

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

Date: 28 August 2025

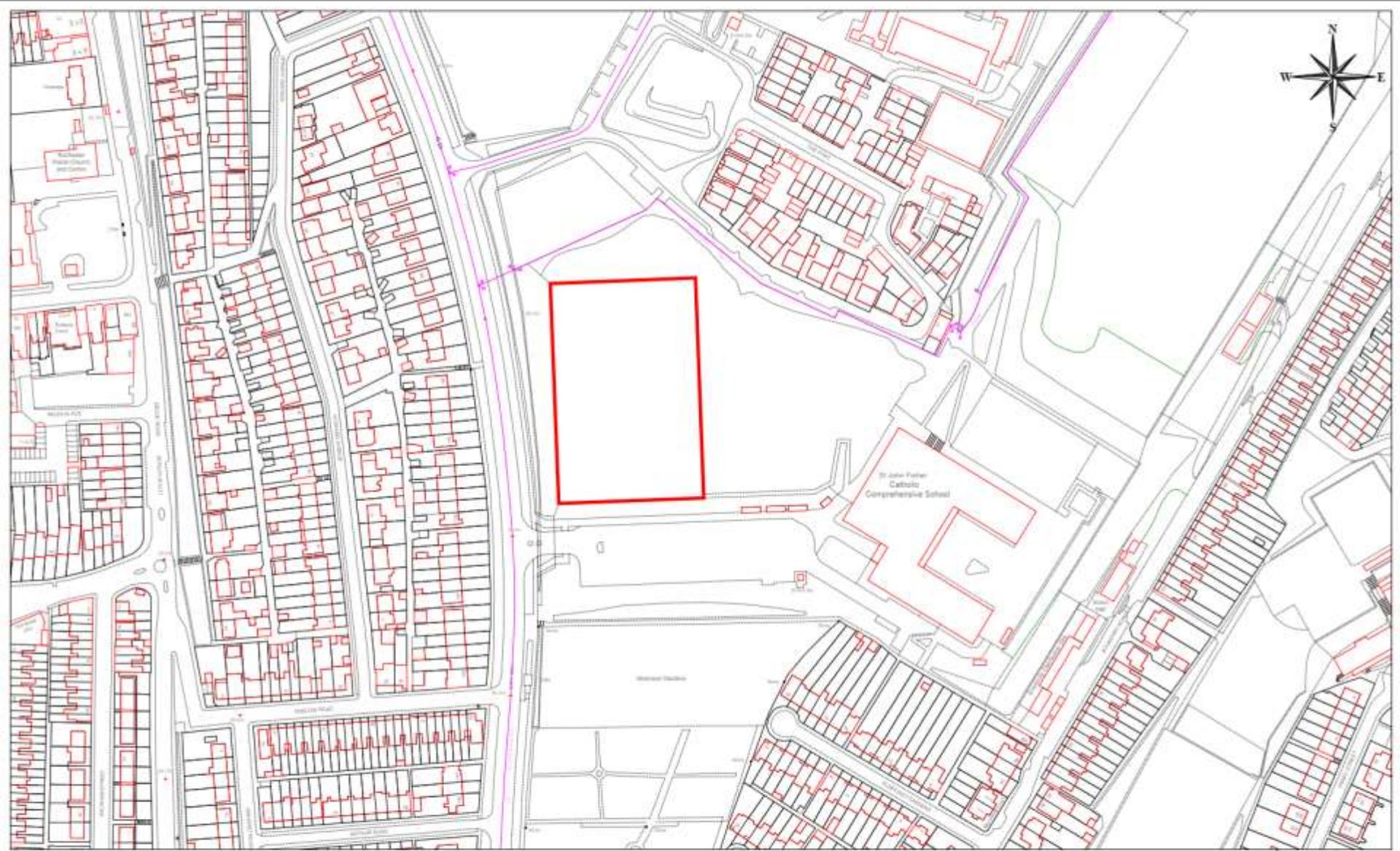
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Planning Committee

27th August 2025

MC/25/1049

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

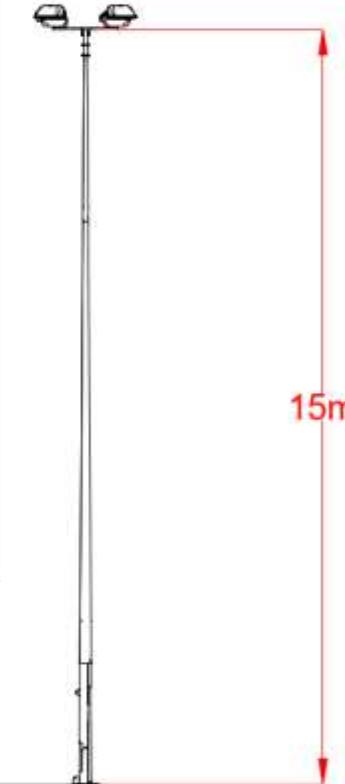
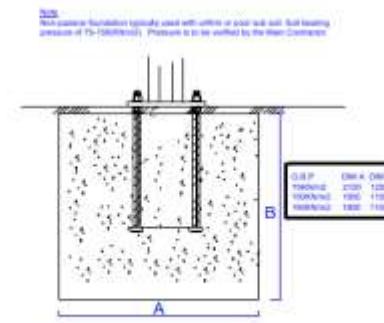
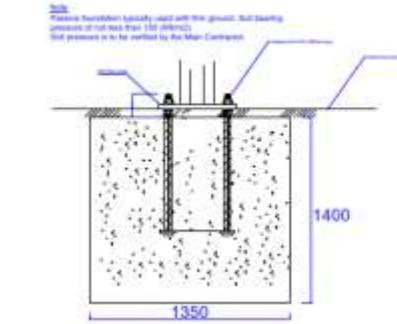


Aerial photos of site

6

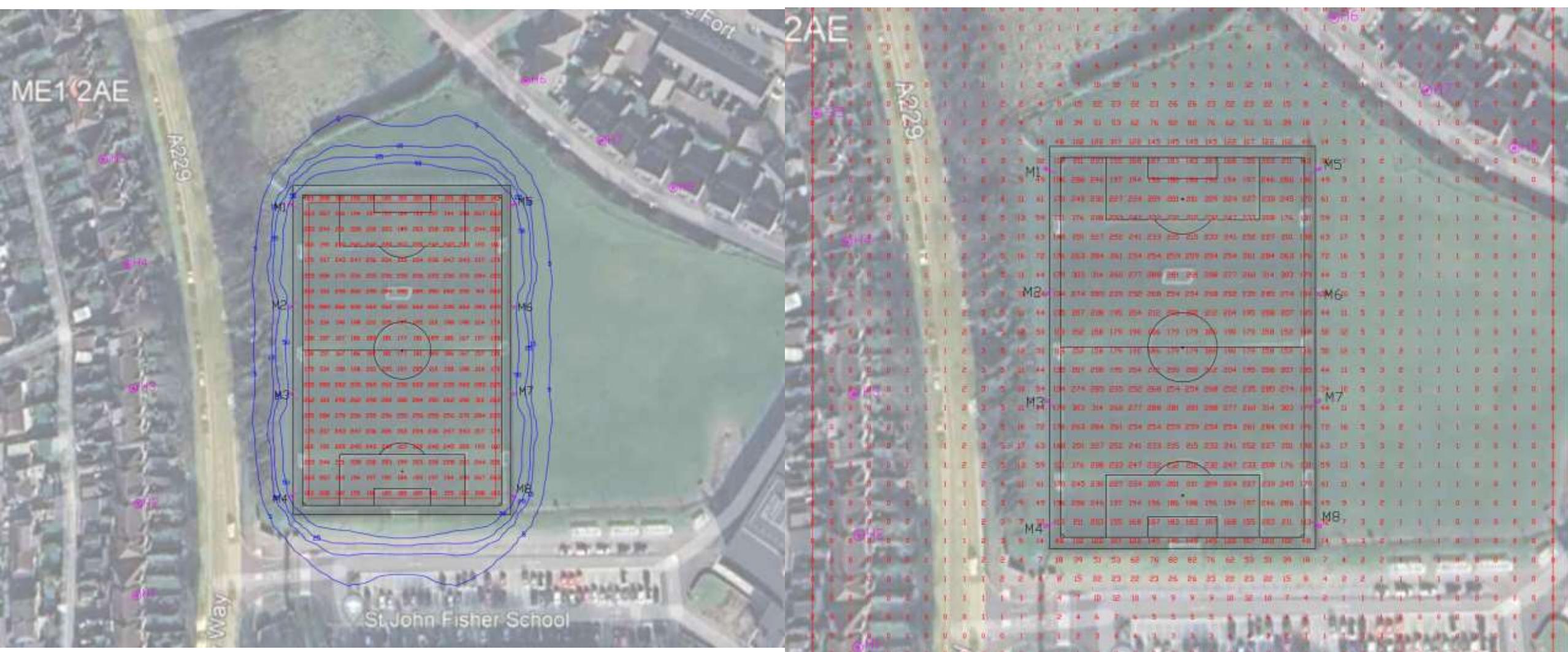


Proposed floodlight locations and design



8

Light Spill Drawings



Example of Pitch with floodlights from the supporting F11 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

