

Planning Committee – Supplementary agenda

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

15 Additional Information - Presentation

**(Pages
3 - 106)**

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

Date: 25 September 2025

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Planning Committee

24th September 2025

MC/25/1112

Land Adj To 91 Hawbeck Road, Parkwood, Gillingham, ME8 9UX



MC/25/1112 - Land Adj To 91 Hawbeck Road, Parkwood, Gillingham, ME8 9UX

25 0 25 50 75 100 125 150 175 200

Metres

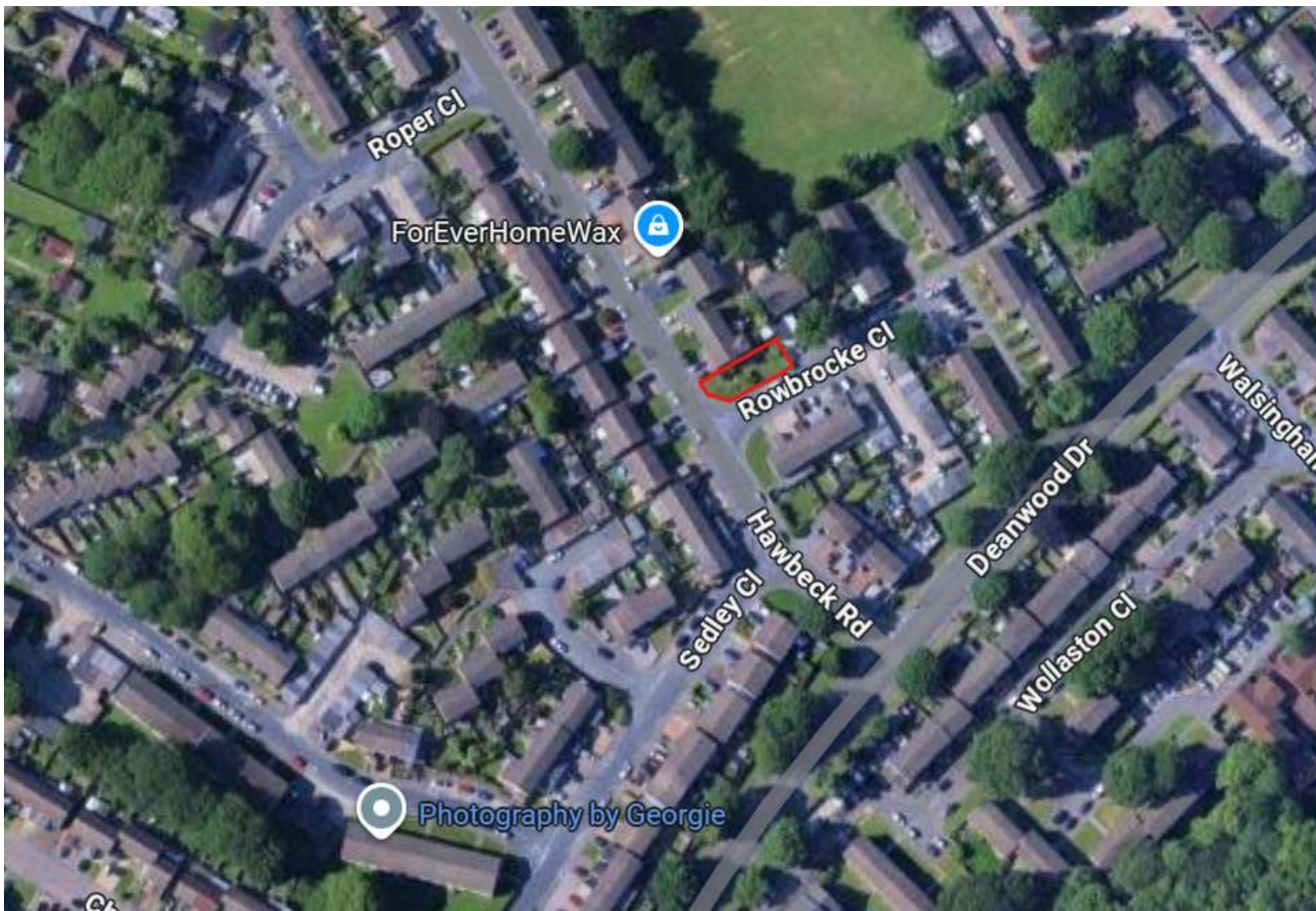
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Madwin
Serving You

Scale: 1:2500 11/09/25

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Site Location



Photographs of the site with shrubbery



∞ Photos of the site without shrubbery

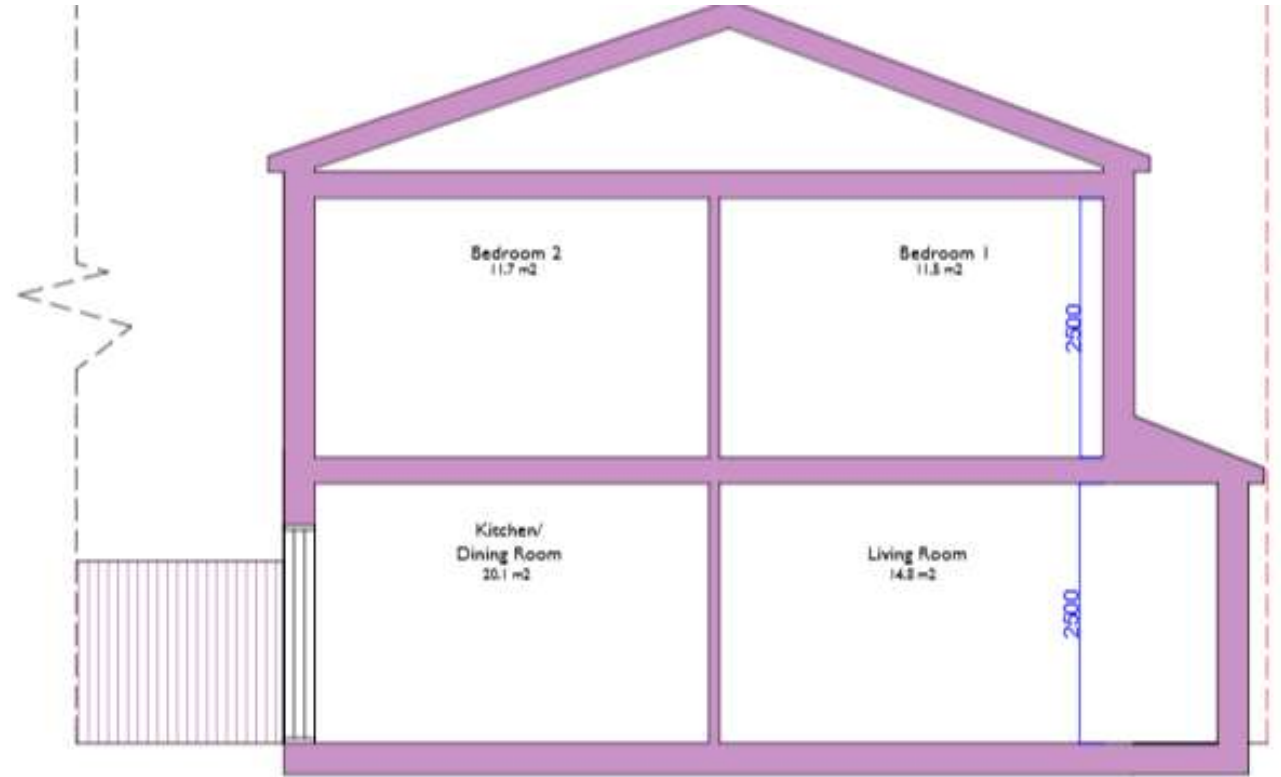


Other approved dwellings close to junctions in the area 116 Hawbeck



Proposed Site Layout and Section

10



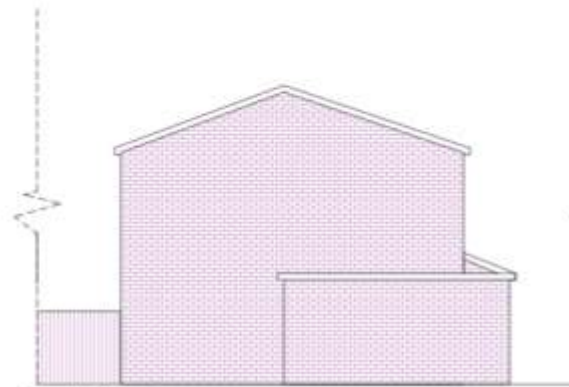
Proposed Elevations and Floor Plans



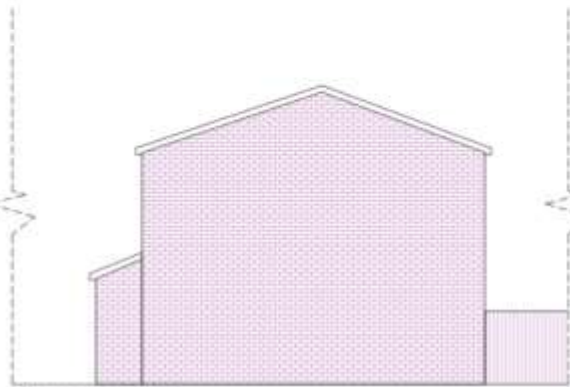
Proposed West Elevation



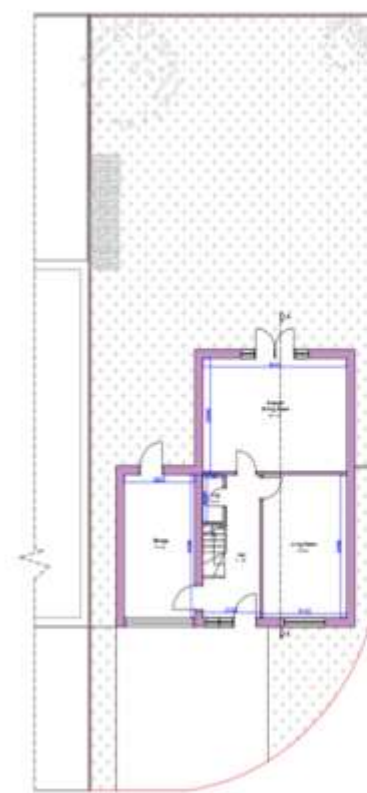
Proposed East Elevation



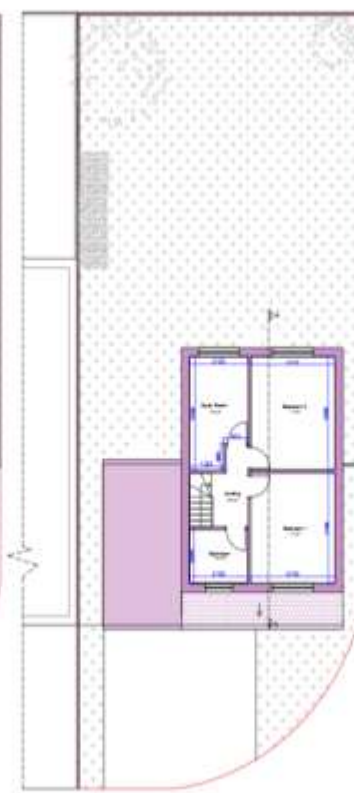
Proposed South Elevation



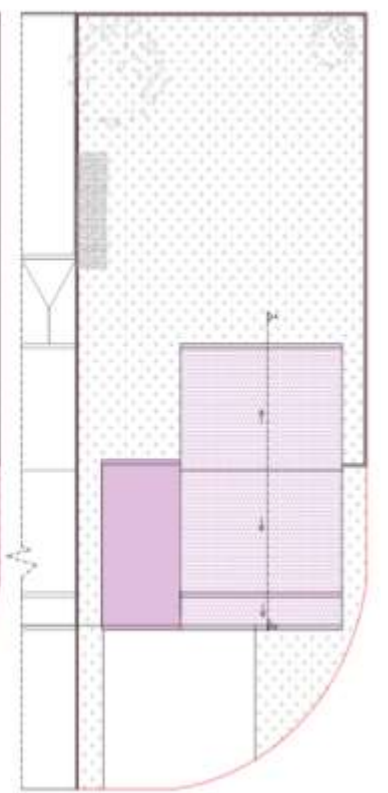
Proposed North Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

MC/25/0371

Land To The Rear Of Berengrave Lane, Rainham, ME8 7FG



MC/25/0371 - Land To The Rear Of Berengrave Lane, Rainham, ME8 7FG

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Scale: 1:5000 09/09/25

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Site Context Wider



Previous phases



Previous phase applications



Phase One - MC/18/3168 - 9 dwellings



Phase Two - MC/22/1339 - 8 dwellings

Proposed Site Layout

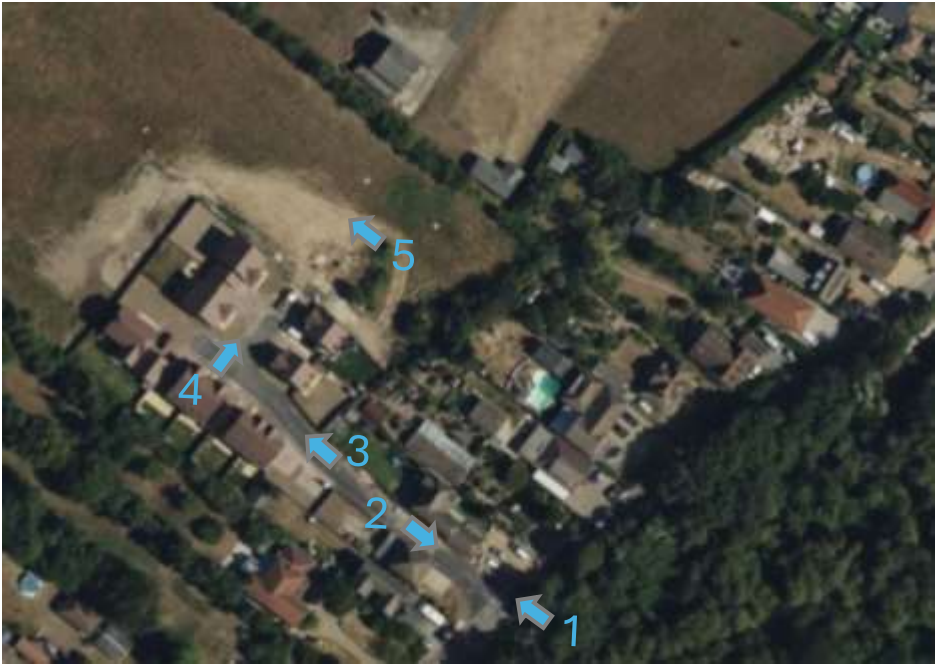


Wider views with wire frame



Previous Phases

1



4



2



3



5




Views from within the site




Local Amenities


Key




Site location




Rainham town centre




Rainham Train Station




Bus Stop




GP Surgery / clinic




Supermarket




Shops




Churches




Primary school




Secondary school




Pub




Restaurant




Cafe




Train-line




Main roads




Green spaces



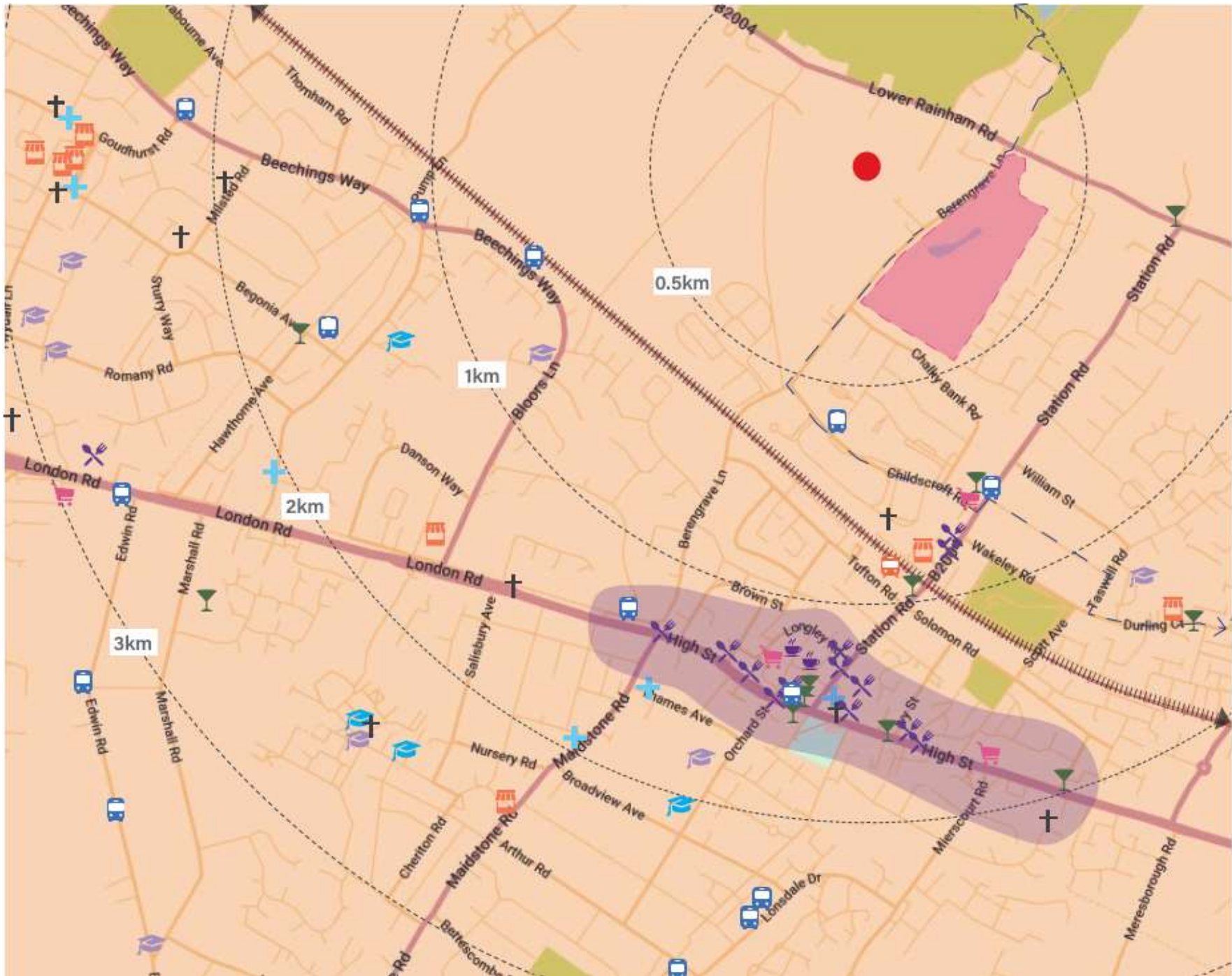
Berengrave Nature Reserve



National Cycle Network Route 1



A long-distance route in sections from Dover to the north of Scotland.



