

Planning Committee – Supplementary agenda

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

8 Additional Information - Presentation

**(Pages
3 - 22)**

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

Date: 3 July 2025

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Planning Committee

2nd July 2025

MC/24/2527

Land Between 46-52 Cliffe Road

Strood

ME2 3DR

Aerial photos of site

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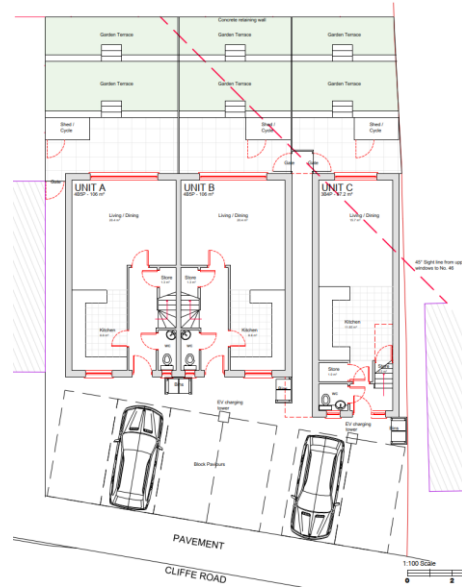
Street Scene panoramic



∞ Other Three Storeys properties in the area



Site History – MC/22/1640 – Terrace of 3 dwellings

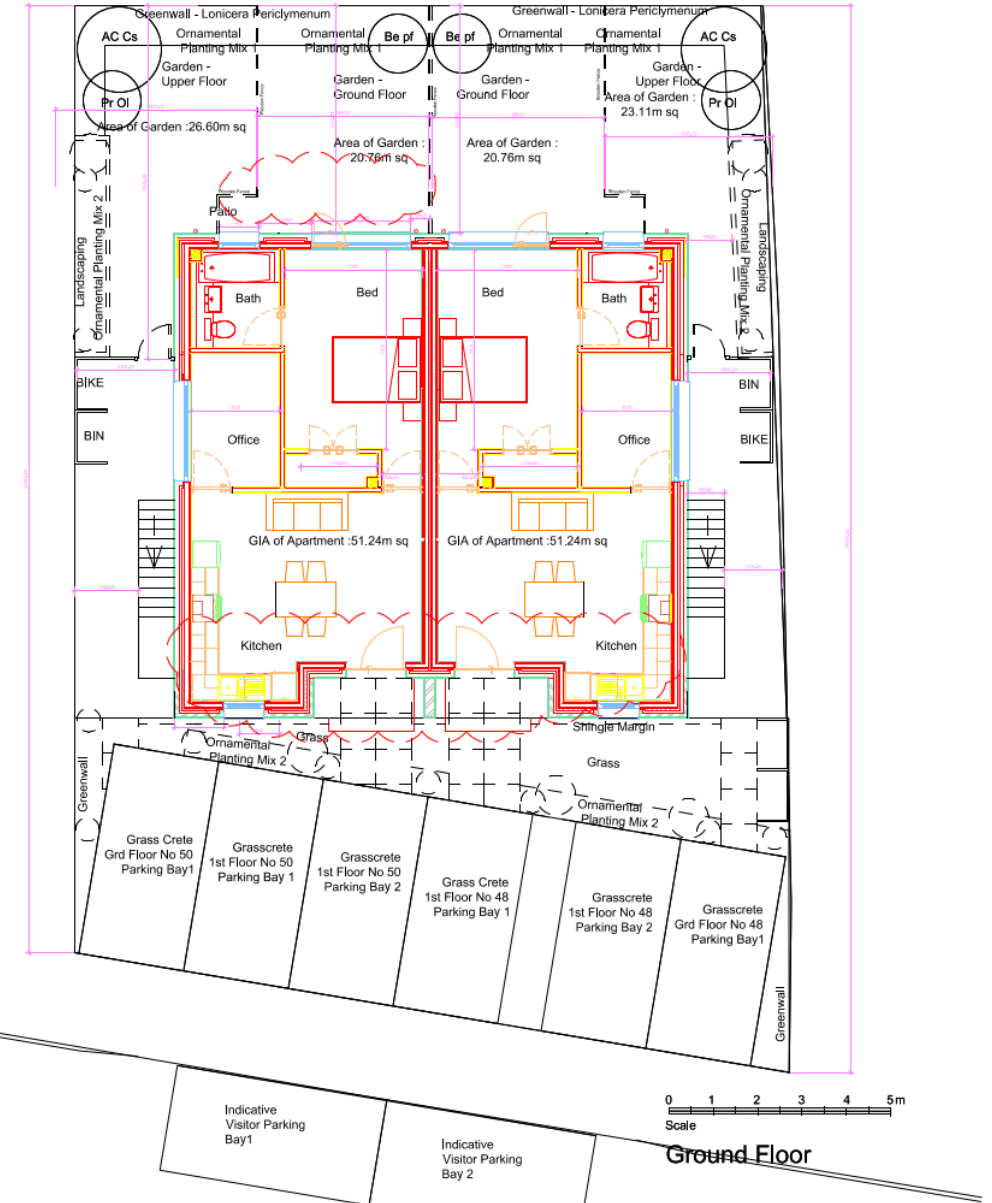


1. The proposal by virtue of the number of dwellings, poor design detailing to the front elevation, in relation to the size and shape of the application site would be a cramped form of development that presents no landscaping opportunities to soften its effect thereby resulting in an overdevelopment of the site detrimental to the appearance of street scene. In addition, the proposal provides limited opportunity for landscaping to the front and rear to provide tree lined streets and results in a loss of net biodiversity. The proposal would not result in a clear improvement to the local area or environment, contrary to Policies H4, BNE1 and BNE6 of the Medway Local Plan 2003 and paragraphs 126, 130, 131, 134 and 174 of the NPPF.