Site Context Wider

12

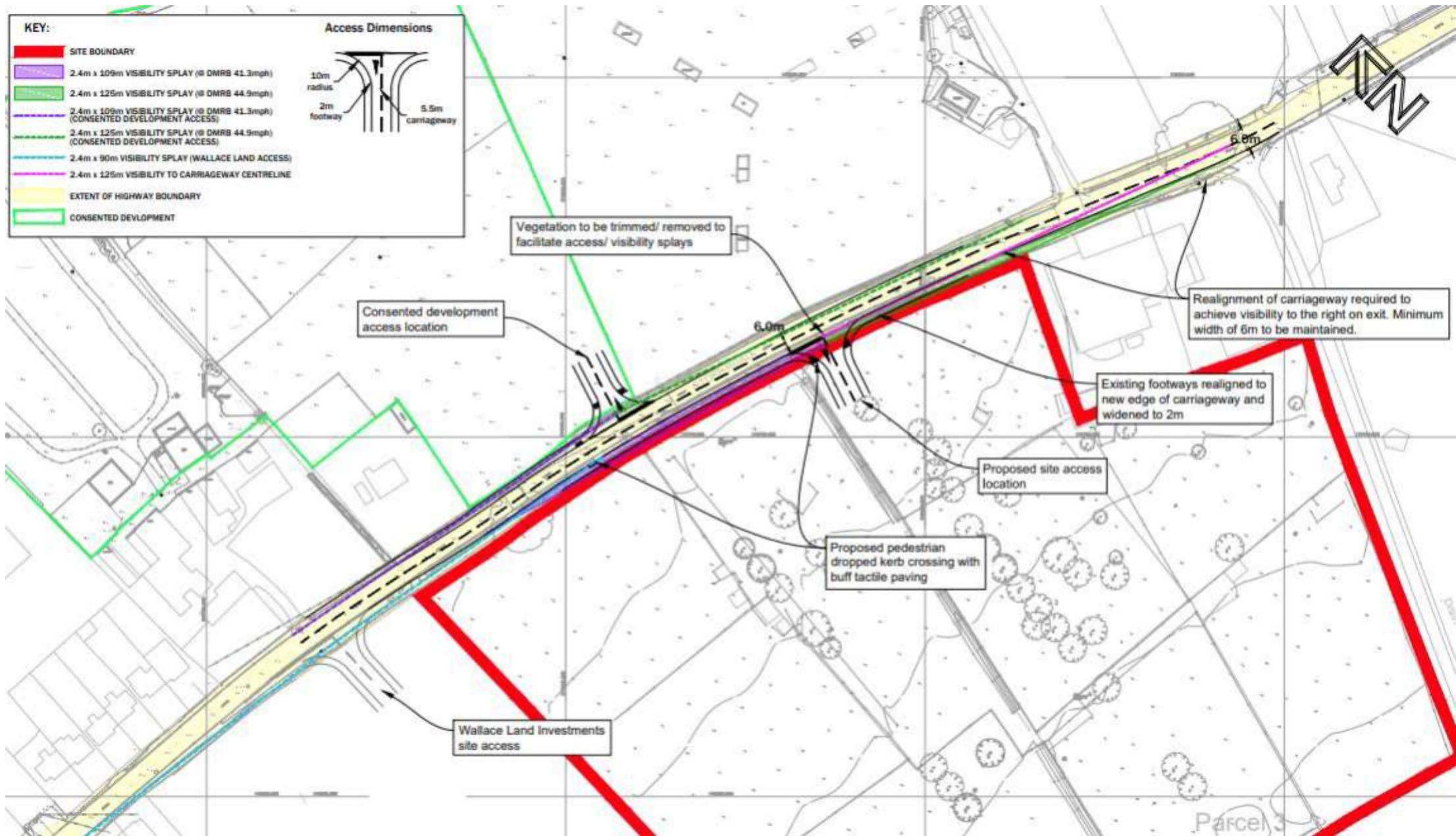


Surrounding Sites



Outline planning permission

14



Proposed Site Layout



Wider Views



Northern views of the site



Views from within the site



Views from within the site

1



2



3



4



5



Affordable housing layout

20



Proposed Parking Strategy



Landscape Masterplan

22



Proposed Play Space Provision

PLAY EQUIPMENT SCHEDULE

PE1 Gravity Bowl
Product: Q086
Age: 3 - 14 yrs
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 320

PE2 Asteroid Climber A
Product: Q0248
Age: 3 - 14 yrs
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 320

PE3 Wobbler Board
Product: W020
Age: 18 months - 6 yrs
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 320

PE4 Timber Team Swing with Green Team Seat
Product: TTS - GTS
Age: 3 - 14 yrs
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 340

PE5 Timber Jawsaw
Product: TS01
Age: 8 - 12 yrs
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 320

PE6 Natural Play Features - Timber Logs
Product: T01
Age: 3 - 14 yrs
Supplier: Concan & Grove or similar and approved
Installation: To be set into ground to avoid tipping or rolling
Refer to NBS: Q02 / 318

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 details, refer to D3280-FAB-00-KX-DR-L-2000-2000
- Proposed Tree Planting
- Proposed Shrub Planting
- GT1 Grass Type 1 - Proposed Turf
Product: Meadow Turf
Supplier: Powerturf or similar and approved
Refer to NBS: Q02 / 418
- BM Bare Mutch
3m radius of 50mm depth mulch dressing to be applied around retained trees
Product: Well rotted bark mulch, free of weeds

Hard Landscape

Refer to Engineer's details for specification.

Paving Types

- Paving Type 1 - Macadam Foot Path
To Engineers specification
- Paving Type 2 - Safety Surfacing
Product: Grassite
Supplier: BSK
Notes: To be overlaid once installed with Enercigrip BS22
Strong Lawn Grass or similar and approved
Refer to NBS: Q01 / 320

Boundary Types

- BT01 Boundary Type 1 - Post and Rail Fence
To Engineer's specification
- BT02 Boundary Type 2 - Gate
To match ST01 - Post and Rail Fence
To Engineer's specification

Edging Types

- ET01 Edge type 1 - Precast Concrete Flat Top Edging
To Engineers specification

Furniture

- FT1 Furniture Type 1 - Timber Seat
Product: Sandstone Seat or similar and approved
Size/Colour: 1.8m long / Hardwood
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 220
- FT2 Furniture Type 2 - Litter Bin
Product: Stainless steel litter bin with lid
Size/Colour: 112 Litre capacity / Stainless steel
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 240
- FT3 Furniture Type 2 - Signage
Product: Play Area signage
Size/Colour: 1500mm high / Timber legs, Polycarbonate sign with Vinyl graphics
Supplier: Playdale or similar and approved
Refer to NBS: Q02 / 242

Other

- DR Drainage Equipment
Refer to Engineers drawings and notes
- TL Throwline Line Safety (lockable) Cabinet
10.8mm rescue line stored or similar approved

Notes on drainage

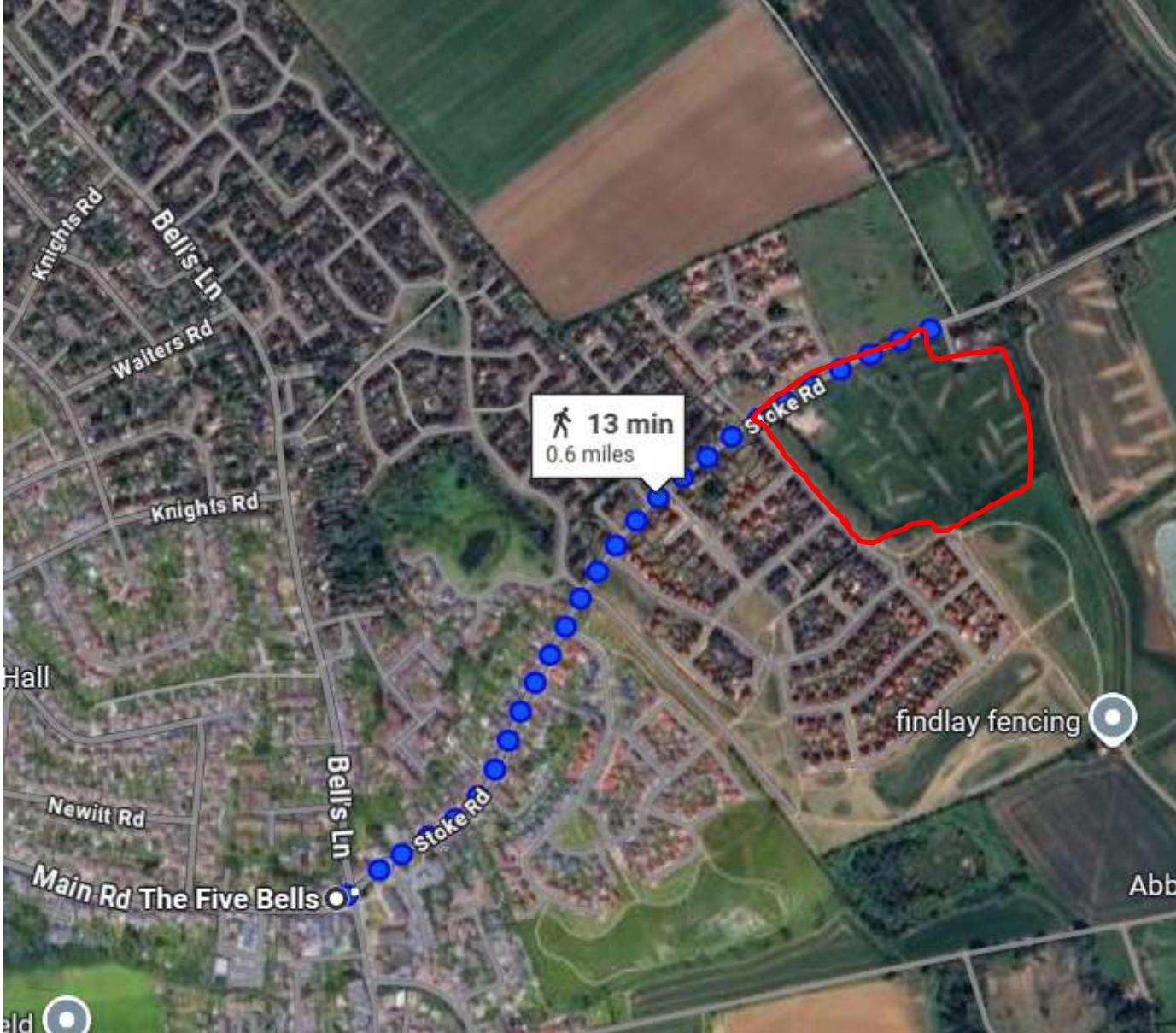
- Installation of play equipment and safety surfacing to be in accordance with Manufactured Goods (Safety) Regulations 2005 and British Safety Standards, including BS 5801-1998, BS 541-1977 and BS EN 1176
- Refer to D3280-FAB-00-KX-DR-L-2000-2000 for soft landscape
- Refer to engineers and specialist 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 Engineers drawings for proposed levels and site layout plans.

Scale

0 1 2 3 4 5 7.5 10 15 20m

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

26



Front Elevation



Side Elevation



Rear Elevation



Front Elevation



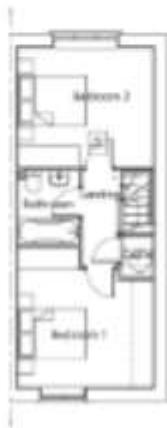
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan



Ground Floor Plan

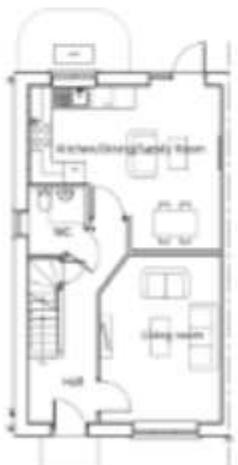


First Floor Plan



Roof Plan

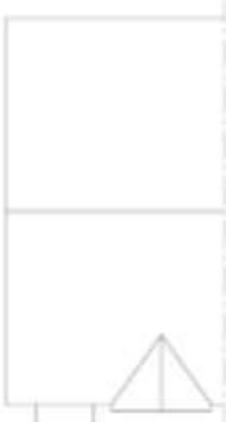
Proposed Elevations – Hawthorn 3 bed end and mid terrace



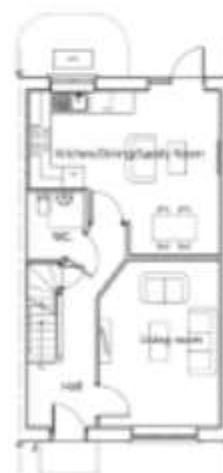
Ground Floor Plan



First Floor Plan



Roof Plan



Ground Floor Plan



First Floor Plan



Roof Plan

Proposed Elevations – Delmere 3 bed detached

28



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

Proposed Elevations – Buttermere 3 bed detached



Proposed Elevations – Larch 3 bed detached

30



Front Elevation



Side Elevation



Rear Elevation



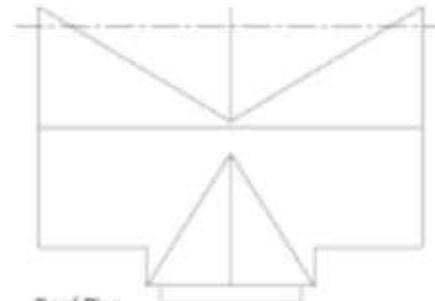
Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