Proposed improvements to sustainable transport methods

22



Proposed Parking Strategy

KEY:

- Car Port
- Allocated Spaces
- Garage
- Visitor Spaces
- Cycle Store
- EVCP Bollard (2no. per bollard)
- EVCP Wall point



Landscape Masterplan



Development scale



Affordable housing layout

26

Key

- Affordable - Intermediate
- Affordable - Rental
- Private



Proposed Elevations Affordable units



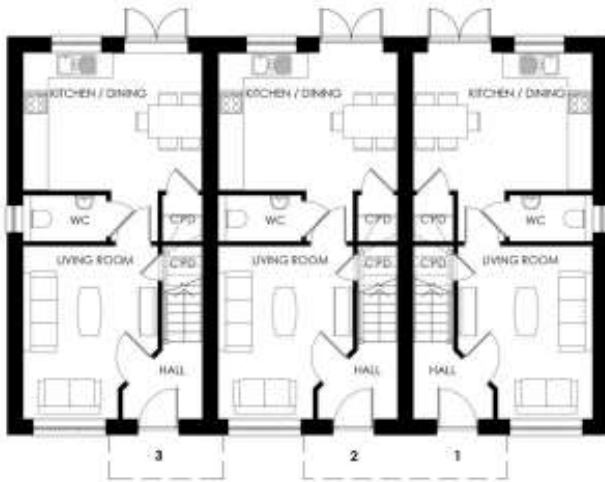
Front Elevation



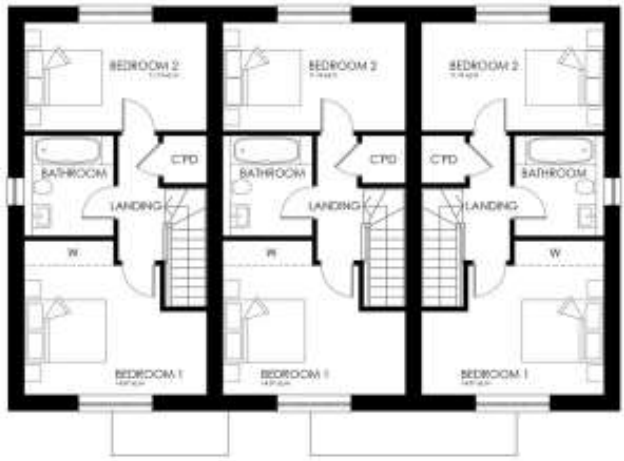
Ground Floor Plan



Front Elevation



Ground Floor Plan



First Floor Plan

Plot 11- 3 bed detached bungalow

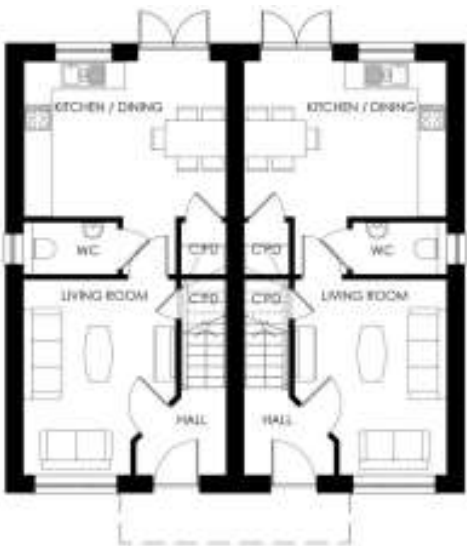
Plot 1, 2 and 3 - 2 bed house's

Proposed Elevations Affordable units

28



Front Elevation



Ground Floor Plan

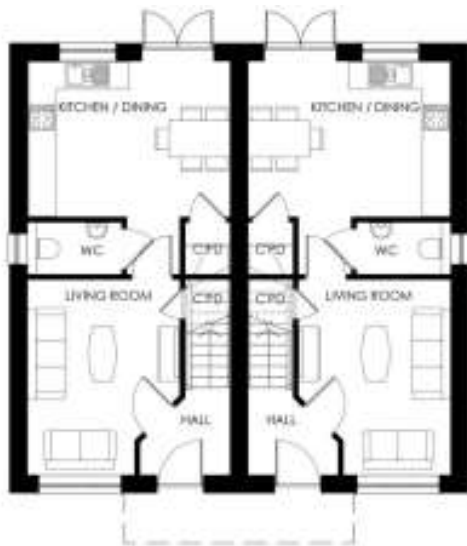


First Floor Plan

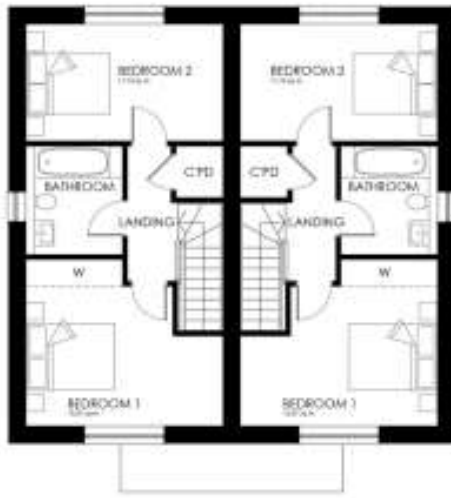
Plot 16 and 17- 2 bed semi detached house's



Front Elevation



Ground Floor Plan



First Floor Plan

Plot 12, 13, 14 and 15- 2 bed house's

Proposed Elevations Market units



Front Elevation



Front Elevation 27 28



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

Plot 4 - 4 bed detached house

Plots 27 and 28- 3 bed semi detached house's

Proposed Elevations Market units

30



Front Elevation



Ground Floor Plan



First Floor Plan

Plot 8 - 4 bed detached house



Front Elevation



Ground Floor Plan



First Floor Plan

Plot 24 - 3 bed detached house's

Proposed Elevations Market units



Ground Floor Plan



First Floor Plan

Plots 9 and 10 – 3 and 4 bed semi detached house's

Street views Part 1

32



Proposed Street Scene A-A
Scale: 1:200@A1



Proposed Street Scene B-B
Scale: 1:200@A1

Street views Part 2



Proposed Street Scene C-C
Scale: 1:200@A1



Proposed Street Scene D-D
Scale: 1:200@A1



Proposed Steet Scenes

34

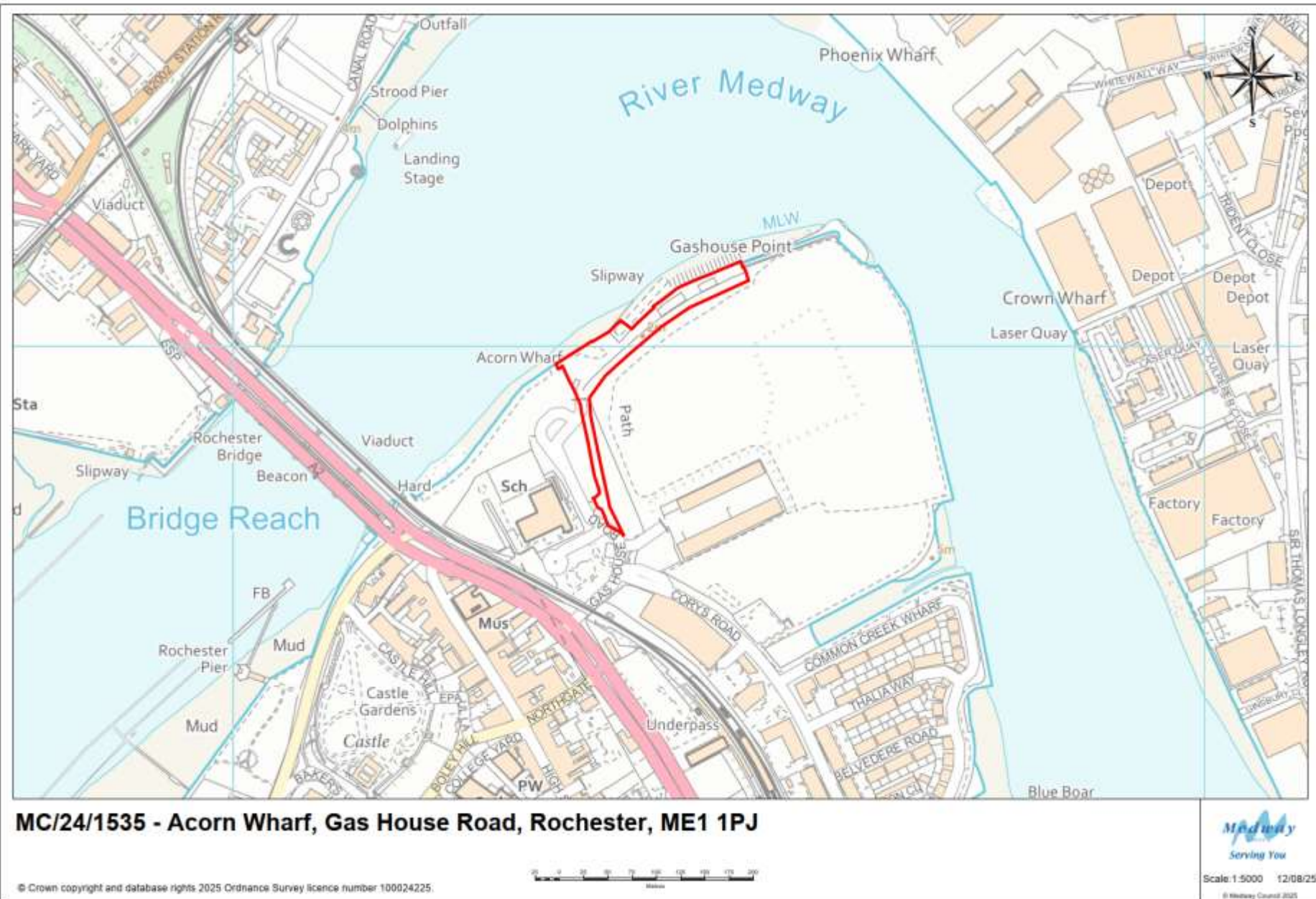


Overview



MC/24/1535

Acorn Wharf, Gas House Road, Rochester, ME1 1PJ



MC/24/1535 - Acorn Wharf,
Rochester



MC/24/1535 - Acorn Wharf,
Rochester

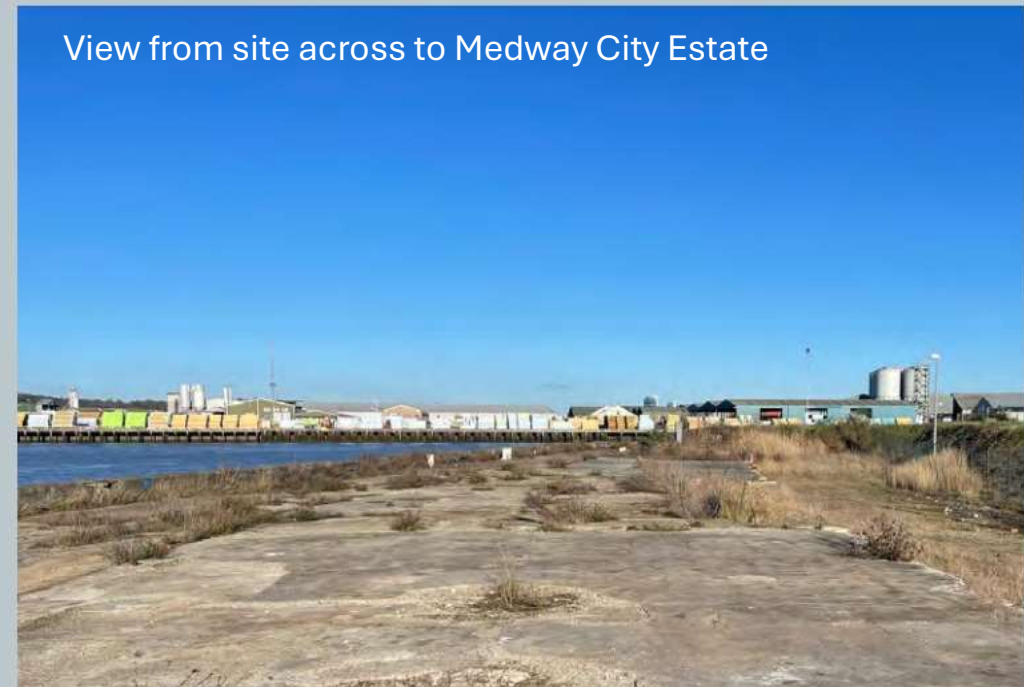


MC/24/1535 - Acorn Wharf,
Rochester





From site looking out toward existing entrance gate and Rochester Riverside School



