos





# Block Plans

Existing Block Plan

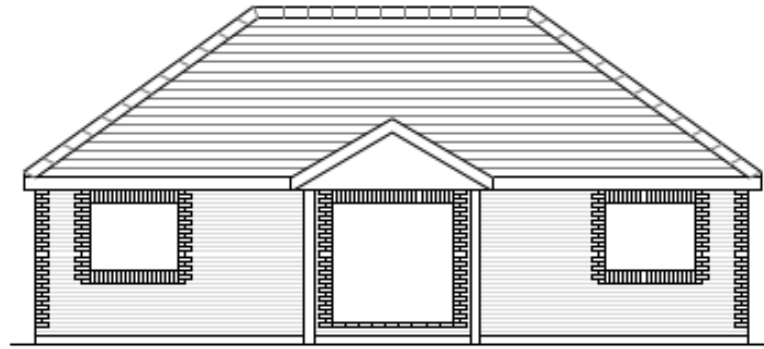


Proposed Block Plan

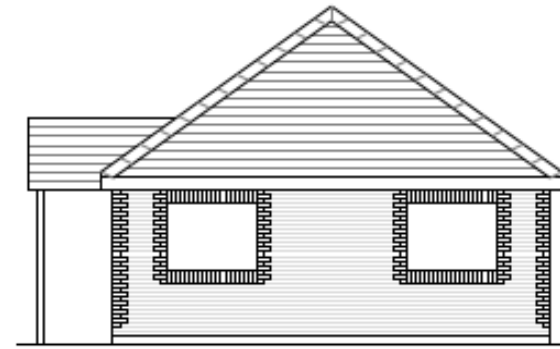




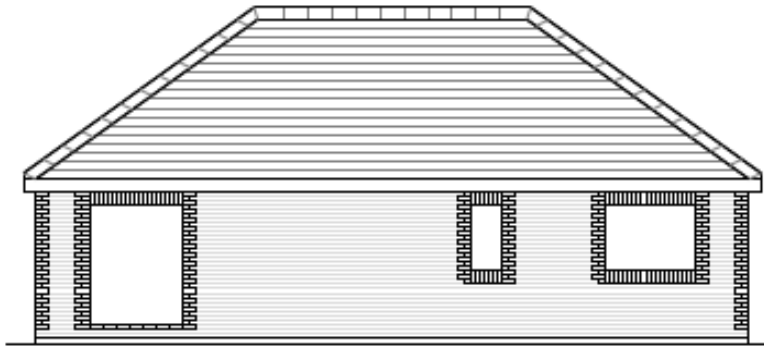
# Proposed Elevations



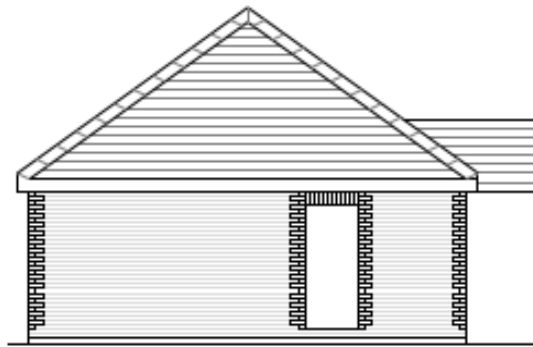
Front Elevation



Side Elevation

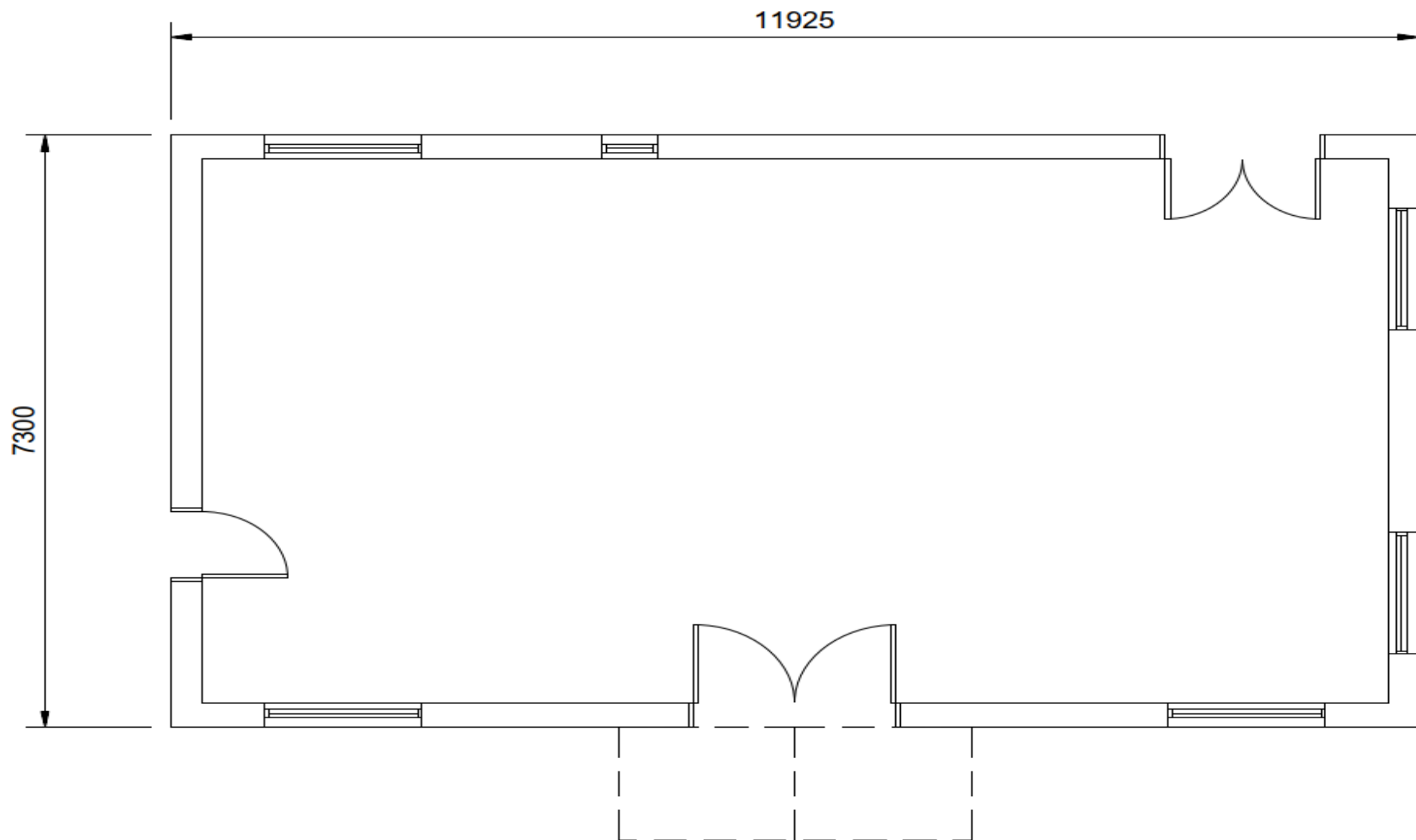


Rear Elevation



Side Elevation

# Proposed Floor Plan



MC/23/2793

63 Woodlands Road

Gillingham

Medway

ME7 2DU

# Site Location Plan

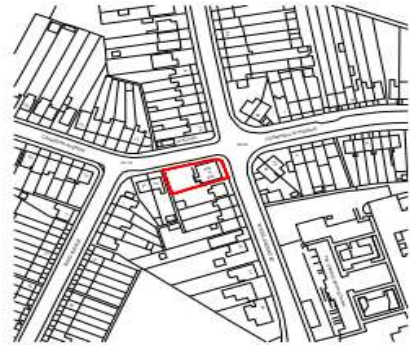




# Officer Site Photos

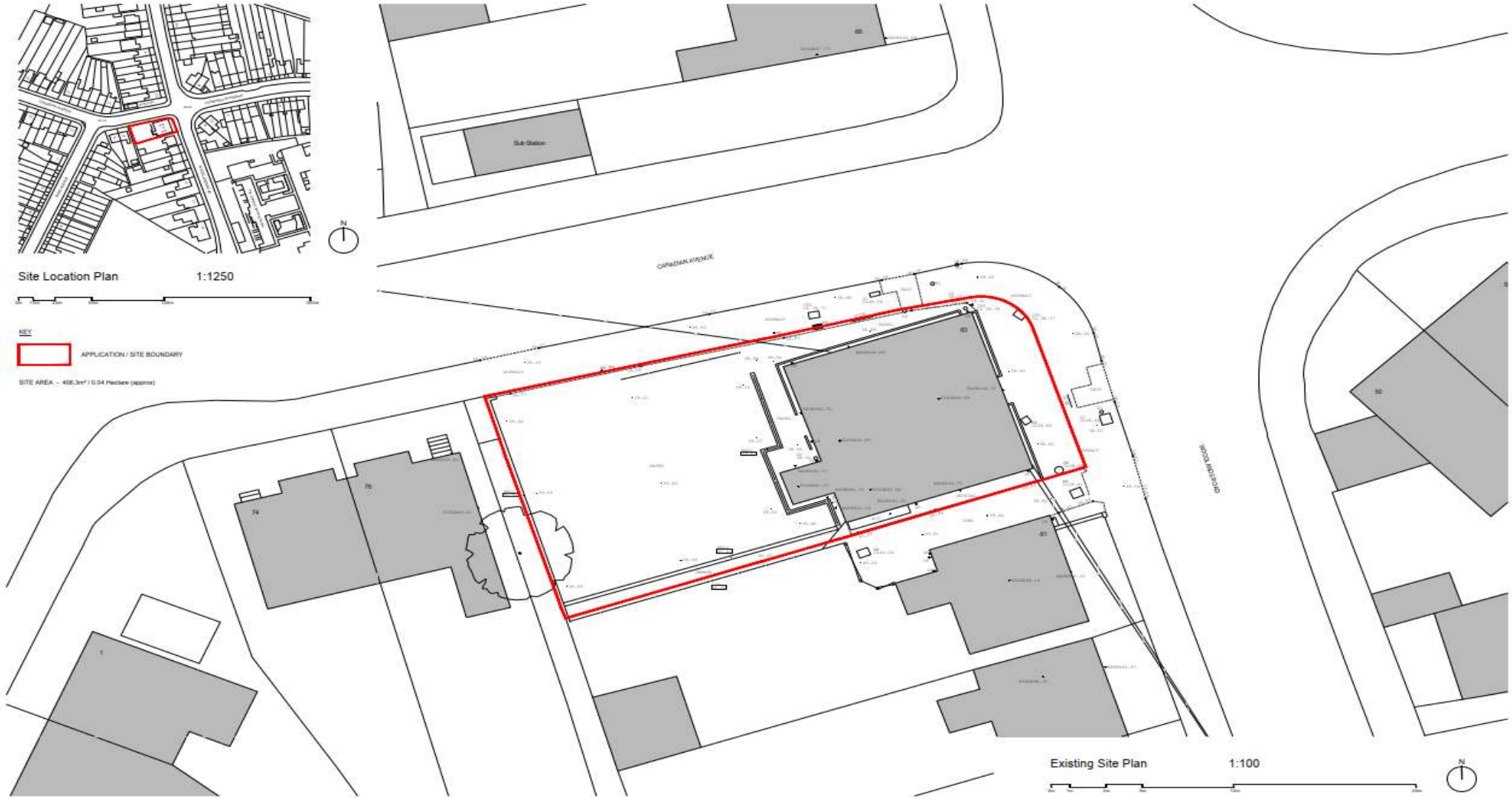


# Proposed Block Plan



Site Location Plan 1:1250

**KEY**  
 APPLICATION / SITE BOUNDARY  
 SITE AREA - 408,3m<sup>2</sup> / 0.04 Hectare (approx)



