

# Planning Committee – Supplementary agenda

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

**Date:** 27 August 2025

**Time:** 6.30pm

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

## Items

**13 Additional Information - Presentation**

**(Pages  
3 - 70)**

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: 28 August 2025**

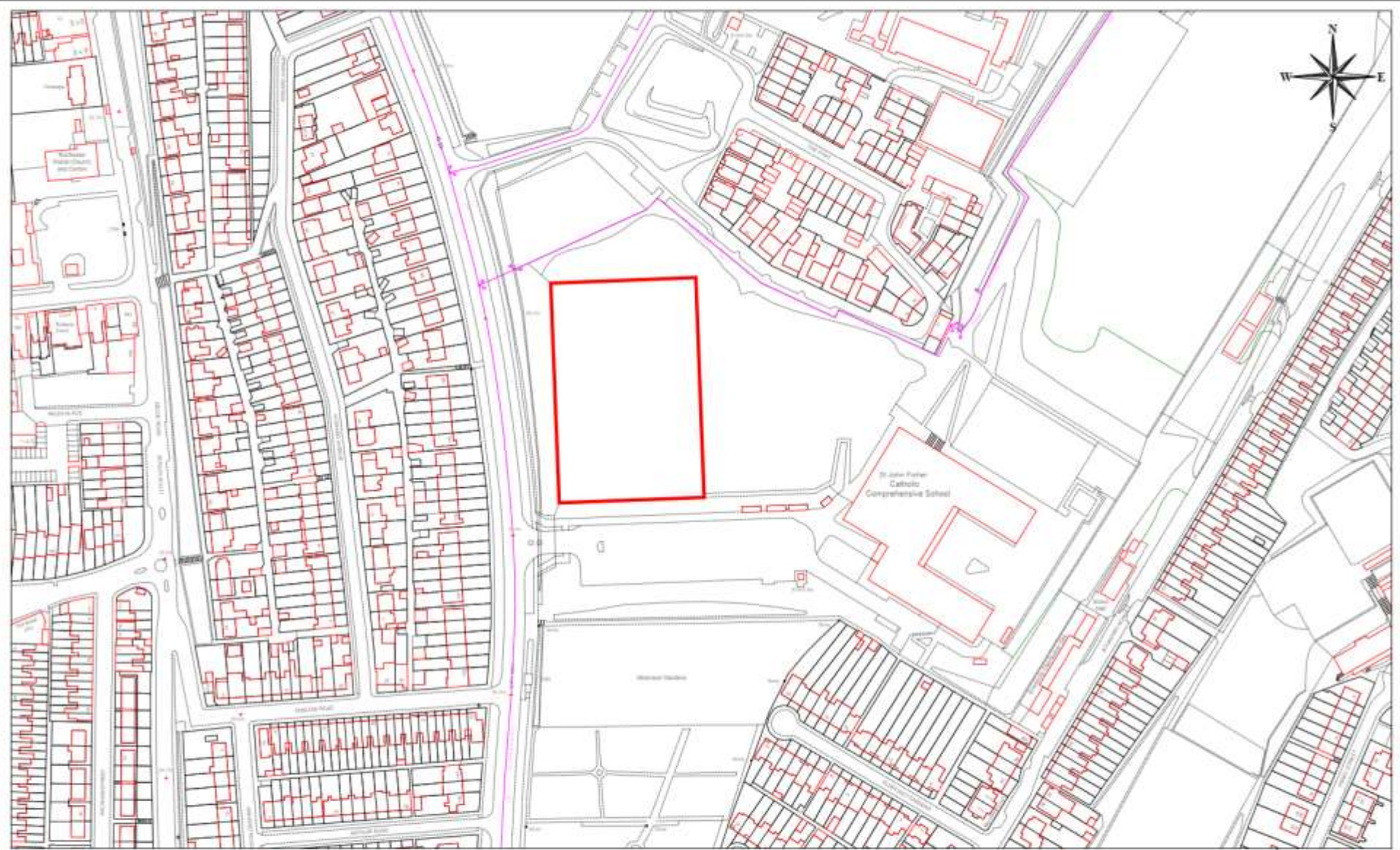
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# Planning Committee

27<sup>th</sup> August 2025

# MC/25/1049

St John Fisher Catholic Comprehensive School, City Way, Rochester,  
ME1 2FA



**MC/25/1049 - St John Fisher Catholic Comprehensive School, City Way, Rochester, ME1 2FA**

25 0 25 50 75 100 125 150 175 200

Metres

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**Medway**  
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Scale 1:2500 12/08/25

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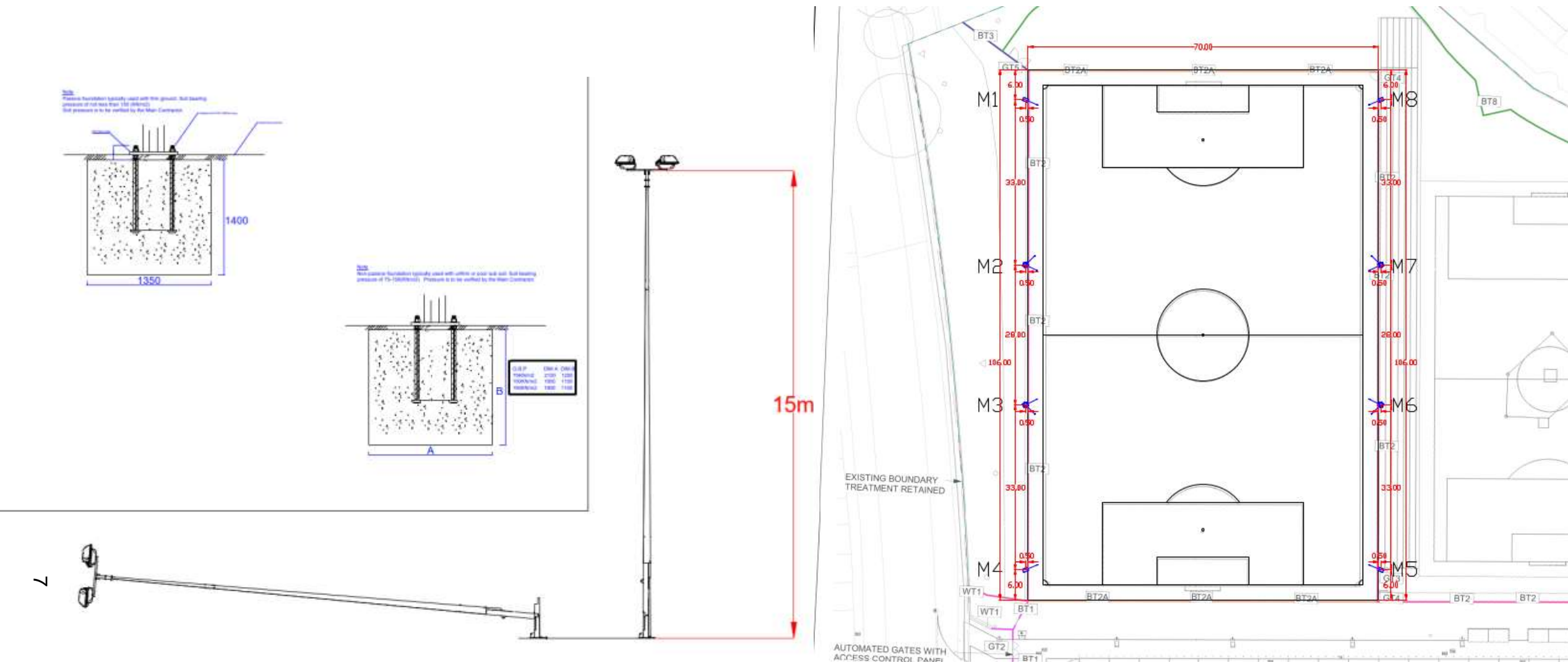


# Aerial photos of site

9

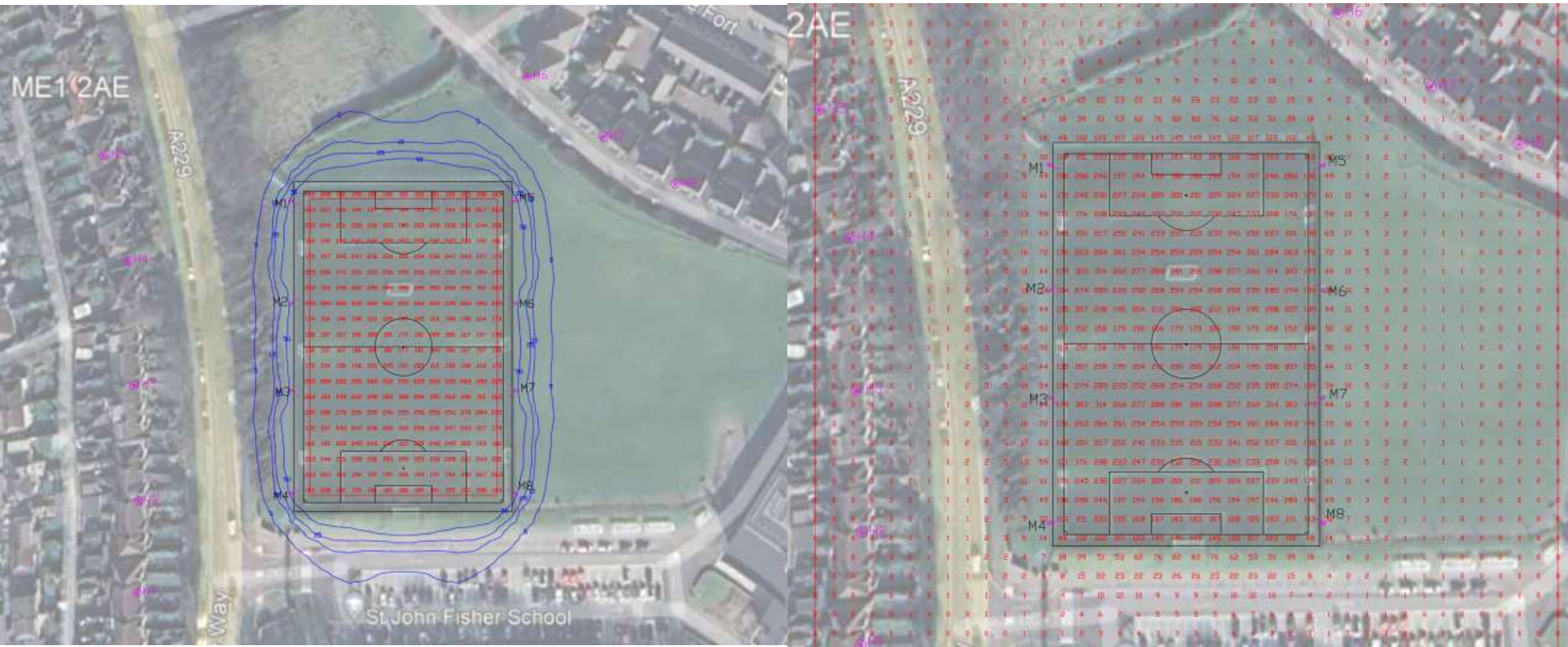


# Proposed floodlight locations and design





# Light Spill Drawings





# Example of Pitch with floodlights from the supporting F1 1 Floodlight datasheet submitted



# MC/24/2403

Land To The South Of Stoke Road Adjacent Yew Tree Lodge, Hoo St  
Werburgh, Rochester, ME3 9BH



**MC/24/2403 - Land To The South Of Stoke Road Adjacent Yew Tree Lodge, Hoo St Werburgh, Rochester, ME3 9BH**

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**Medway**  
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Scale: 1:5000 12/08/25