Proposed Elevations – Ludlow 4 bed detached



Front Elevation



Side Elevation



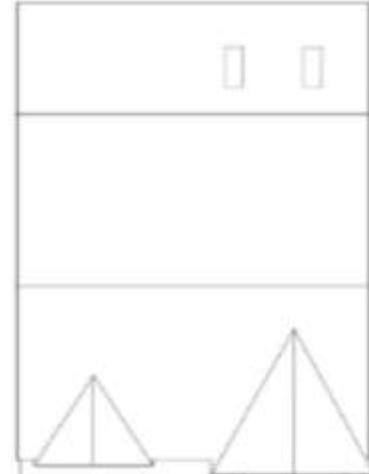
Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan



Side Elevation

Proposed Elevations – Thornberry 4 bed detached

32



Front Elevation

Side Elevation

Rear Elevation

Side Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

Proposed Elevations – Oxford 5 bed detached



Front Elevation



Side Elevation



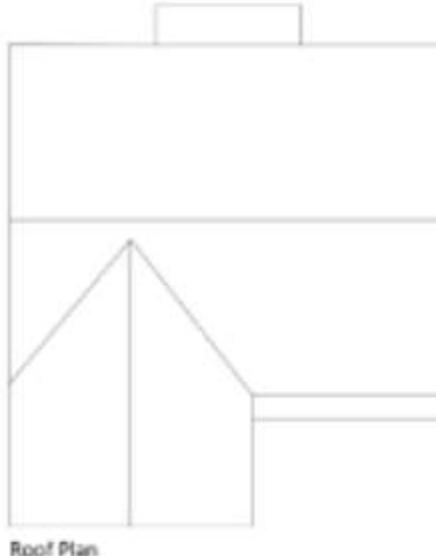
Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan



Side Elevation

Street views

34



Street views



Street views

36



Proposed Street Scenes



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



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



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



Overview

38

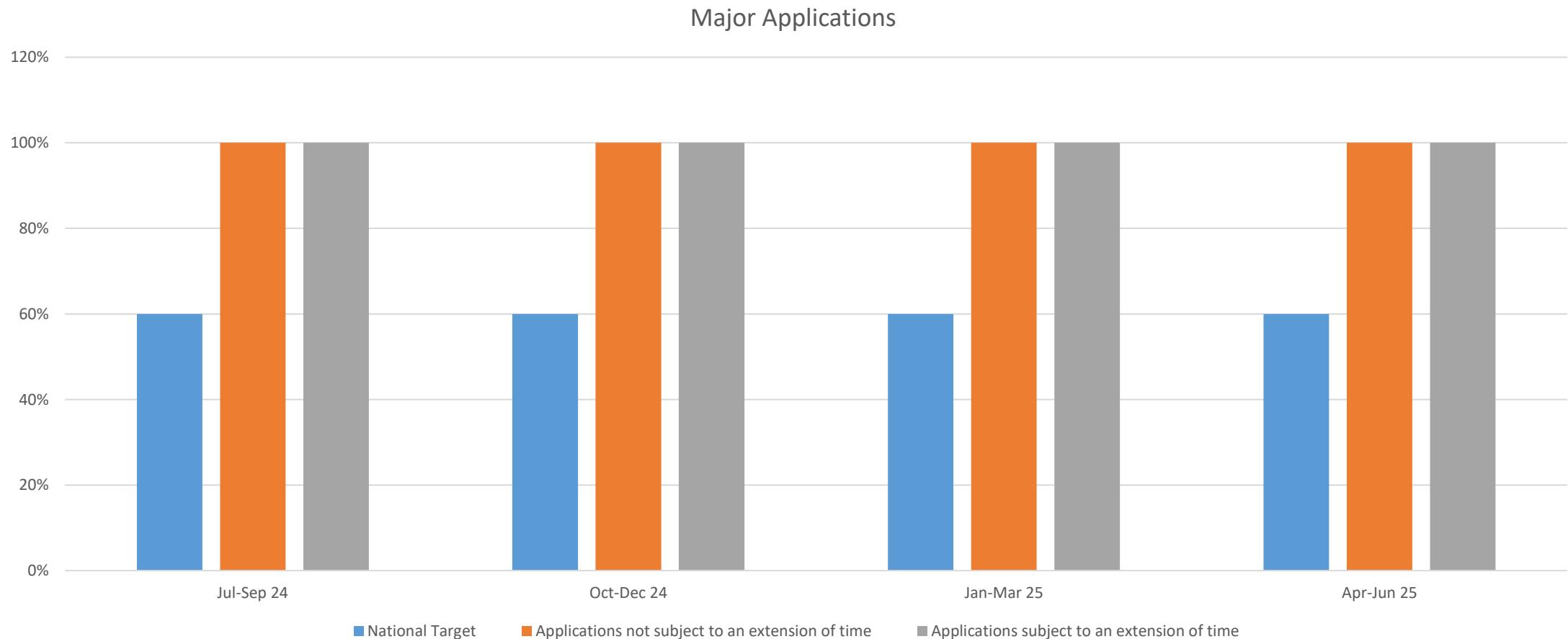


Performance Report

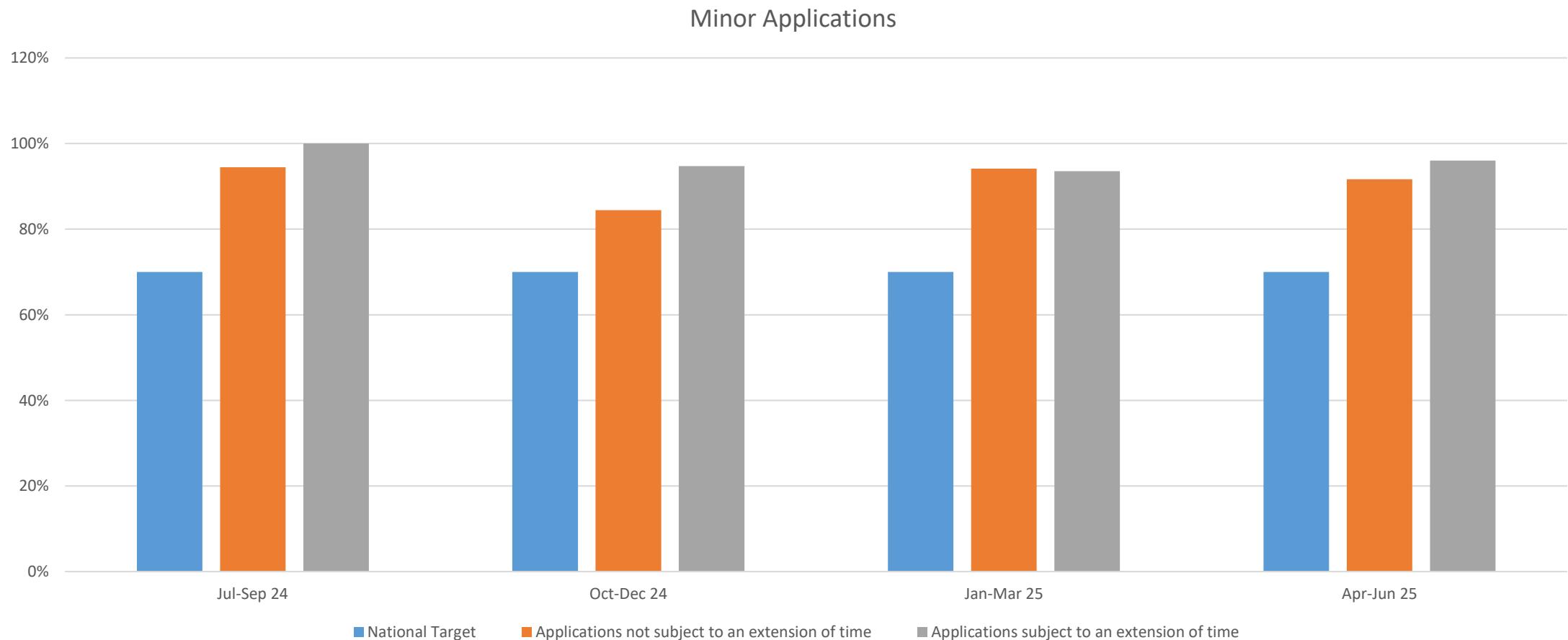
Number of applications received and determined 2021/22 to June 2025



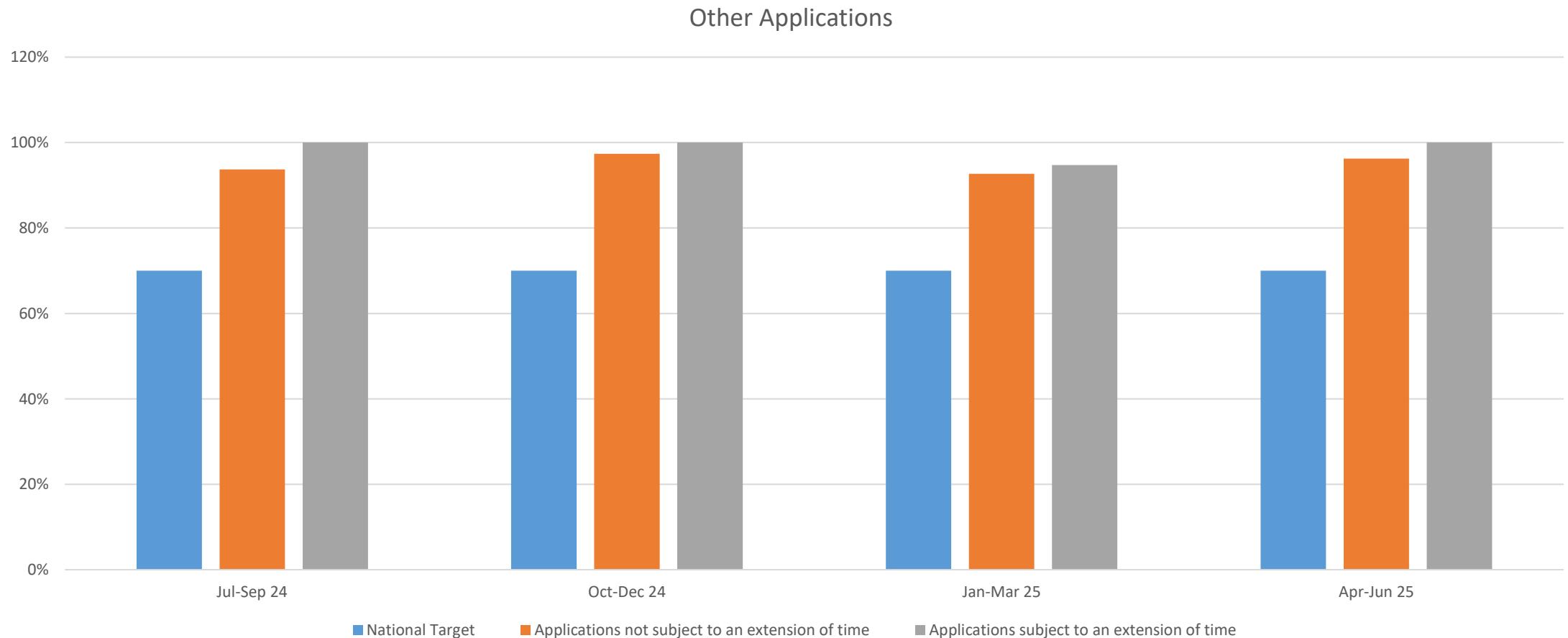
Percentage of “Major” applications determined against performance target July 2024 to June 2025