2. By virtue of House C falling short of the gross internal floor area and bedroom width of the national standards, this would result in the future occupiers of house C having poor levels of occupier amenity in terms of gross internal floor area and bedroom sizes. Consequently, the development would be detrimental to the amenities of the future occupiers contrary to Policy BNE2 of the Medway Local Plan 2003 and paragraph 130f of the NPPF.

Site History – MC/23/0213 – Three Storey building split into 4 flats

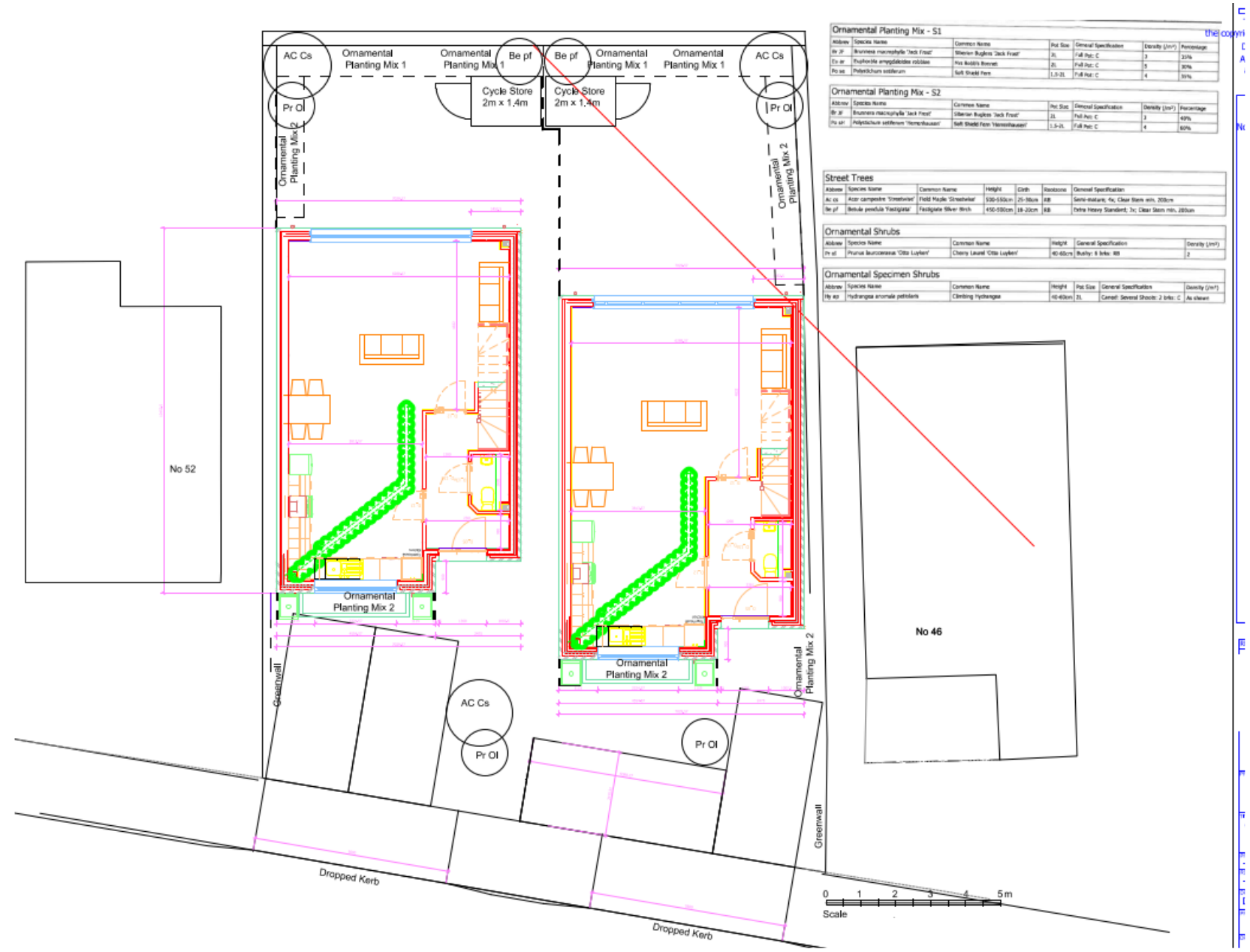


1. By virtue of the proposed number of units and their layout, the proposed gardens for the upper floor maisonettes would not be considered appropriate for the size of the dwelling, while the gardens serving the ground floor flats would be directly overlooked by the occupants of the maisonettes above. Therefore, the development would be detrimental to the amenities of the future occupants with regards to the provision of private outdoor amenity space and a loss of privacy. The scheme would also result in a net loss in terms of biodiversity. The proposal is therefore contrary to Policies H4, BNE1 and BNE2 of the Medway Local Plan 2003 and paragraphs 126, 130 and 174 of the NPPF.