Existing Site Plan 1:100

**Notes:**  
 1. The site is currently a vacant lot.  
 2. The proposed development is a residential block of 10 units.  
 3. The development is proposed to be built on the site of the former bus station.  
 4. The development is proposed to be built on the site of the former bus station.  
 5. The development is proposed to be built on the site of the former bus station.

P1 Prepared for Planning 12/10/2023 36

Client: Mr A Murtaz  
 Project: 63 Woodlands Road  
 Gillingham  
 Kent  
 ME7 2DU  
 Project No: 23011

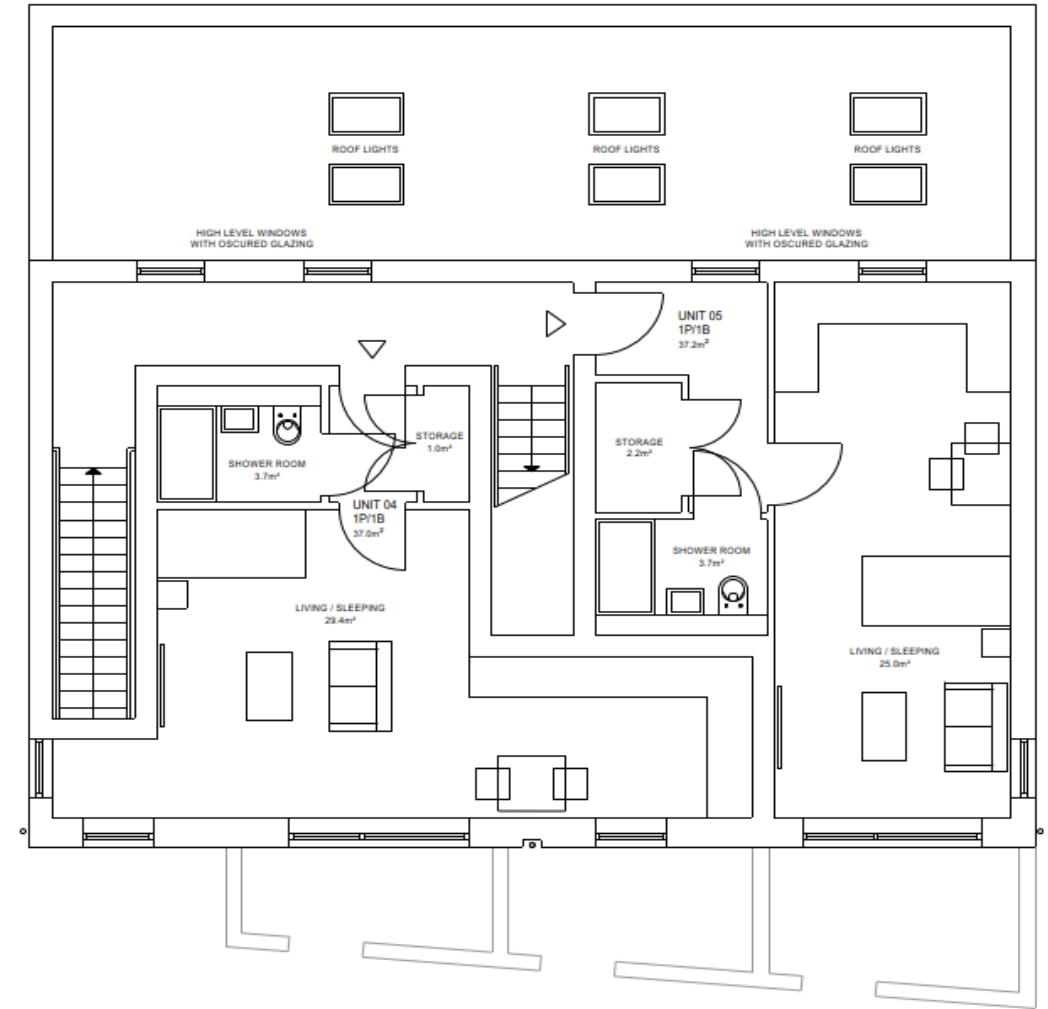
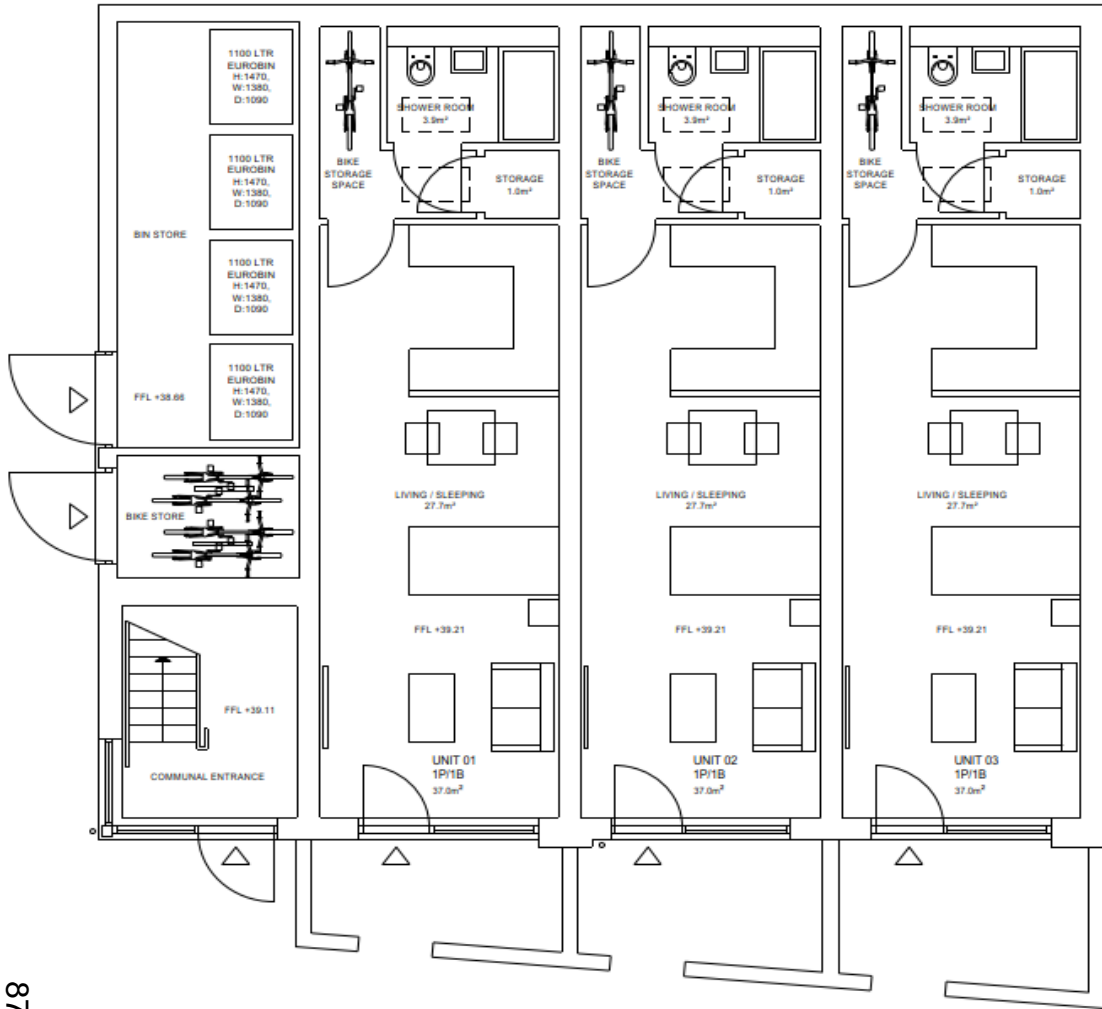
Drawing Title: Site Location Plan  
 Existing Site Plan