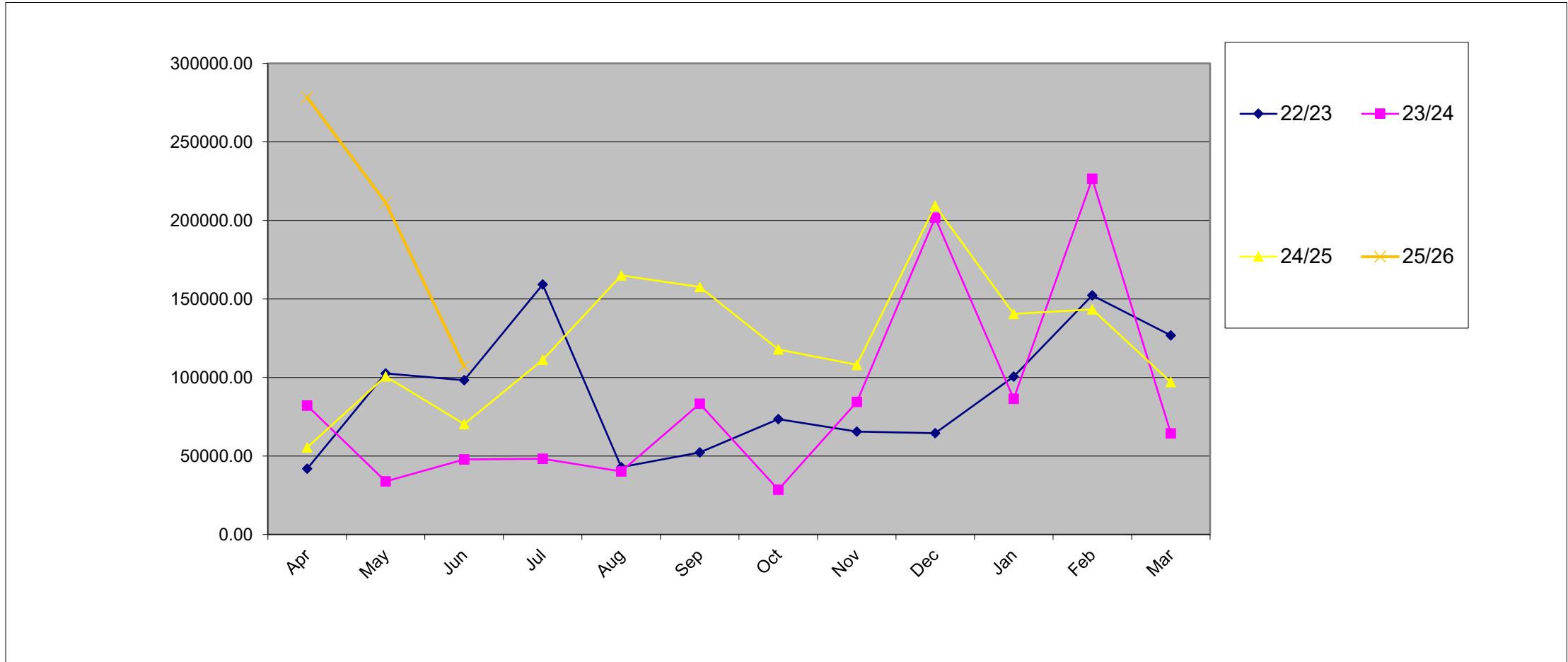
Percentage of “Minor” applications determined against performance target July 2024 to June 2025



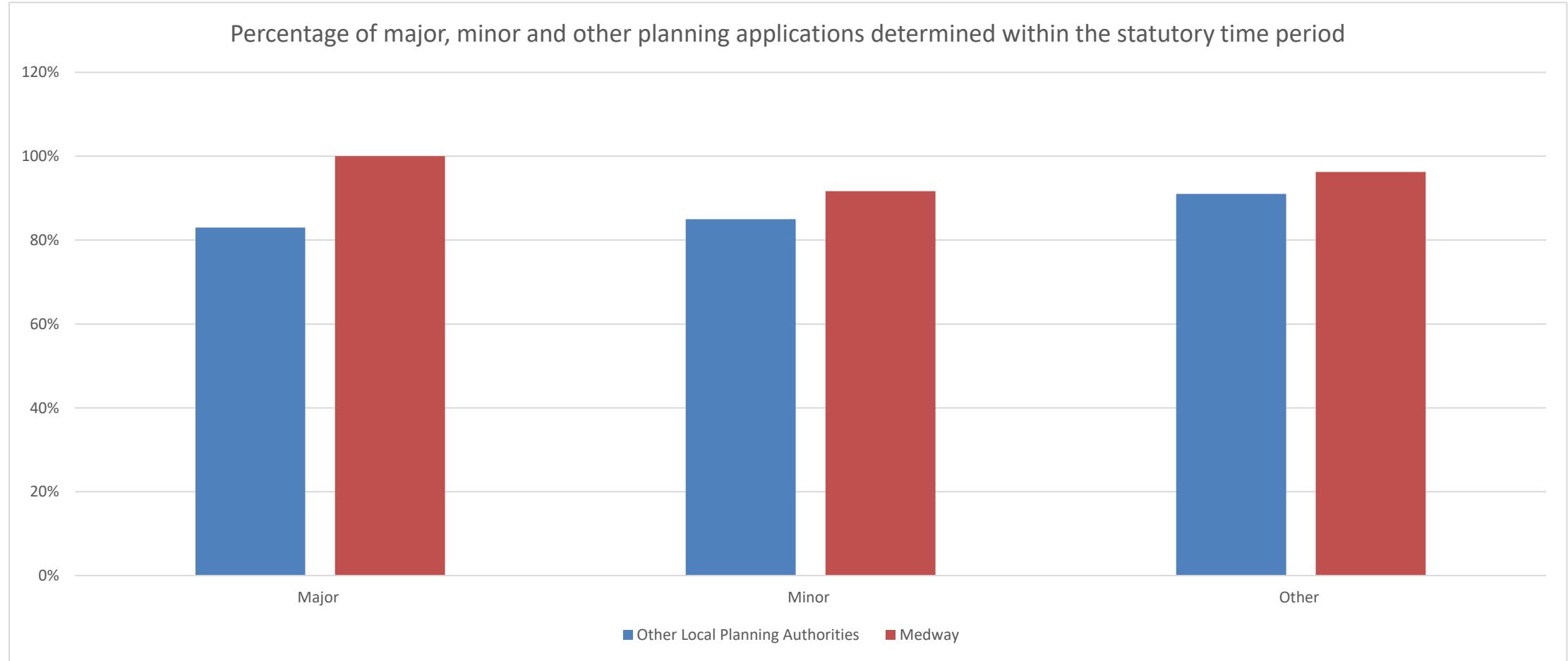
Percentage of “Other” applications determined against performance target July 2024 to June 2025



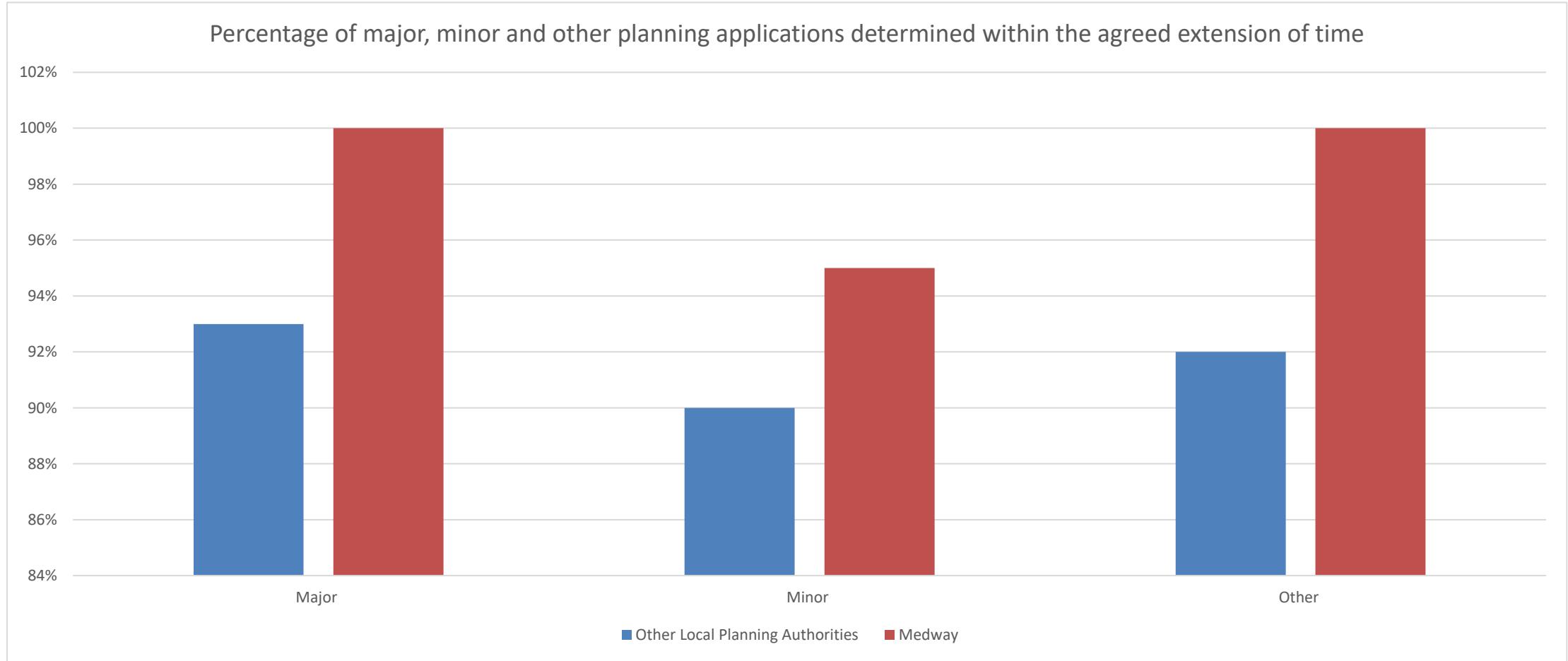
Planning application fees received for the period April to June 2025 and for the year 2024/25, 2023/24, and 2022/23



