

Planning Committee – Supplementary agenda No.1

A meeting of the Planning Committee will be held on:

Date: 24 September 2025

Time: 6.30pm

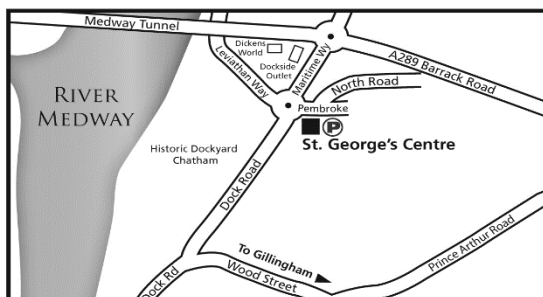
Venue: St George's Centre, Pembroke, Chatham Maritime, Chatham
ME4 4UH

Items

- 14 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 6)**

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

Date: 24 September 2025



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Medway Council
Planning Committee – 24 September 2025
Supplementary Agenda Advice Sheet

Page 18 – MC/25/1112 Land Adj To 91 Hawbeck Road, Parkwood, Gillingham, Medway ME8 9UX

Representations

One objection has been received from a new household, and further objections have been received from those that have previously objected and some have been received without providing an address. However, these are from existing households and further revised petitions, reiterating concerns already raised in regard to the following issues (*Officer comment in italics*):

- Loss of wildlife and birds within the existing planting and shrubbery.
The clearance has already been undertaken. This is not development, and the vegetation was not protected.
- The land being allocated as highways land and 'unauthorised' works being undertaken without a stopping up order being granted. *The matter of a stopping up order is separate from the planning considerations of the application and requires a different process and procedure in addition to any planning permission.*
- The applicant is a property developer and, therefore, this development should not be classified as self-build.
The application has been submitted as a self-build application, with a draft legal agreement submitted with the application identifying the applicant as the prospective occupier. An approval will not be issued without a final agreement being signed.
- Highways safety due to the proximity to the junction.
The dropped kerb would require approval under a highway licence, which would require a safety audit.
- Intrusion of the green frontage to Rowbrocke Close.
The matter of the impact on the character of the area is dealt with in the main Committee Report.
- The footprint of the development does not match the size of the site and therefore constitutes overdevelopment.
As above, the matter of the impact on the character of the area is dealt with in the main Committee Report.

- Surface water flooding concerns.
Boundary treatment and parking area conditions are included in the recommendation to deal with surface water.
- Preparatory works are a safety concern and machinery has been used on site already.
This is not a planning matter.
- Allowing development here will set precedent for piecemeal loss of green frontages across Parkwood Estate.
Each application is dealt with on its own merits and each site will have its own individual considerations.
- Request that the application be deferred.
There are no reasons to defer the application. There is sufficient information to determine the application as submitted.

Page 32 – Planning Application MC/25/0371 Land to the rear of Berengrave Lane, Rainham, ME8 7FG

Recommendations

S106

The S106 Libraries figure should read £7,285 not £7,634.22.

Change to **Condition 21** Climate Change Verification as the incorrect date has been included this should be changed from received 25 December 2025 to received 25 February 2025.

Additional Condition 25

The approved carports shall not be enclosed, and no other permanent development shall take place, within or to the car ports whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or reenacting that Order). The car port parking spaces shall remain available for parking.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and in accordance with Policy T13 of the Medway Local Plan 2003.

Additional Informative

When submitting the Biodiversity Gain Plan to discharge the Biodiversity Net Gain condition the applicant should look at whether relevant habitat banks have been created and have credits available within the Medway area prior to securing credits out of Medway.

Planning Appraisal

Flooding & Drainage section of the report

The Flooding & Drainage section of the report contains the incorrect reference to the drainage report and should be changed from *A flood risk assessment and drainage strategy undertaken by Ardent consulting engineers (ref:2305960), dated December 2023* to SLR Consulting Ltd / 425.065471.00001 dated 20 January 2025.

Page 62 – MC/24/1535 Acorn Wharf, Gas House Road, Rochester Medway

Planning Appraisal

Bird Mitigation section of the report

Amend to ... "tariff of **£337.49**"

Amend to "With 132 residential units proposed, the contribution for mitigation would be **£44,548.68**."

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