Client: SB  
 Date: September 2023  
 Scale: 1:1250 / 1:100  
**PLANNING**  
 Drawing No: 001  
 Page No: P1

**BEAU**  
 Architecture

T: +44 (0)1303 600404  
 E: info@beauarchitecture.co.uk  
 W: www.beauarchitecture.co.uk

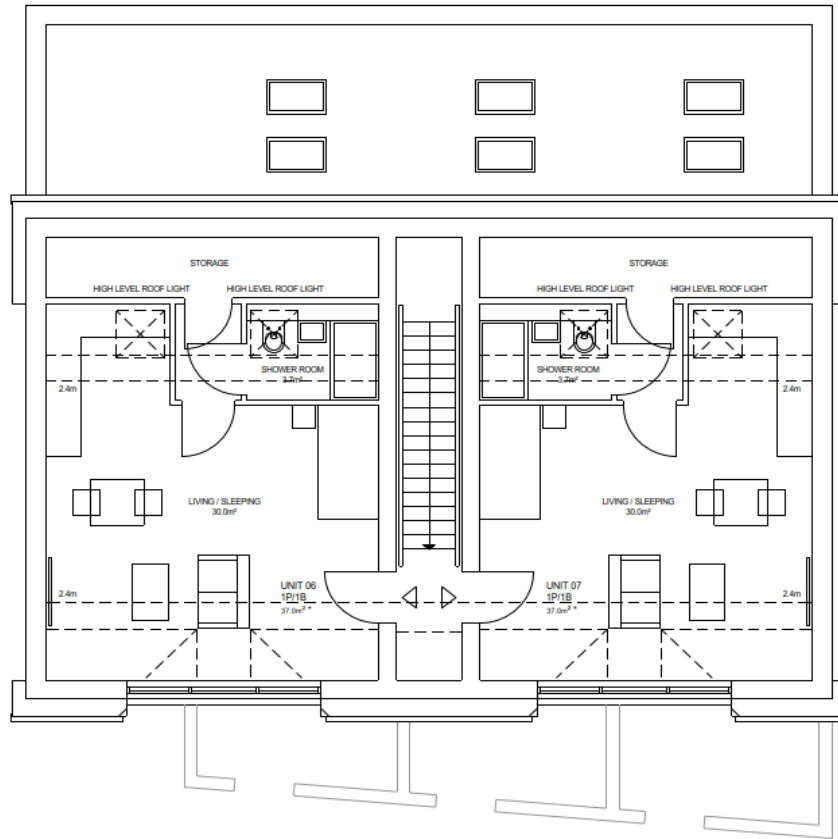
# Proposed Ground/First Floor Plans



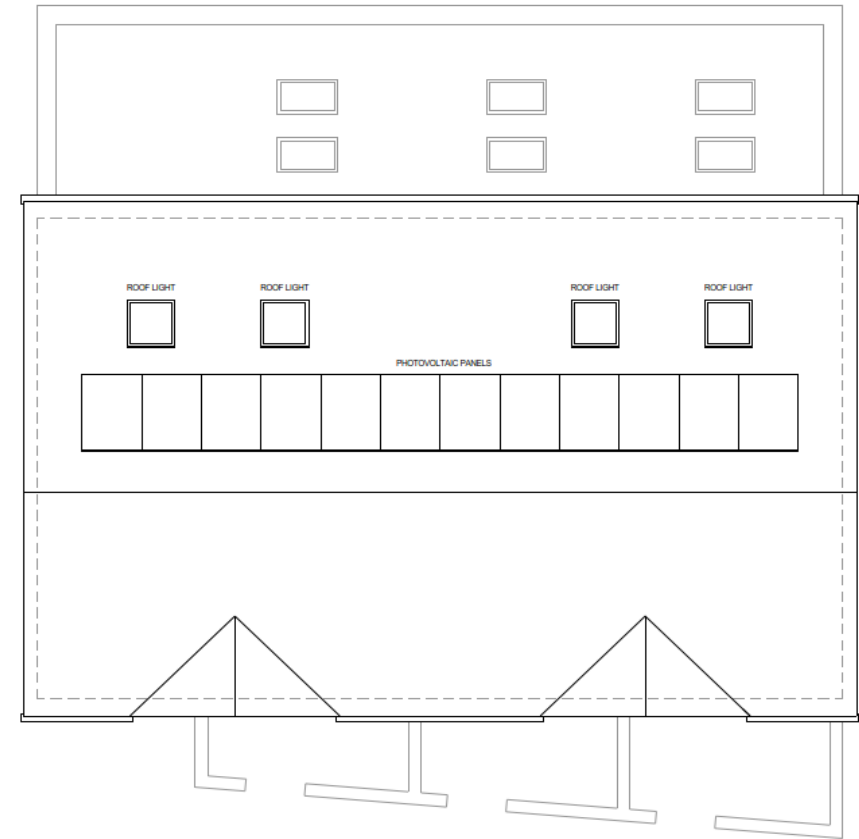
Proposed Ground Floor

Proposed First Floor

# Proposed Second Floor and Roof Plan



Proposed Second Floor



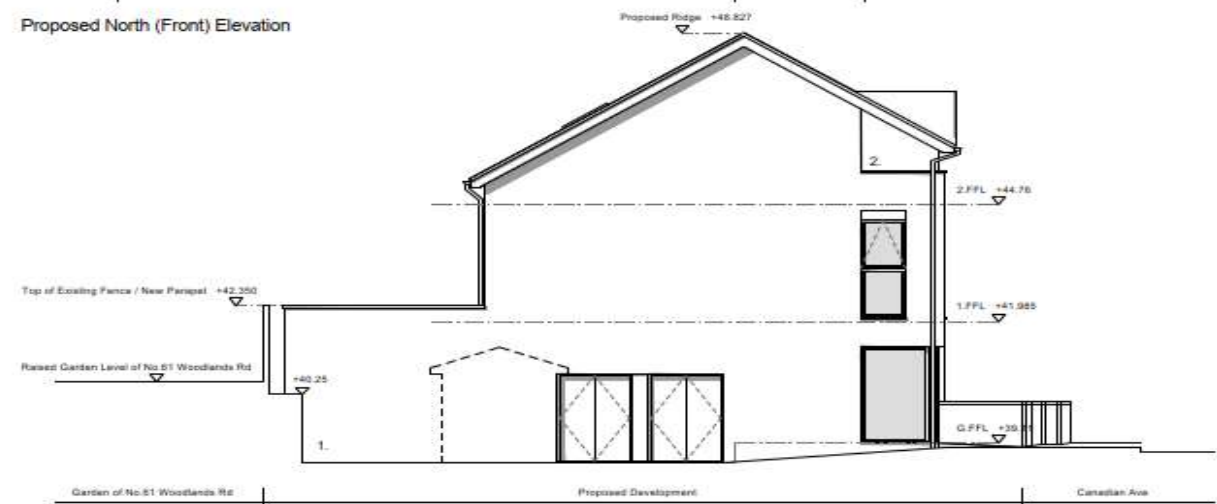
Proposed Roof Plan



# Proposed Elevations



Proposed North (Front) Elevation



Proposed East (Side) Elevation

## SCHEDULE OF MATERIALS

### Walls

- 1. Facing Brickwork
- 2. Aluminium Cladding (Dark Grey to match windows & doors)

### Roof

- 3. Slate Tiles

### Renewables

- 4. PV Panels

### Rainwater Goods

- 5. Aluminium (Dark Grey)

### Windows & Doors

- Aluminium (Dark Grey)
- \* Denotes Windows with Obscured Glass

Proposed Elevations

1:50



Notes:

Notes:

1. All elevations are based on the datum of 40.00m AOD. All elevations are subject to change without notice.

Client: Mr A. Munn  
Project: 63 Woodlands Road, Gillingham, Kent ME7 2DU  
Drawing No: 23011

Drawing Title: Proposed Elevations  
Drawing No: 007  
Revision: P2  
Date: 1 September 2023  
Scale: 1:50

BEAU Architecture  
T: +44 (0)1303 800454  
E: info@beauarchitecture.co.uk  
W: www.beauarchitecture.co.uk

# Proposed Elevations

**SCHEDULE OF MATERIALS**

**Walls**

- 1. Facing Brickwork
- 2. Aluminium Cladding (Dark Grey to match windows & doors)

**Roof**

- 3. Slate Tiles

**Renewables**

- 4. PV Panels

**Rainwater Goods**

- 5. Aluminium (Dark Grey)