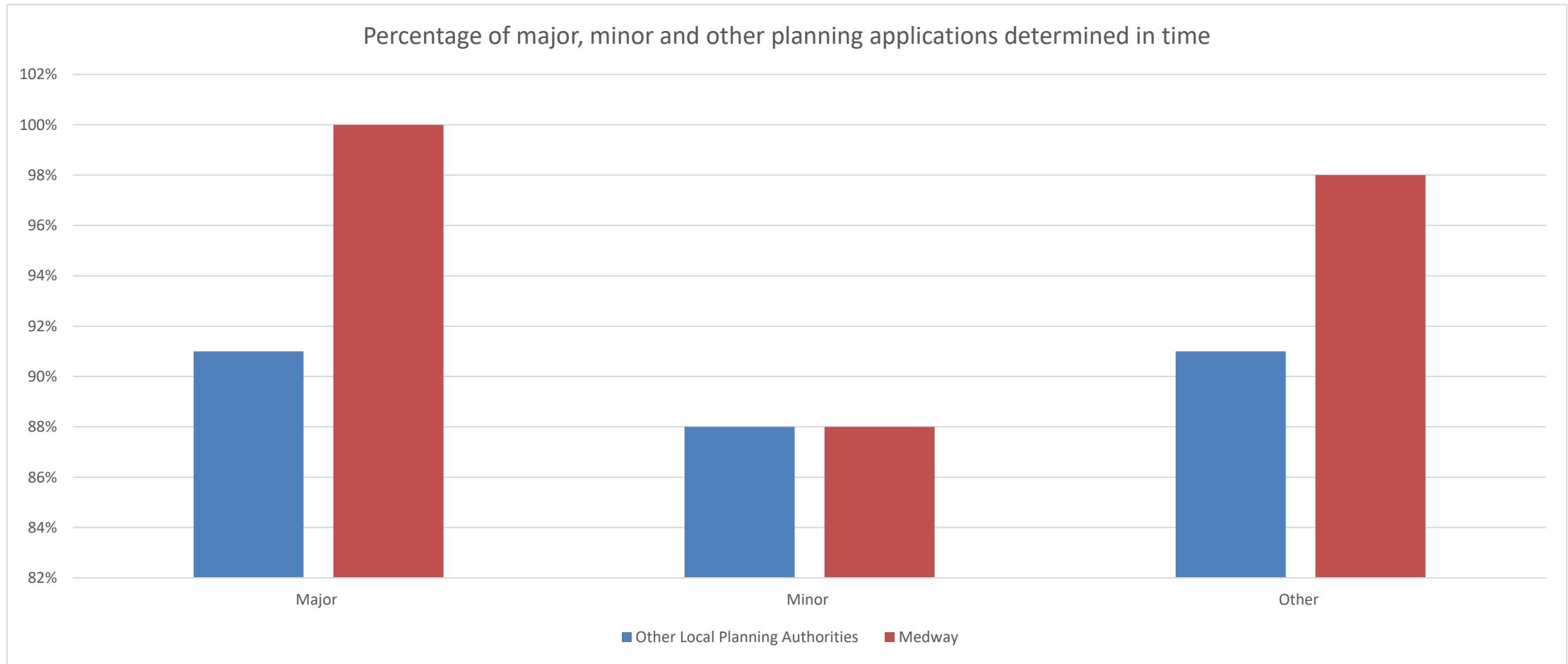
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



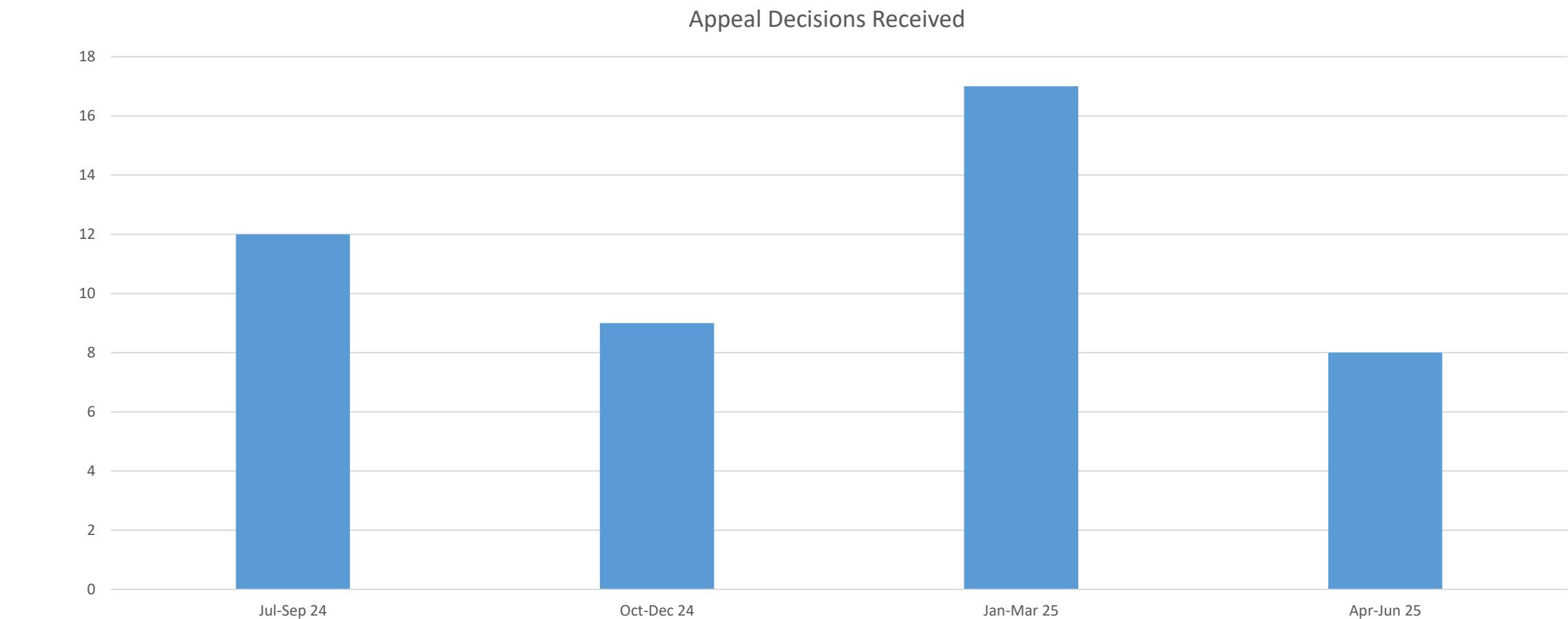
Total planning applications decided in time



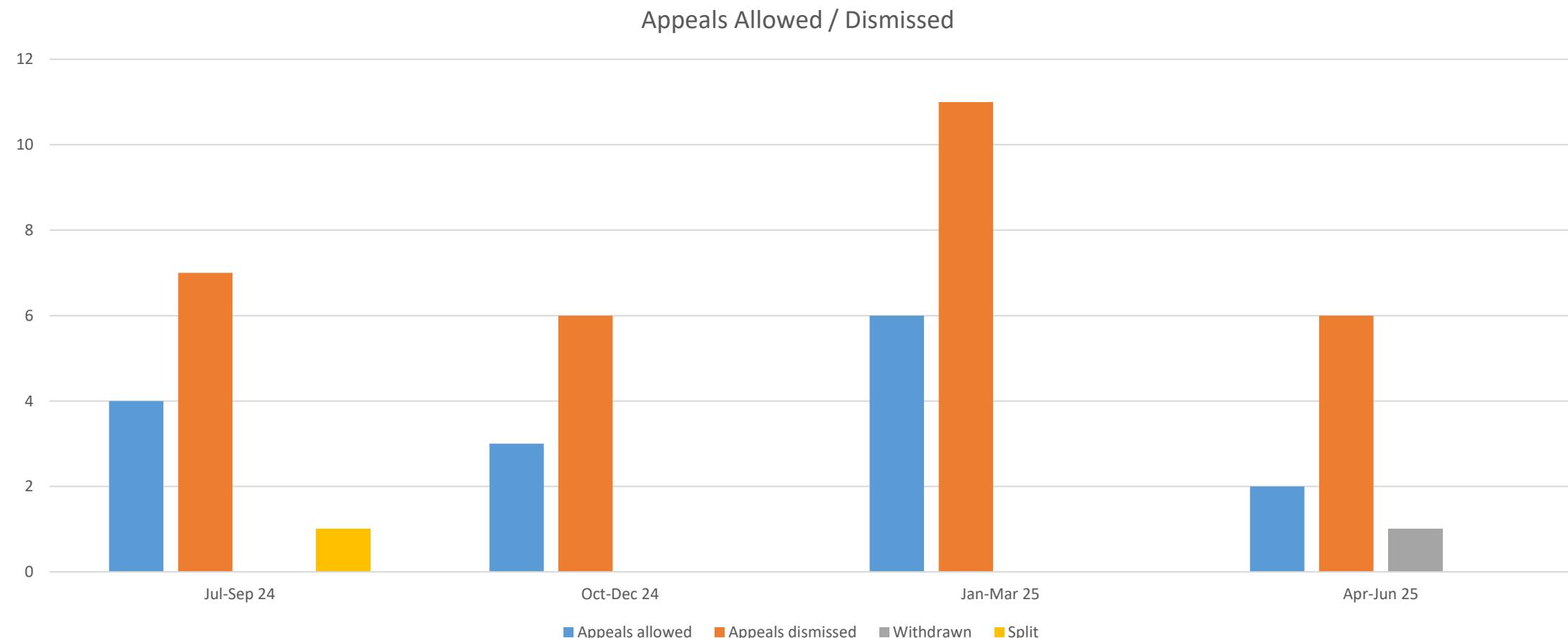
Medway performance compared with other Kent Planning Authorities for the year ending March 2025

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

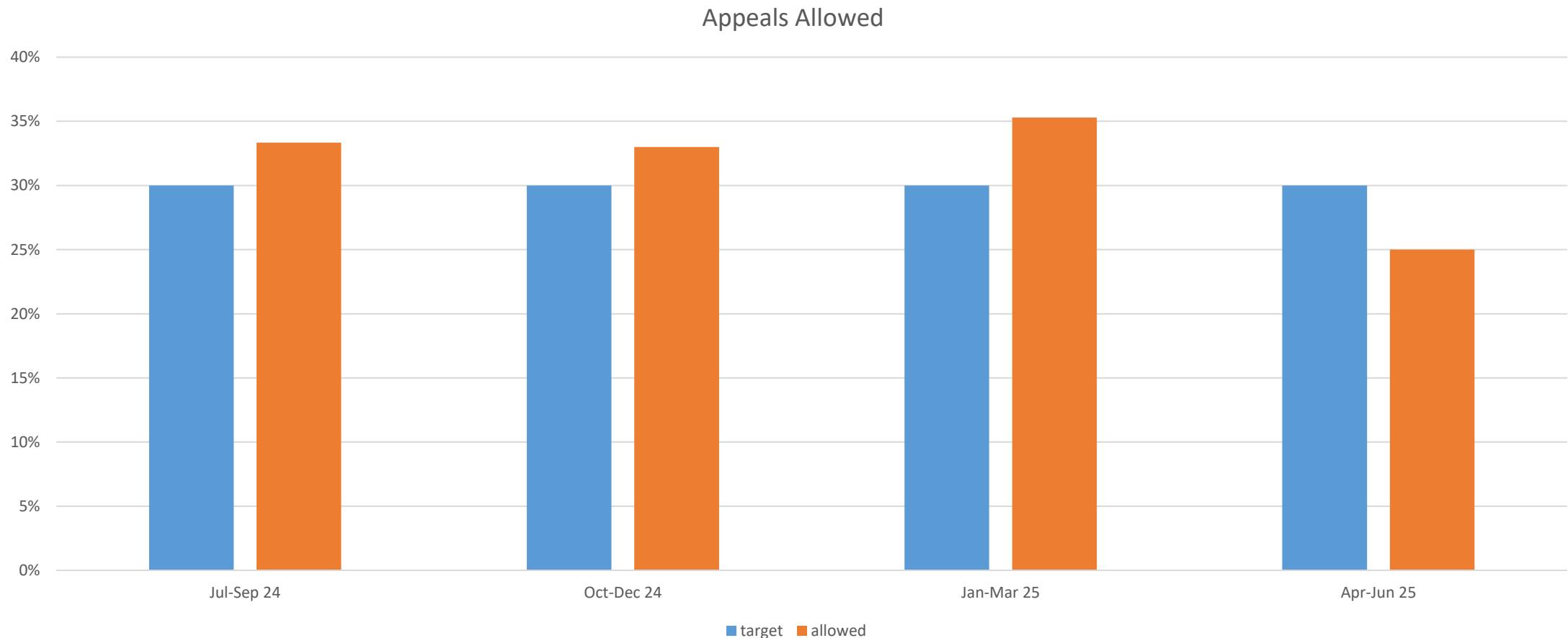
Number of appeal decisions received from July 2024 to June 2025