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# Site Context Wider

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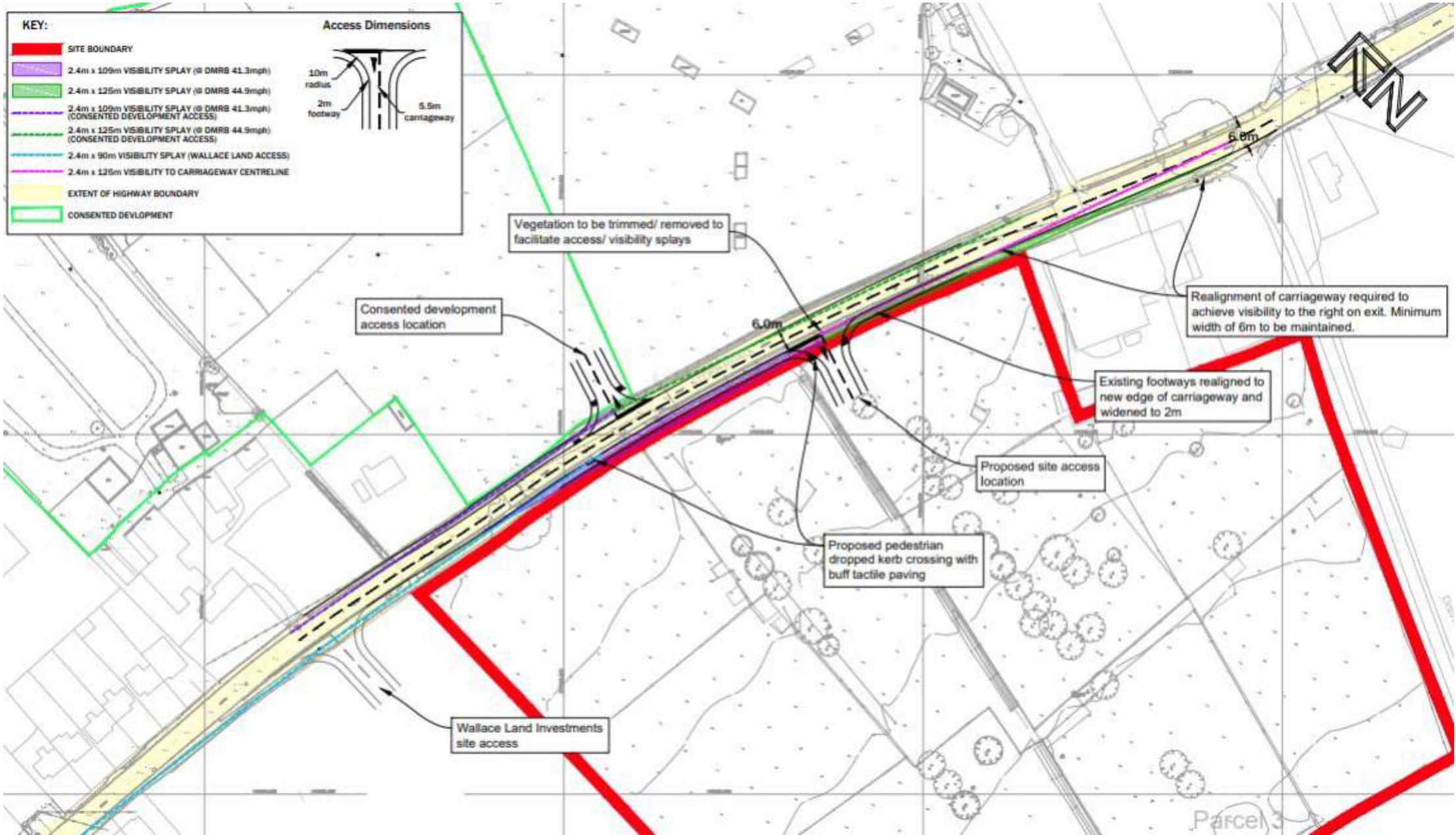
# Surrounding Sites





# Outline planning permission

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# Proposed Site Layout





Wider Views





# Northern views of the site





Views from within the site





Views from within the site



# Affordable housing layout

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# Landscape Masterplan





# Proposed Play Space Provision



PLAY EQUIPMENT SCHEDULE

PE1 Gravity Bowl  
Product: GDBL  
Age: 3 - 14 yrs  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 320



PE3 Wobble Board  
Product: WBS  
Age: 18 months - 6 yrs  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 325



PE5 Timber Steeple  
Product: TSAN  
Age: 6 - 12 yrs  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 330



PE2 Spiderweb Climber A  
Product: SCLIA/S  
Age: 3 - 14 yrs  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 325



PE4 Timber Team Swing with Green Team Seat  
Product: TTS / SCATS  
Age: 2 - 14 yrs  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 340



PE6 Natural Play Features - Timber Logs  
Product: If available, logs to be site sourced, otherwise see supplier below. All rough bark removed and made suitable for play. Not to exceed 500m height.  
Supplier: Duncan & Grove or similar and approved  
Installation: To be set into ground to avoid tipping or rocking.  
Refer to NBS: Q52 / 335



## LEGEND

### Soft Landscape

- Existing Trees to be Retained  
refer to Arboricultural report for information
- Existing Tree to be Removed  
refer to Arboricultural report for information
- Existing Tree RPL  
refer to Arboricultural report for information
- For planting detail, refer to CS200-FAR-00-KK-DR-1-000-000
- Proposed Tree Planting
- Proposed Shrub Planting

Grass Type 1 - Proposed Turf  
Product: Medow Turf  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 415

Dark Mulch  
2m radius of 50mm depth mulch dressing to be applied around retained trees  
Product: Vee noted dark mulch, free of thins

Hard Landscape  
Refer to Engineer's details for specification

### Paving Types

Paving Type 1 - Mosaic Pave Path  
To Engineer's specification

Paving Type 2 - Safety Surfacing  
Product: G3000  
Colour: Black  
Supplier: Playdate or similar and approved  
Note: To be clear seeded once installed with Emergence G522  
Strong Lawn Gravel or similar and approved  
Refer to NBS: Q52 / 320

Boundary Types

Boundary Type 1 - Post and Rail Fence  
To Engineer's specification

Boundary Type 2 - Gate  
To match ST01 - Post and Rail Fence  
To Engineer's specification

### Egging Types

Edge Type 1 - Precast Concrete Flat Top Egging  
To Engineer's specification

### Furniture

Furniture Type 1 - Timber Seat  
Product: Bamboo Seat or similar and approved  
Size/Colour: 1.8m long / hardwood  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 325

Furniture Type 2 - Little Bin  
Product: Stainless steel litter bin with lid  
Size/Colour: 112 liter capacity / Stainless steel  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 340

Furniture Type 3 - Signage  
Product: Play Area signage  
Size/Colour: 1000mm high / Timber legs, Polycarbonate sign with vinyl graphics  
Supplier: Playdate or similar and approved  
Refer to NBS: Q52 / 340

### Other

Drainage Channel  
Refer to Engineer's drawings and details

Throwing Line (Safety) (Cyclable) Cabinet  
10.8m radius line cabinet or similar approved

### Notes on Drawings

- Installation of play equipment and safety surfacing to be in accordance with Manufacturer's guidelines and all relevant British Safety Standards, including BS EN 1176, BS EN 1177 and BS EN 7188.
- Refer to CS200-FAR-00-KK-DR-1-000-000 for soft landscape.
- Refer to engineers and specialist drawings and details for lighting, drainage, underground services.
- Final tree locations to be fully coordinated with lighting layout, underground service runs and site drainage.
- Refer to Engineer's drawings for proposed levels and site layout plans.





# Distance to centre and bus stop

24



# Proposed Elevations – Cedar bungalow 2 bed detached



Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan



Roof Plan



Side Elevation



# Proposed Elevations – Alder 2 bed end and mid terrace

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Front Elevation



Side Elevation



Rear Elevation



Front Elevation



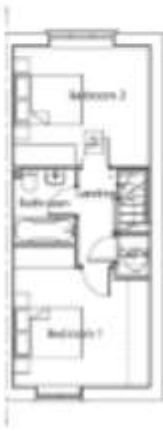
Side Elevation



Rear Elevation



Ground Floor Plan



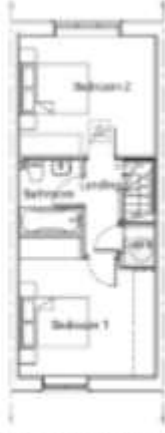
First Floor Plan



Roof Plan



Ground Floor Plan



First Floor Plan



Roof Plan

# Proposed Elevations – Hawthorn 3 bed end and mid terrace





# Proposed Elevations – Delmere 3 bed detached

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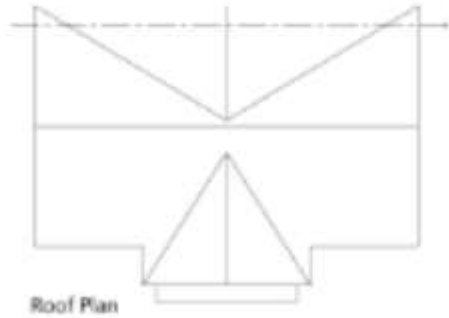
# Proposed Elevations – Buttermere 3 bed detached



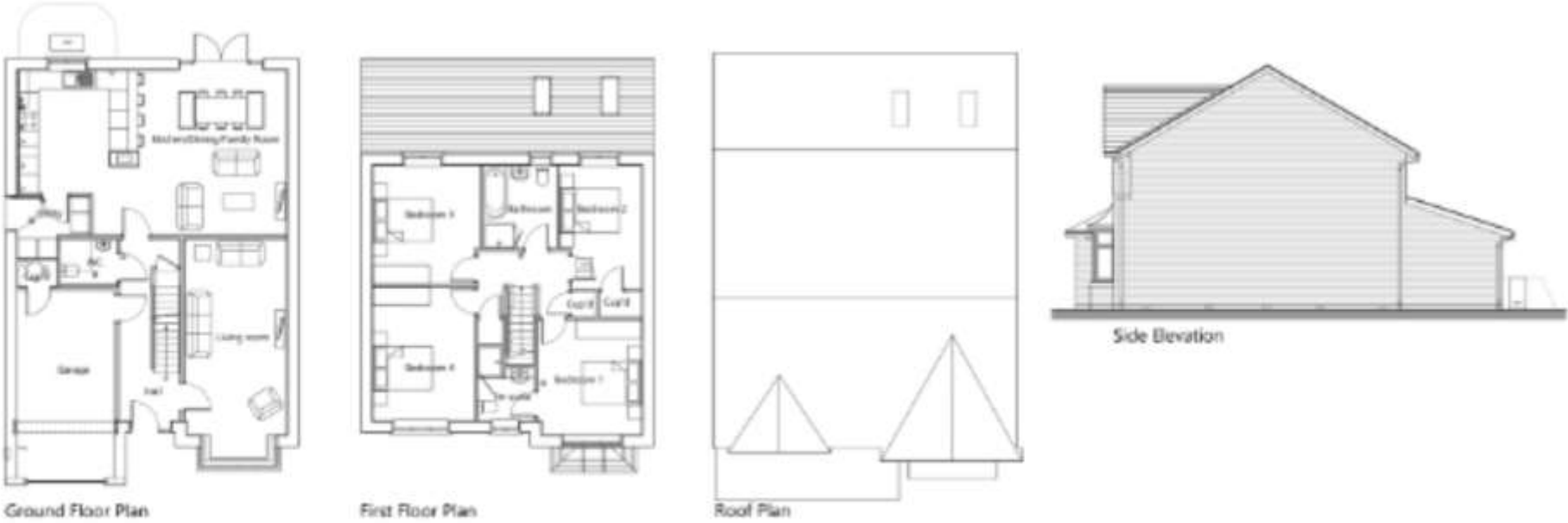


# Proposed Elevations – Larch 3 bed detached

30



# Proposed Elevations – Ludlow 4 bed detached





# Proposed Elevations – Thornberry 4 bed detached

32



# Proposed Elevations – Oxford 5 bed detached



Front Elevation



Side Elevation



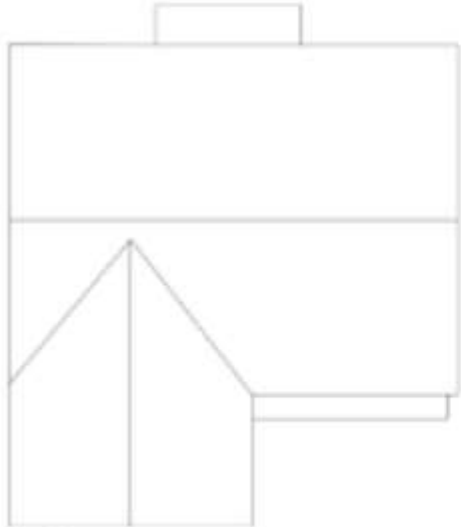
Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan



Side Elevation



# Street views

34



# Street views





## 36





# Proposed Steet Scenes



FIGURE 8: CGI IMAGE SHOWING ENTRANCE TO SITE FROM STÖKE ROAD  
(THRIVE ARCHITECTS)



FIGURE 10: CGI IMAGE SHOWING VIEW TÖWARDS THE NORTH WEST OF THE SITE FROM THE PUBLIC OPEN SPACE  
(THRIVE ARCHITECTS)



FIGURE 9: CGI IMAGE SHOWING VIEW TÖWARDS THE NORTH EAST FROM THE PUBLIC OPEN SPACE  
(THRIVE ARCHITECTS)





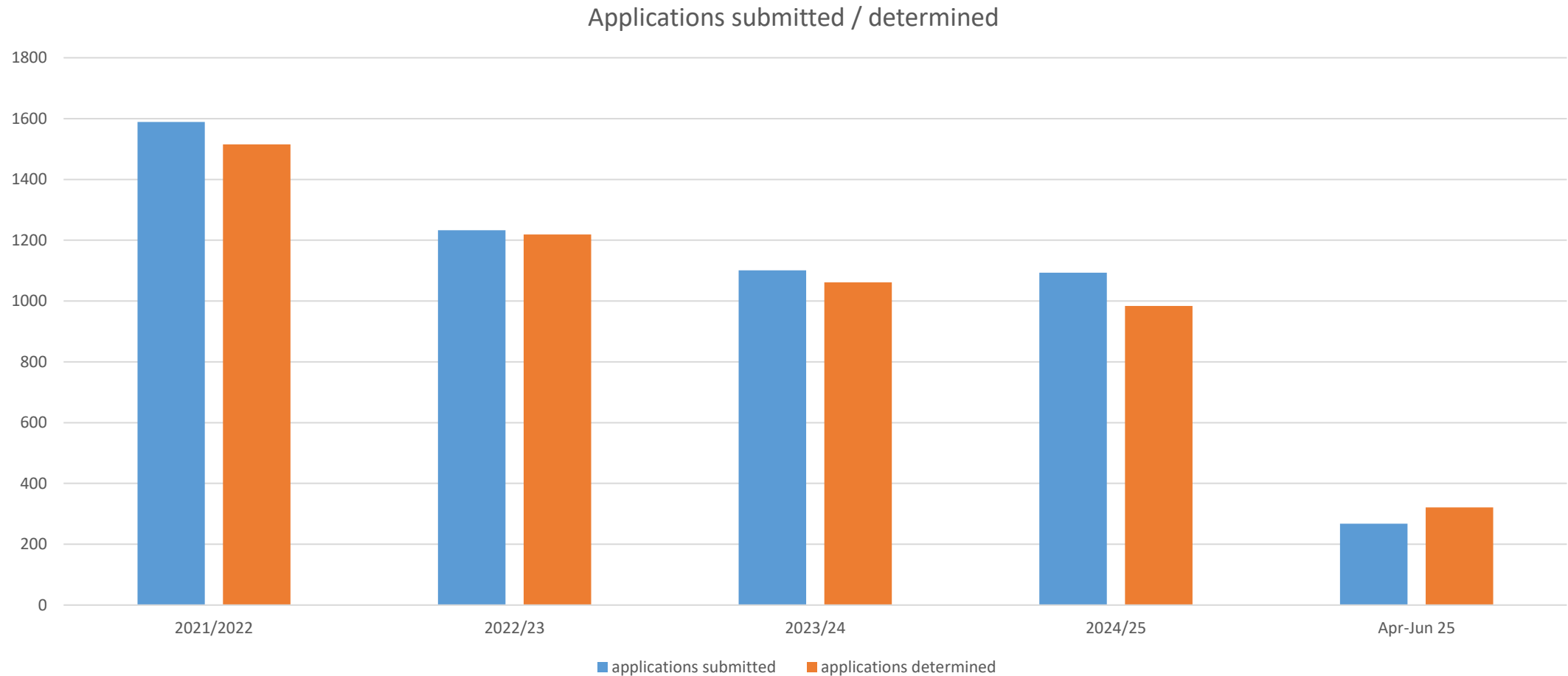
# Overview



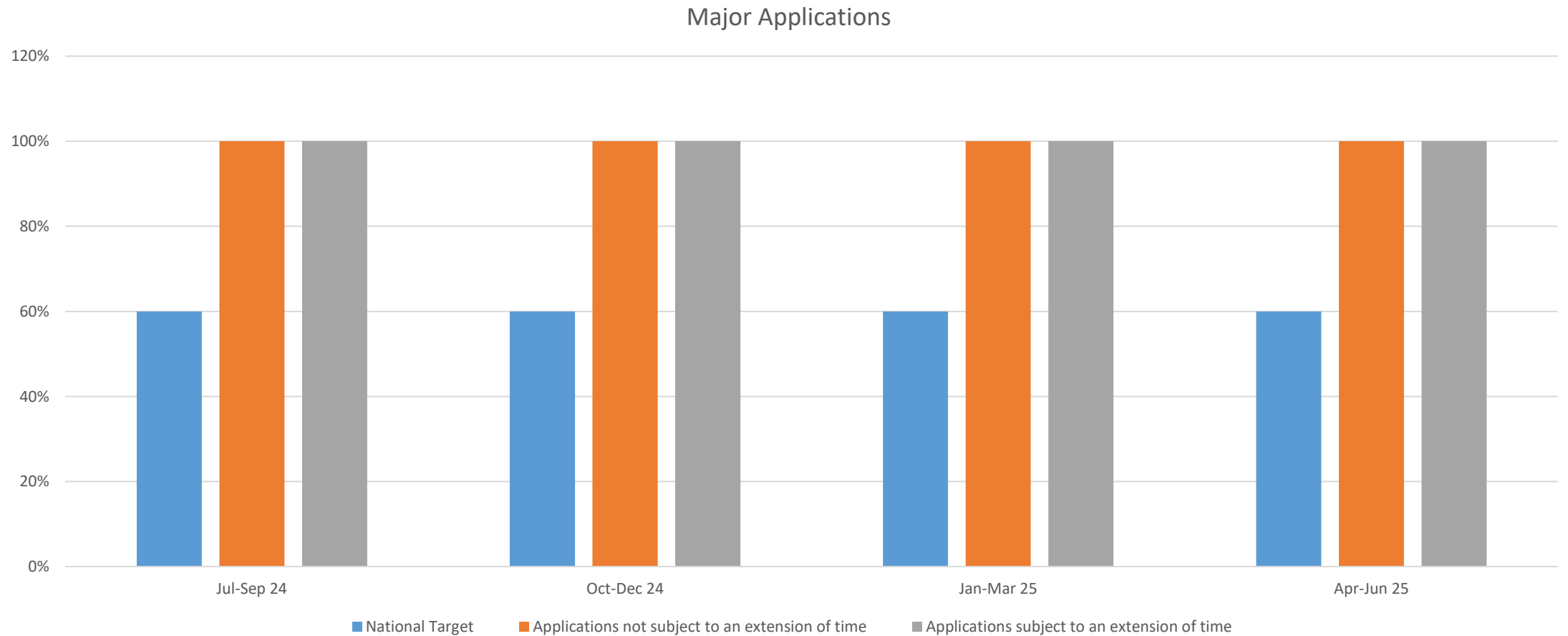
# Performance Report



# Number of applications received and determined 2021/22 to June 2025

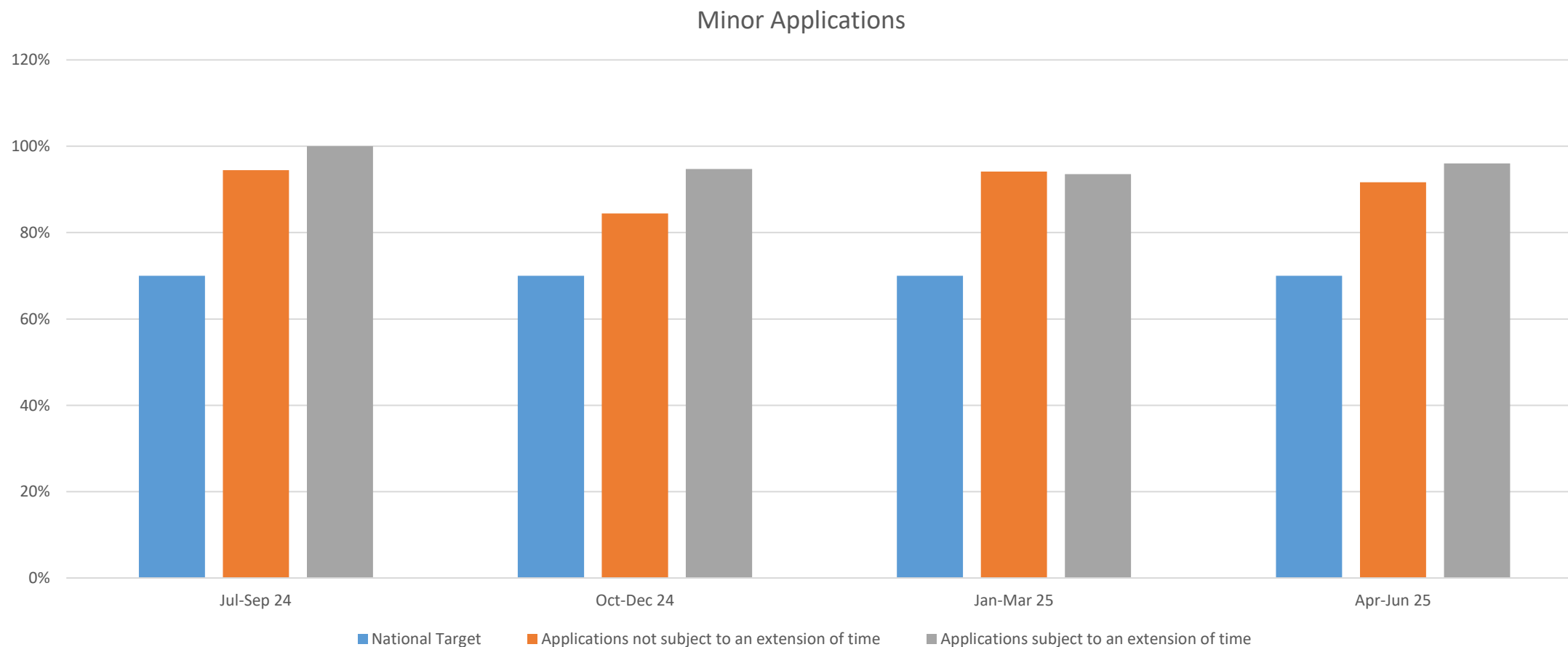


# Percentage of “Major” applications determined against performance target July 2024 to June 2025

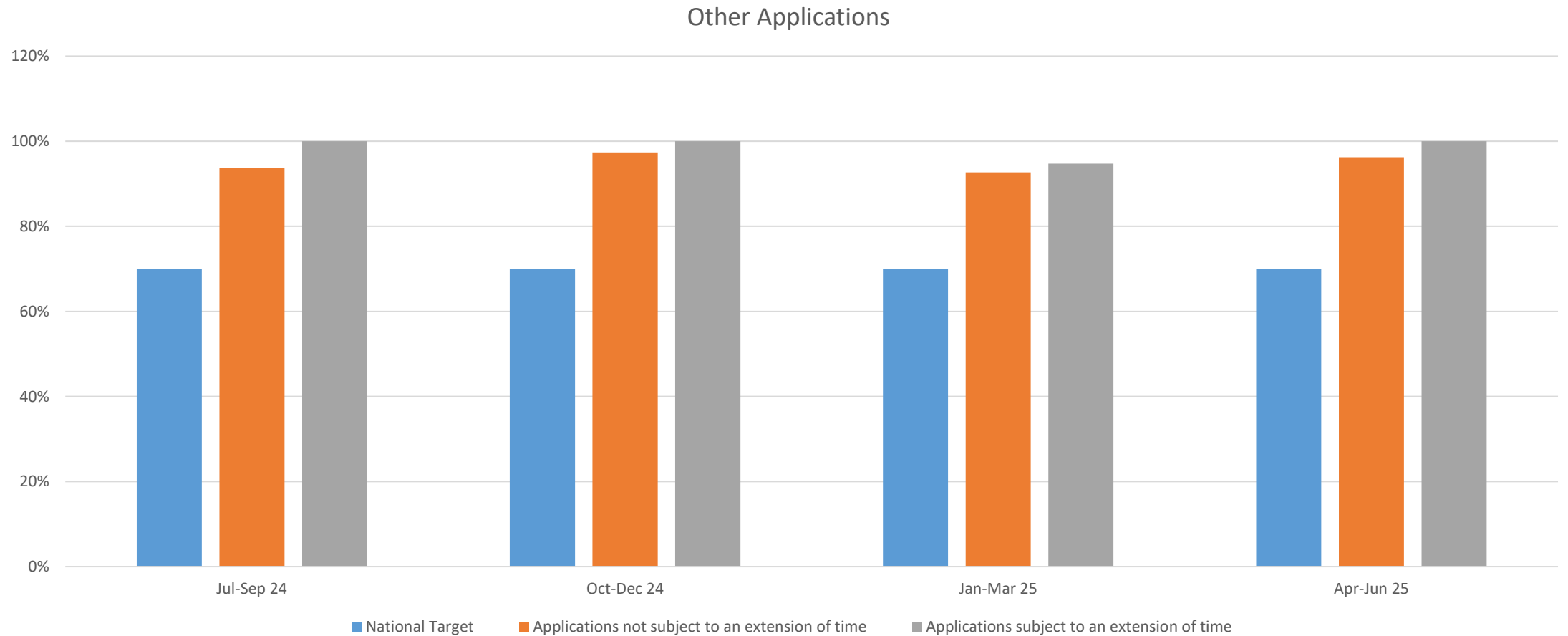