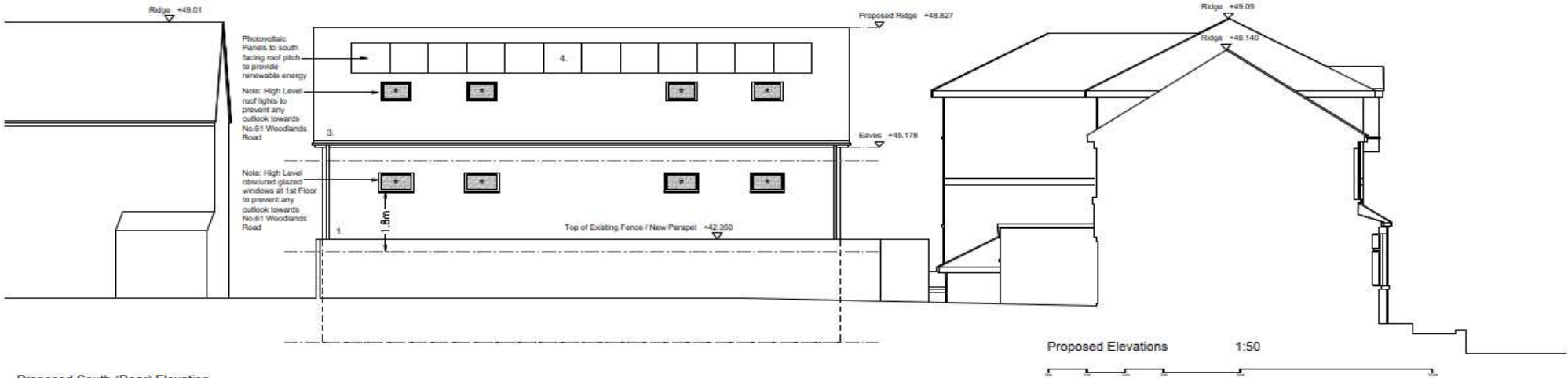
**Windows & Doors**

Aluminium (Dark Grey)

\* Denotes Windows with Obscured Glass



Proposed West (Side) Elevation



Proposed South (Rear) Elevation

Notes:

|    |   |            |    |
|----|---|------------|----|
| P1 | Plot layout - updated and proposed plot area boundaries from B-papers | 04.09.2024 | SB |
| P2 | Issued for Planning   | 12.12.2023 | SB |

Client: Mr A Mumtaz  
Project No: 23011

Address: 63 Woodlands Road  
Gillingham  
Kent  
ME7 2DU

Project Name: Proposed Elevations

Drawn: SB  
Date: September 2023  
Scale: 1:50  
Project No: 008  
Sheet No: P2

**BEAU**  
Architecture

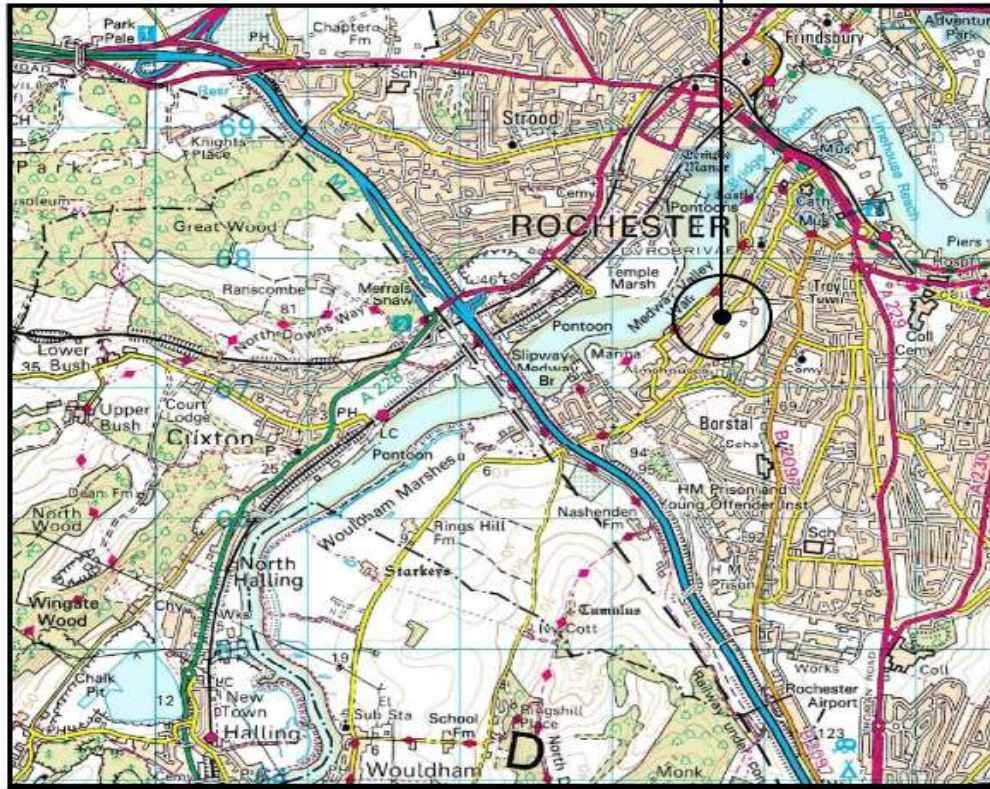
T: +44 (0)1303 850404  
E: info@beauarchitecture.co.uk  
W: www.beauarchitecture.co.uk

# MC/24/0050

Land Off Borstal Road  
Opposite Army Reserve Centre  
Rochester  
ME1 3BD

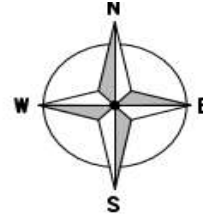
# Site Location Plans

SITE LOCATION

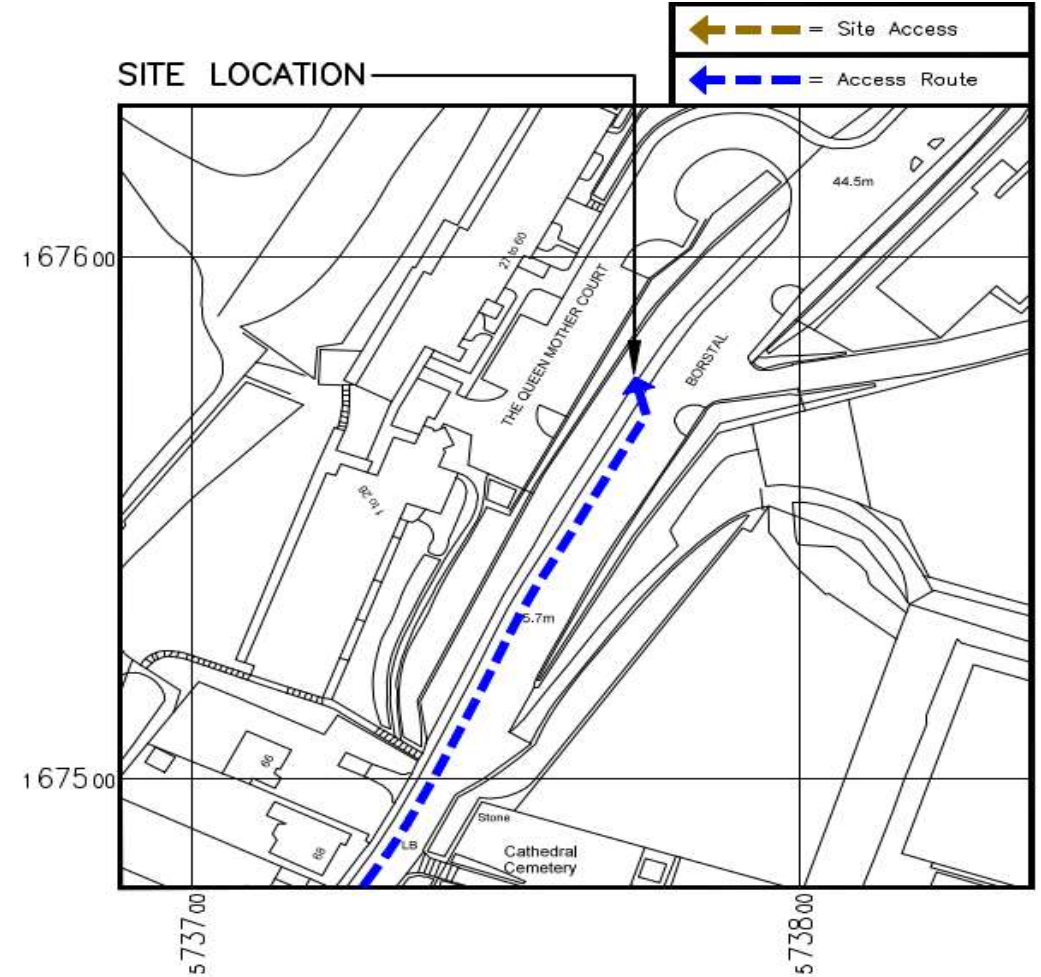


0 1km 2km  
Scale

SITE LOCATION  
(Scale 1:50000)



SITE LOCATION



DETAILED SITE LOCATION  
(Scale 1:1250)