View from site across to Medway City Estate

MC/24/1535 – Existing photos of the site



Looking south



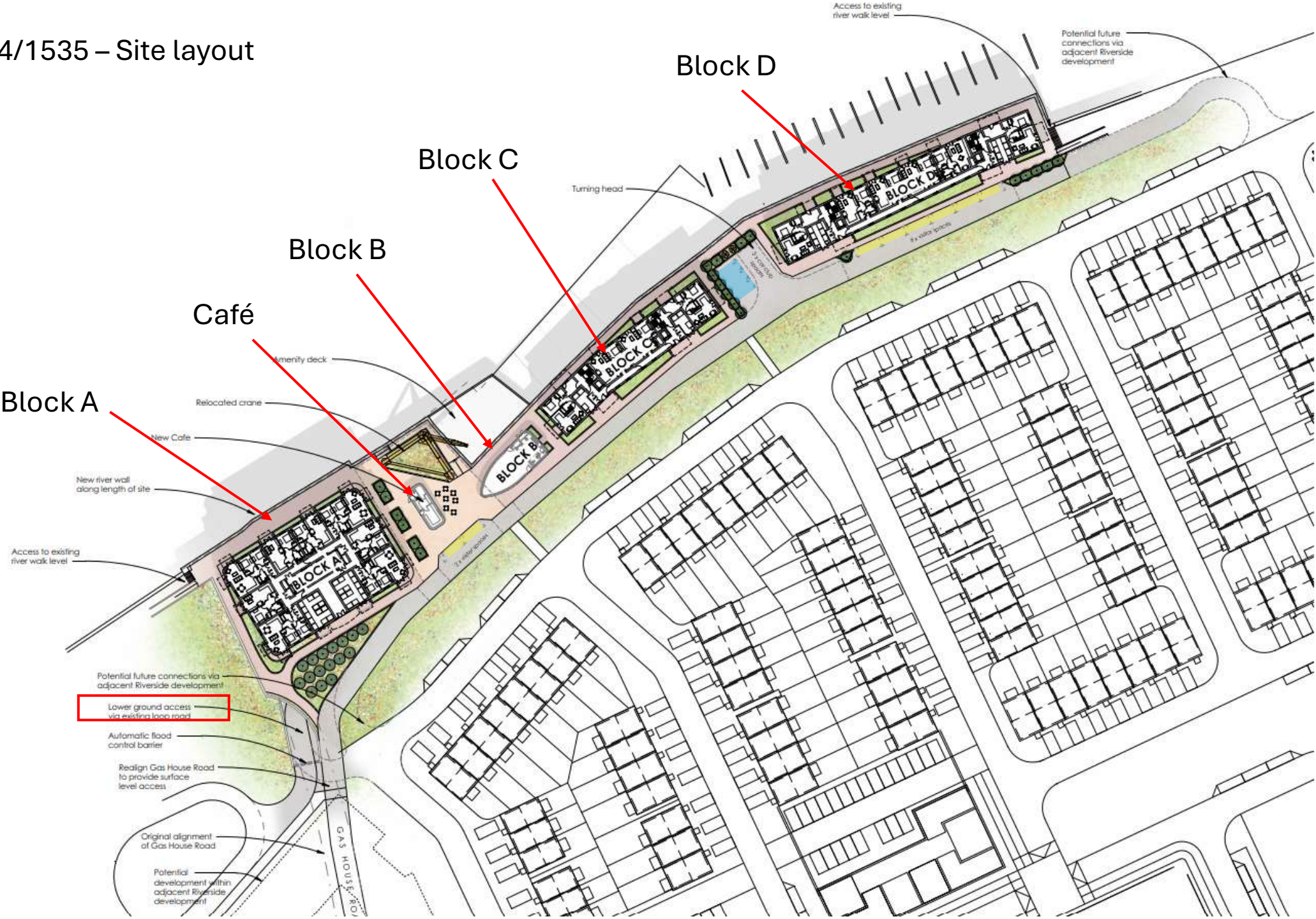
Old launching slipway



MC/24/1535 – Existing photos of the site



MC/24/1535 – Site layout





Proposed River View D-D

Street scene of site



Proposed Street Scene E-E

MC/24/1535 – Block A



Block A: Front (South) Elevation



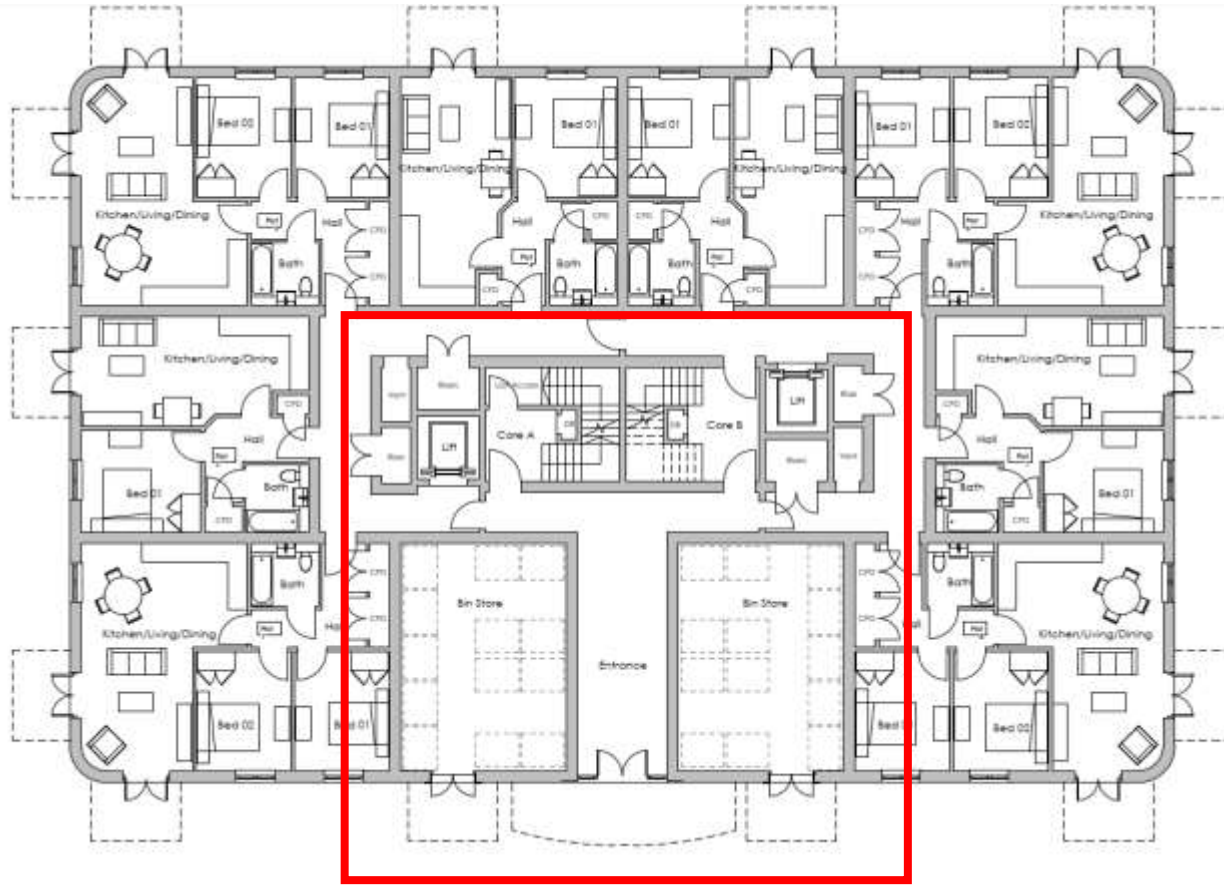
Block A: Rear (North) Elevation



Block A: right (East) Flank Elevation

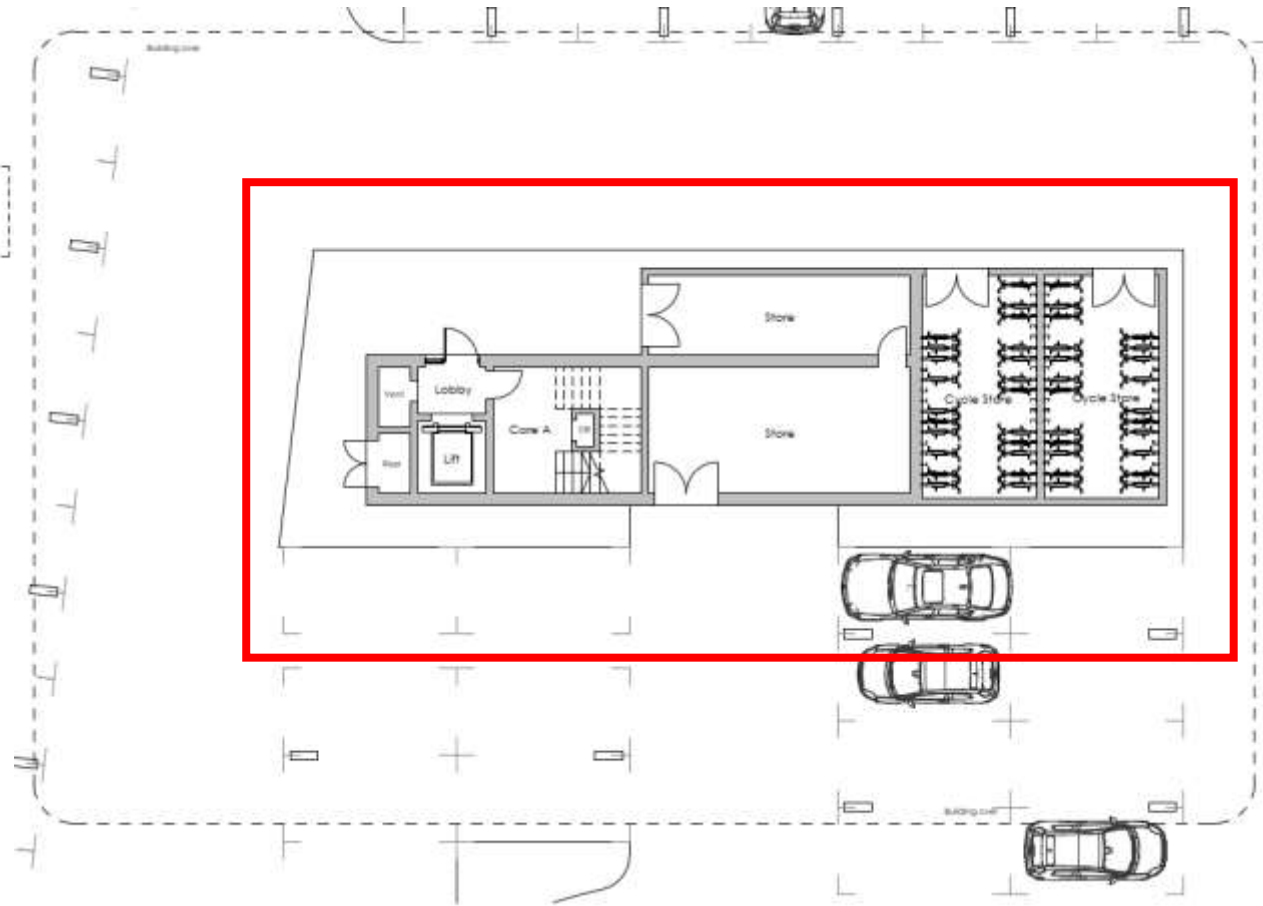


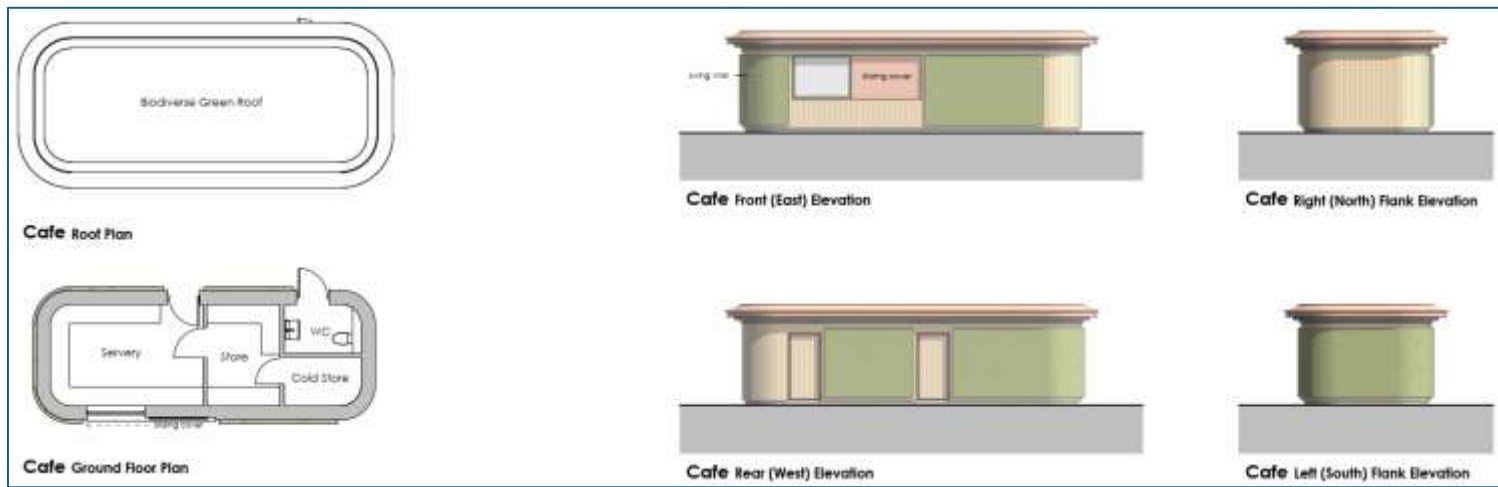
Block A: Left (West) Flank Elevation



Entrance lobby and bin store
at ground floor level

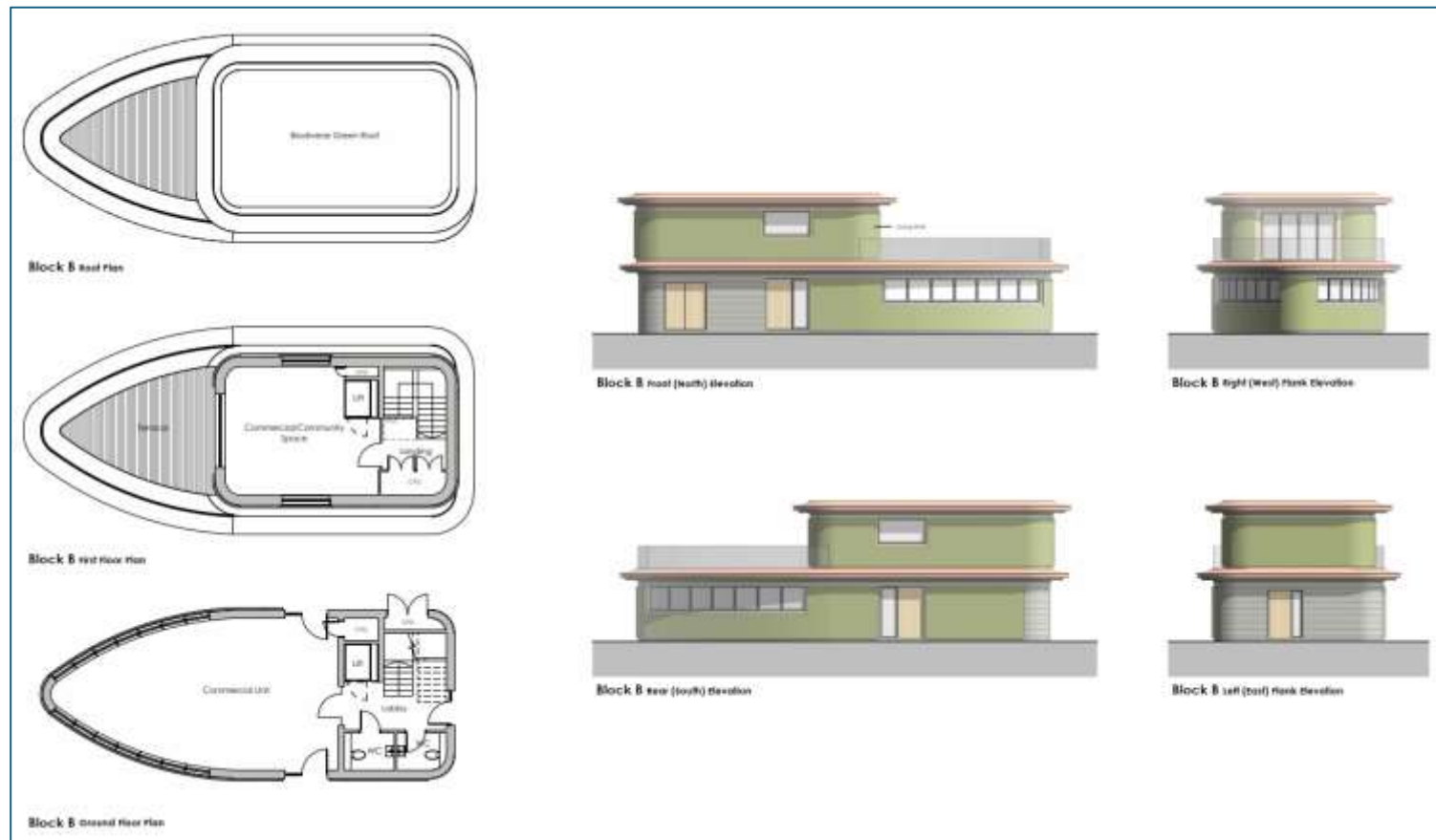
Lower Ground and Ground Floor showing
core areas and access from parking area,
where cycle storage is also located