# Percentage of “Minor” applications determined against performance target July 2024 to June 2025

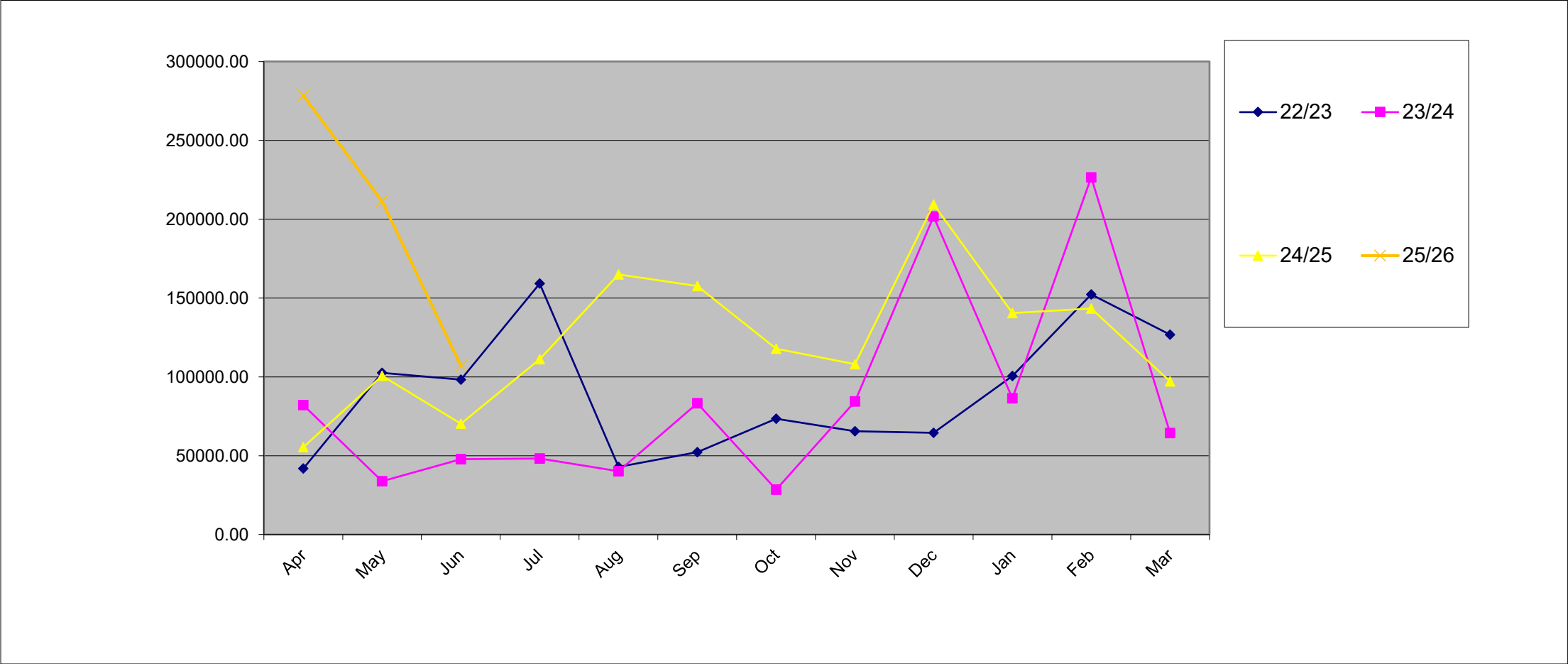


# Percentage of “Other” applications determined against performance target July 2024 to June 2025

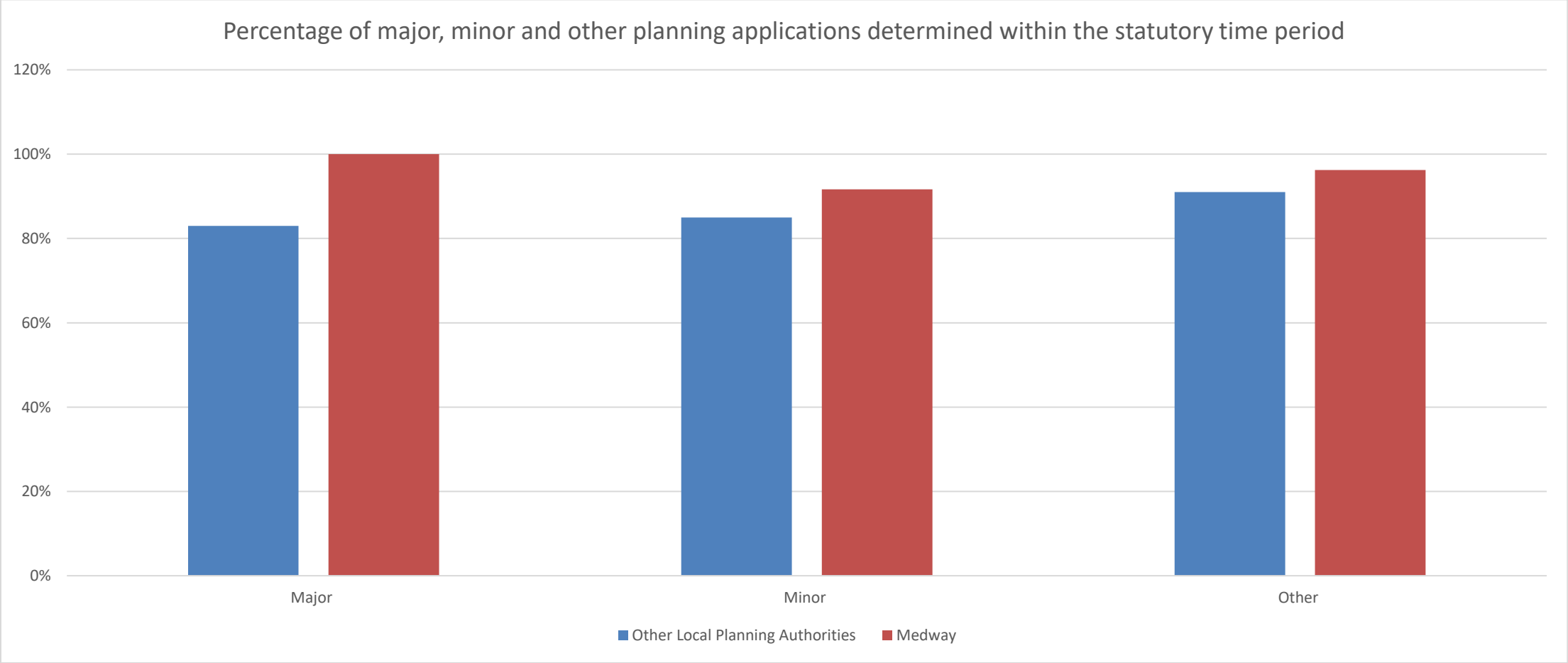




# Planning application fees received for the period April to June 2025 and for the year 2024/25, 2023/24, and 2022/23

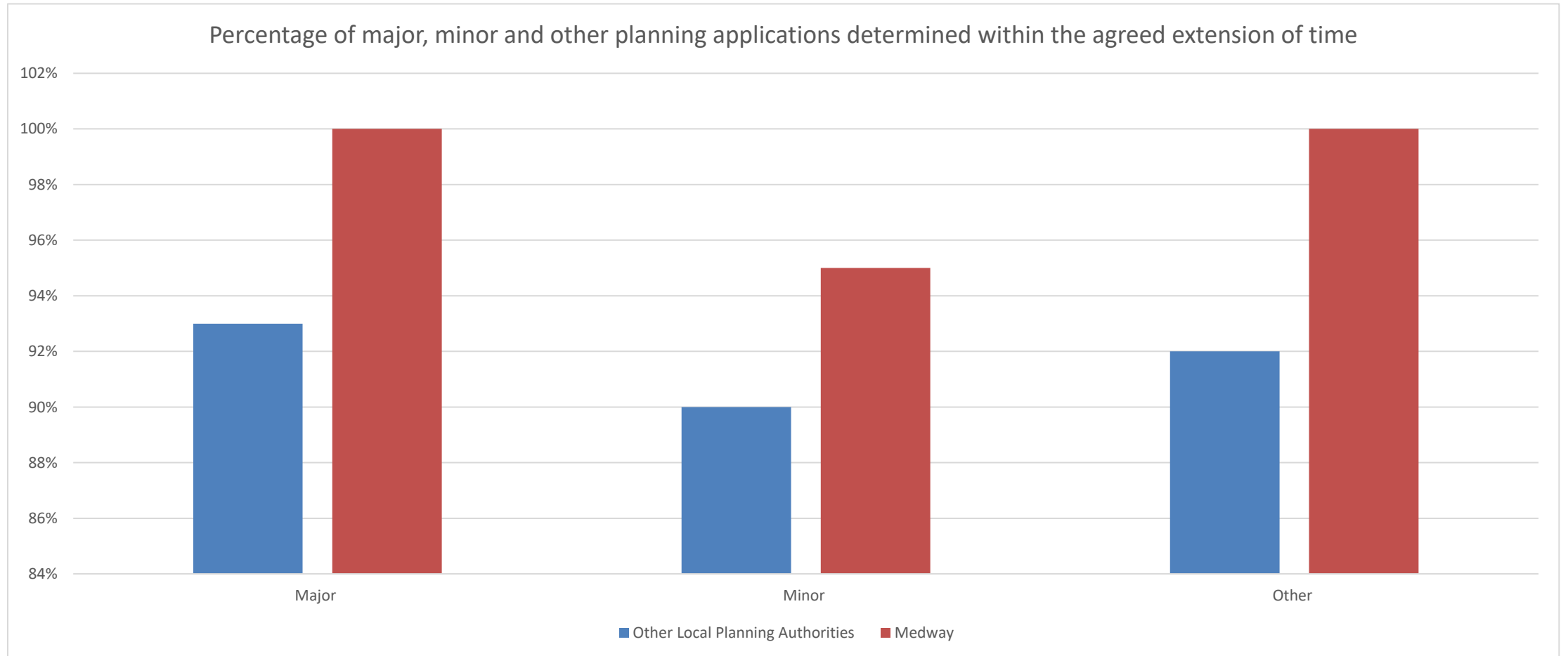


# Planning applications determined within the statutory timeframe

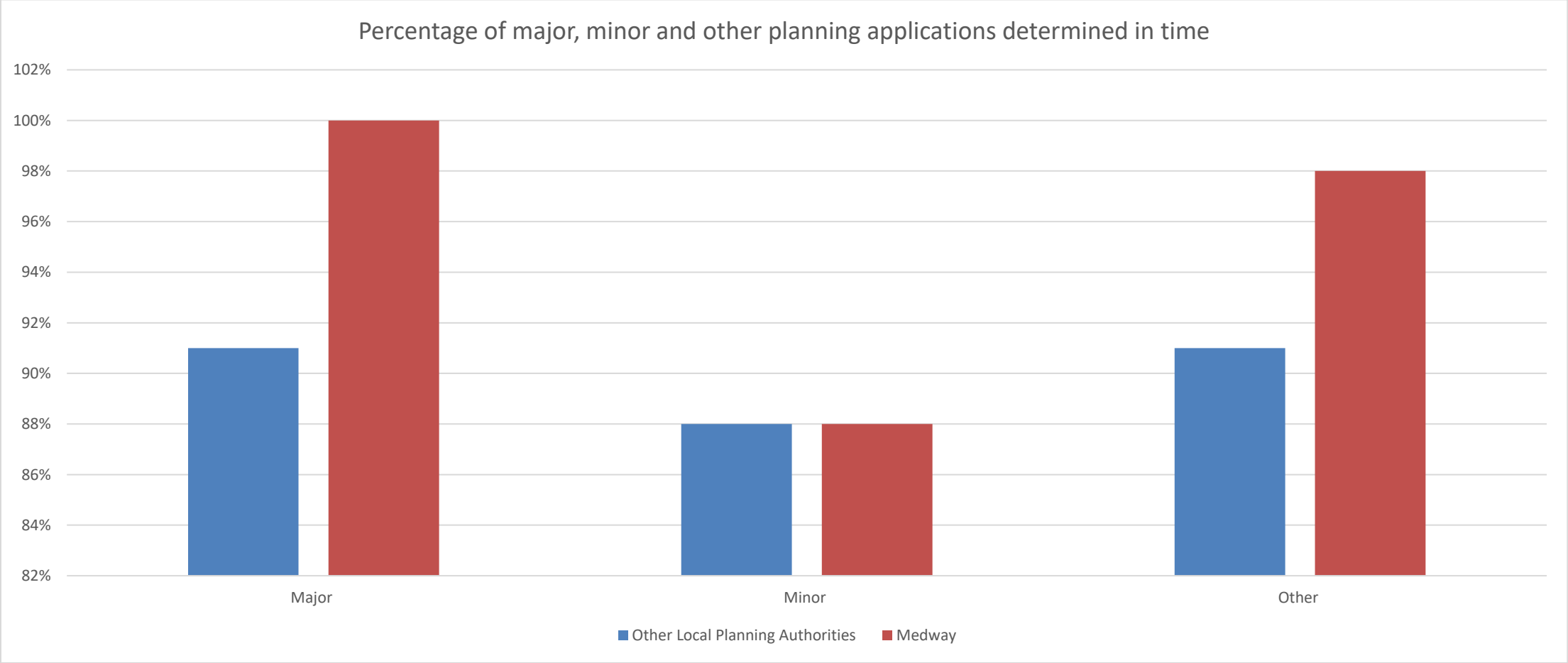




# Applications within the agreed Planning Extension Agreement



# Total planning applications decided in time

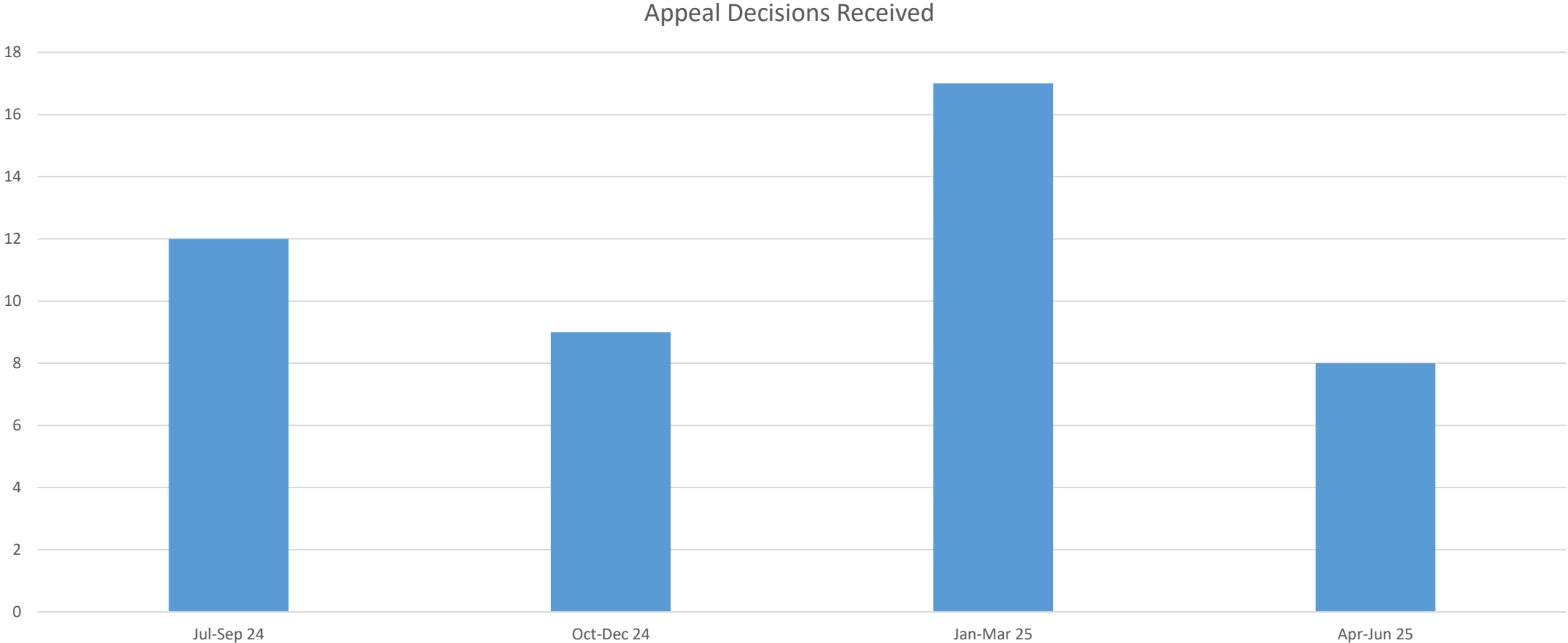


# Medway performance compared with other Kent Planning Authorities for the year ending March 2025

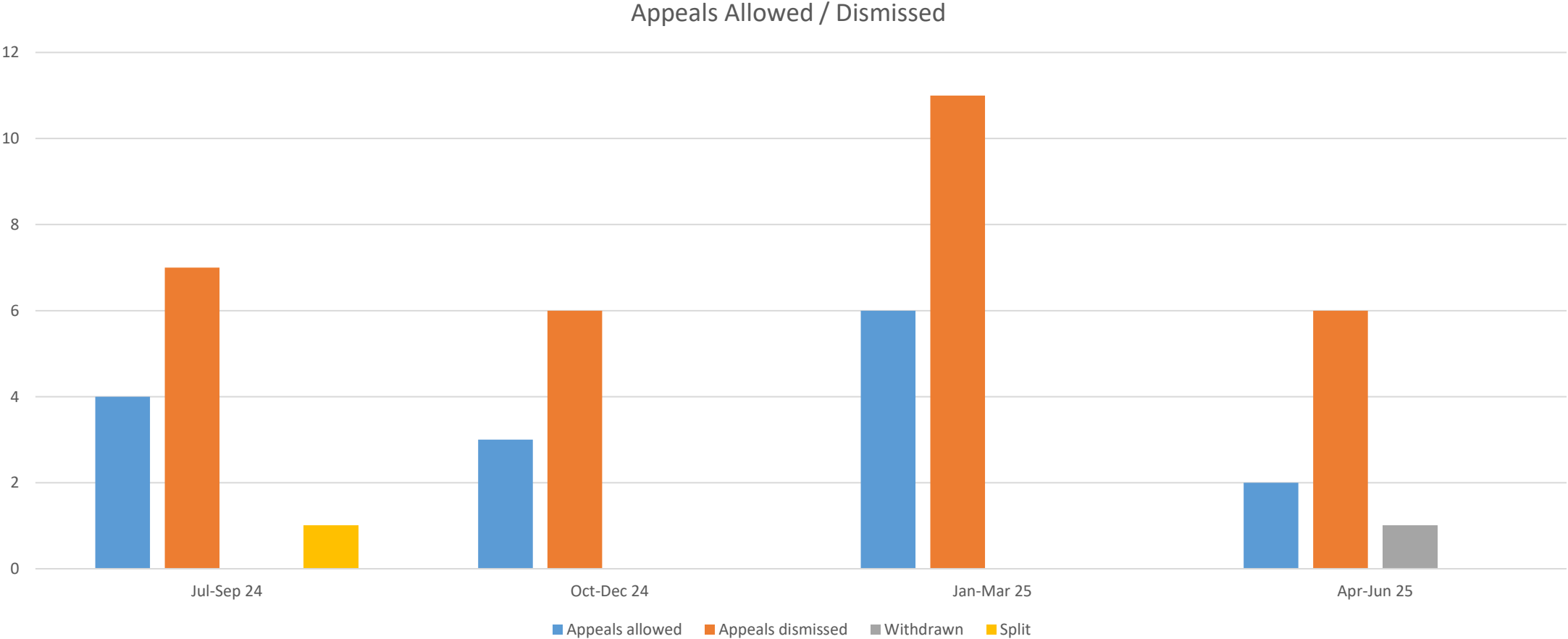
<b>Local Planning Authority</b>	<b><i>Percentage of decisions granted</i></b>	<b><i>% with an Extension of Time</i></b>	<b><i>Major dev % decided within 13wks</i></b>	<b><i>Non-major devt % decided within 8 wks</i></b>	<b><i>Householder devt % decided within 8 wks</i></b>
<b>Medway</b>	92%	17%	35%	61%	90%
<b>Ashford</b>	85%	32%	28%	42%	83%
<b>Canterbury</b>	97%	46%	19%	21%	34%
<b>Dartford</b>	79%	47%	36%	31%	56%
<b>Dover</b>	91%	49%	10%	29%	55%
<b>Folkestone and Hythe</b>	83%	15%	15%	74%	93%
<b>Gravesham</b>	69%	23%	33%	52%	82%
<b>Maidstone</b>	78%	24%	38%	58%	86%
<b>Sevenoaks</b>	86%	30%	28%	55%	76%
<b>Swale</b>	88%	59%	15%	19%	52%
<b>Thanet</b>	86%	38%	11%	38%	57%
<b>Tonbridge and Malling</b>	89%	48%	20%	29%	47%
<b>Tunbridge Wells</b>	94%	20%	52%	59%	82%