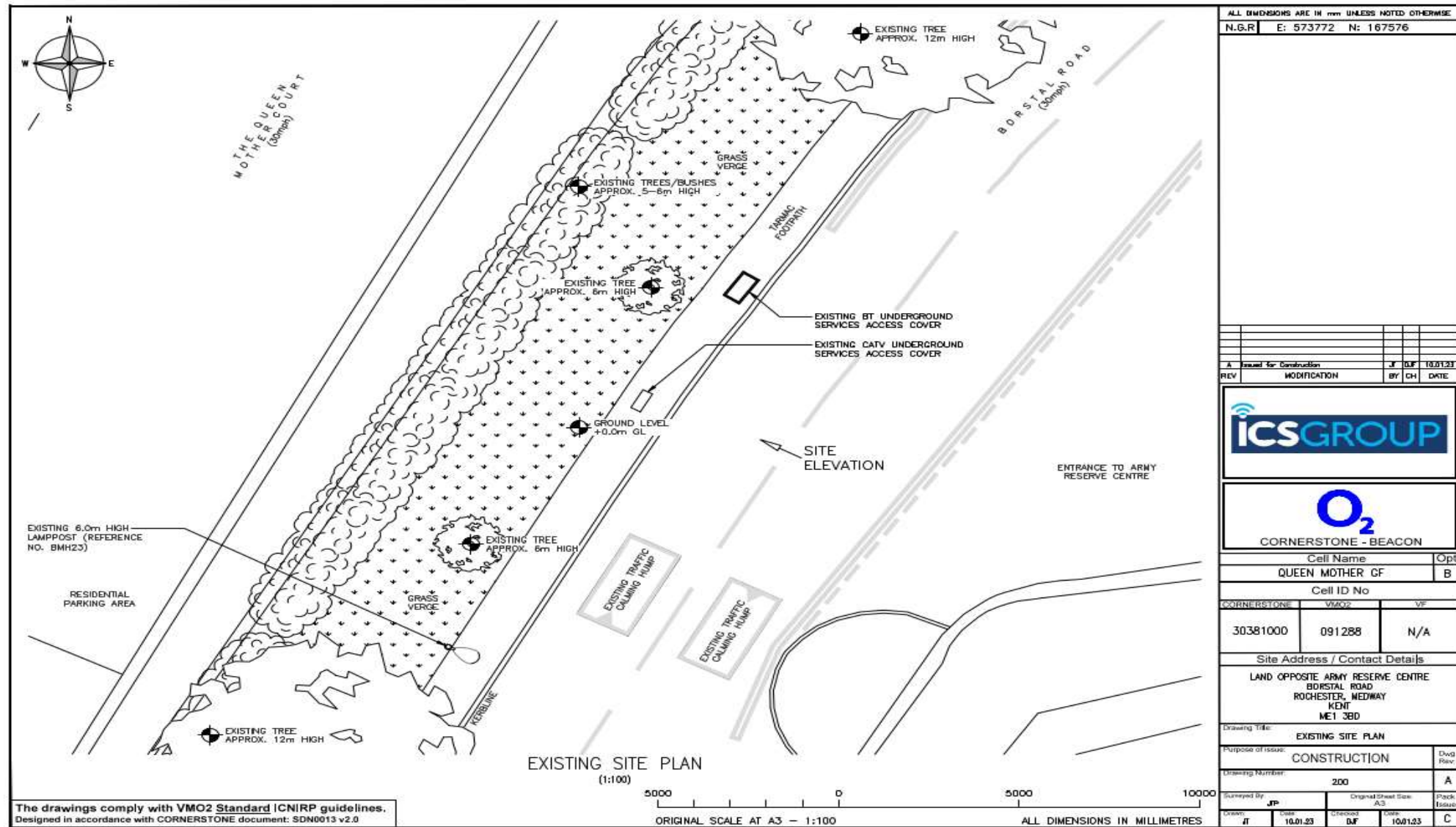
Based upon Ordnance Survey map extract  
with the permission of the Controller of  
Her Majesty's Stationery Office.  
Crown copyright.  
Licence No. 100020449