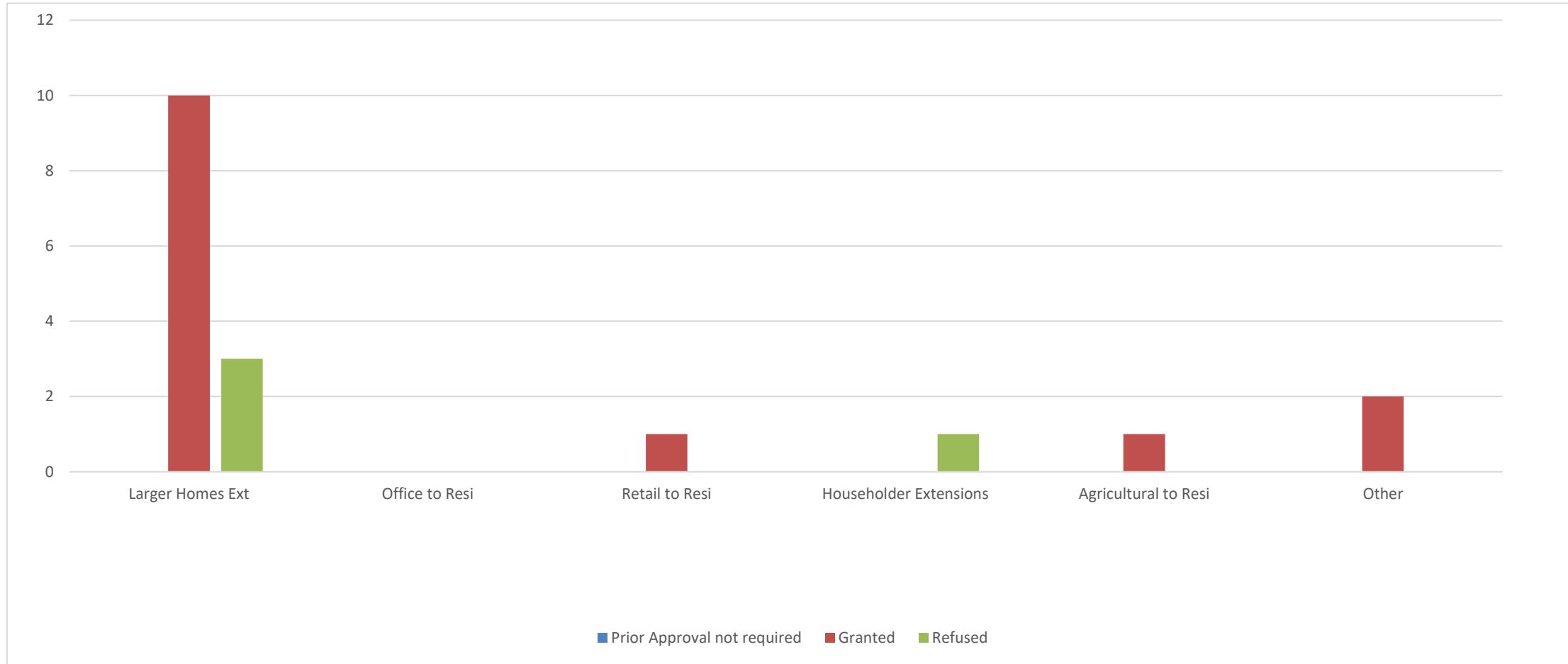
Number of Appeals allowed / dismissed from July 2024 to June 2025



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

54

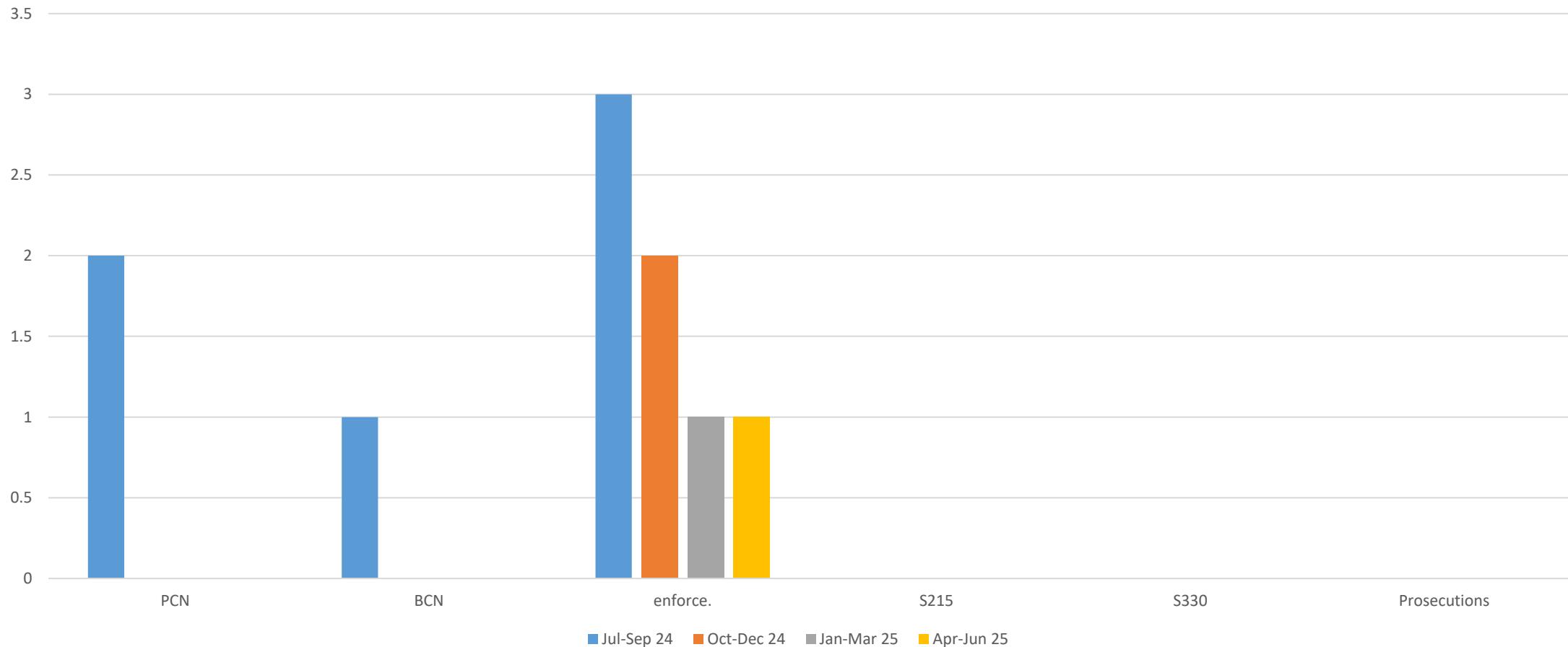
	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23	Year 2023/24
Completions	1130	1082	1102	950	1300
Requirement	1662	1586	1675	1667	1685
Surplus/Deficit	-532	-504	-573	-717	-358

Housing completions comparison with other authorities in Kent

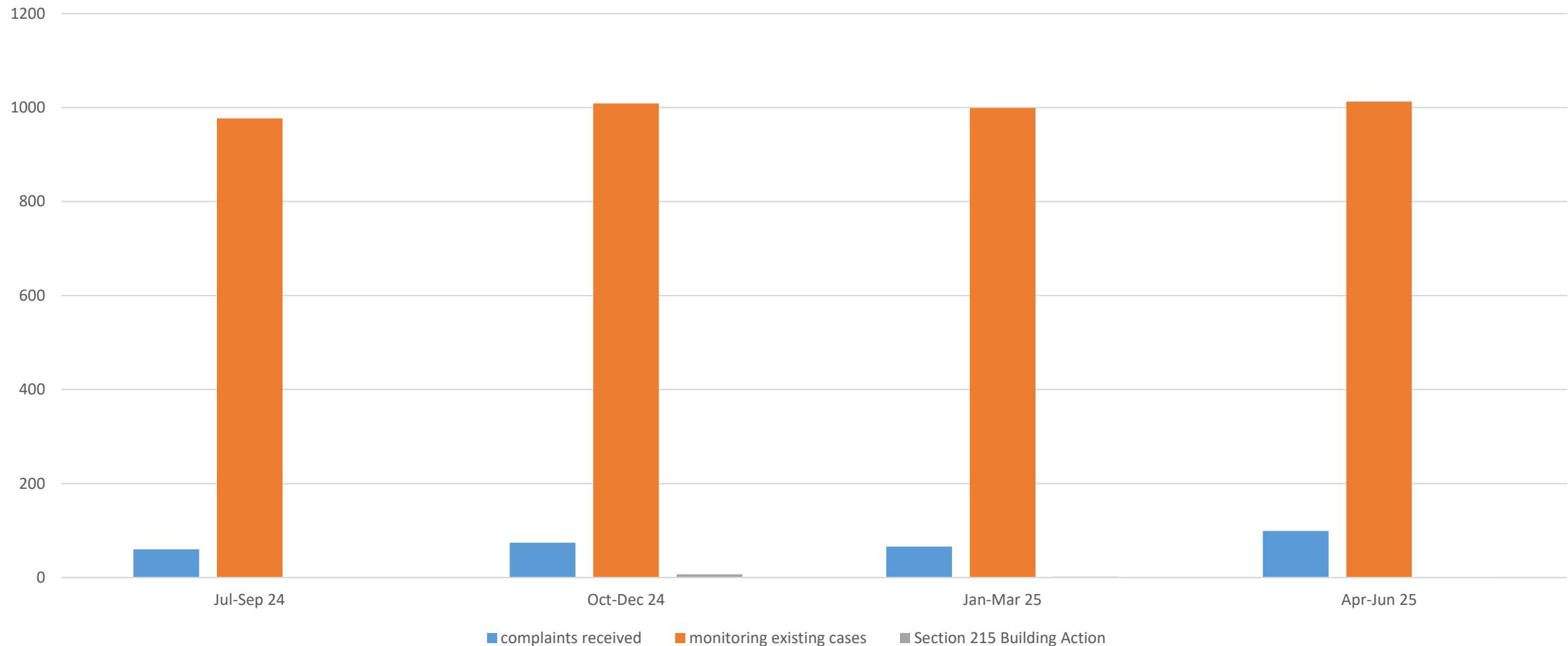
This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/2 4
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
Gravesend	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