Café building

Block B –
Commercial unit



MC/24/1535 – Block C



Block C Front (South) Elevation



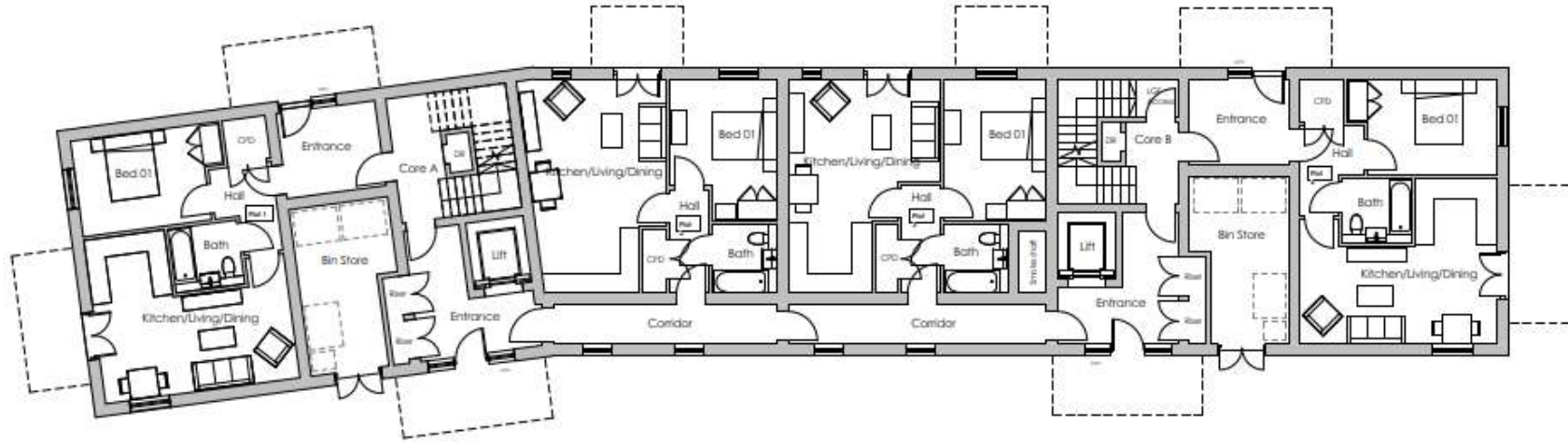
Block C Right (East) Flank Elevation



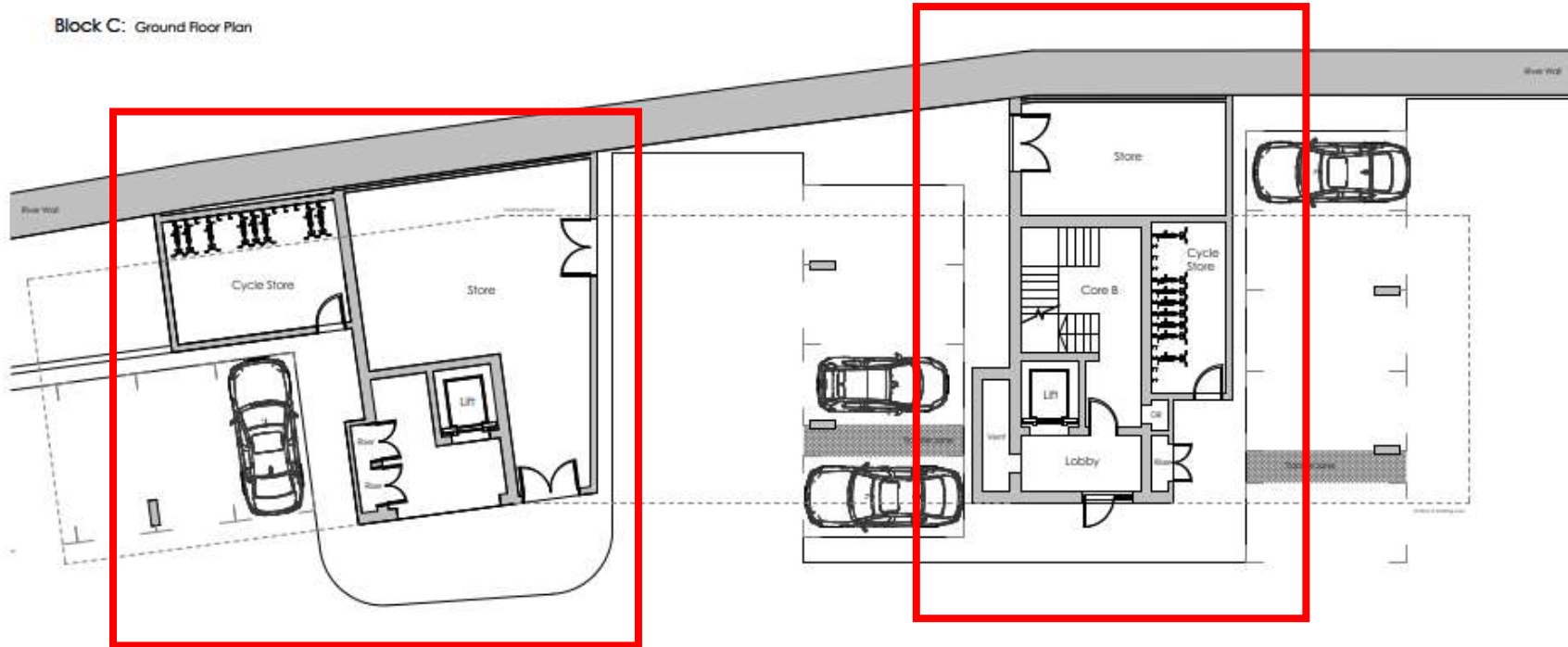
Block C Rear (North) Elevation



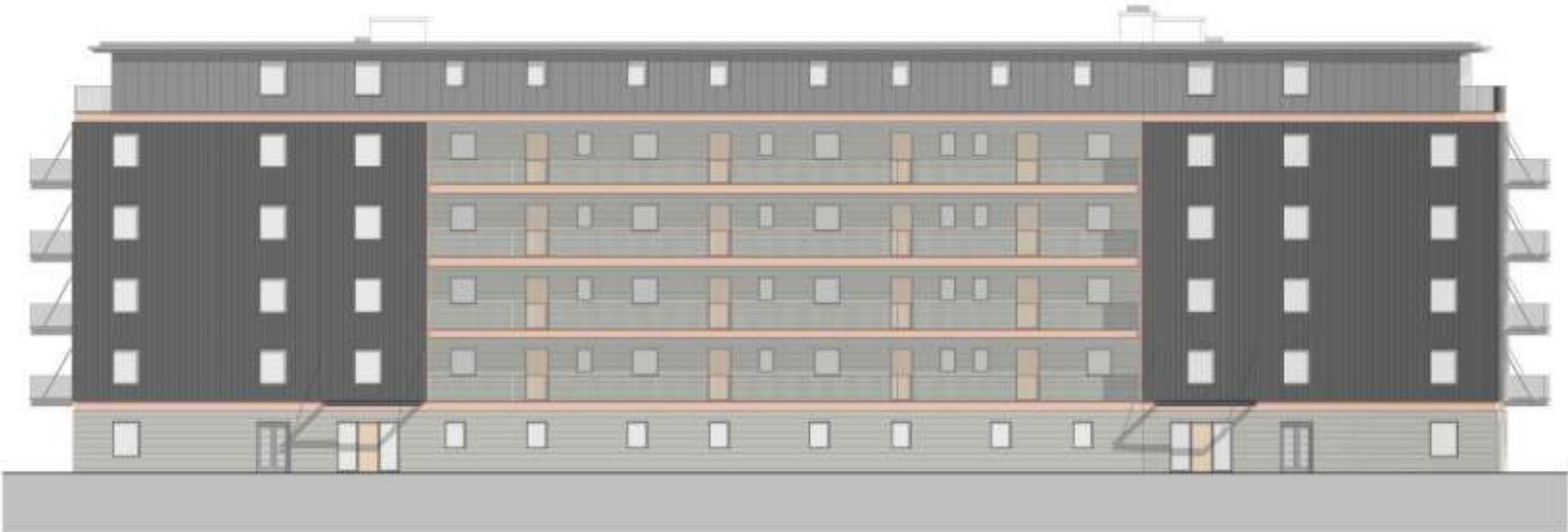
Block C Left (West) Flank Elevation



Block C: Ground Floor Plan



MC/24/1535 – Block D



Block D West (South) Elevation



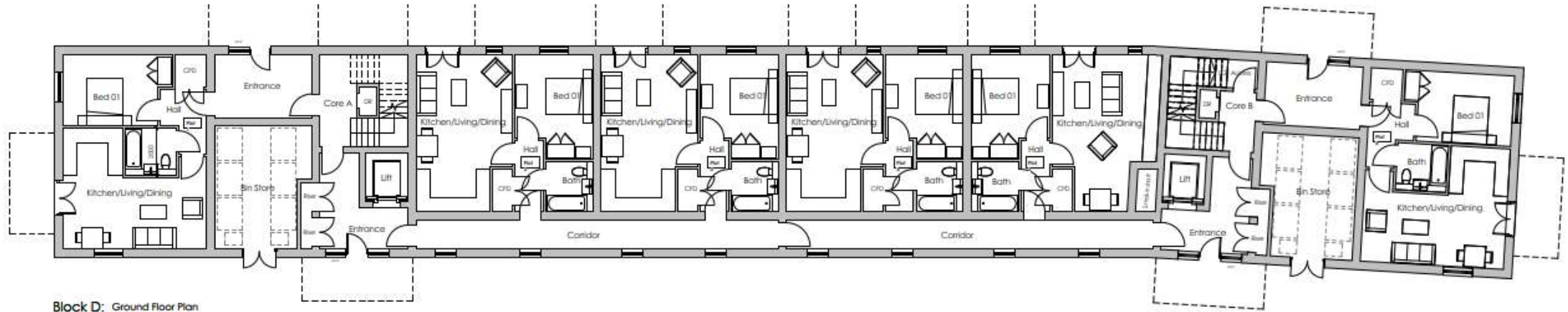
Block D West (North) Elevation



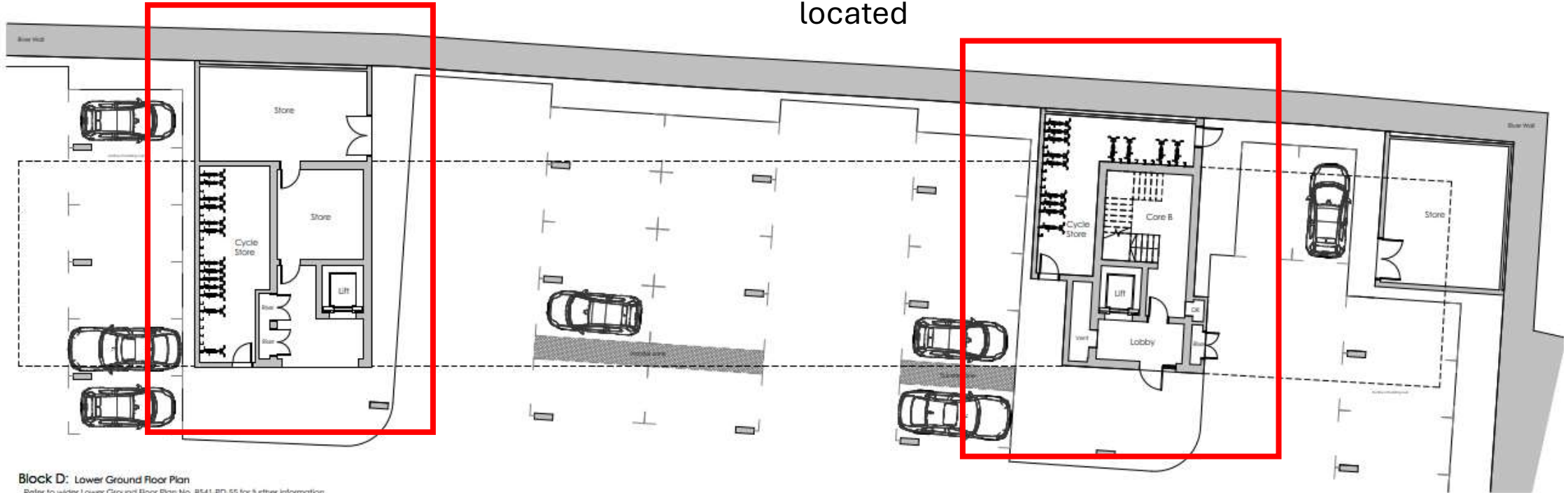
Block D Right (East) Flank Elevation



Block D Left (West) Flank Elevation

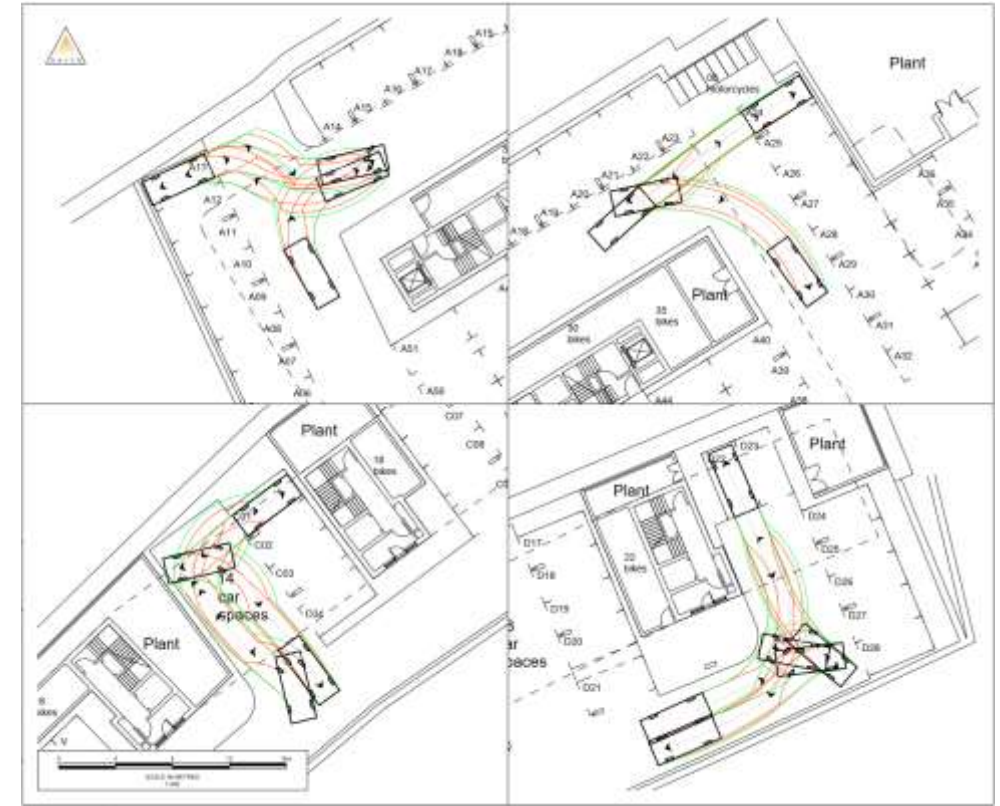
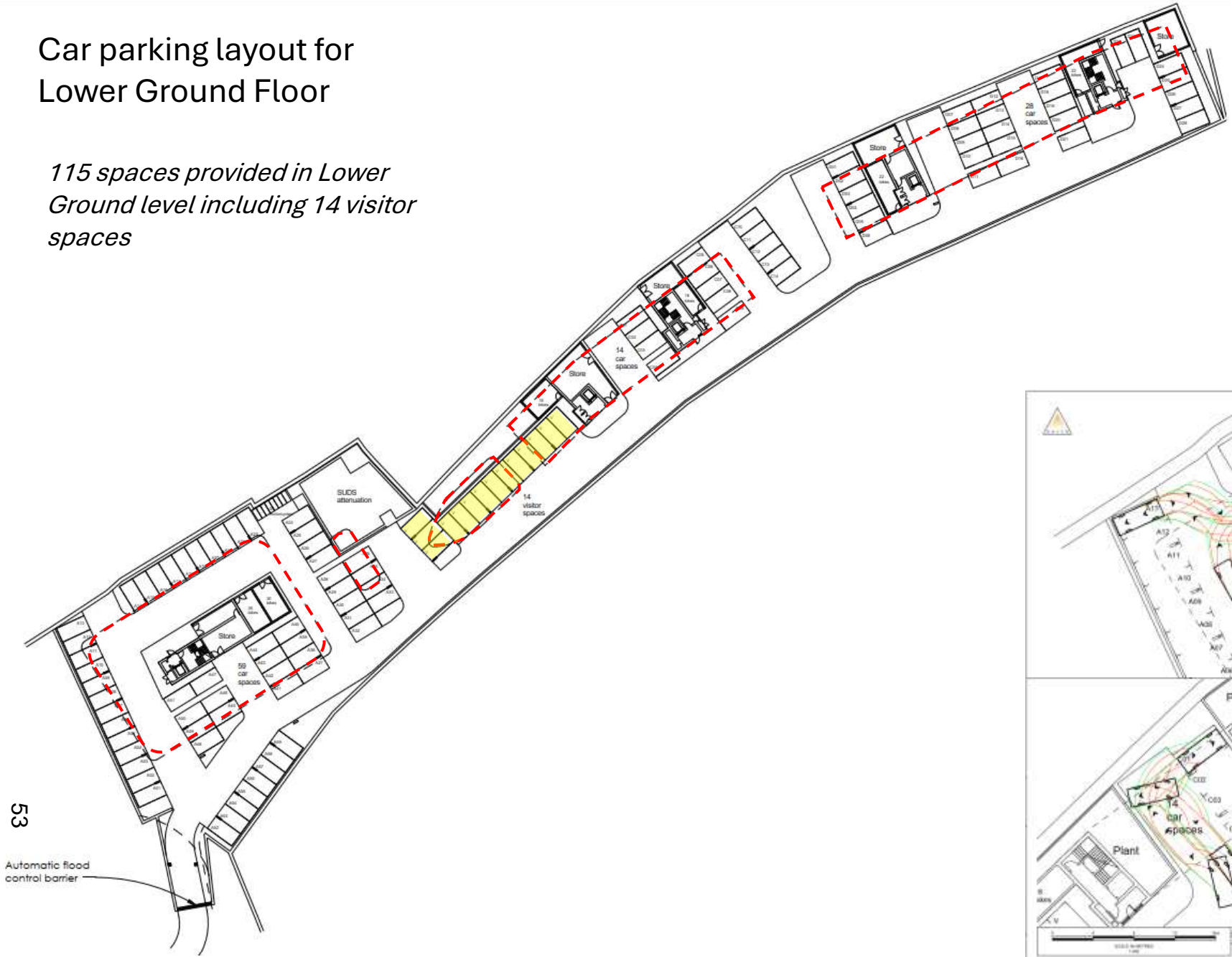


Lower Ground and Ground Floor showing core areas and access from parking area, where cycle storage is also located

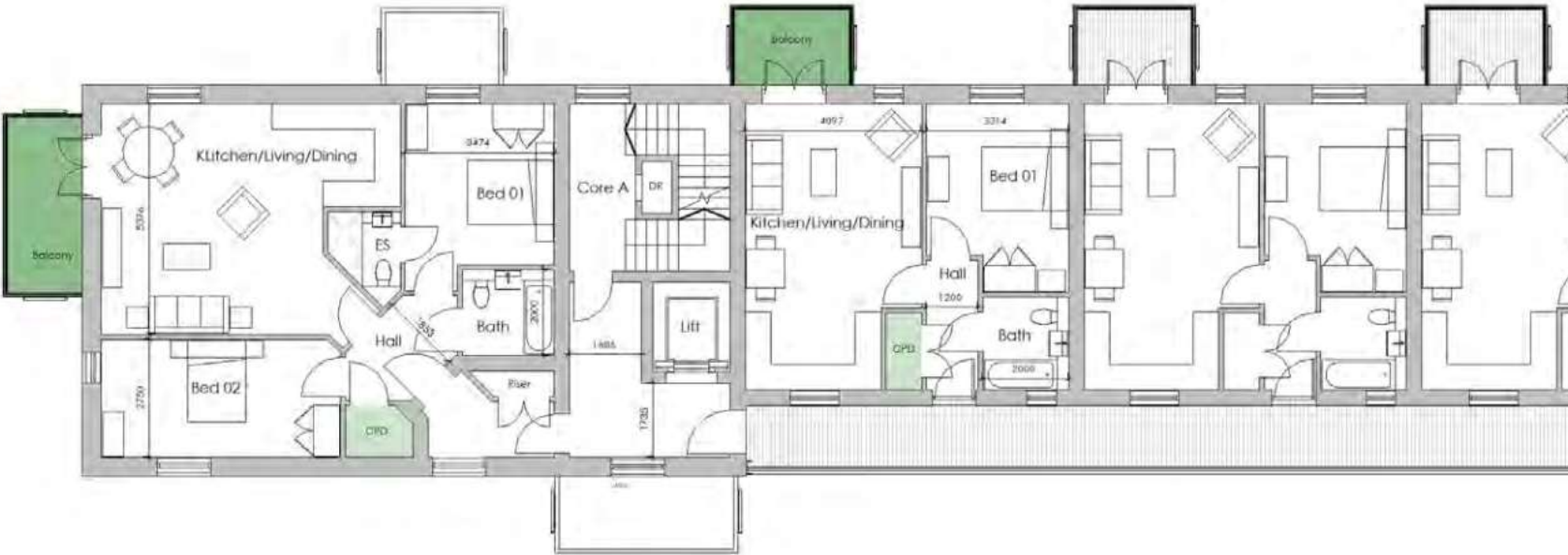


Car parking layout for
Lower Ground Floor

115 spaces provided in Lower
Ground level including 14 visitor
spaces



Blocks C and D



Block A



Roof Plan

Landscape Strategy



Betula pendula - 31 no. Trees



Acer campestre 'Eisrijk' - 13 no. Trees



Perennial & Annual Planting - 512 sqm



Native Wildflower Grassland - 85 sqm



Ground Level Plan



Biodiverse Green Roofs - 1,327 sqm



Green Wall - 130 sqm



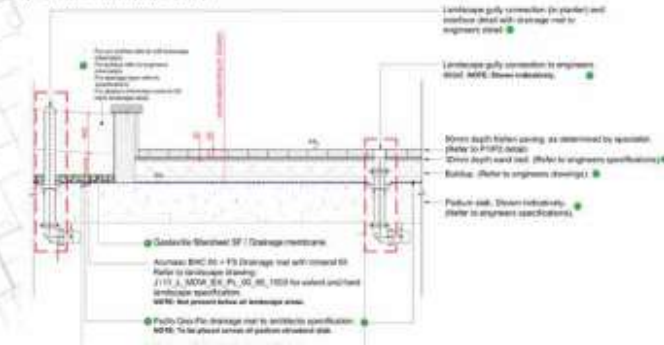
Raised Planters



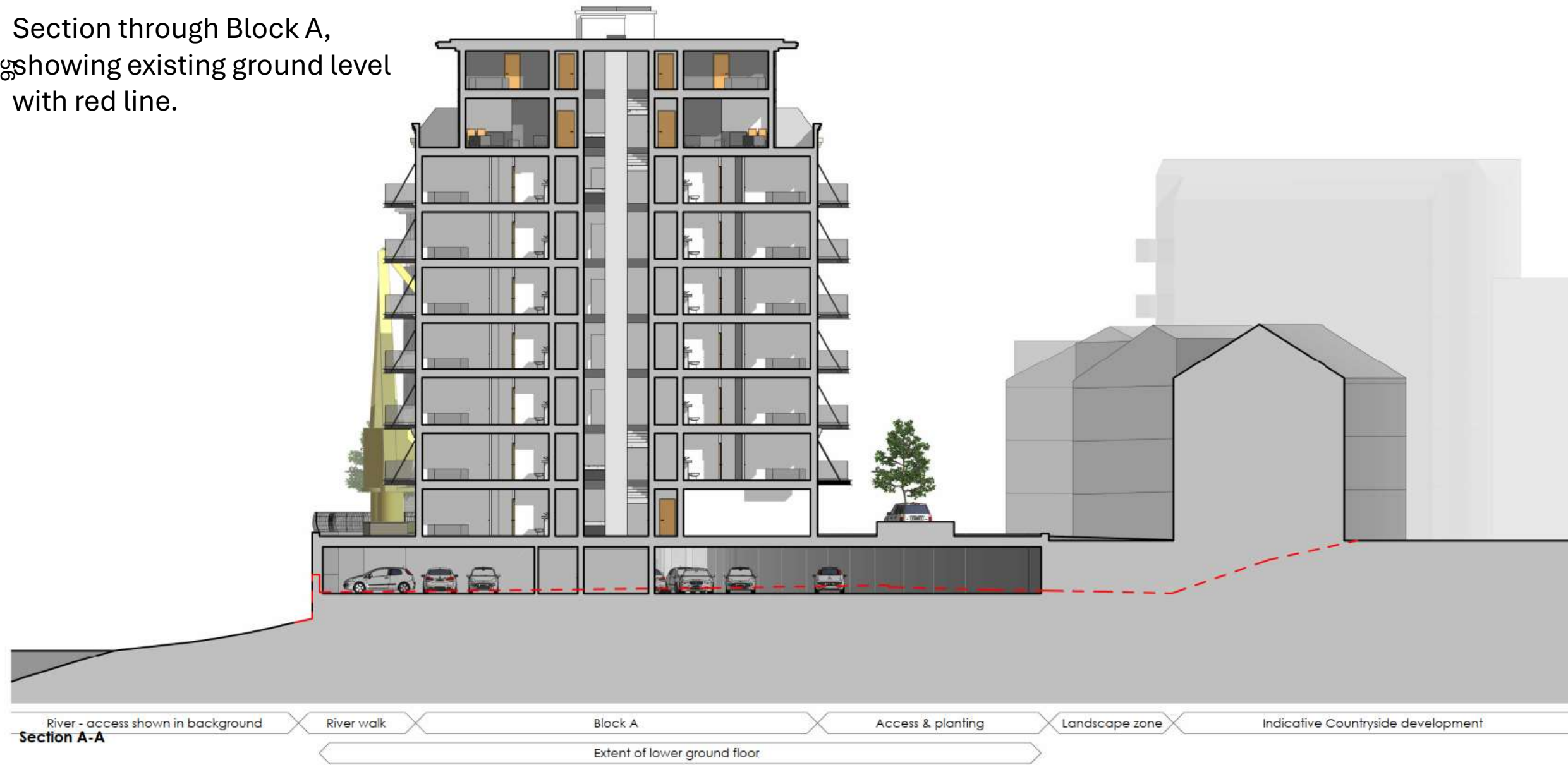
Raised Planters



Typical Raised Podium Planter Detail (FOR INFORMATION ONLY)



Section through Block A,
showing existing ground level
with red line.