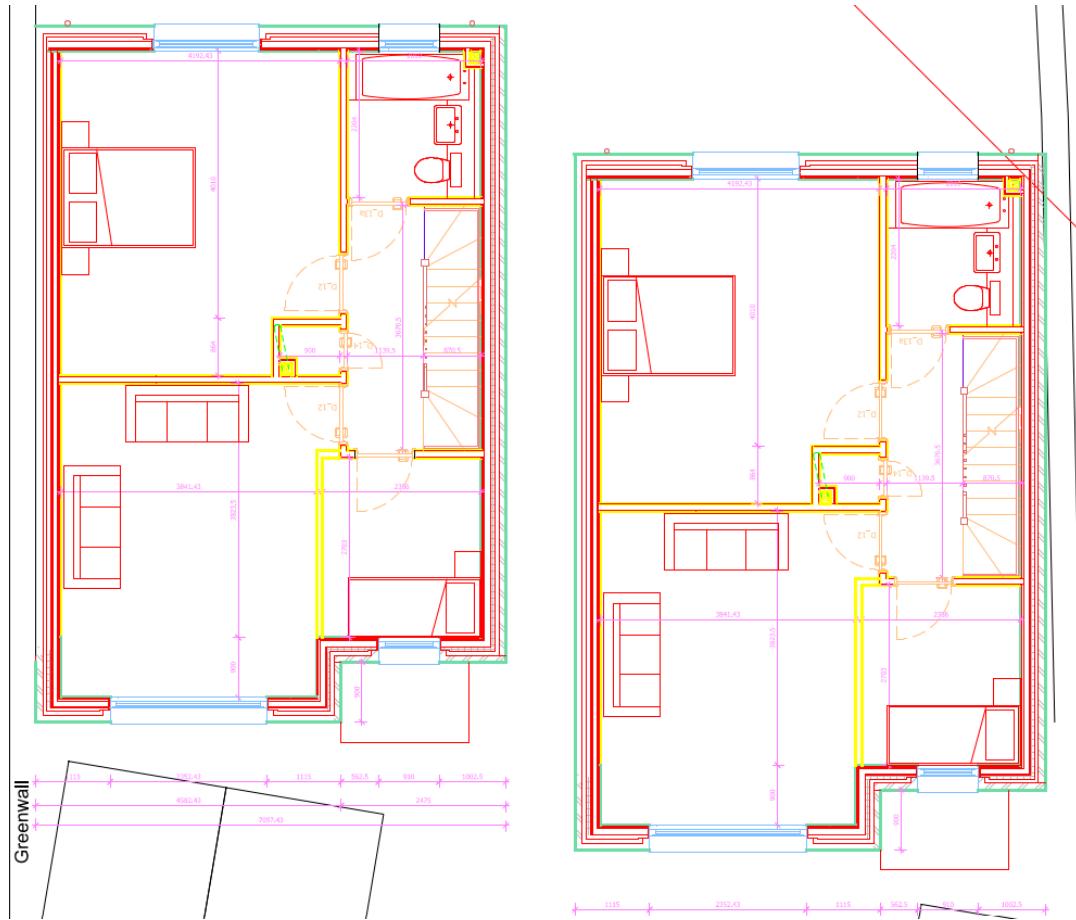


Dismissed at appeal only on amenity grounds not Biodiversity.