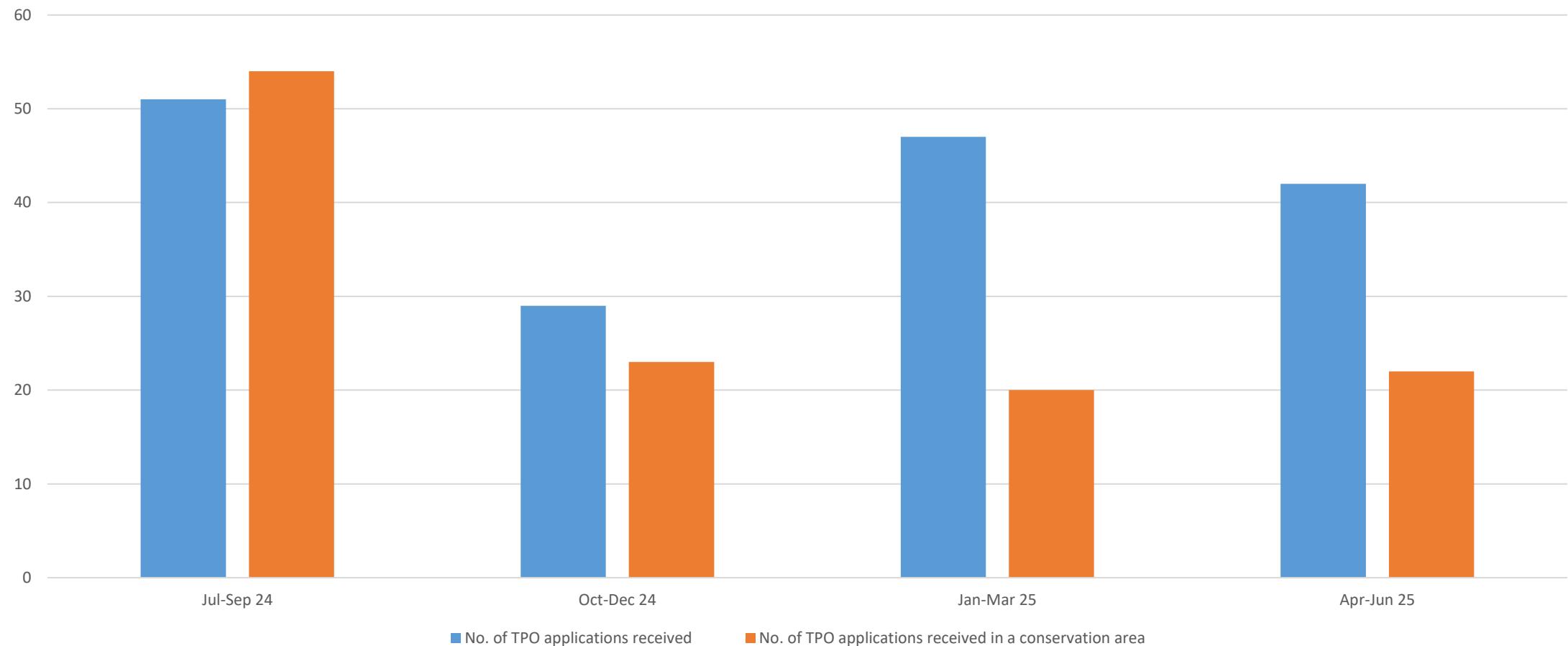
Number of enforcement notices served and prosecutions from 1 July 2024 to 30 June 2025



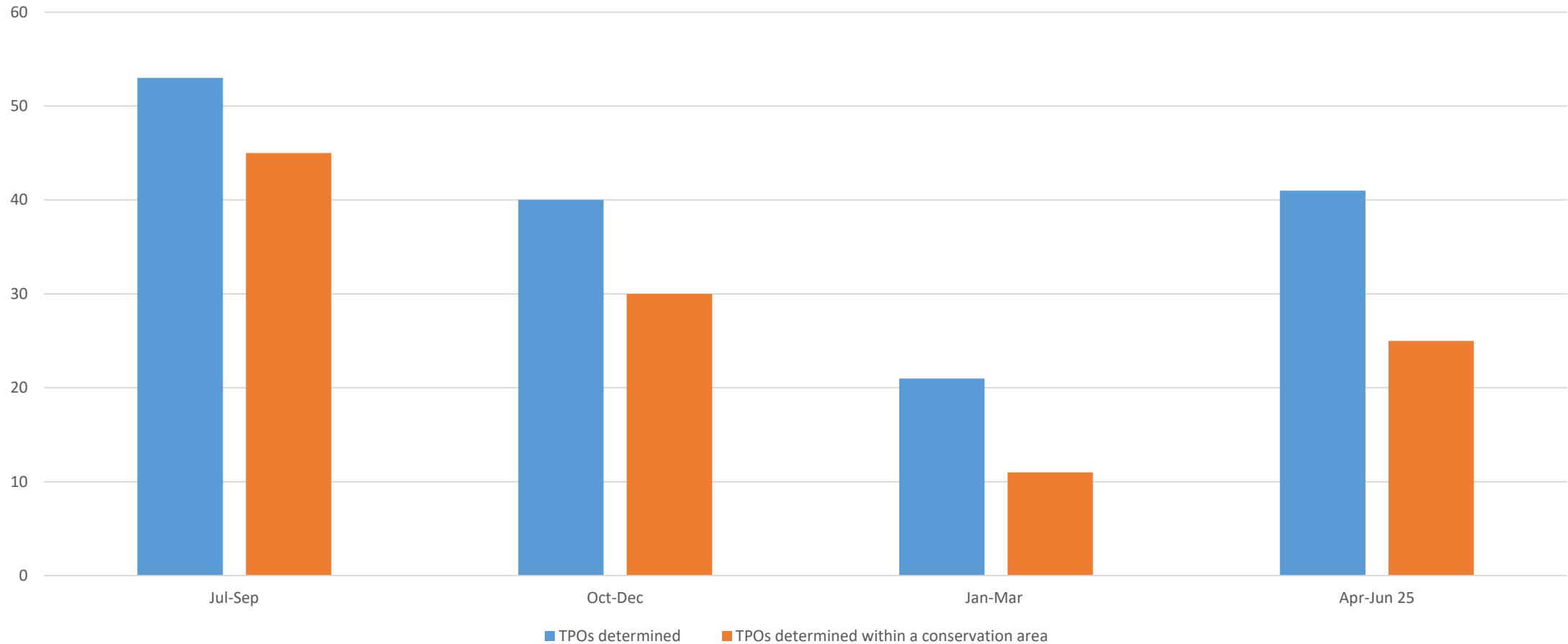
Number of enforcement related complaints and activities from 1 July 2024 to 30 June 2025



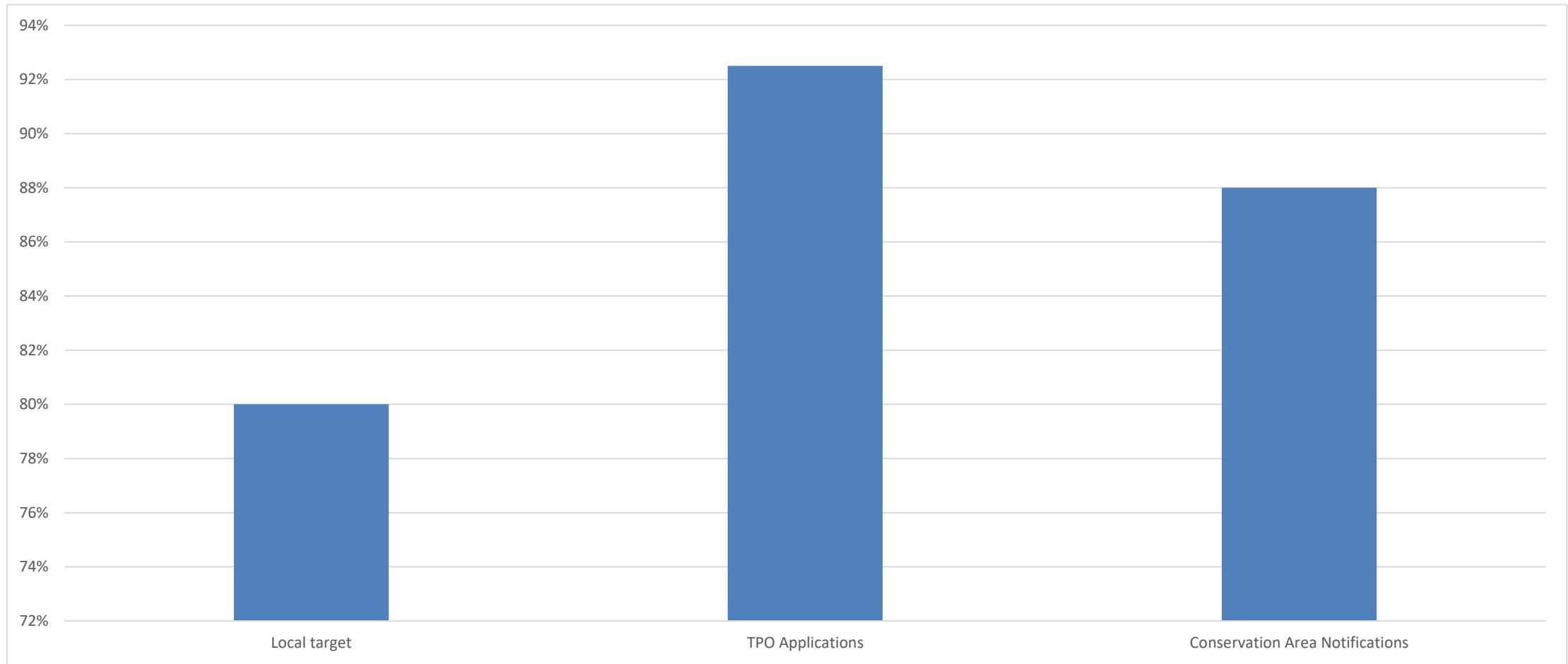
TPO applications received from 1 July 2024 to 30 June 2025