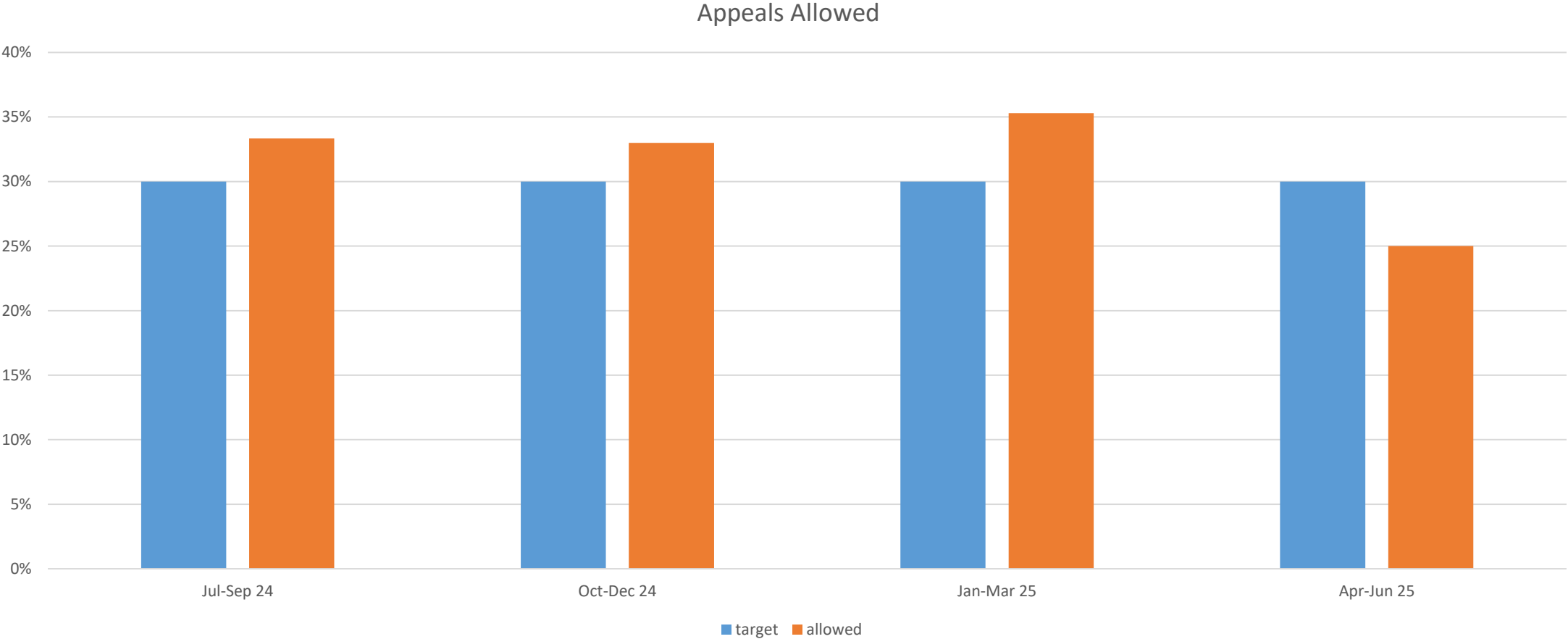
# Number of appeal decisions received from July 2024 to June 2025



# Number of Appeals allowed / dismissed from July 2024 to June 2025

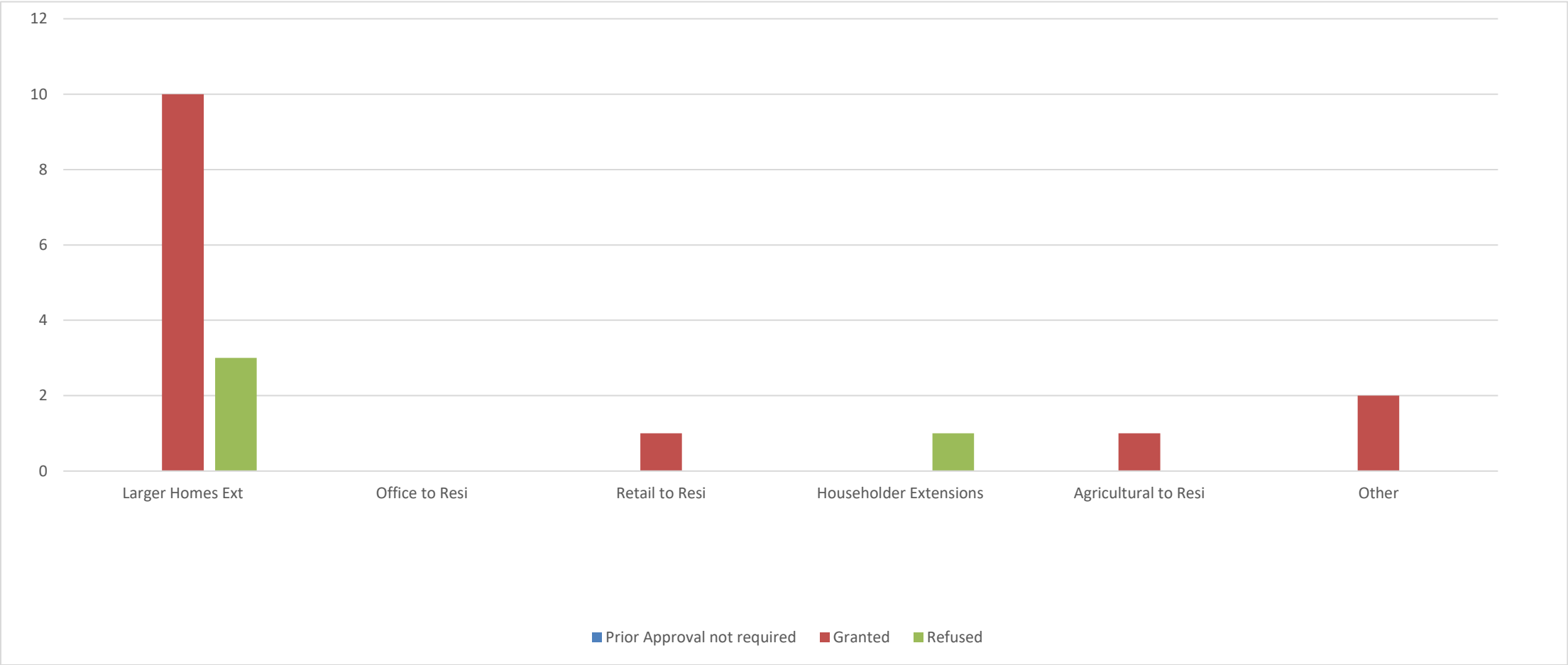


# Percentage of appeals allowed against target of 30% from July 2024 to June 2025





# Number of prior approvals for permitted developments for the period 1 April to 30 June 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

	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23	Year 2023/24
<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

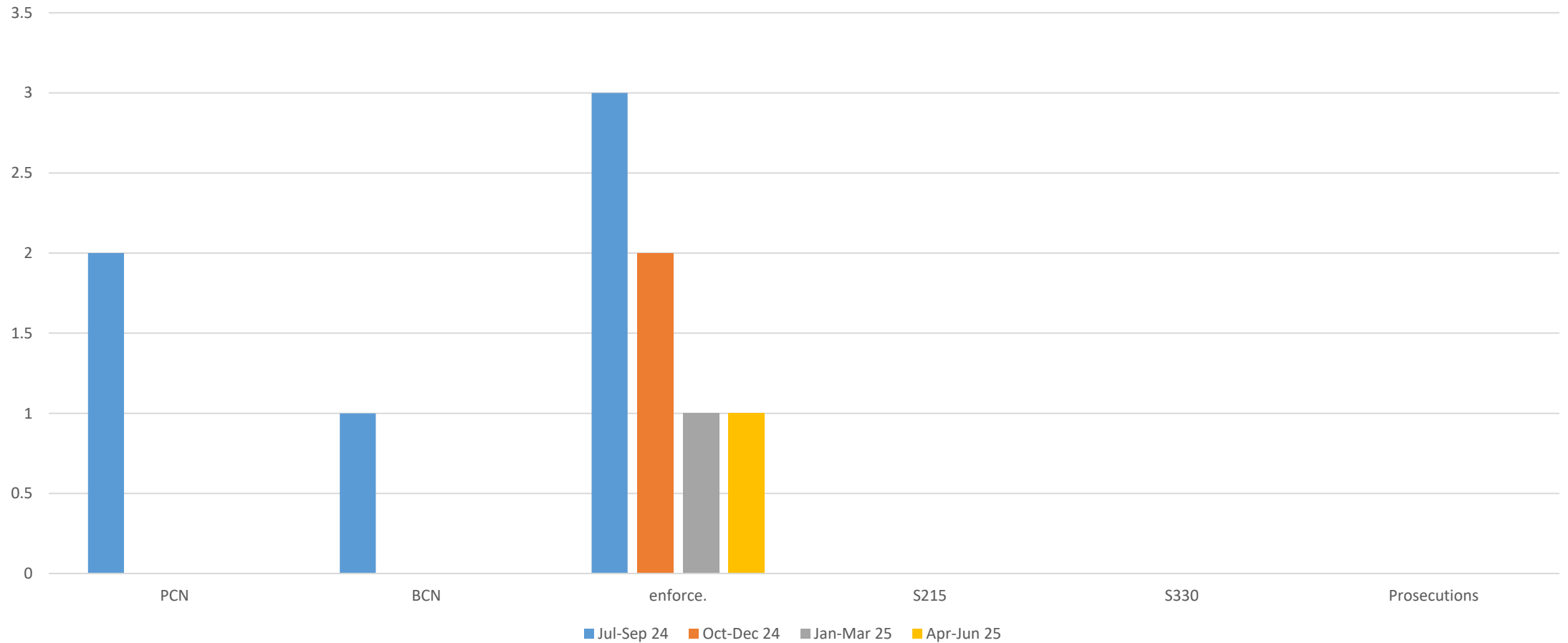


## **Housing completions comparison with other authorities in Kent**

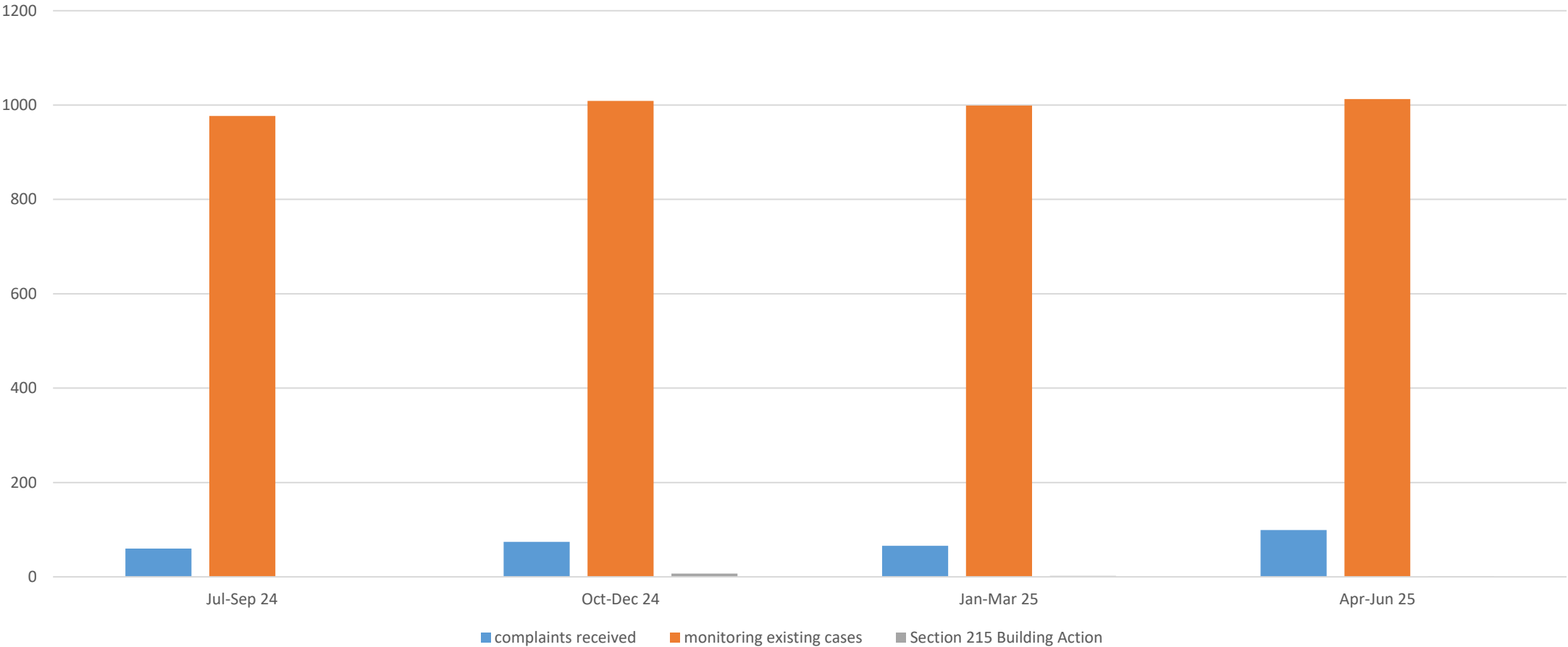
*This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR*