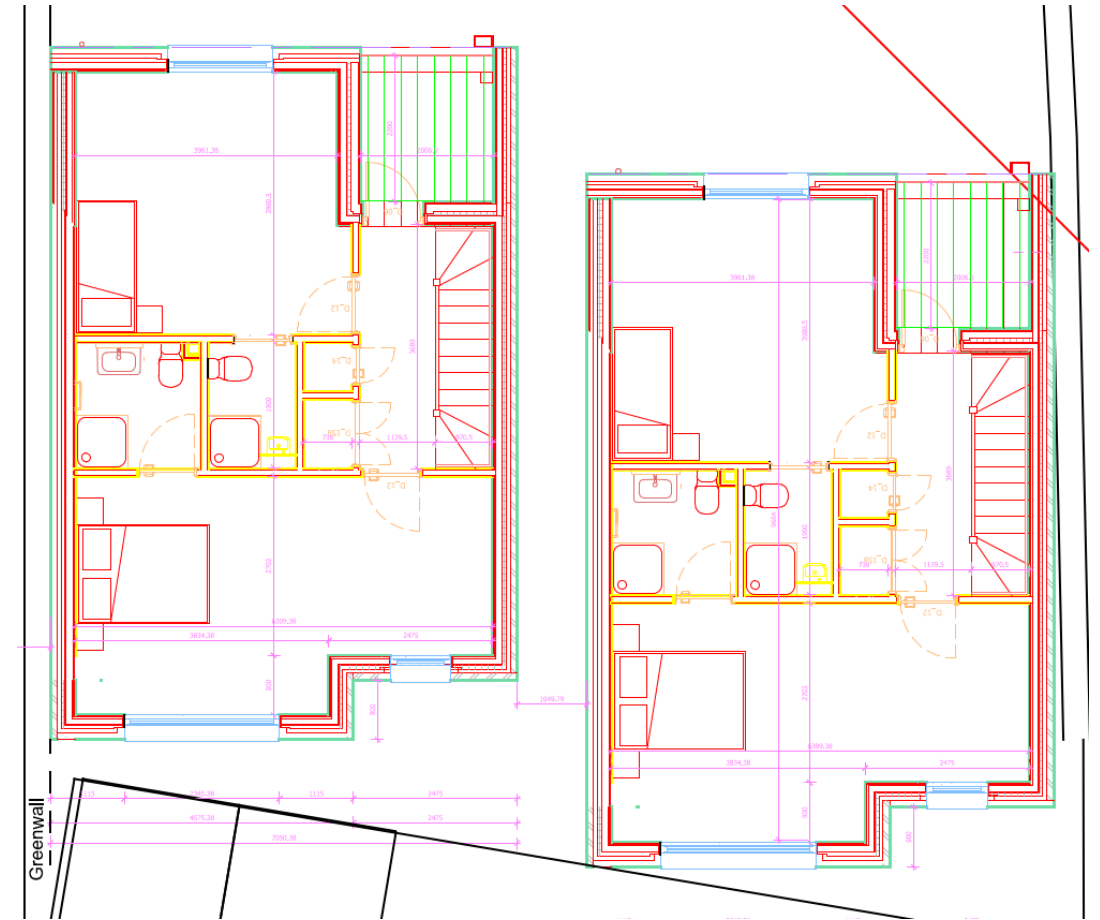
Ground floor/planting



First and Second Floors

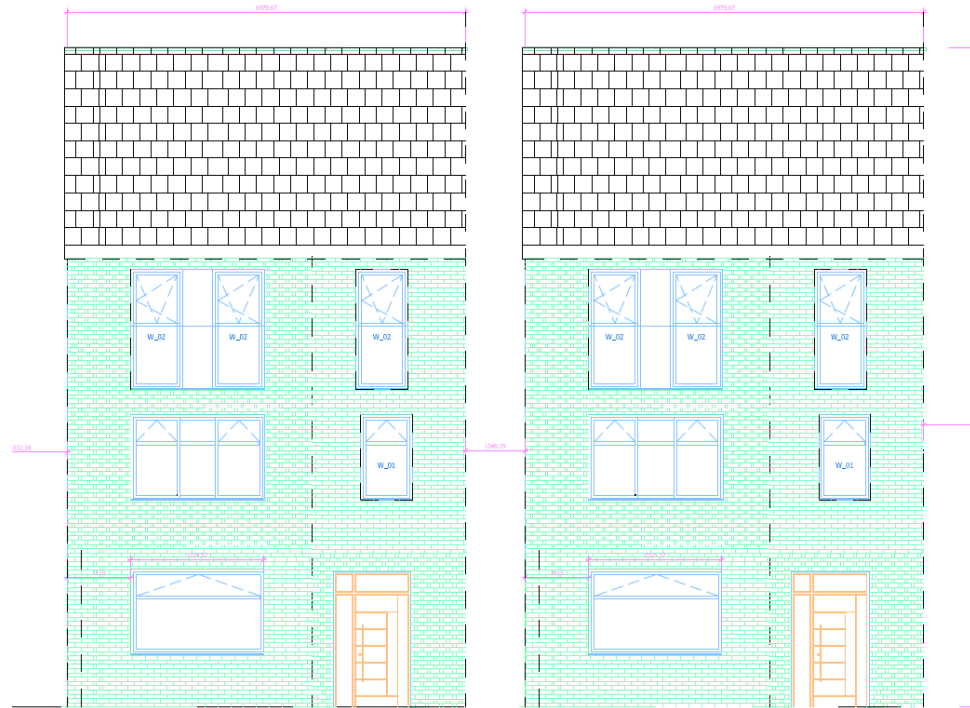


First Floor

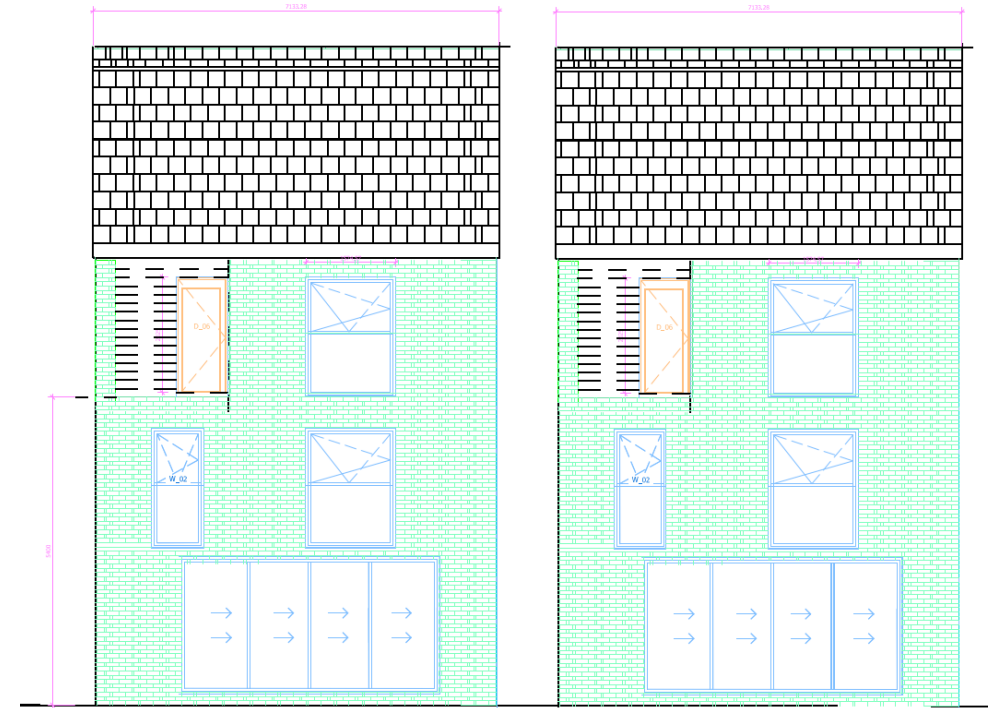
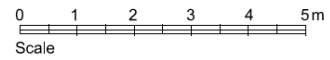