River - access shown in background
Section A-A
River walk
Block A
Access & planting
Landscape zone
Indicative Countryside development
Extent of lower ground floor



MC/24/1535 – CGI imagery of the proposed structures from various angles

Looking toward site from land near school site

Viewpoint from Rochester Cathedral area



MC/24/1535 – CGI imagery of the
proposed structures from various
angles

Looking toward site from waters
edge of Phase 6

3D drawing from river



MC/24/1535 – View from All Saints/Church Green, Strood



MC/24/1535 – View from Jacksons Field – Skate Park

09



MC/24/1535 – View from Children's Play Area, Watermill Gardens, Strood





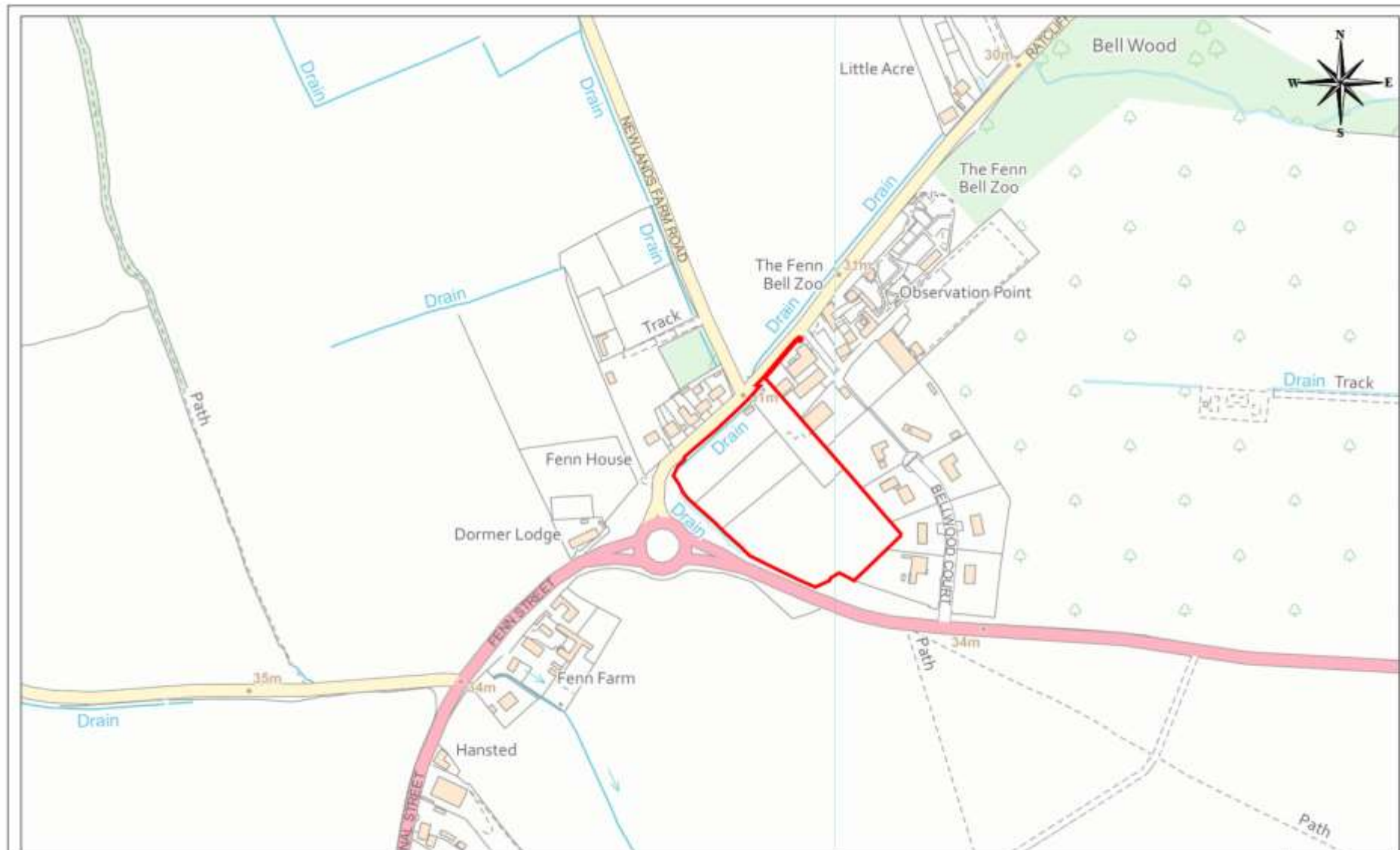
Proposed River View D-D



Proposed Street Scene E-E

MC/25/0740

Land Adjacent Fenn Street And Ratcliffe Highway, St Mary Hoo,
Rochester, ME3 8RF



MC/25/0740 - Land Adjacent Fenn Street And Ratcliffe Highway, St Mary Hoo, Rochester, ME3 8RF

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Aerial photos of site



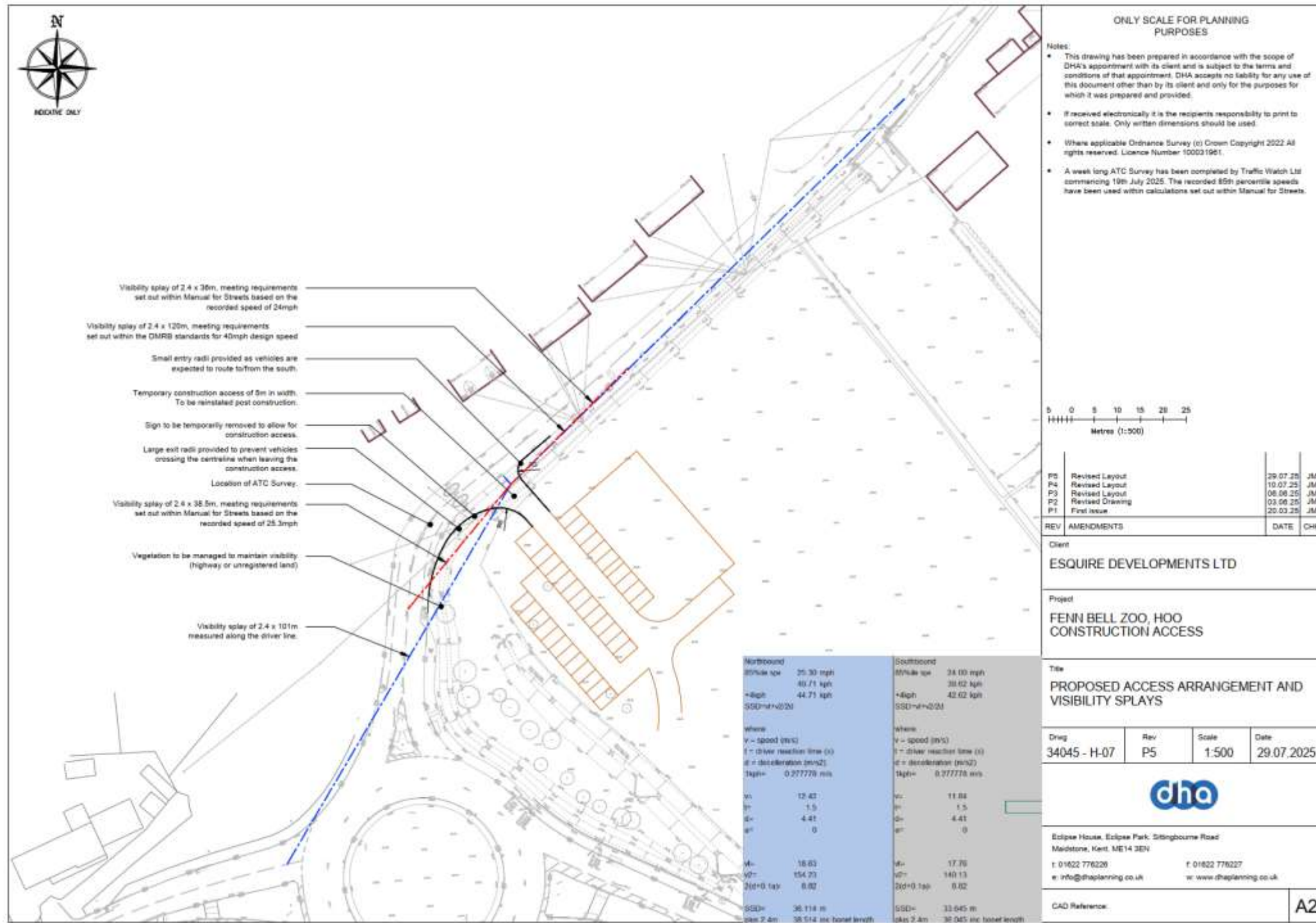
Site Photos



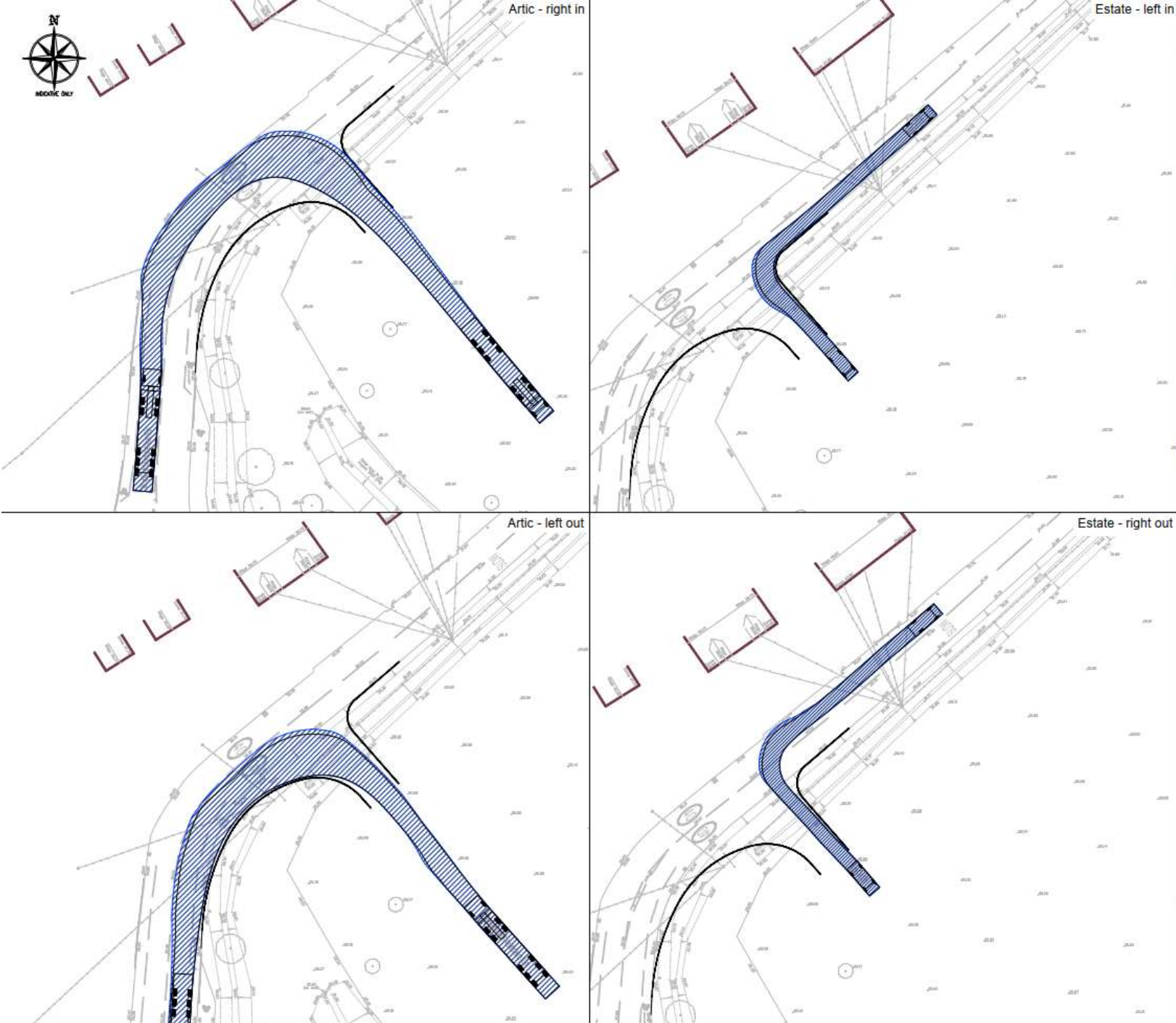
Site Photos



Temporary access and parking area plan



Swept Path analysis



ONLY SCALE FOR PLANNING PURPOSES

Notes:

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Articulated Vehicle (HGV) Dimensions (mm):
Max Length: 16500
Overall Width: 2550
Overall Body Height: 4000
Min Body Ground Clearance: 60
Lock to Lock Turn: 12000
Kerb to Kerb Turning Radius: 9.500m

Estate Car (2000) Dimensions (mm):
Overall Length: 4400
Overall Width: 1800
Overall Body Height: 1400
Min Body Ground Clearance: 100
Lock to Lock Turn: 9000
Kerb to Kerb Turning Radius: 5.500m

5 0 5 10 15 20 25

Metres (1:500)

P4	29.07.25	JM	Revised Drawing	JM	JM
P3	06.06.25	HL	Revised Drawing	JM	JM
P2	03.06.25	HL	Revised Layout	JM	JM
P1	03.03.25	HL	First Issue	JM	JM

REV	DATE	BY	DESCRIPTION	CHK	APD

client

ESQUIRE DEVELOPMENTS LTD

project

FENN BELL ZOO, HOO
CONSTRUCTION ACCESS

title

VEHICLE SWEEP PATH ANALYSIS
16.5M ARTICULATED VEHICLE & ESTATE CAR

project	32029	dwg	T-06	rev	P4
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Drawn	HL	Checked	JM	Approved	JM	scale @ A3	1:500	date	29.07.2025
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status	FOR INFORMATION	P
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Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226
e: info@dhaplanning.co.uk

t: 01622 776227
w: www.dhaplanning.co.uk

CAD Reference:

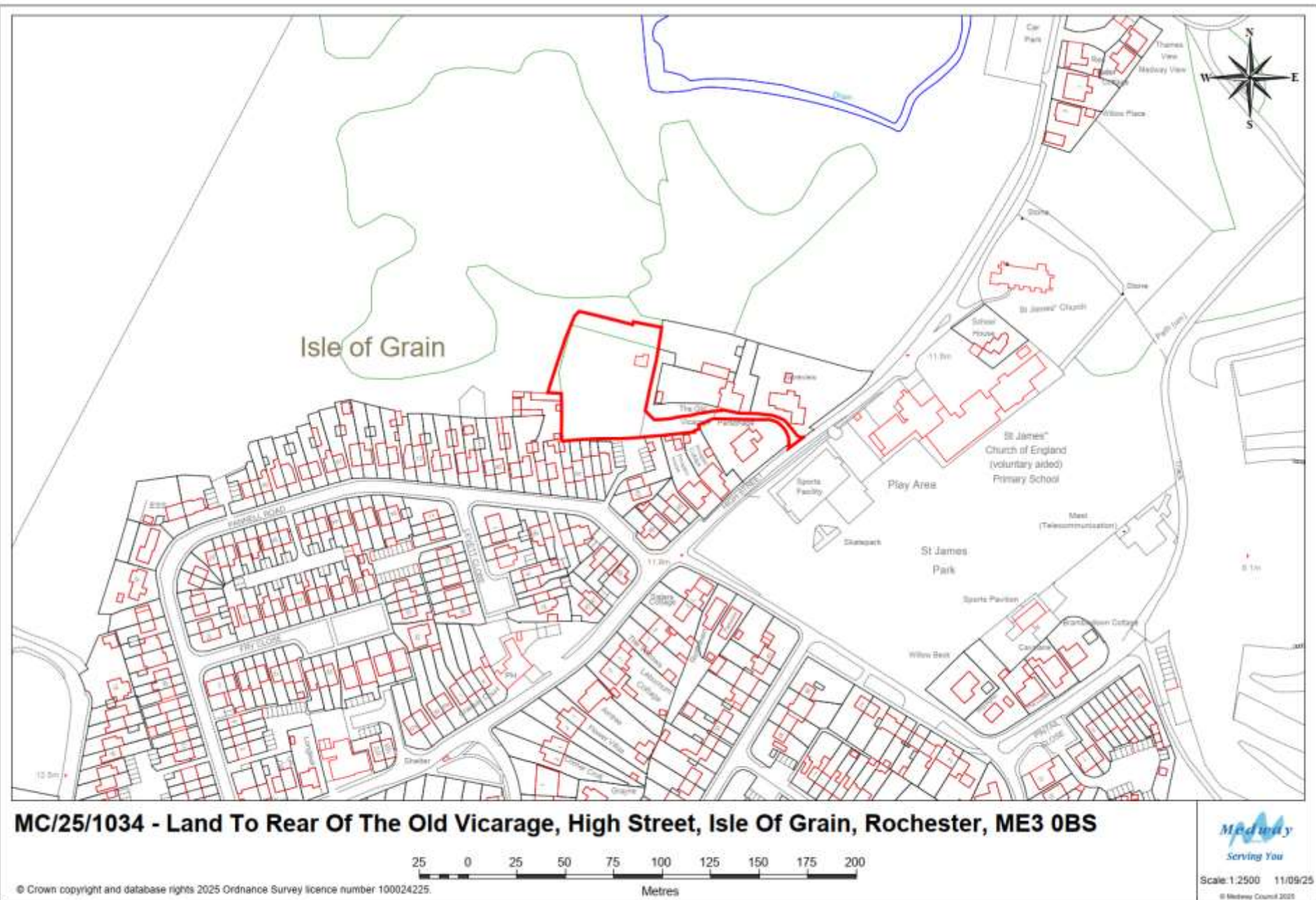
A3

Approved development

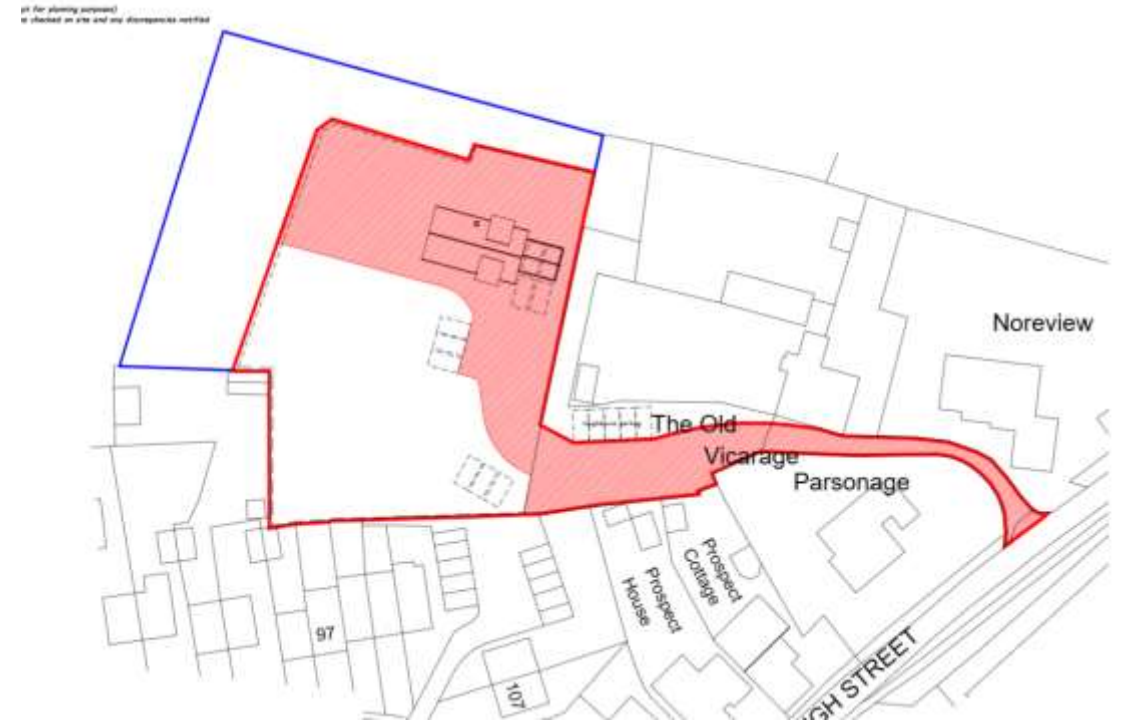


MC/25/1034

Land To Rear Of The Old Vicarage, High Street, Isle Of Grain,
Rochester, ME3 0BS



Site Location



Site Photos

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Access



North of the site



Existing Planting

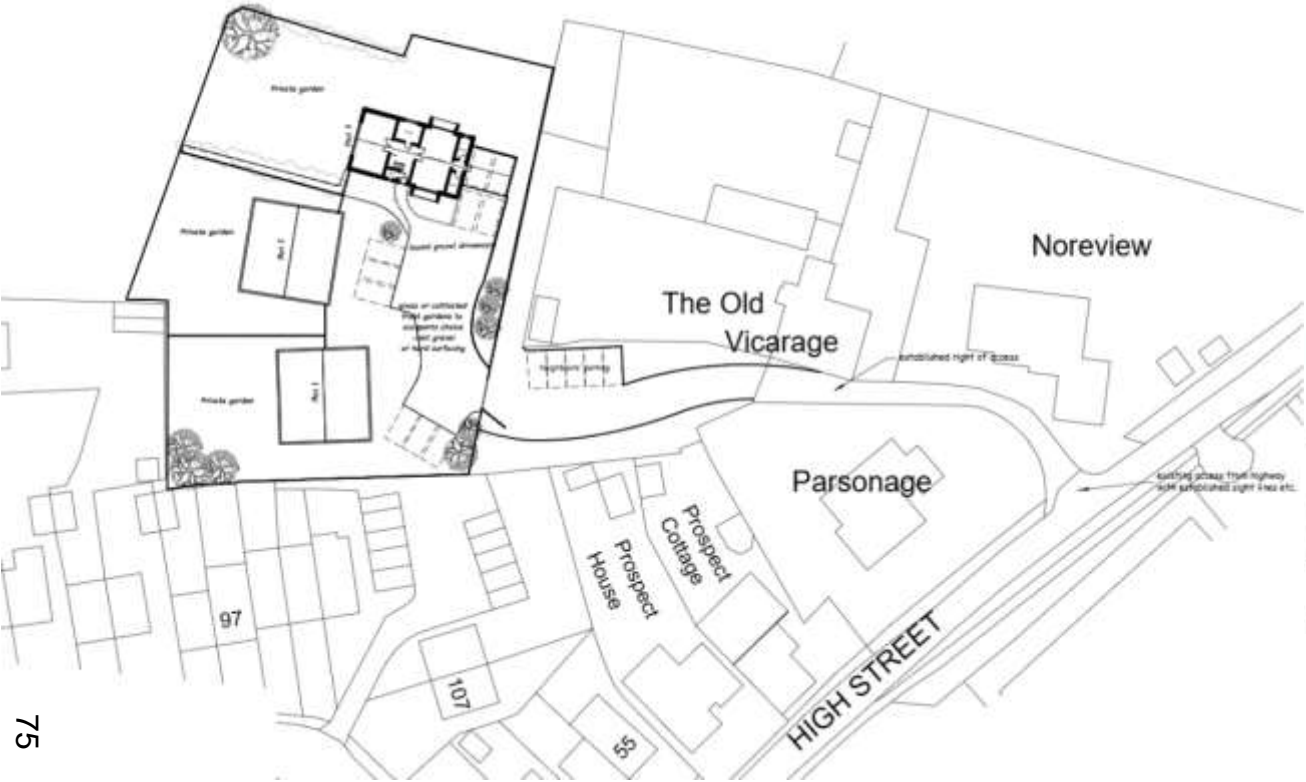


West of the site



Site Layout Proposed (One full dwelling and 2dwellings at Outline) and Previously Approved Site layout MC/24/1213

Proposed

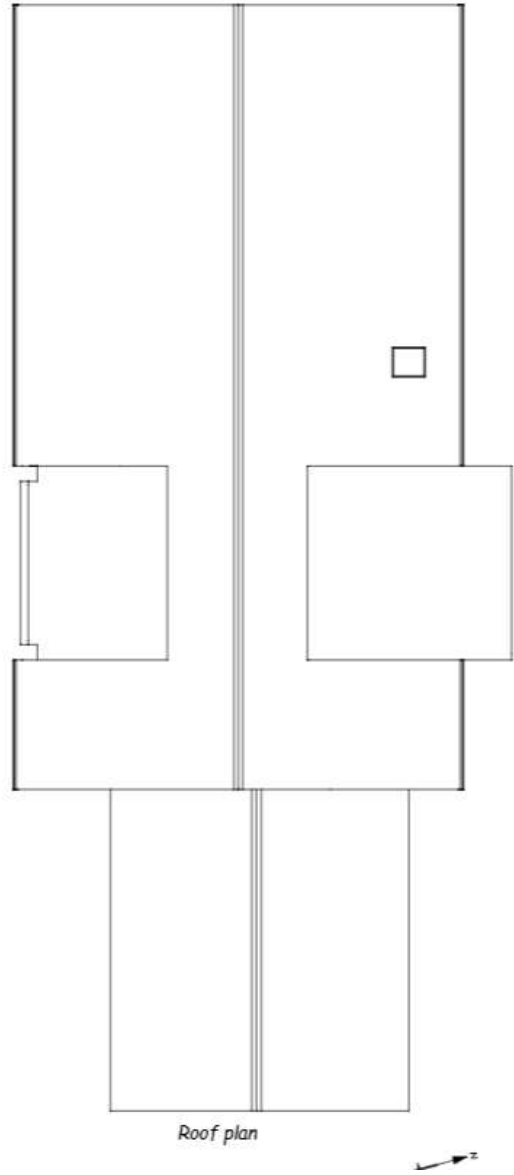
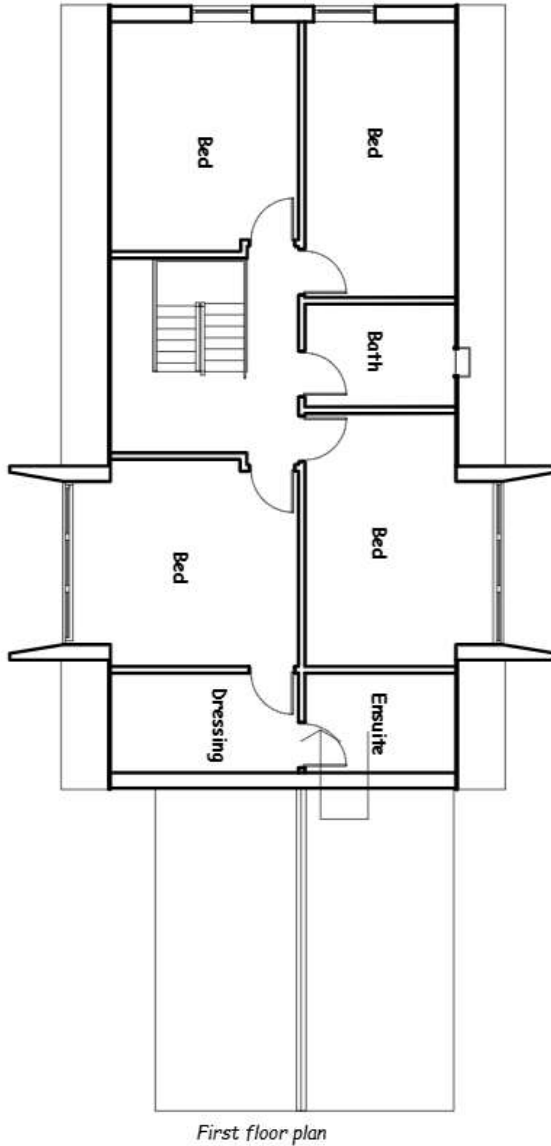
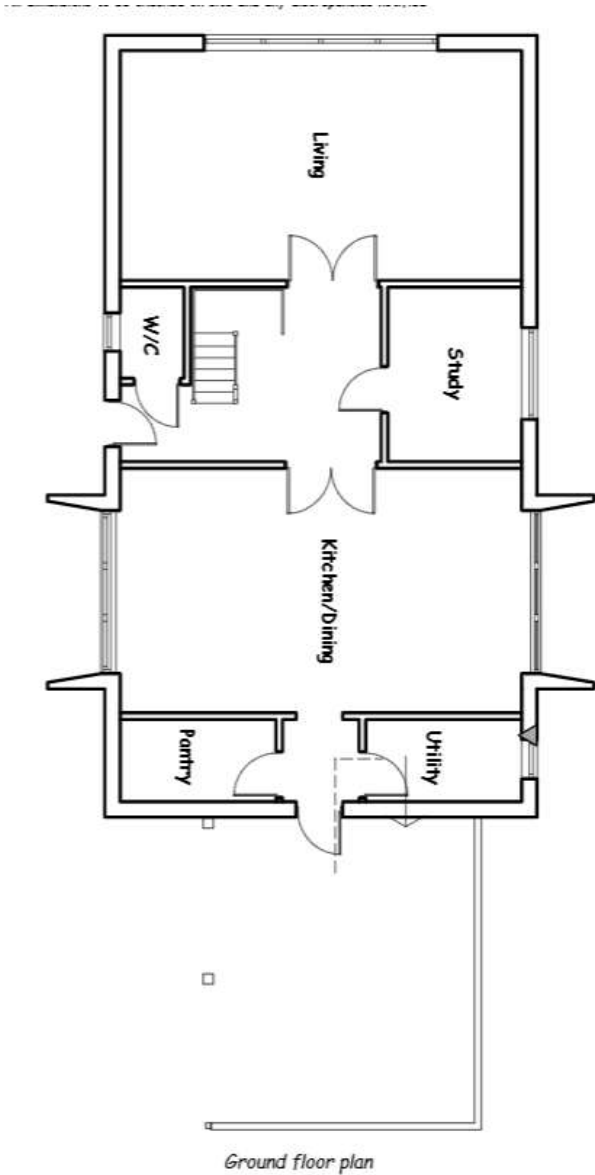


Previously Approved



Plot 3 – Floor Plans (Full Application)

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Plot 3 Elevations (Full Application)

*Do not scale (except for planning purposes)
All dimensions to be checked on site and any discrepancies notified*



Front Elevation



Right Elevation



Left Elevation



Rear Elevation

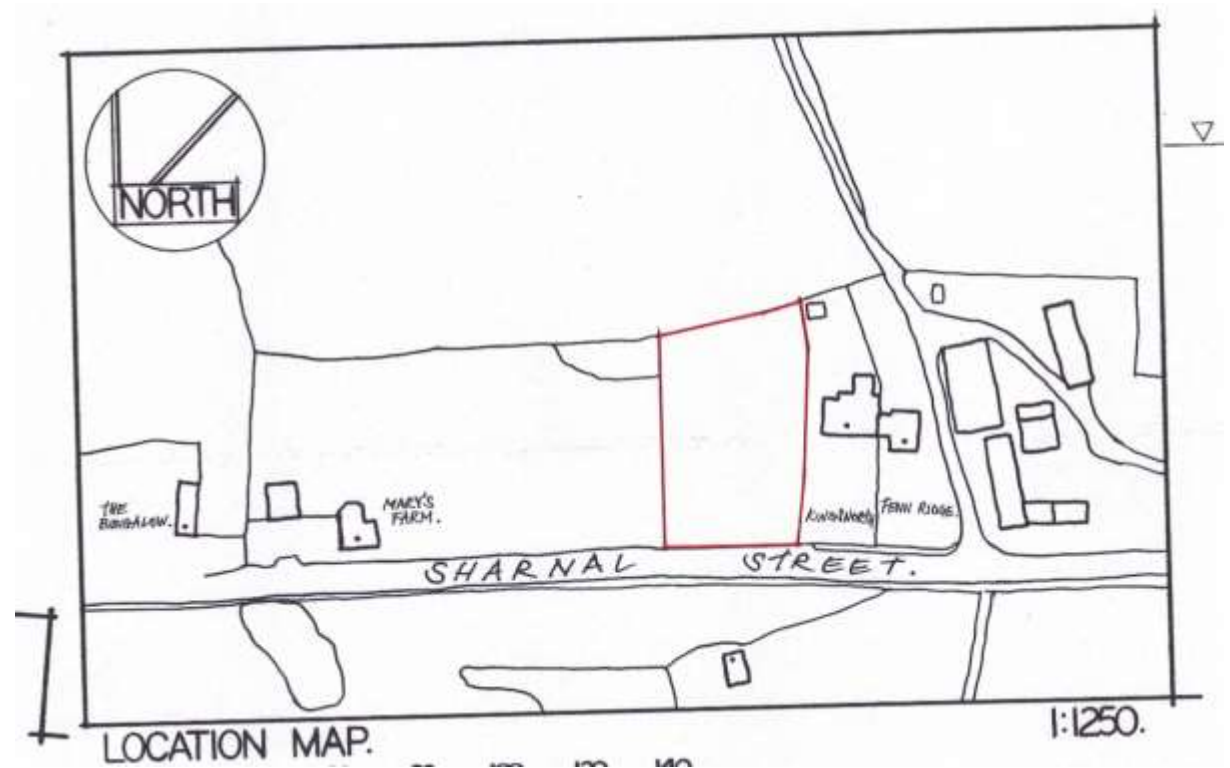
MC/25/0484

Land Adjacent Of "Kingsnorth" Sharnal Street, High Halstow,
Rochester, ME3 8QJ



MC/25/0484 - Land Adjacent Of "Kingsnorth", Sharnal Street, High Halstow, Rochester, ME3 8QJ

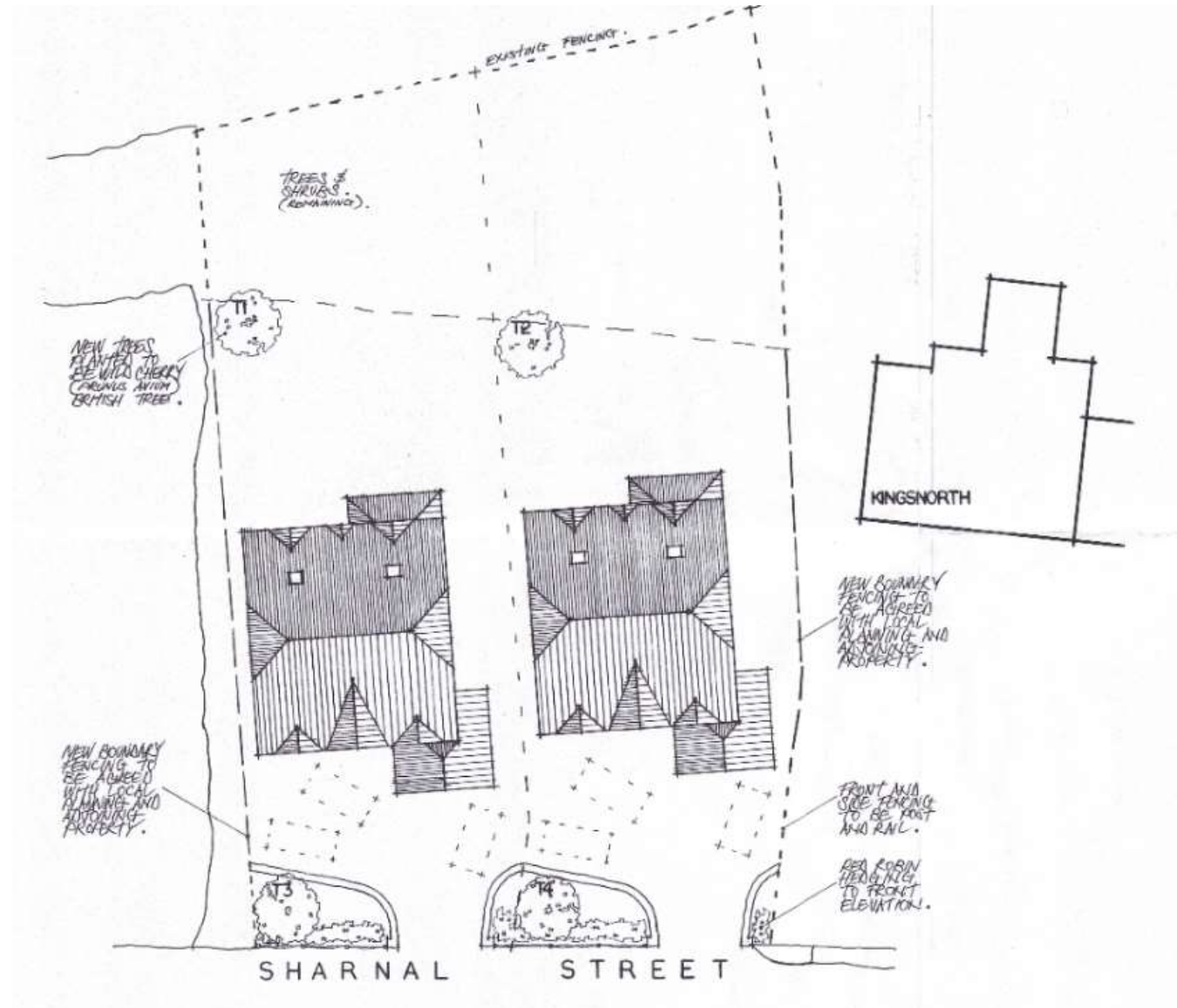
Site Location



Photos of the site



Indicative Site Layout



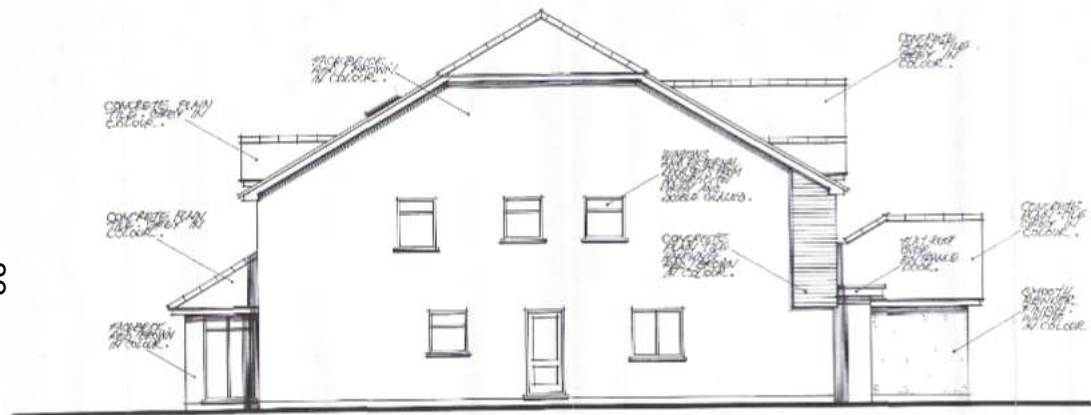
Indicative Elevations



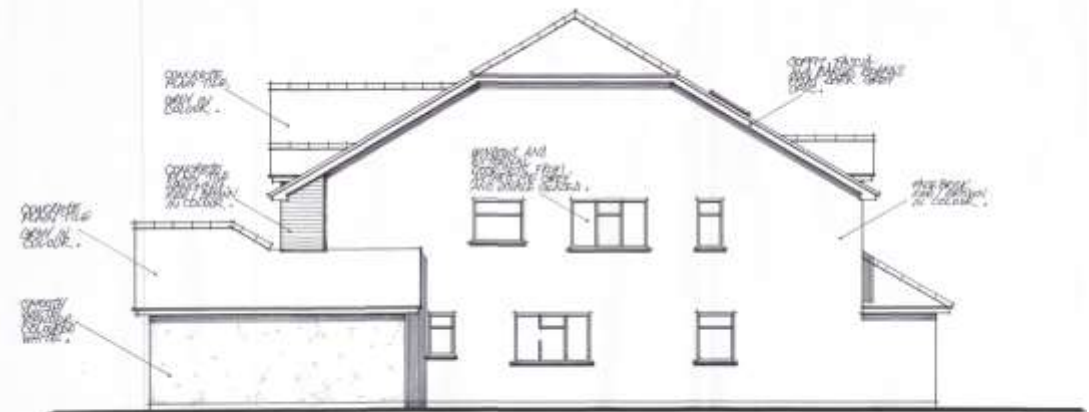
REAR, SOUTH EAST 1:50



FRONT, NORTH WEST 1:50



SIDE, NORTH EAST 1:50



SIDE, SOUTH WEST 1:50

Indicative Floor Plans

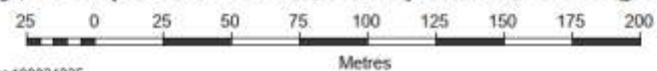


MC/25/1084

Hempstead Library, Hempstead Road, Hempstead,
Gillingham, ME7 3QG



MC/25/1084 - Hempstead Library, Hempstead Road, Hempstead, Gillingham, ME7 3QG



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Site Location and Aerial View