<b>Authority</b>	<b>2018/ 19</b>	<b>2019/ 20</b>	<b>2020/ 21</b>	<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/2 4</b>
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 July 2024 to 30 June 2025

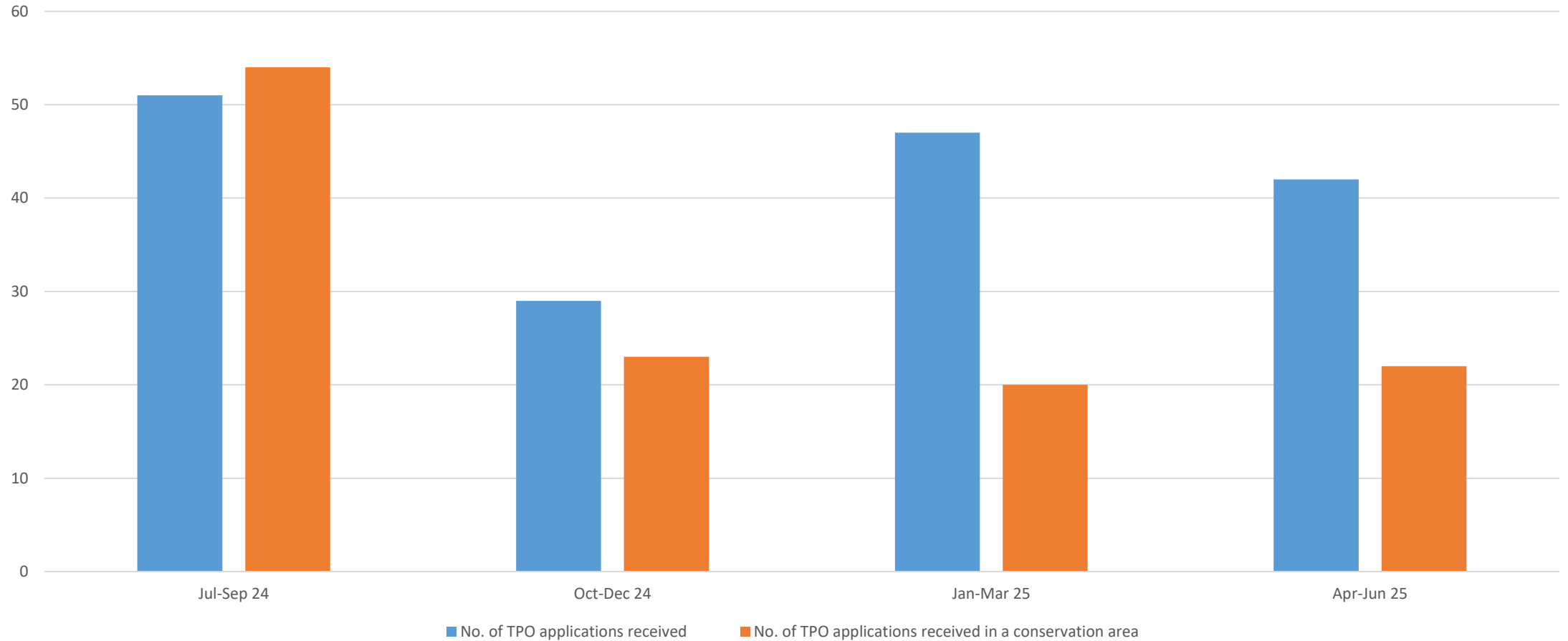


# Number of enforcement related complaints and activities from 1 July 2024 to 30 June 2025

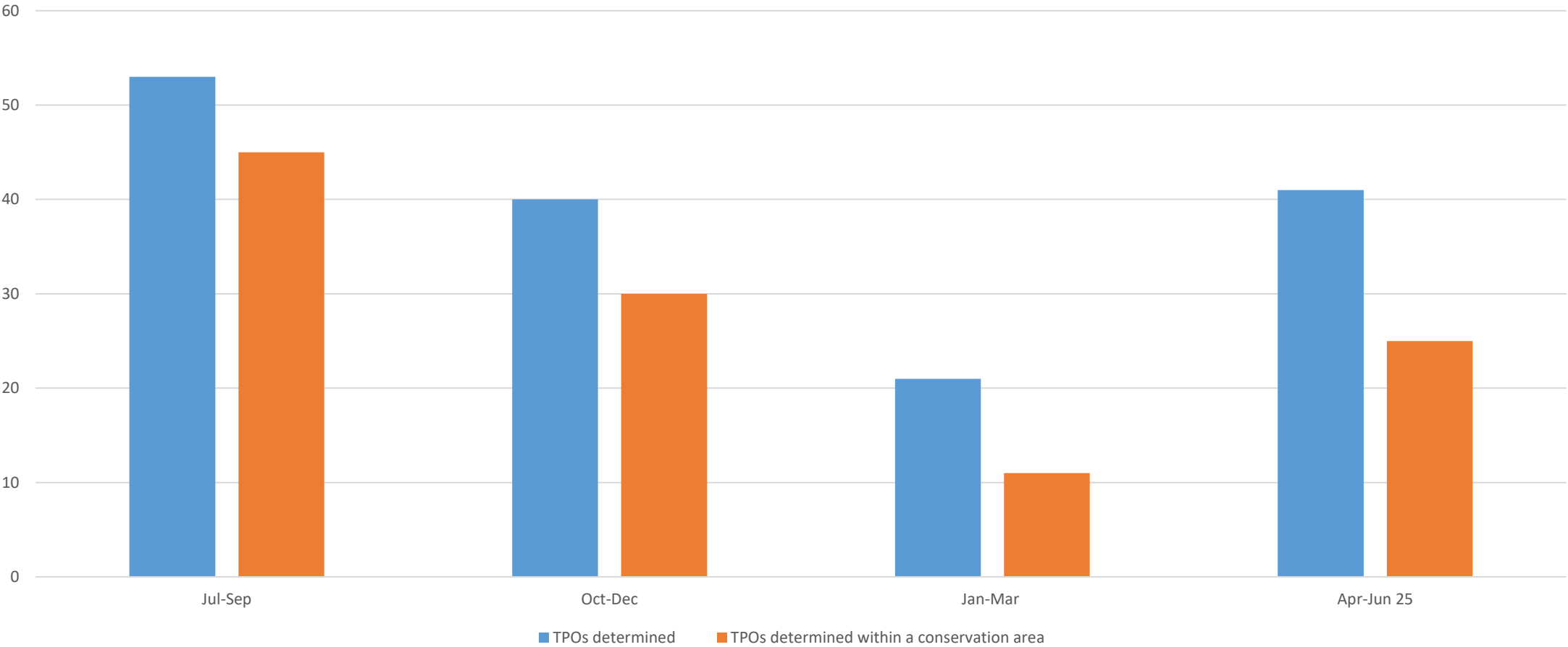




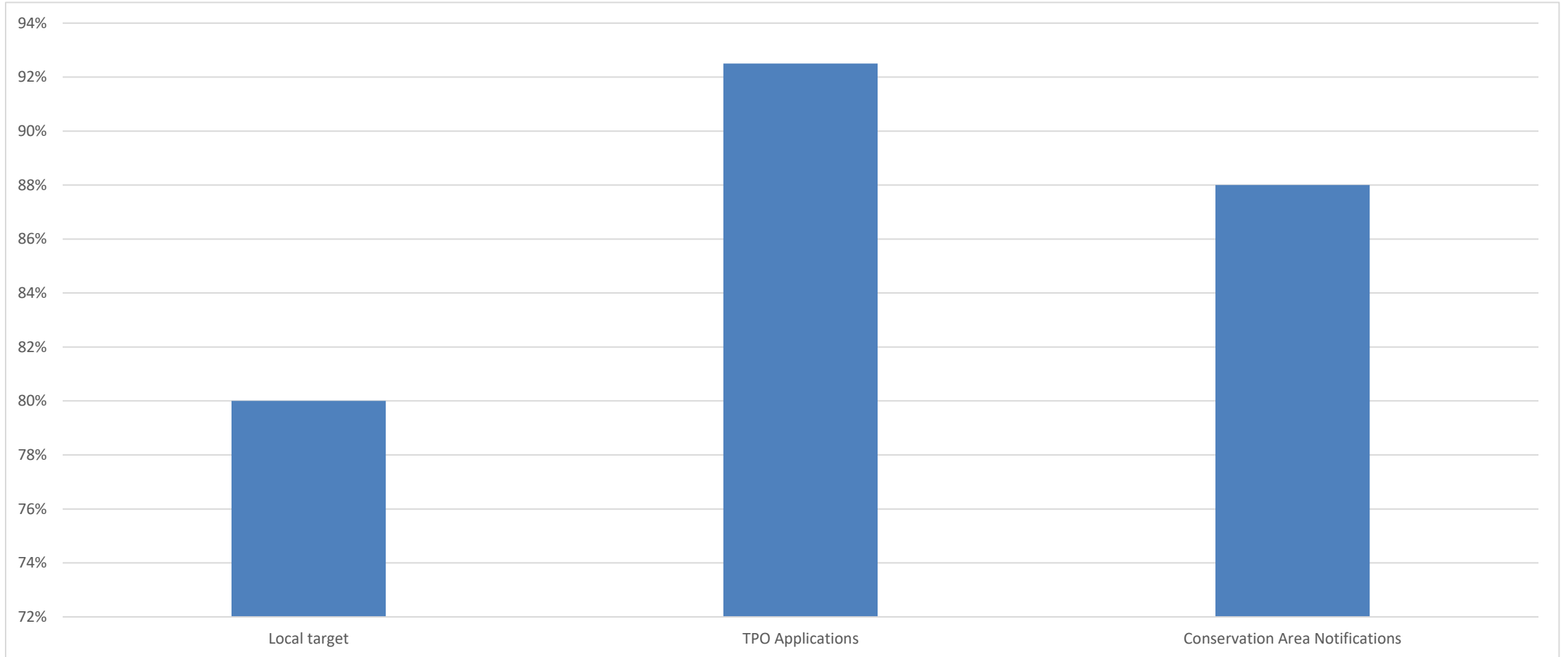
# TPO applications received from 1 July 2024 to 30 June 2025