Second Floor

Front and rear elevations



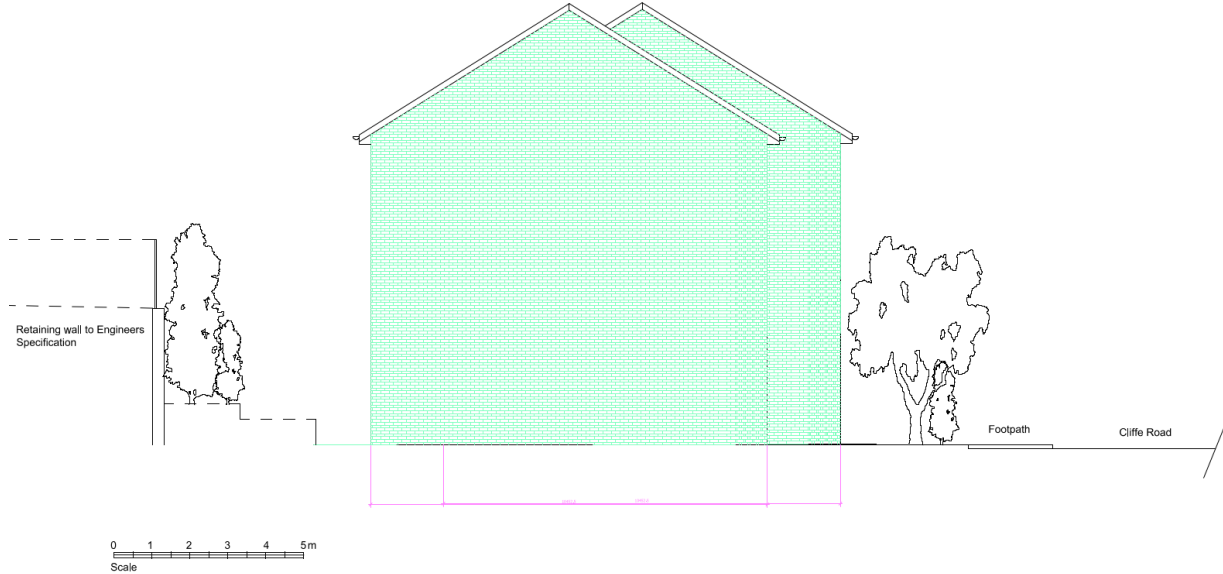
Front



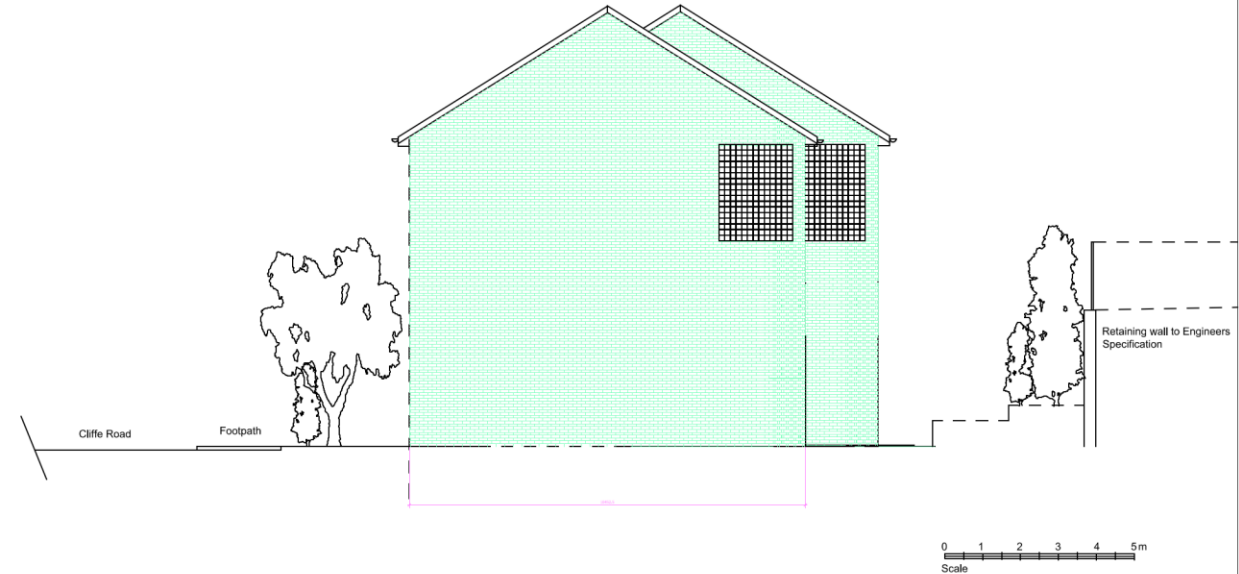