# Officer Site Photos

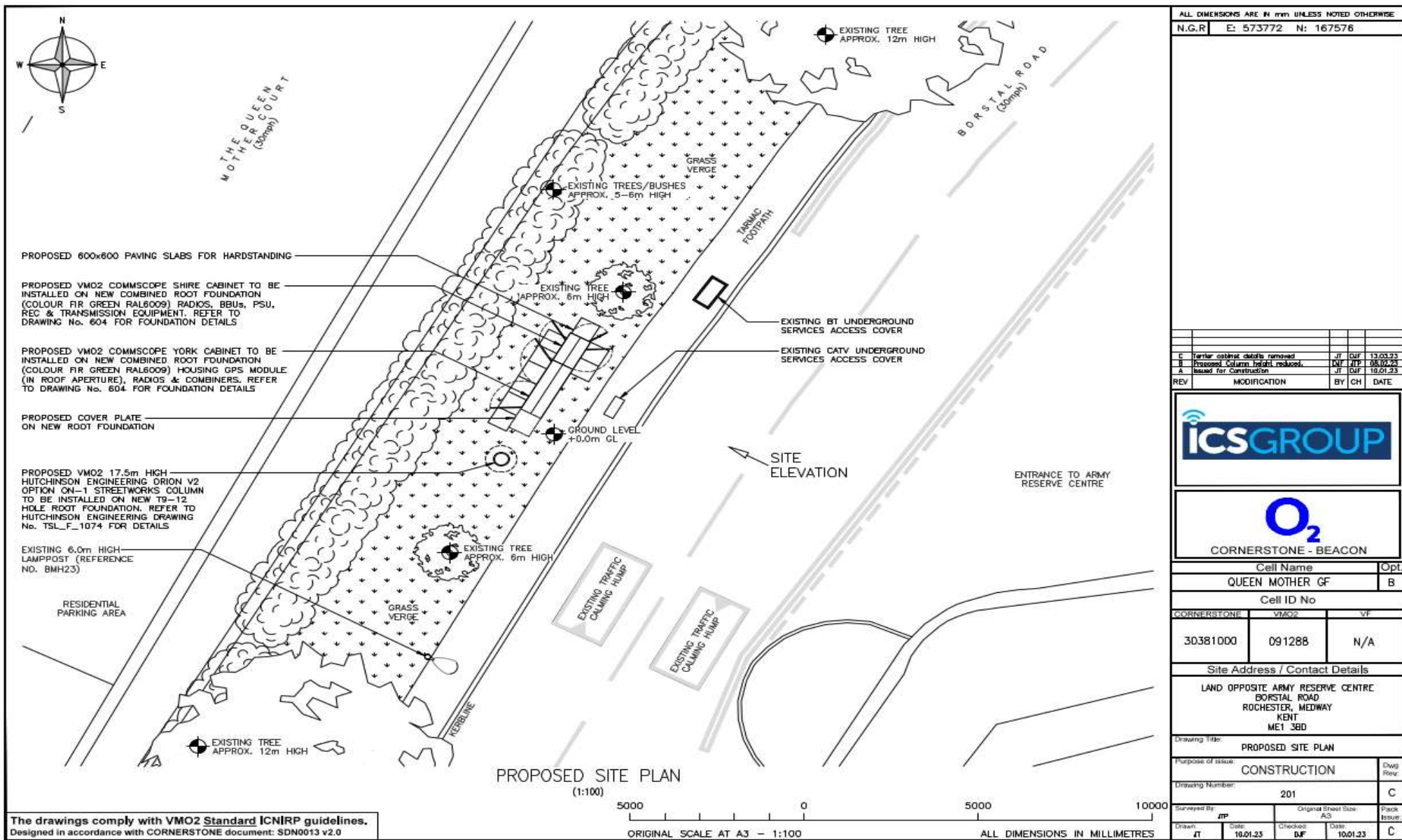


# Existing Block Plan

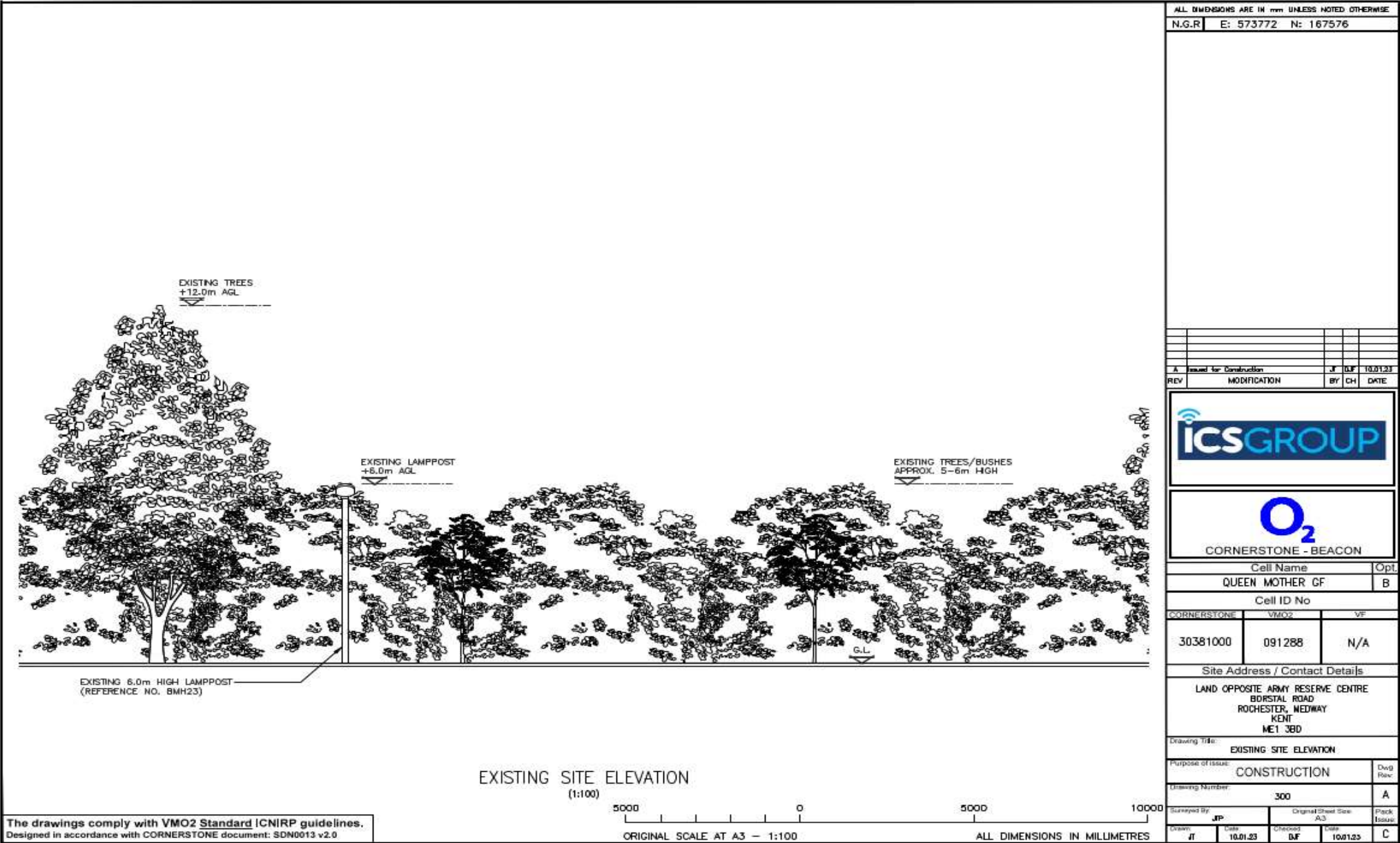




# Proposed Block Plan

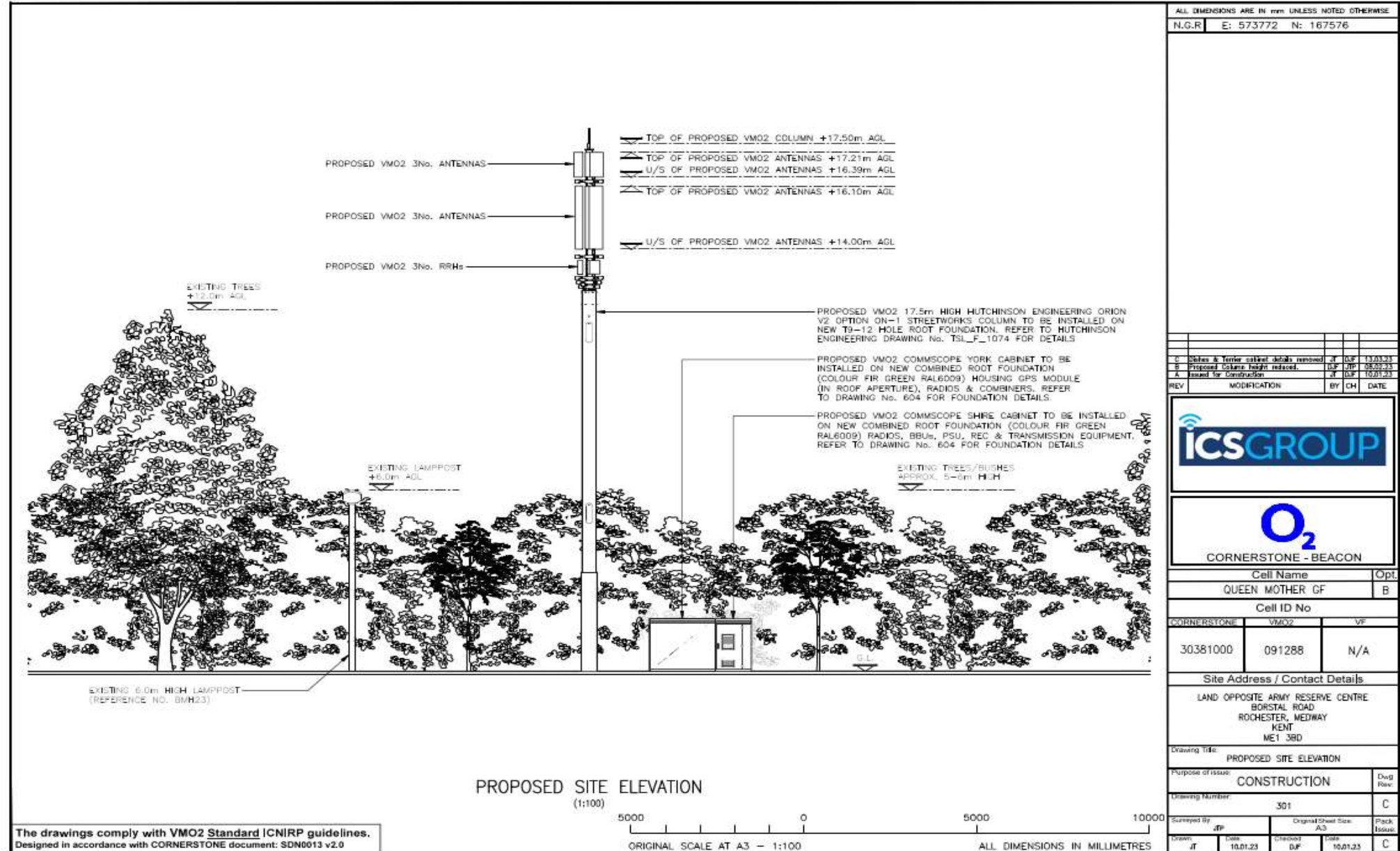


# Existing Elevations





# Proposed Elevations



# MC/24/0556

10 Grove Road

Strood

Rochester

Medway

ME2 4BX

# Site Location Plan





# Officer Site Photos

100

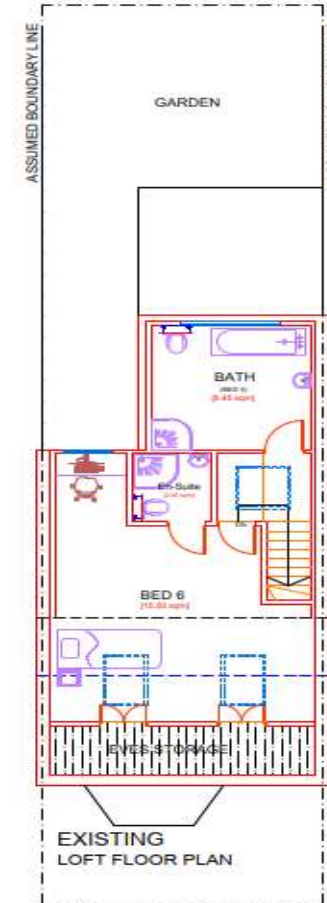
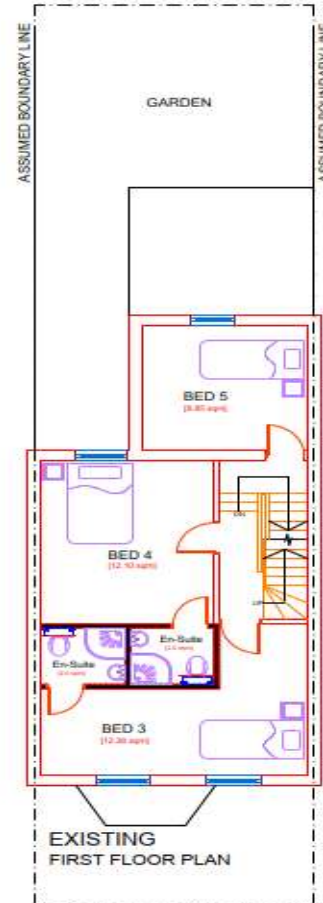
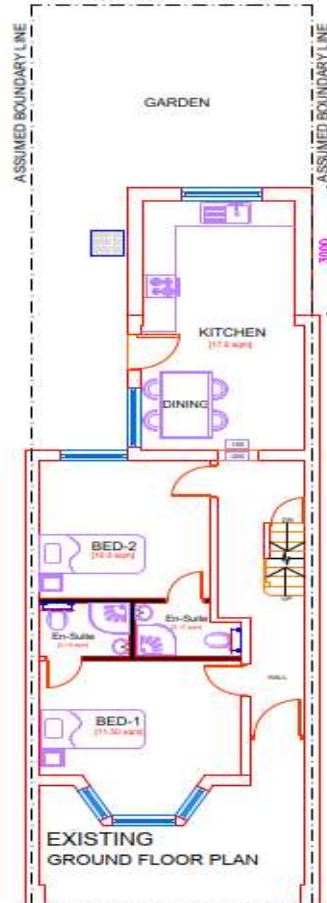