TPO applications determined from 1 July 2024 to 30 June 2025



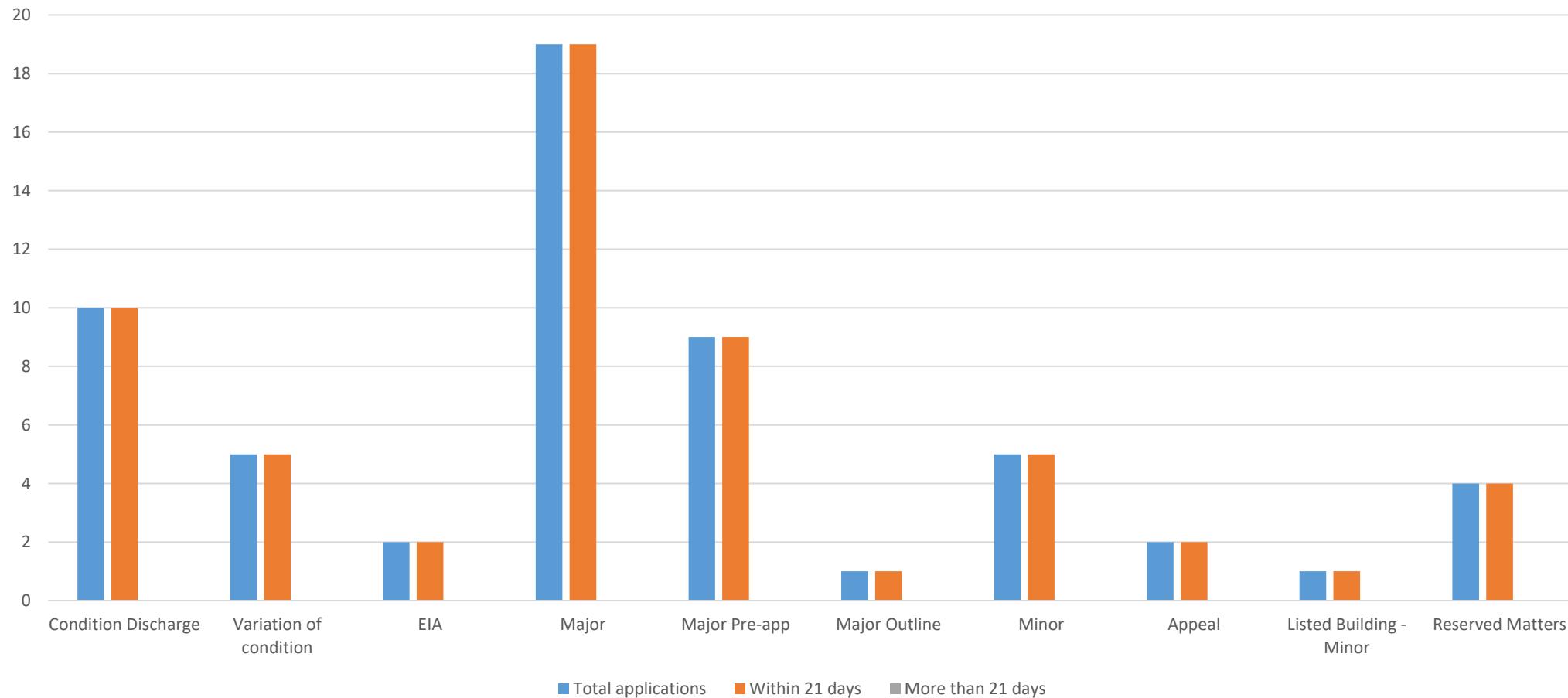
TPO and Conservation Area Notification applications determined within target time from April to June 2025



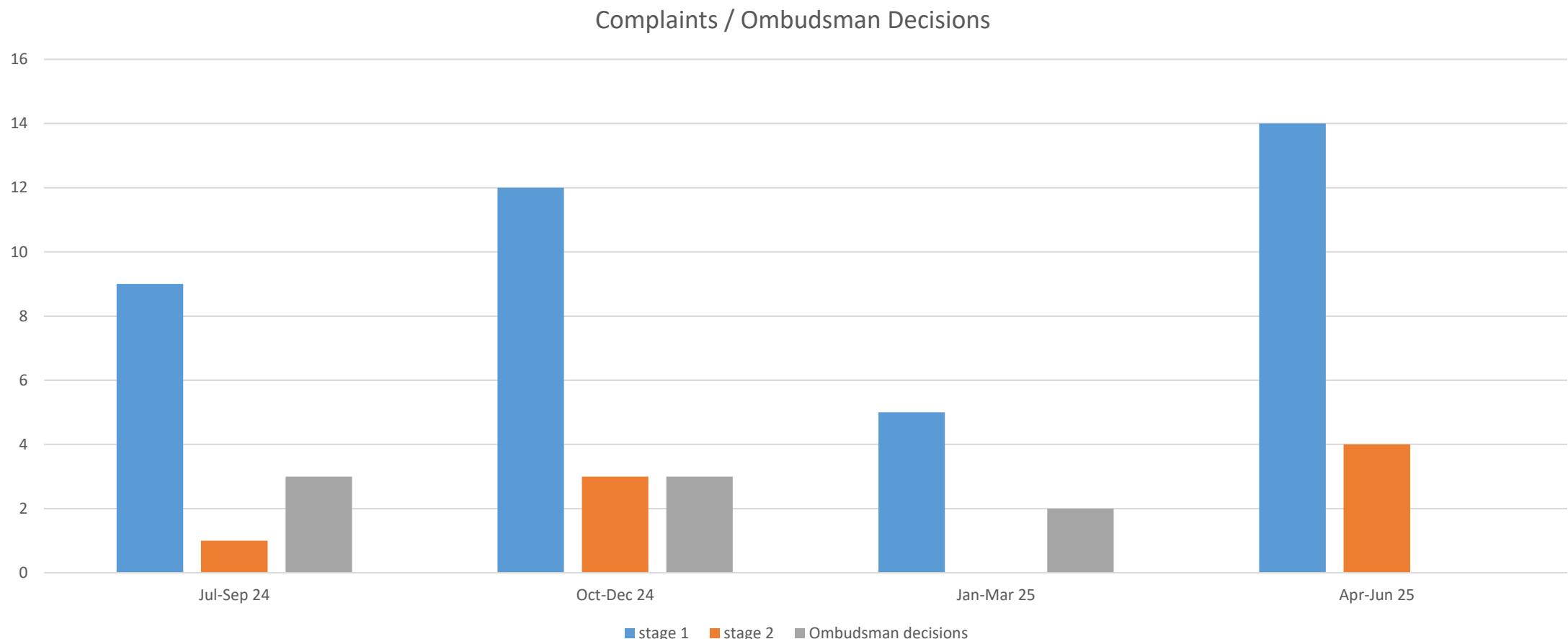
Lead Local Flood Authority Consultee Compliance

Statutory Consultee compliance results from 1 April to 30 June 2025

LLFA Consultee Compliance



Complaints and Compliments



Appeals

MC/24/1038

M2 Commuter Car Park

Maidstone Road

Rainham

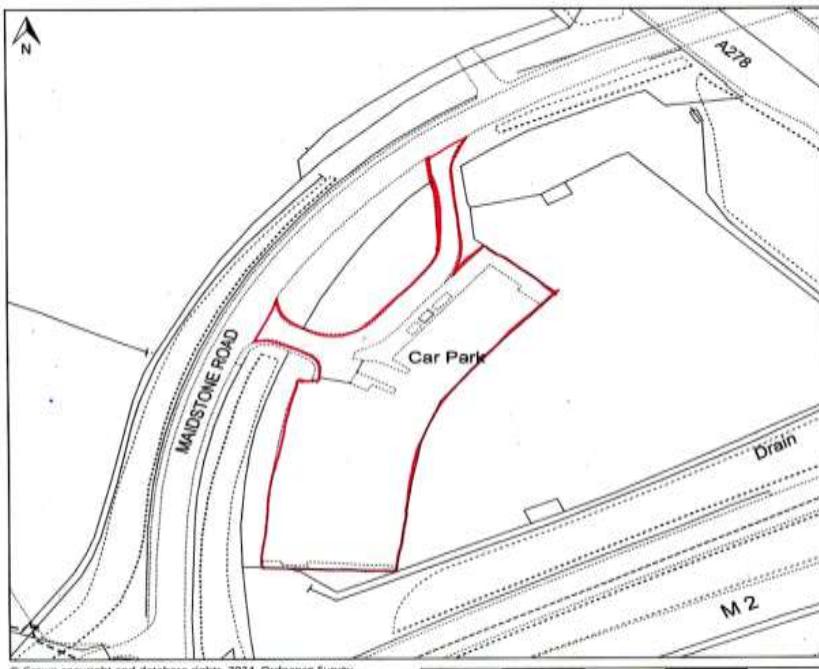
Gillingham

Medway

ME8 0LU

Site Location Plan

Wigmore Coach Park, Maidstone Road, Wigmore



Notes:



EMAPSITE™
PLANS

Ariel Map Image/Site Photo

96

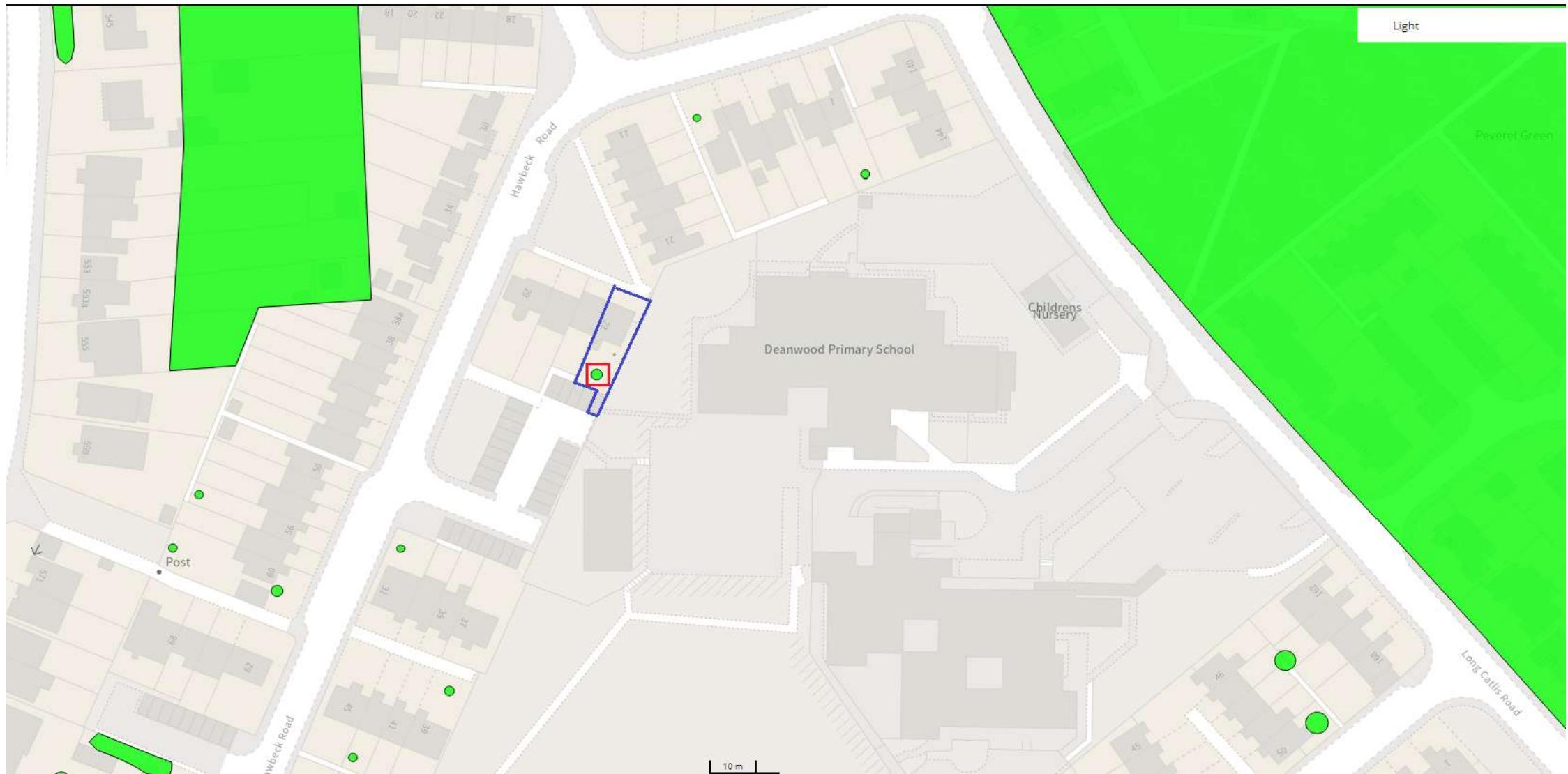




TPA/23/1378

23 Hawbeck Road
Parkwood
Gillingham
Medway
ME8 9TR

Site Location Plan



Site Photo

70