Rear

Proposed side elevations

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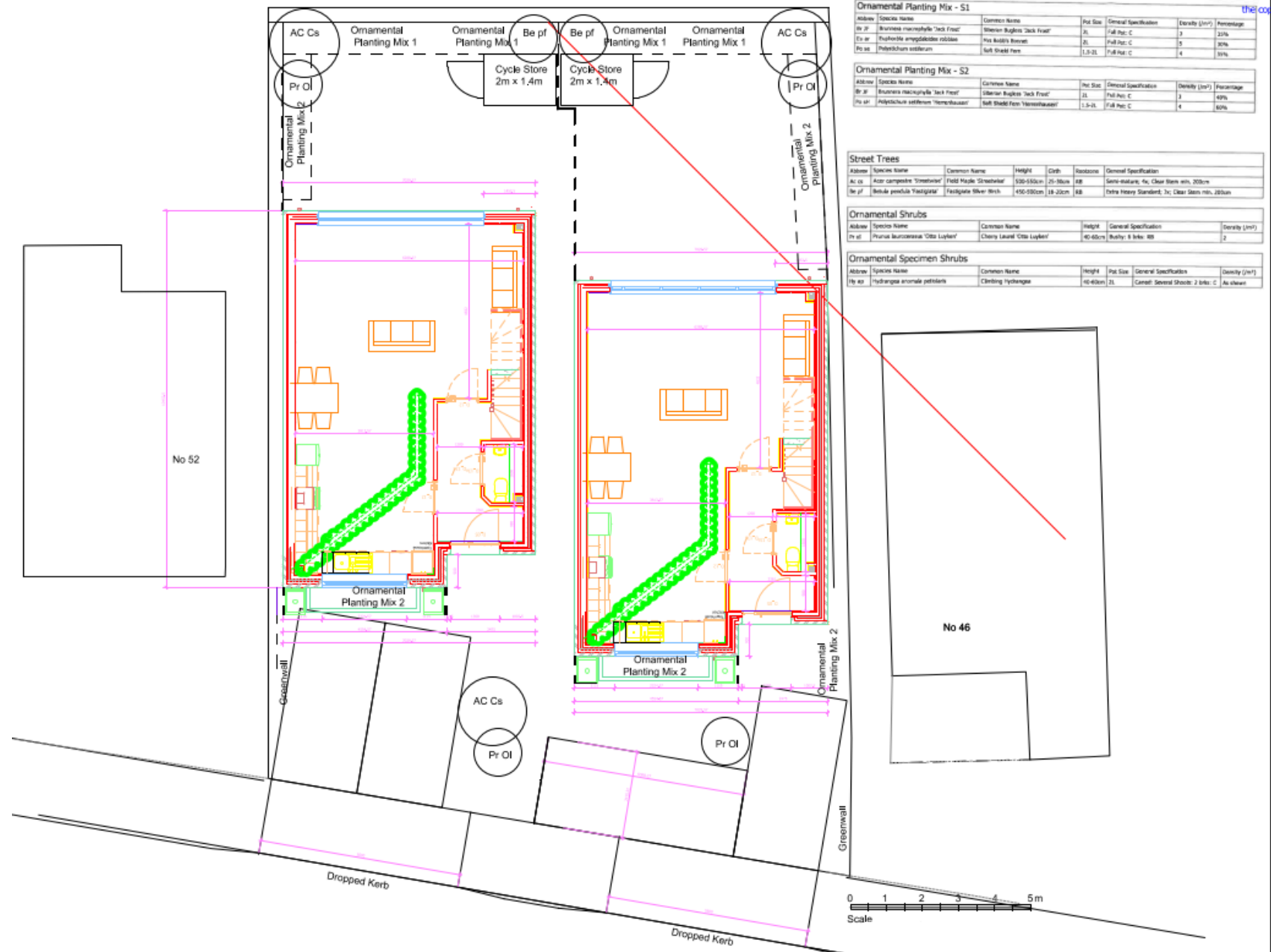