# Proposed Block Plan



# Existing Floor Plans



|  |  |                                       |  |   |
|--|--|---------------------------------------|--|---|
| <div style="text-align: right;"> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>A      24.04.23    DA ISSUE                  GK</p> <p>                             AMENDMENT                  BY</p> </div> | <p>0 1 2 3 4 5<br/>Metres<br/>SCALE 1:100@A3</p> | <b>Project :</b><br>6 to 7 Person HMO | <b>Sheet Title :</b><br>Existing Plans | <b>Address :</b><br>10 Grove Road<br>ROCHESTER<br>ME2 4BX |
|  |  | <b>Date :</b> 24/04/23                | <b>Sheet no : 01</b>                   | <b>Applicant :</b>  |

## 103



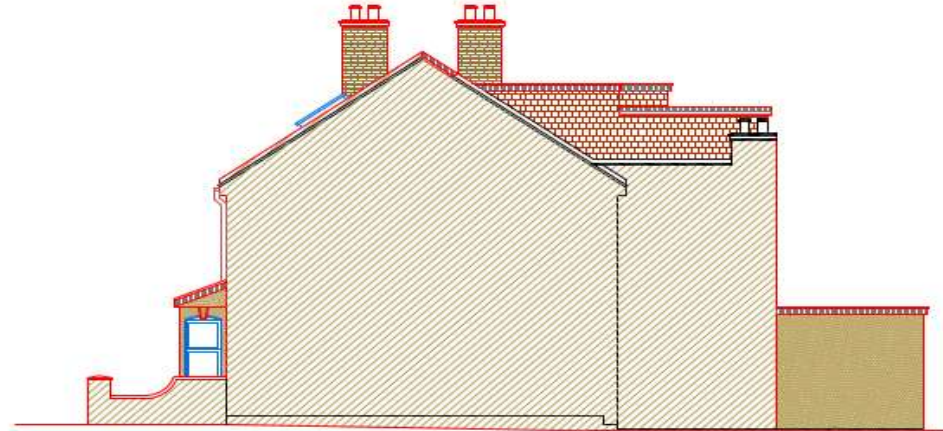
|  |                       |                                |                                 |  |
|--|-----------------------|--------------------------------|---------------------------------|--|
| <div style="text-align: right;">                 DA ISSUE<br/>AMENDMENT             </div> | <p>SCALE 1:100@A3</p> | Project :<br>6 to 7 Person HMO | Sheet Title :<br>Proposed Plans | Address :<br>10 Grove Road<br>ROCHESTER<br>ME2 4BX |
|  |                       | Date :<br>24/04/23             | Sheet no : 02                   | Applicant :  |



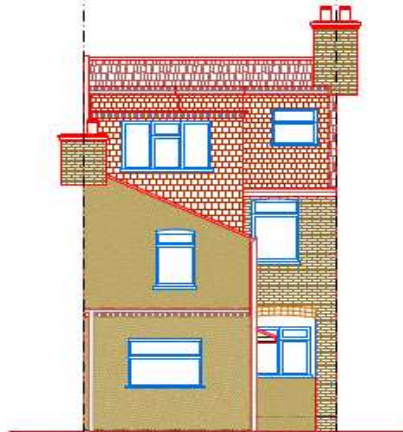
# Proposed Elevations



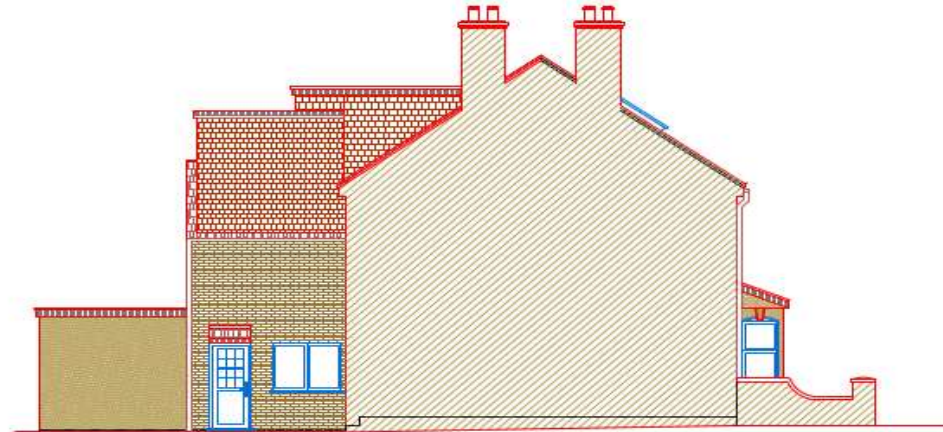
FRONT ELEVATION  
(no change proposed)



SIDE ELEVATION -1  
(no change proposed)



PROPOSED  
(no change proposed)



PROPOSED  
(no change proposed)

|          |           |
|----------|-----------|
|          |           |
|          |           |
|          |           |
|          |           |
|          |           |
| 24.04.23 | DA ISSUE  |
|          | AMENDMENT |
| OK       | BY        |

0 1 2 3 4 5  
Metres  
SCALE 1:100@A3

Project :  
6 to 7 Person HMO

Date : 24/04/23

Sheet Title :  
Proposed Elevations

Sheet no : 04

Address :  
10 Grove Road  
ROCHESTER  
ME2 4BX

Applicant :



# MC/24/1048

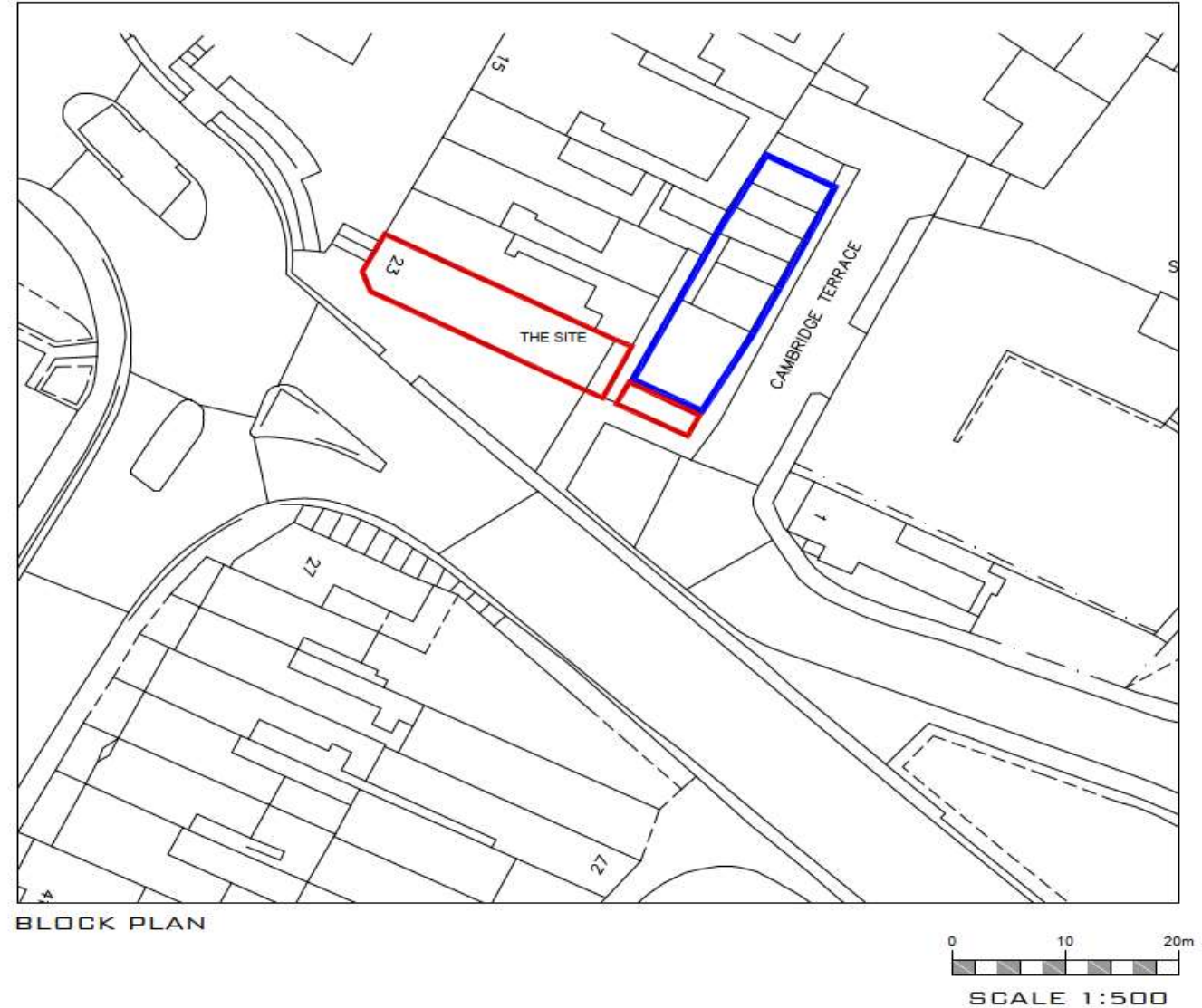
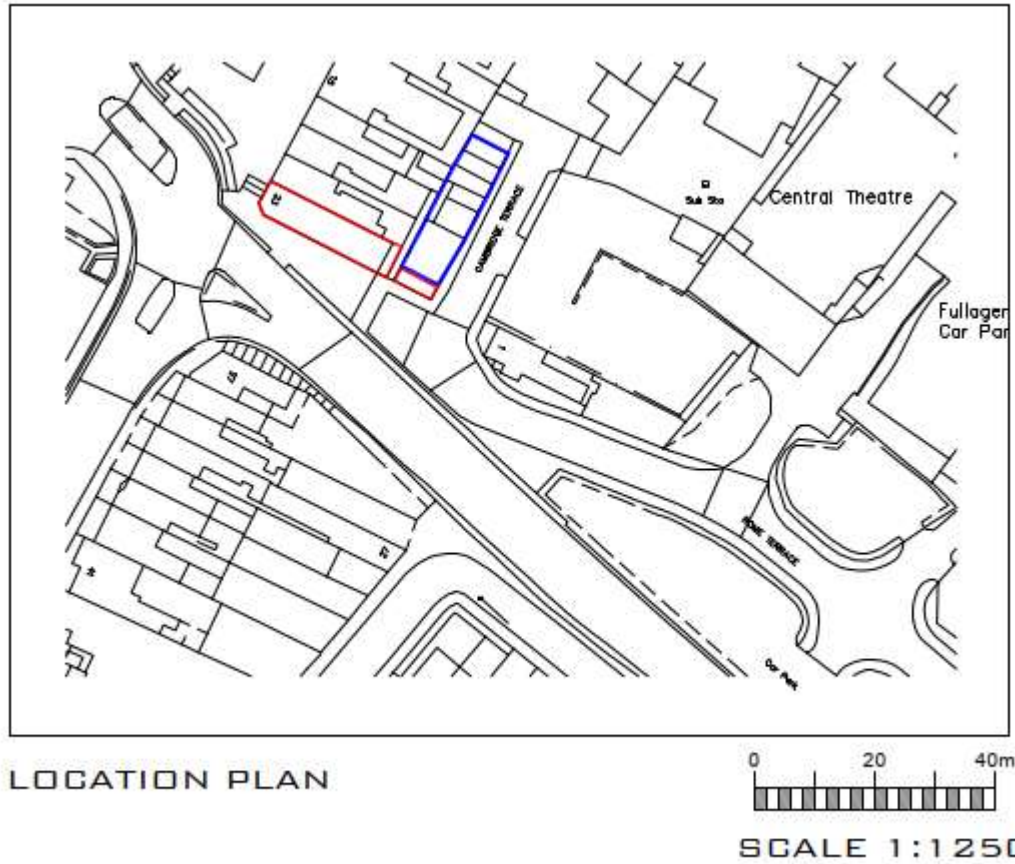
23 Railway Street And Paddock House