Site Photos

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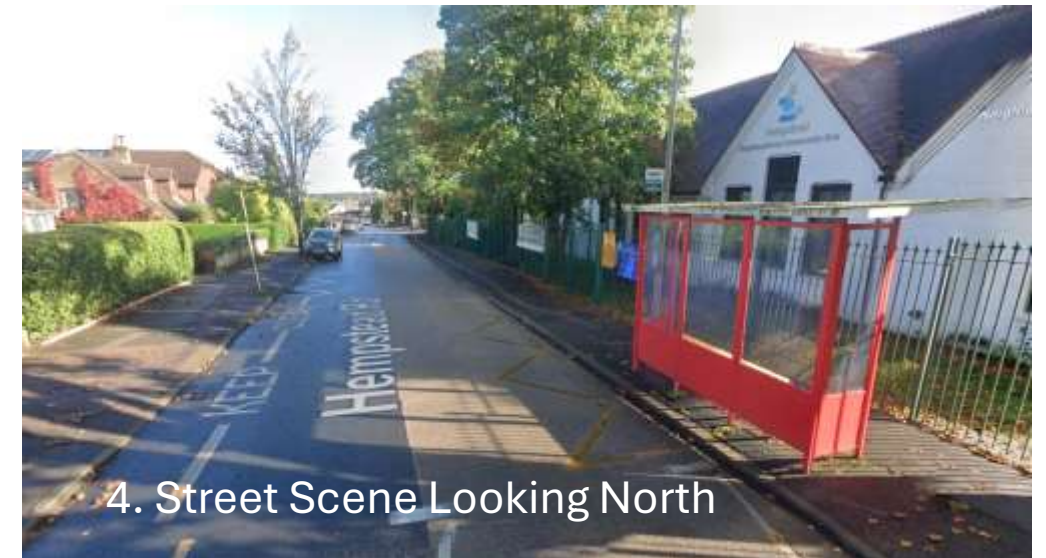
1. Front of Library Building



2. Rear of the Library Showing Entrance

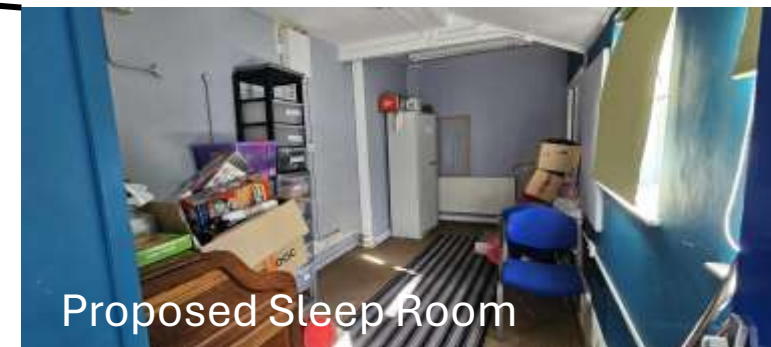


3. Street Scene Looking South



4. Street Scene Looking North

Proposed Layout

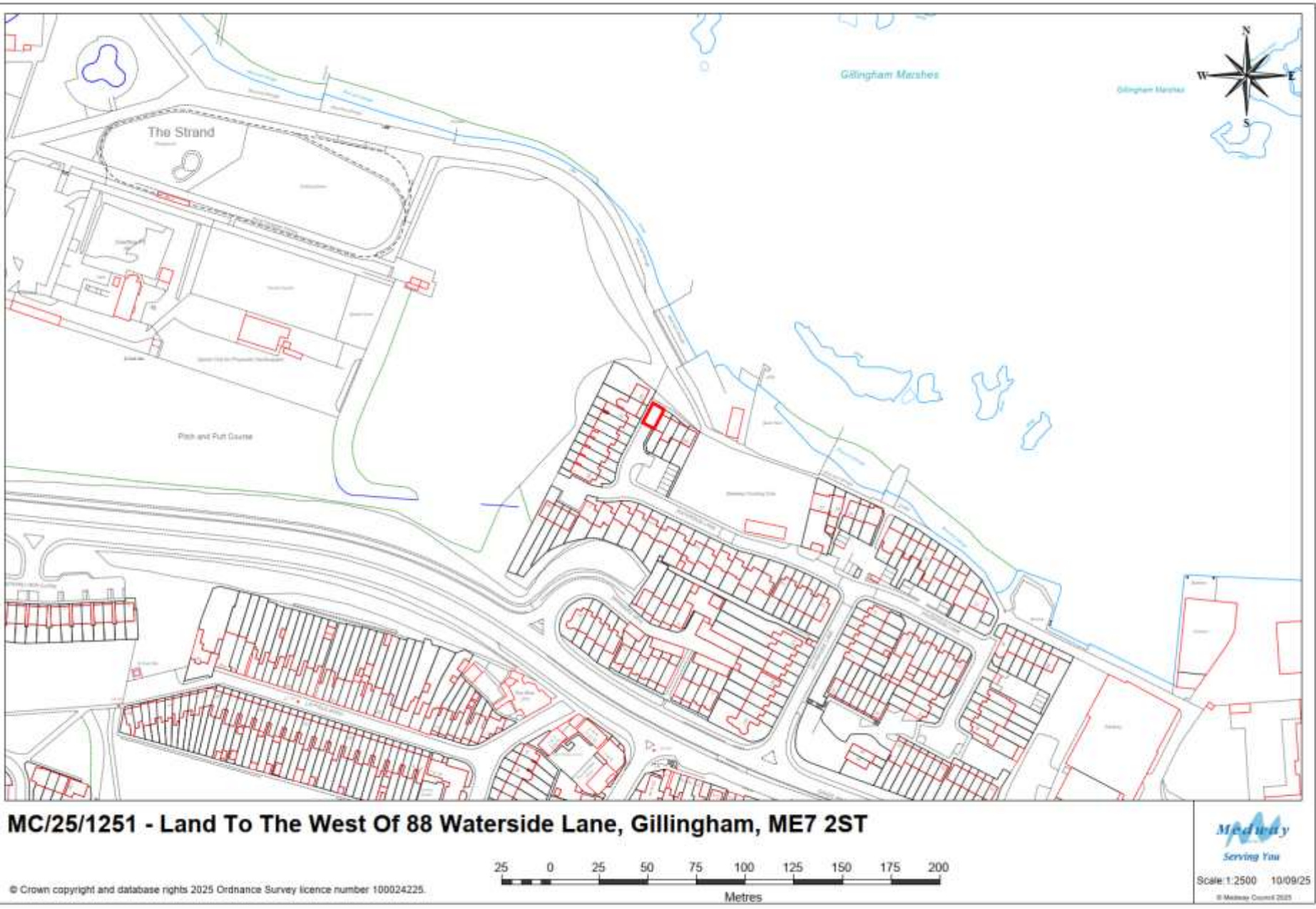


Alternative Accommodation



MC/25/1251

Land To The West Of 88 Waterside Lane, Gillingham, ME7 2ST



Site Location and Aerial View



Site Photos

94

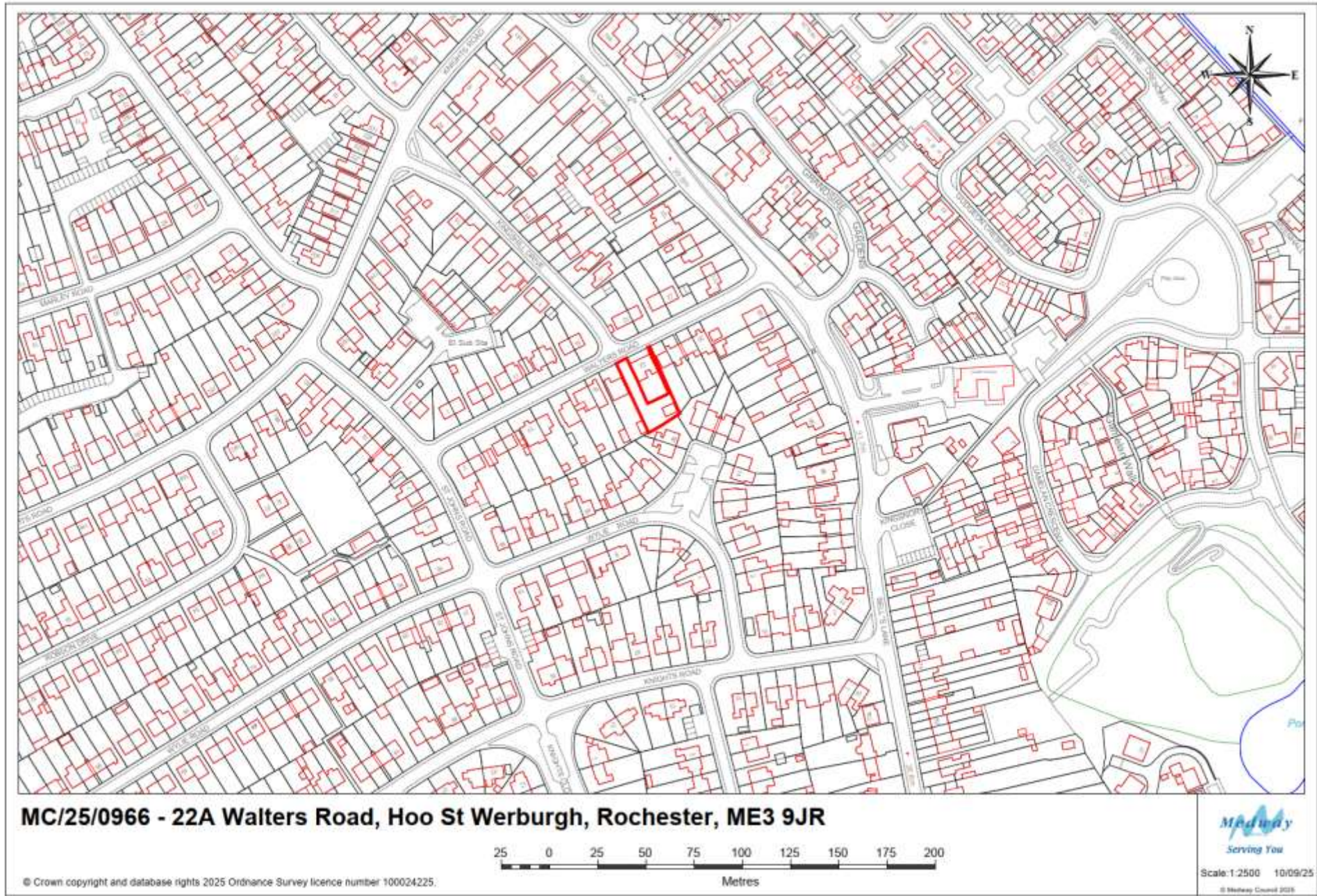


Existing and Proposed Layout

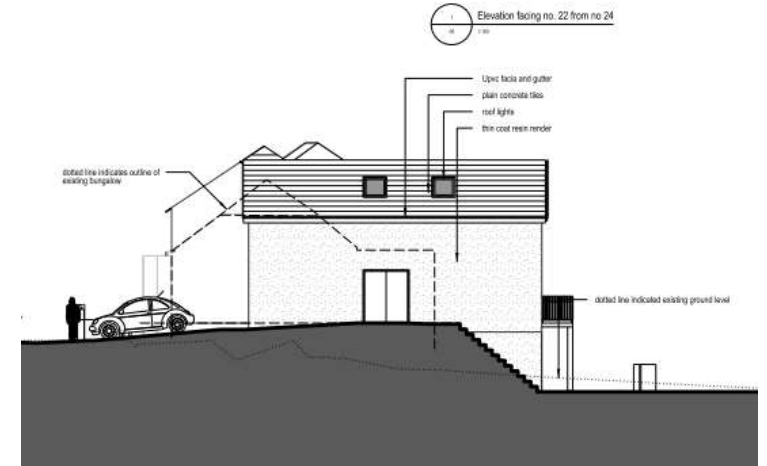
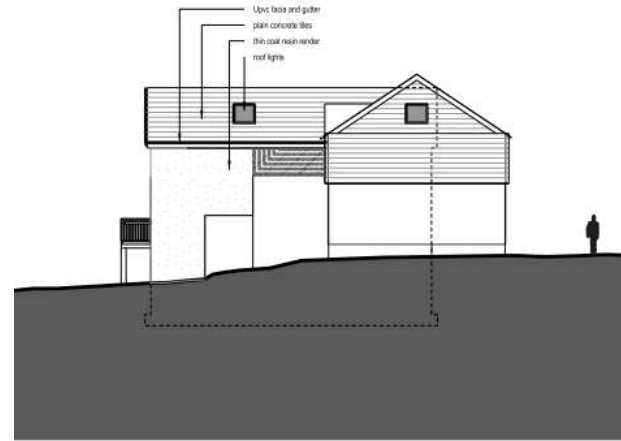


MC/25/0966

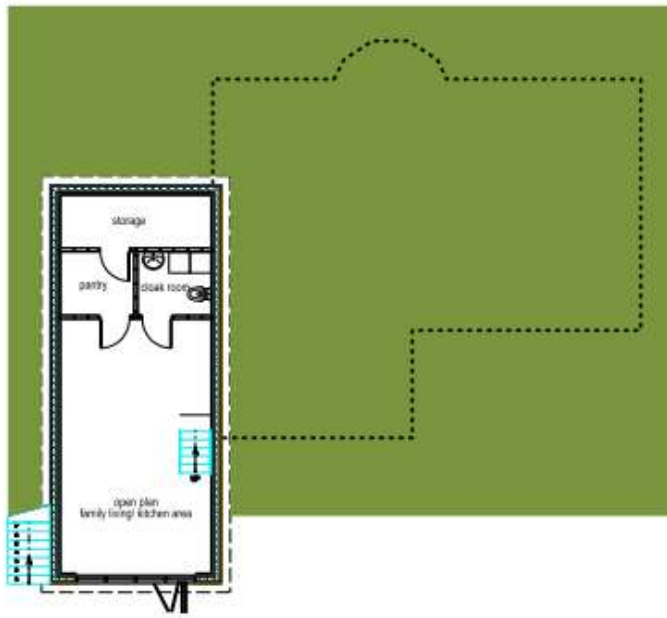
22A Walters Road, Hoo St Werburgh, Rochester, ME3 9JR