Side Elevation viewed from 52



Side Elevation viewed from 46

Ground floor/planting

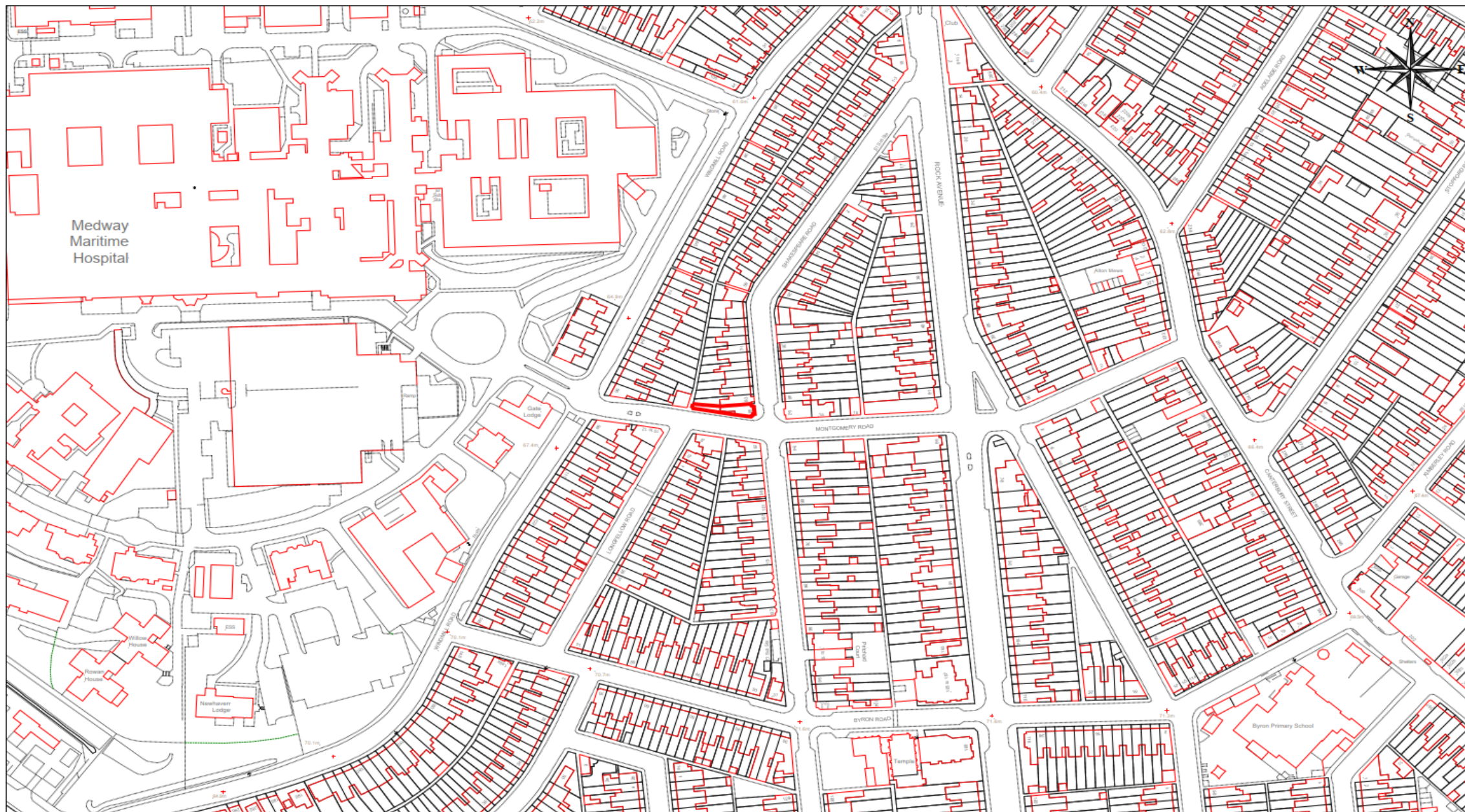


MC/25/0626

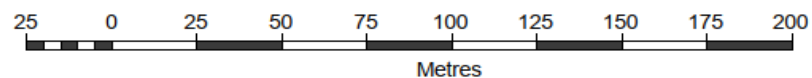
85 Shakespeare Road

Gillingham

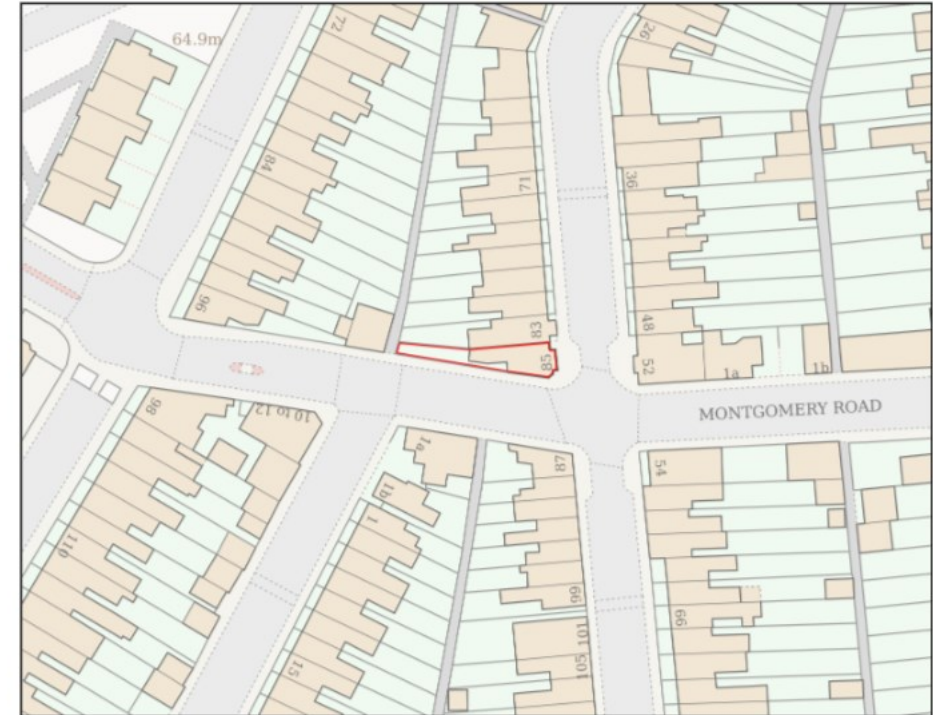
ME7 5QN



MC/25/0626 - 85 Shakespeare Road, Gillingham, ME7 5QN



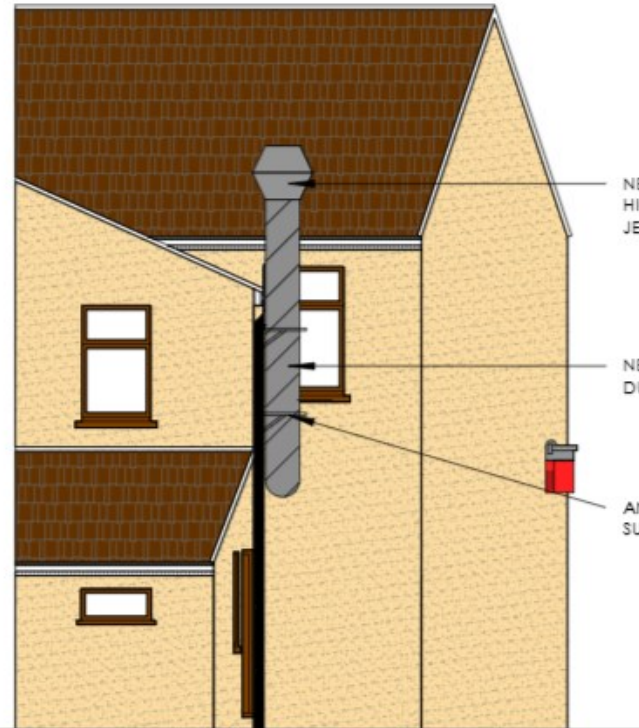
Site Location



Proposed Elevations



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