Chatham

Medway

ME4 4HU

# Site Location and Block Plan

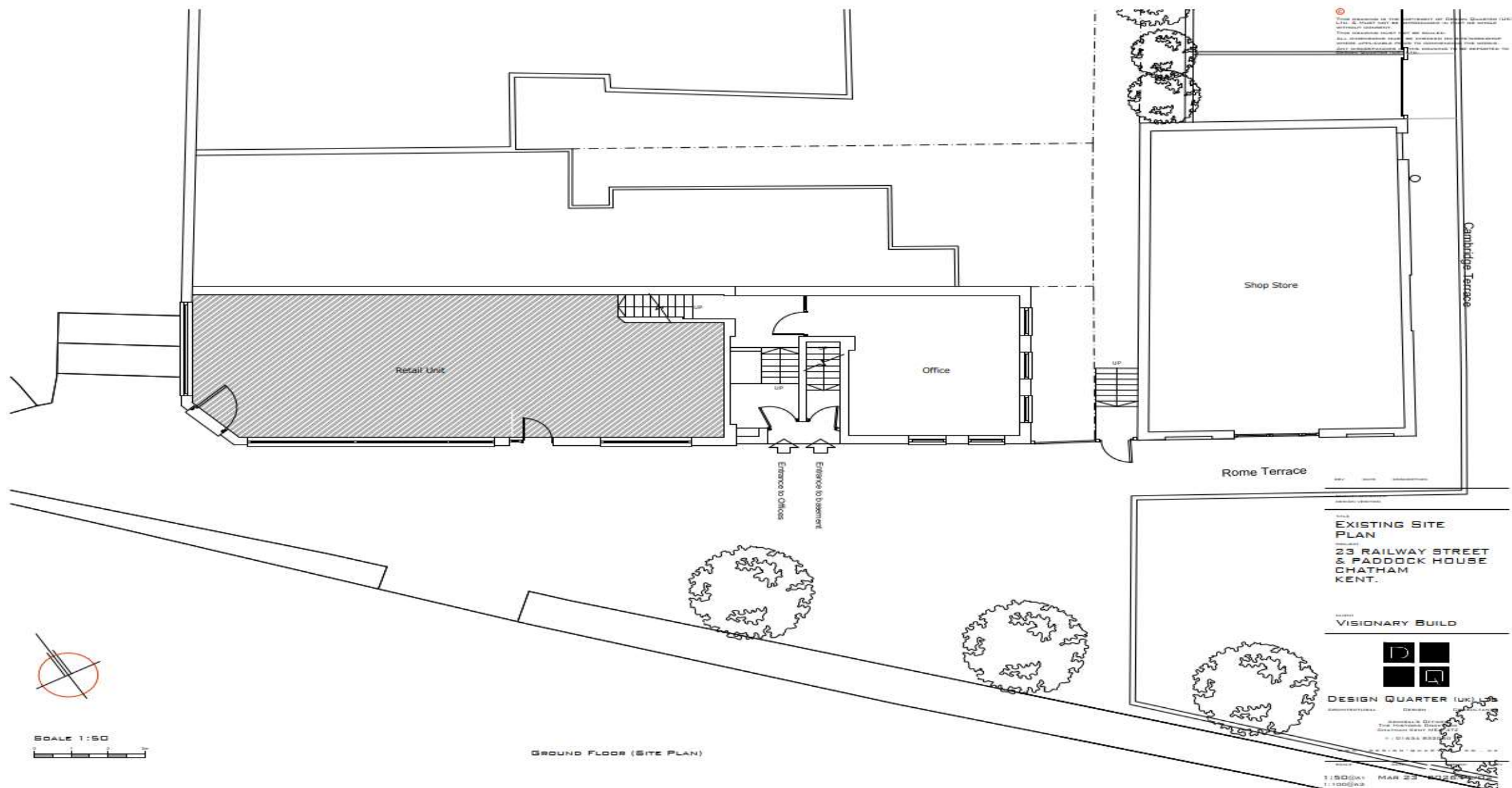


# Officer Site Photo



# Existing Ground Floor/Site Plan

108





## 109



## 110



# Existing Elevations

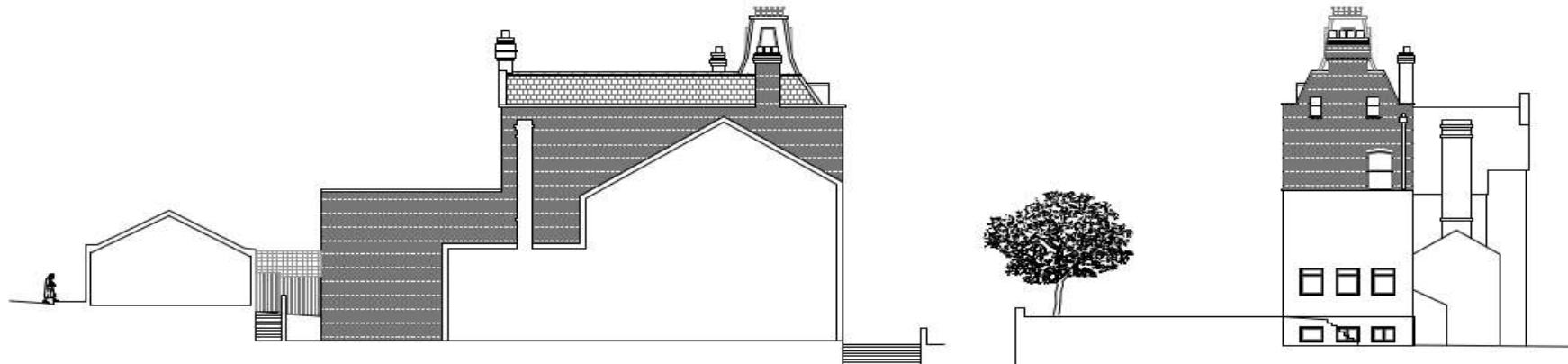
SCALE 1:100

These elevations are for information only. They are not to be used for construction purposes. All dimensions must be taken from the approved drawings. Any discrepancies must be referred to the architect. These elevations are for information only. They are not to be used for construction purposes. All dimensions must be taken from the approved drawings. Any discrepancies must be referred to the architect.



SIDE (WEST) ELEVATION

FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION

SIDE (EAST) ELEVATION

EXISTING ELEVATIONS

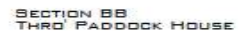
23 RAILWAY STREET & PADDOCK HOUSE  
CHATHAM  
KENT.

VISIONARY BUILD

DESIGN QUARTER (UK) LTD

1:100@A1 MAR 23 2026/PL/04

## 112

[illegible]

1:100@A1 MAR 23 2036/PL/06  
1:200@A2