# TPO applications determined from 1 July 2024 to 30 June 2025



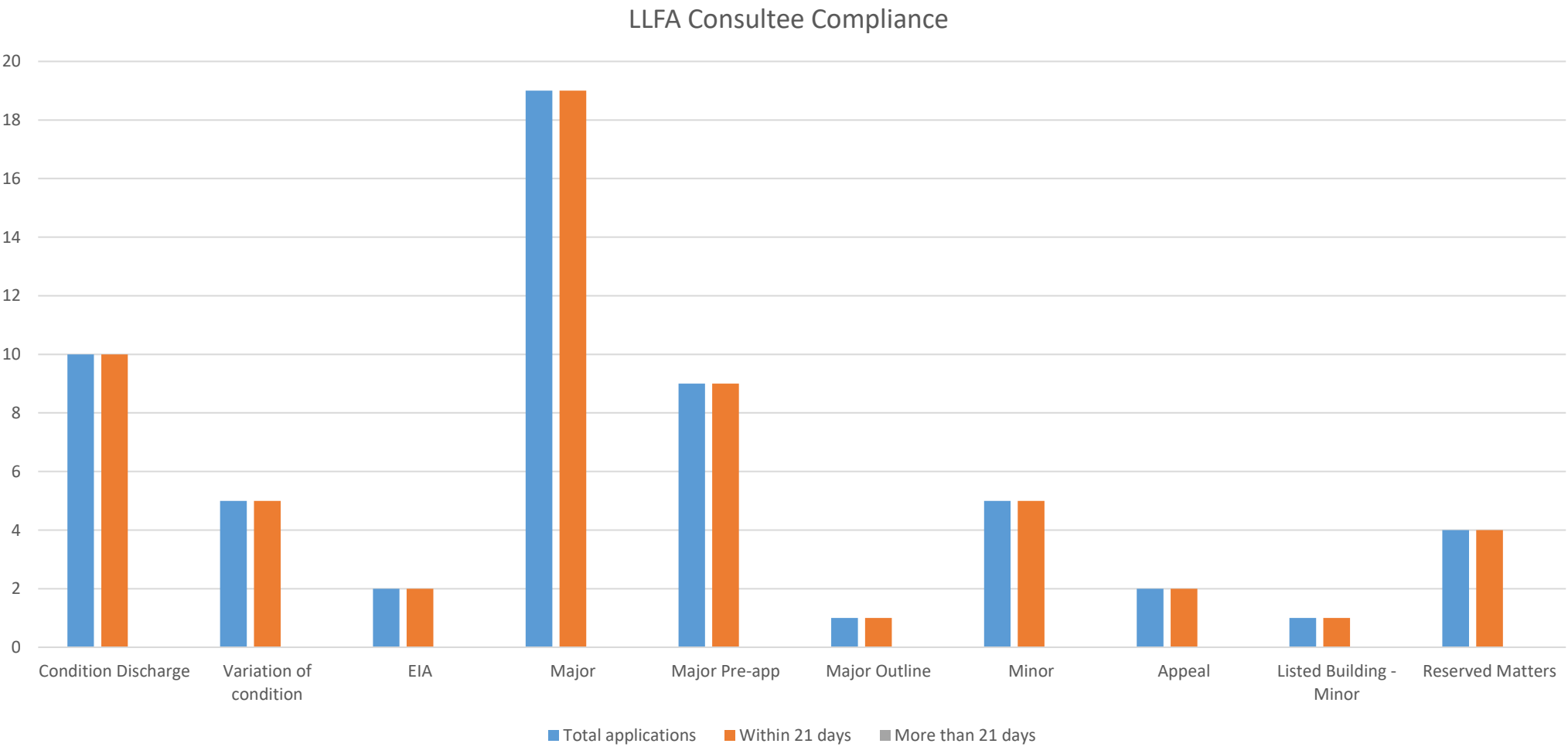
# TPO and Conservation Area Notification applications determined within target time from April to June 2025



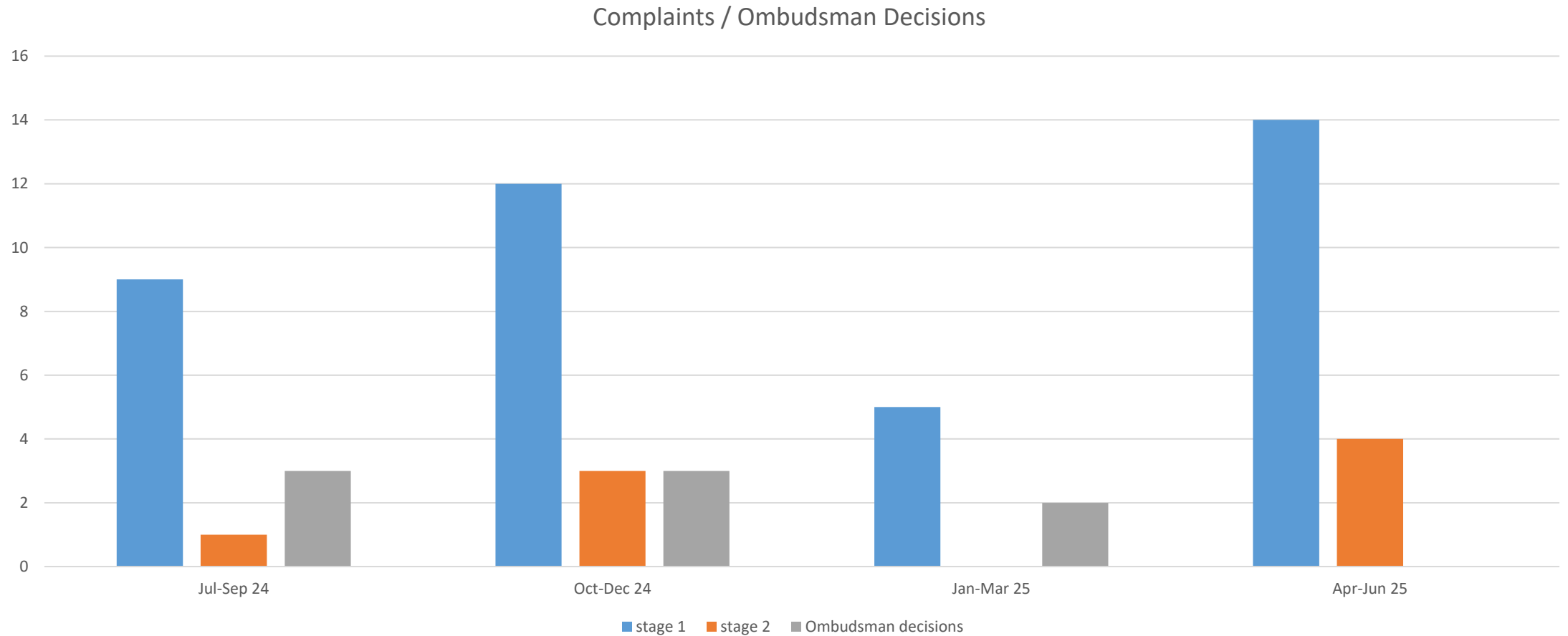


# Lead Local Flood Authority Consultee Compliance

Statutory Consultee compliance results from 1 April to 30 June 2025



# Complaints and Compliments



# Appeals

# MC/24/1038

M2 Commuter Car Park

Maidstone Road

Rainham

Gillingham

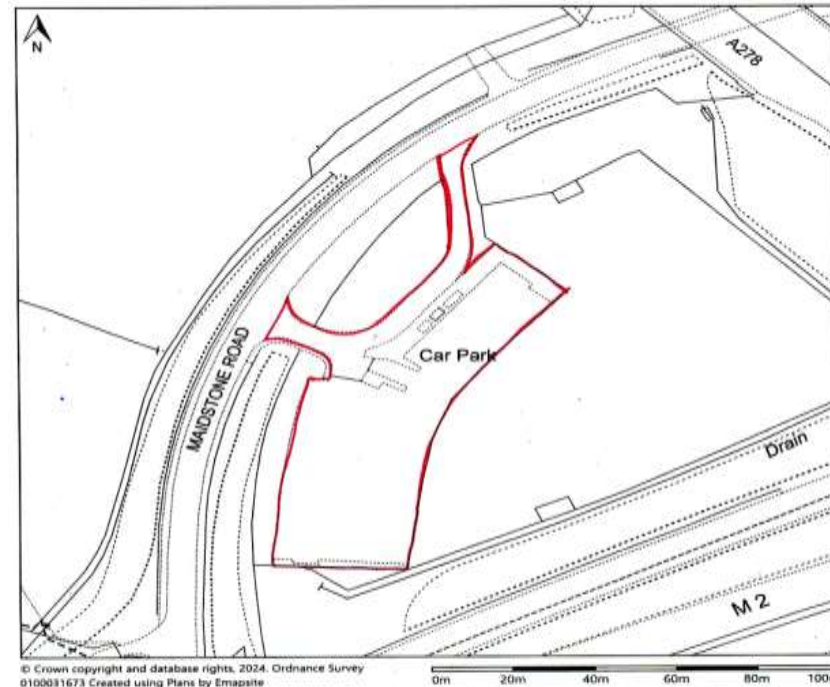
Medway

ME8 0LU



# Site Location Plan

Wigmore Coach Park, Maidstone Road, Wigmore



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0100031673 Created using Plans by Emapsite

Scale: 1:1250

Paper Size: A4

Notes:



# Ariel Map Image/Site Photo

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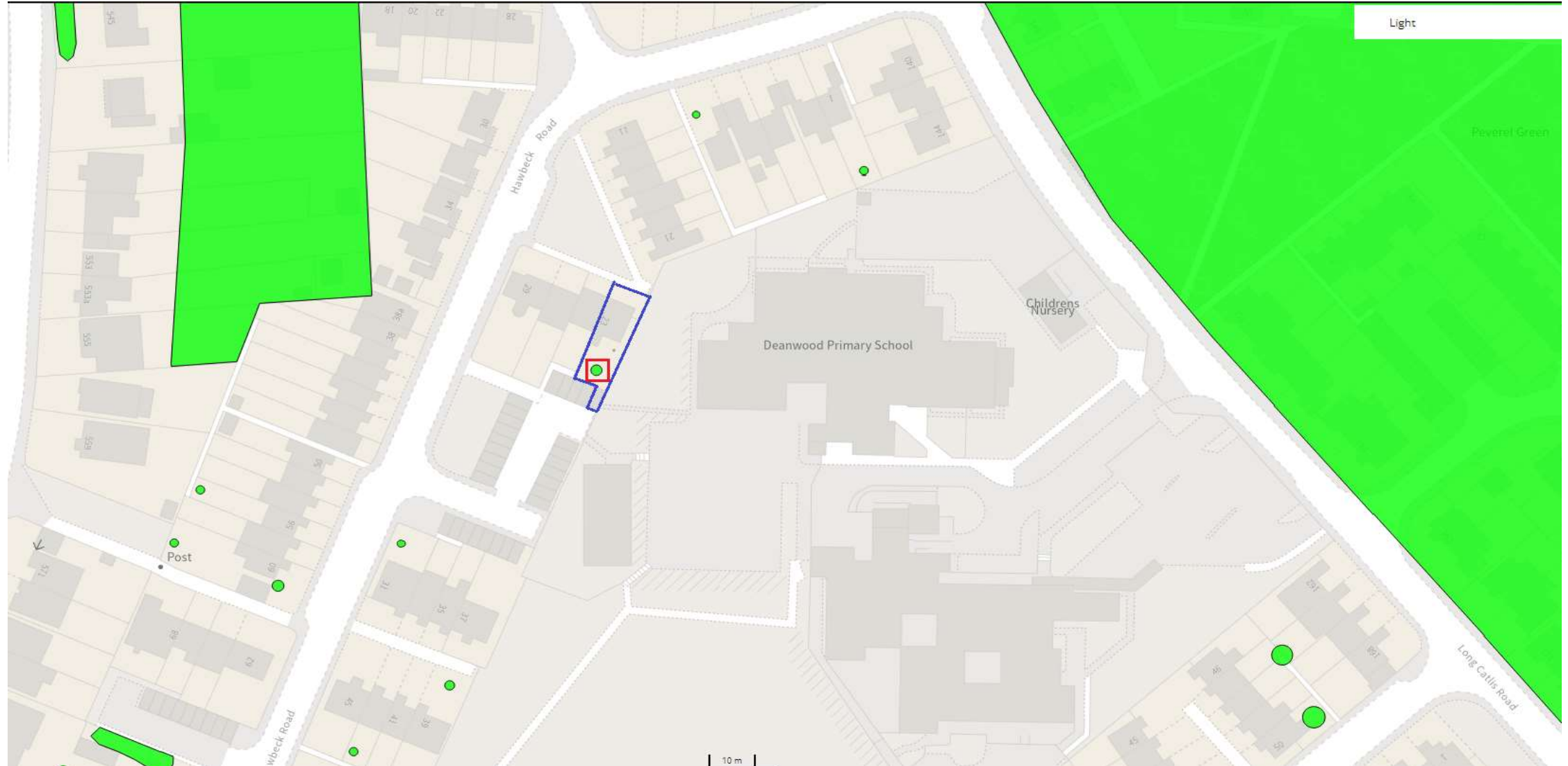


# TPA/23/1378

23 Hawbeck Road  
Parkwood  
Gillingham  
Medway  
ME8 9TR



# Site Location Plan



# Site Photo