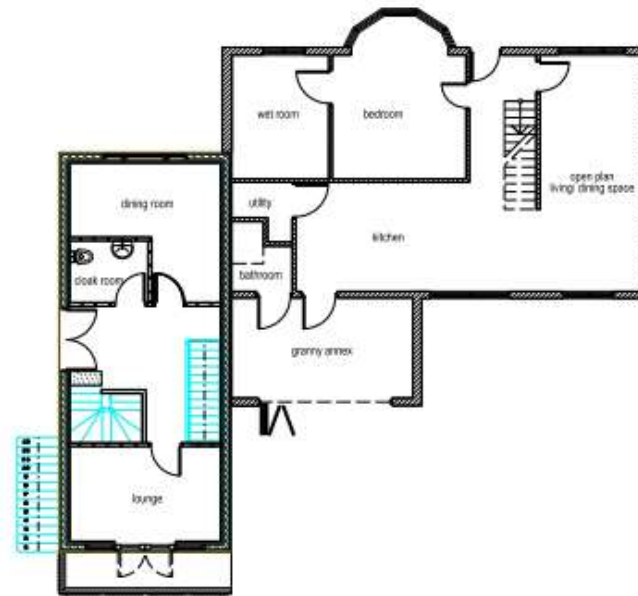
Background – MC/18/1441



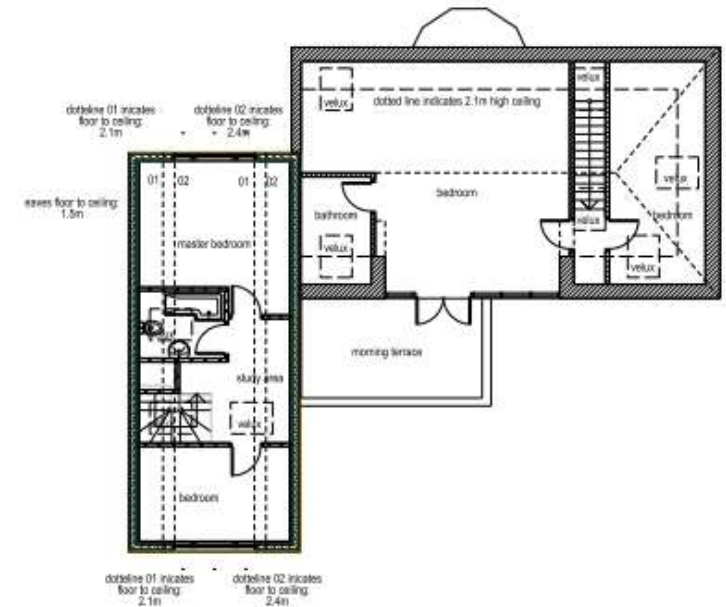
Background – MC/18/1441



Lower Ground Floor Plan
1:100



Ground Floor Plan
1:100

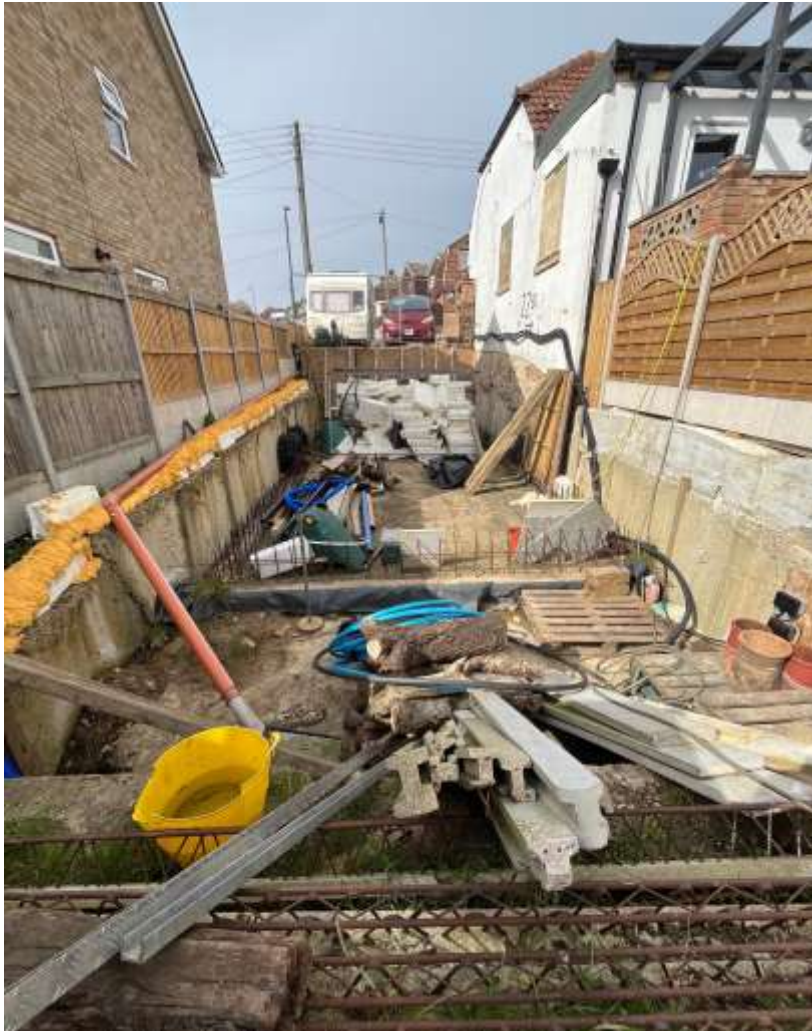


First Floor Plan
1:100

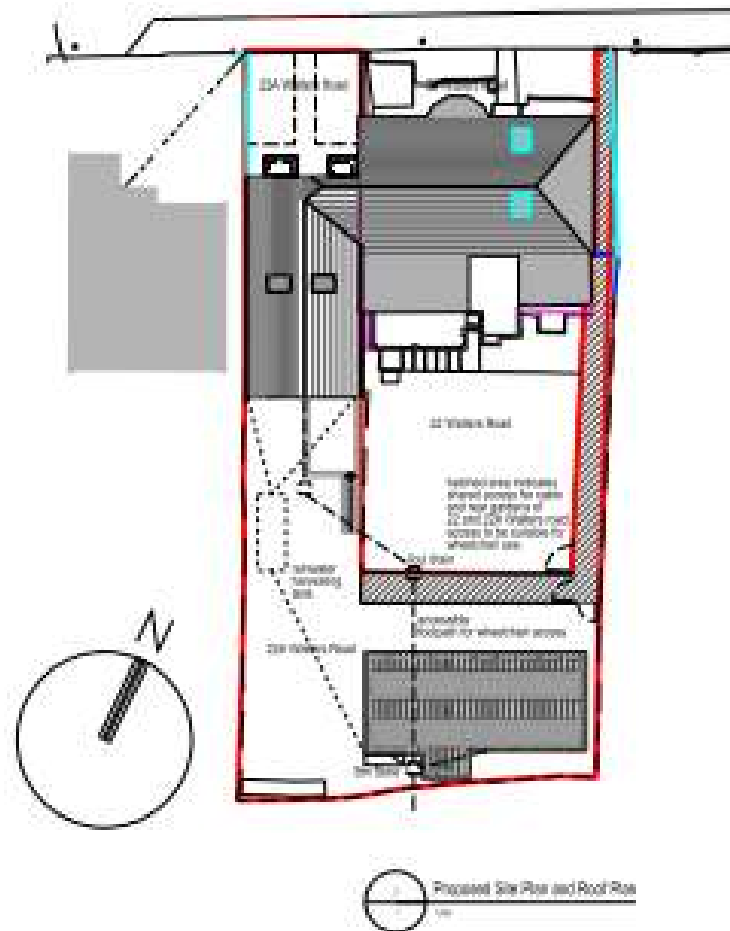
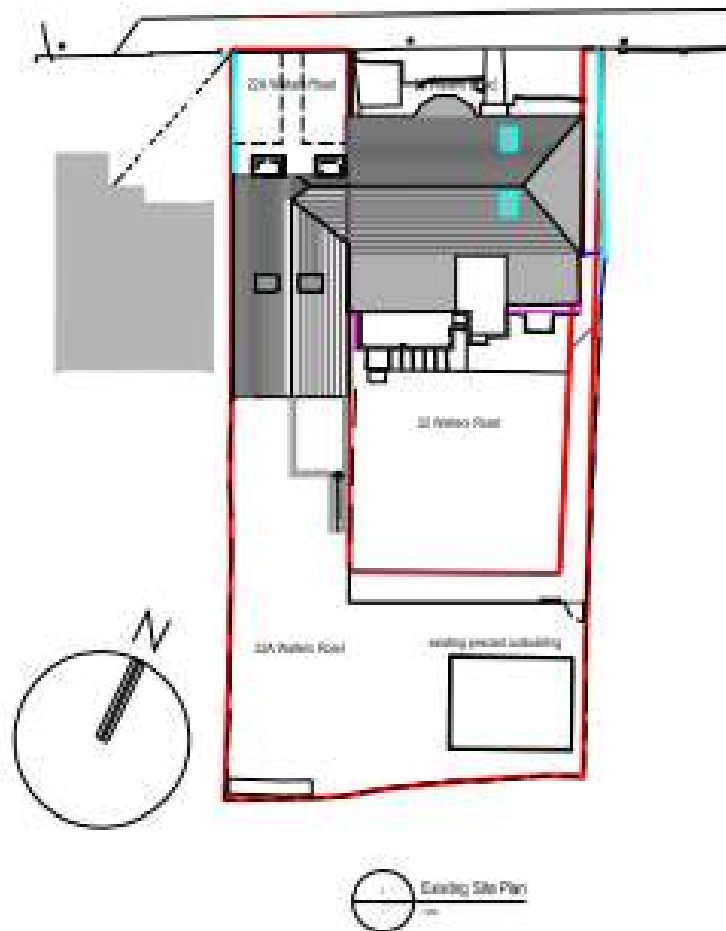
Site Photographs



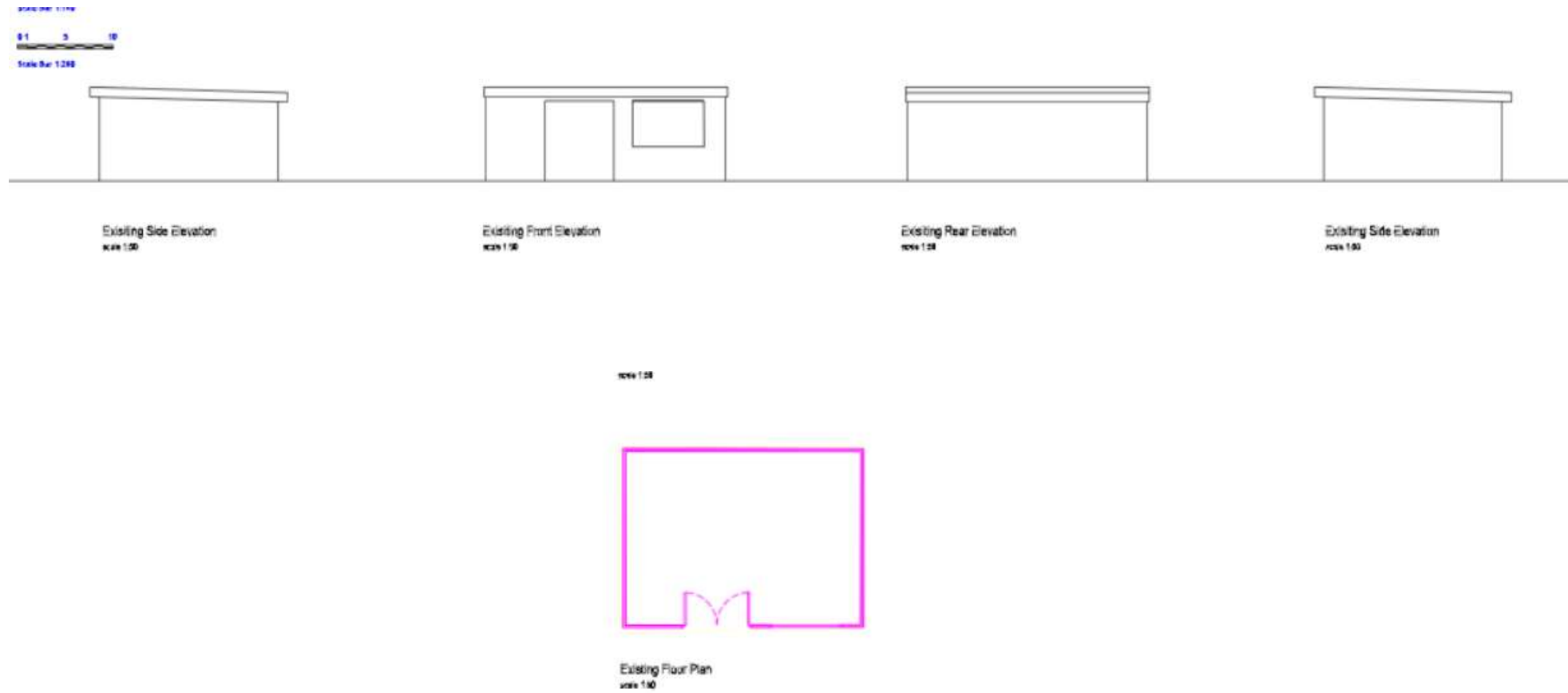
Site Photographs



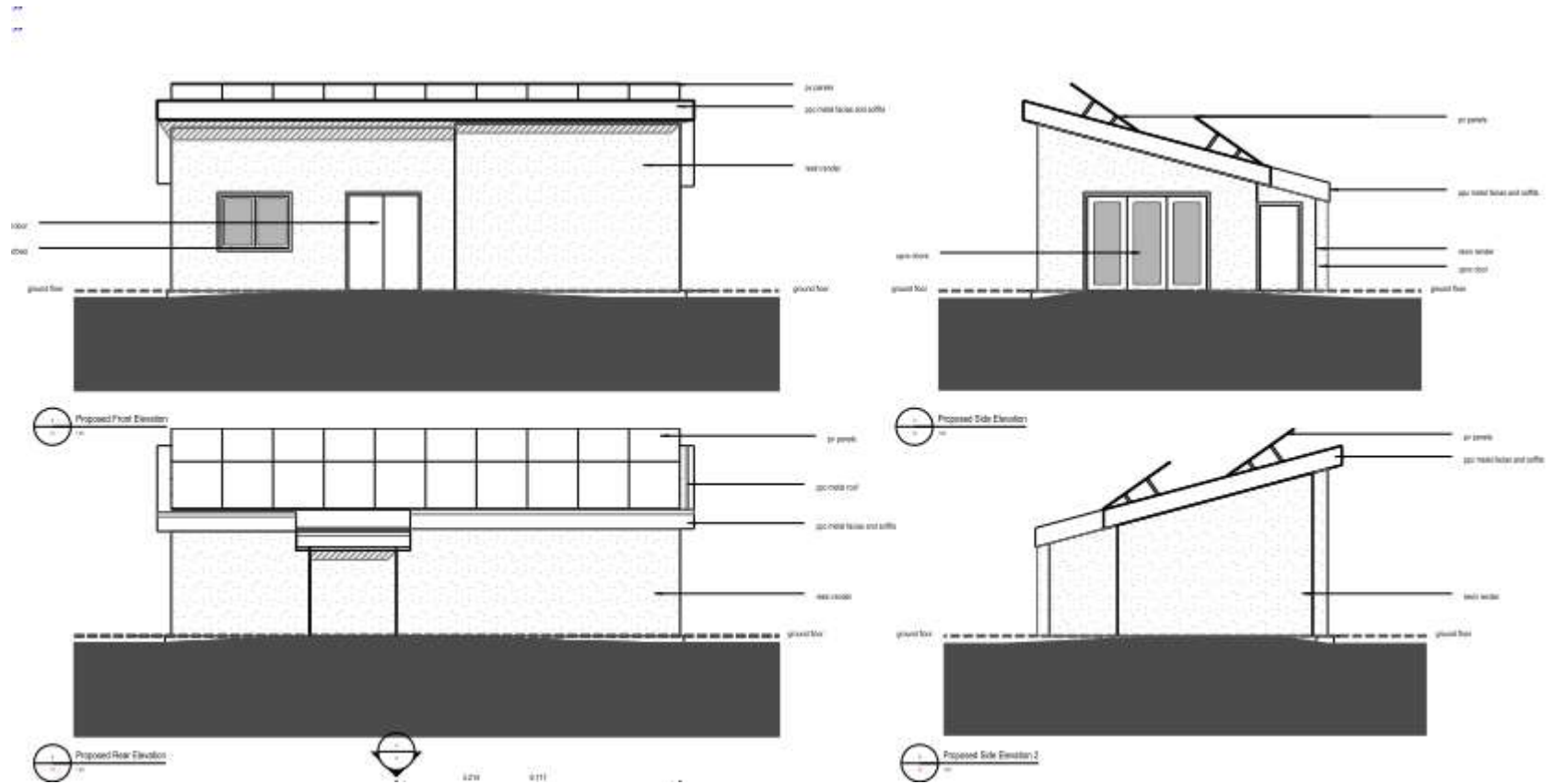
Existing and Proposed Block Plans



Existing Outbuilding



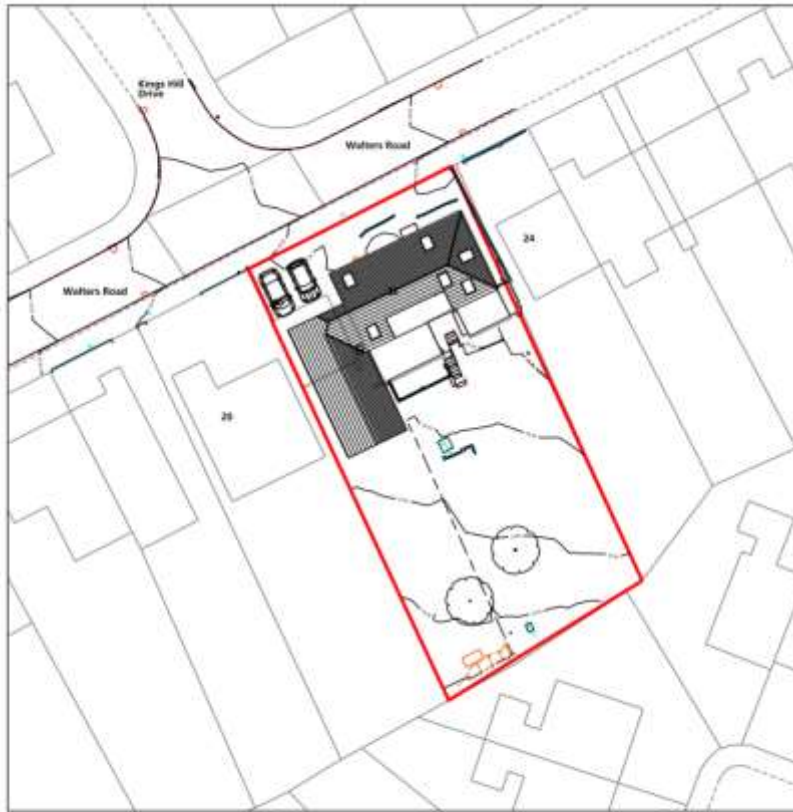
Elevations



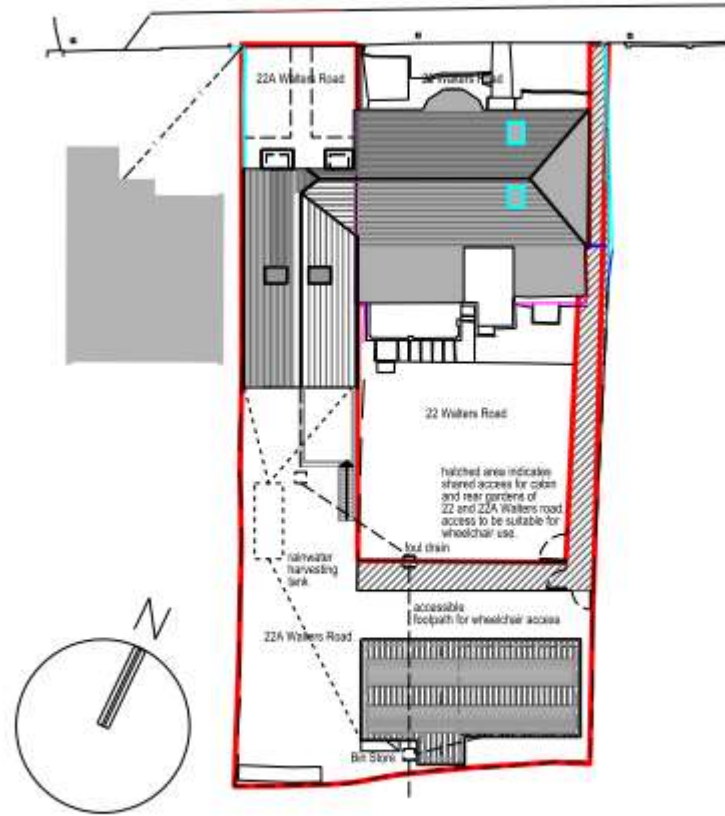
The floor plan shows a rectangular unit with the following dimensions and layout:

- Overall Dimensions:**
 - Top: 10.972 (split into 4.855 and 6.117)
 - Right: 4.208
 - Bottom: 6.117 (split into 1.860 and 4.257)
 - Left: 4.735 (split into 1.010, 2.715, and 1.010)
- Rooms and Features:**
 - living/ kitchen space:** The main open area on the left.
 - bathroom:** Located in the center, containing a toilet and a bathtub.
 - wardrobe:** Located on the right, containing a bed, a desk, and a chair.
 - plant room:** A small room at the bottom left, containing a plant.
 - bin store:** A small room at the bottom left, adjacent to the plant room.
- Dimensions and Details:**
 - Top wall: 0.738 (to bathroom), 1.600 (to wardrobe), 1.169 (to wardrobe), 1.600 (to wardrobe), 1.010 (to wardrobe).
 - Right wall: 1.010 (to wardrobe), 1.600 (to wardrobe), 1.169 (to wardrobe), 1.600 (to wardrobe), 0.738 (to bathroom).
 - Bottom wall: 1.860 (to plant room), 4.257 (to wardrobe).
 - Left wall: 1.010 (to living/kitchen space), 2.715 (to living/kitchen space), 1.010 (to living/kitchen space).
 - Internal dimensions: 1.268 (to plant room), 1.468 (to plant room).
 - Wardrobe area: 1.5m dia turning circle, cradle hoist.

MC/18/1441 and MC/25/0966



Site Plan - Proposed
1:500



Proposed Site Plan and Roof Plan
1:500