

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

Date: 2 July 2025

Time: 6.30pm

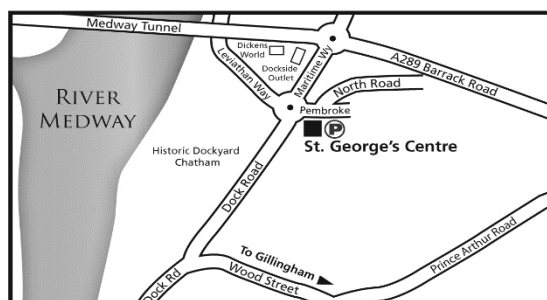
Venue: St George's Centre, Pembroke, Chatham Maritime, Chatham
ME4 4UH

Items

- 7 **Additional Information - Supplementary Agenda Advice Sheet** (Pages 3 - 4)

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

Date: 2 July 2025



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Medway Council
Planning Committee – 2 July 2025
Supplementary Agenda Advice Sheet

New Regulation 19 Local Plan

The emerging Local Plan was given approval by Full Council on Thursday 26 June to be published and commence the consultation under Regulation 19. The policies most relevant to the two applications on tonight's agenda are:

S1 – Climate Change
 S2 – Conservation and Enhancement of the Natural Environment
 S3 – North Kent Estuary and Marshes designated sites
 DM2 – Contamination
 DM3 – Air Quality
 T1 – High Quality Design and Amenity
 DM5 – Housing Design
 DM6 – Sustainable Design and Construction
 S15 – Town Centres Strategy
 DM19 – Vehicle Parking
 DM20 – Cycle Parking and Storage

Due to the early stage of the consultation, the nature of the applications and the existence of relevant policies in the adopted Medway Local Plan 2003 means that the decision to consult on the Regulation 19 version of the emerging plan does not change the considerations or recommendations of the reports for either MC/24/2527 or MC/25/0626.

Minute Number 38 – Planning Application MC/25/0387 Land to the east of Eastern Road, Gillingham, Medway

Following Planning Committee's decision to refuse the application the final reason was as below:

Due to the constrained nature, characteristics and shape of the site it has not been demonstrated that a development of 5 residential units could be achieved and deliver a development that would achieve appropriate design quality in terms of layout, would secure adequate levels of amenity for future residents and would provide adequate space for ecological mitigation. Therefore, the development cannot be considered to represent sustainable development and cannot be considered to be acceptable in principle, therefore, contrary to policies BNE1, BNE2, BNE37 and BNE39 of the Medway Local Plan (2003) and paragraphs 131, 135, 187, 193 and 198 of the National Planning Policy Framework (NPPF) (2024).

Page 20 – Planning Application MC/24/2527 Land between 46-52 Cliffe Road, Strood, Rochester, Medway ME2 3DR

Recommendation

Amendment to condition 14:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Schedule 2, Part 1, Classes A, AA, B and E of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of visual and neighbouring amenity in accordance with Policies BNE1 and BNE2 of the Medway Local Plan 2003.

Page 34 – Planning Application MC/25/0626 85 Shakespeare Road, Gillingham, Medway ME7 5QN

Description

The description of development has been changed to remove the takeaway aspect. To read as follows:

Conversion of the existing Class (E) retail shop into a Class (Sui Generis) Hot food delivery, along with the installation of a kitchen extraction system.

Representations

Three further objections have been received from nearby residents (including next door) all have previously objected, raising concerns regarding the access arrangements and blocking of the road to the hospital, traffic congestion and parking hazards, impact on the character of the area and noise and smells from the bin area to the rear.

Naushabah Khan MP has also received these objections and passed them to Ward Members, including Councillor Prenter who had called the application in for Committee determination, who in turn have passed to the planning department for consideration.

Officer Comment: The matters raised in the additional objections reiterate those already made and these matters are considered in the main report.