NEW Ø400
HIGH VELOCITY
JET COWL

NEW Ø400 SPIRAL
DUCTING

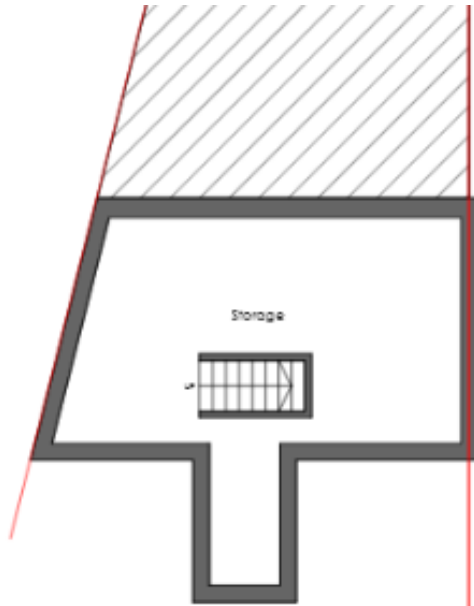
ANTI VIBRATION
SUPPORT BRACKETS



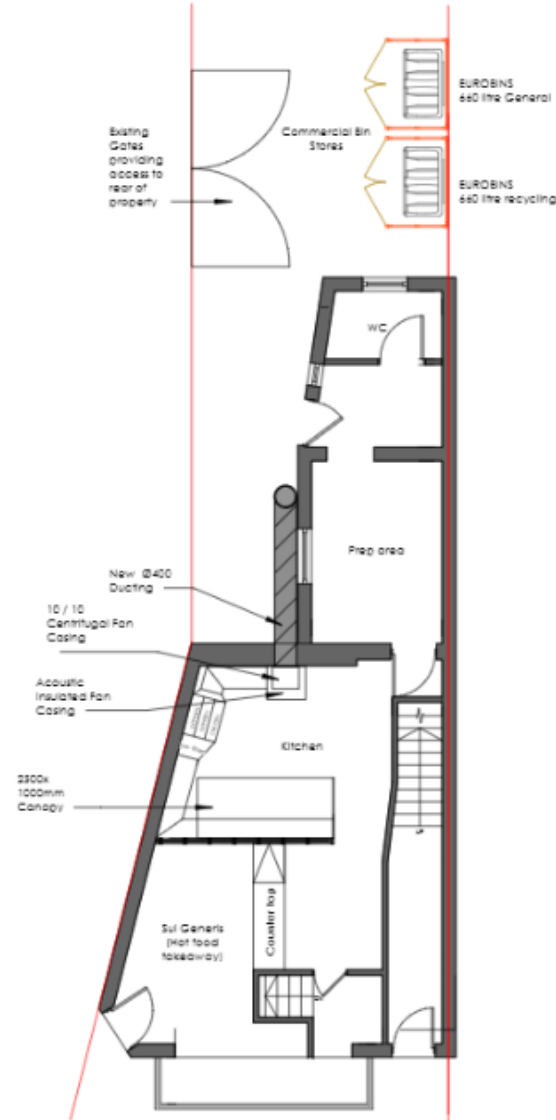
PROPOSED SIDE ELEVATION

Proposed Floor Plans

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PROPOSED BASEMENT FLOOR PLAN
GIA = 20m²



PROPOSED GROUND FLOOR PLAN
GIA = 42m²



SITE PLAN
1:1200

Site Photographs



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