

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 17 December 2025

Time: 6.30pm

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

Items

16 Additional Information - Presentation

(Pages
3 - 76)

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

Date: 19 December 2025

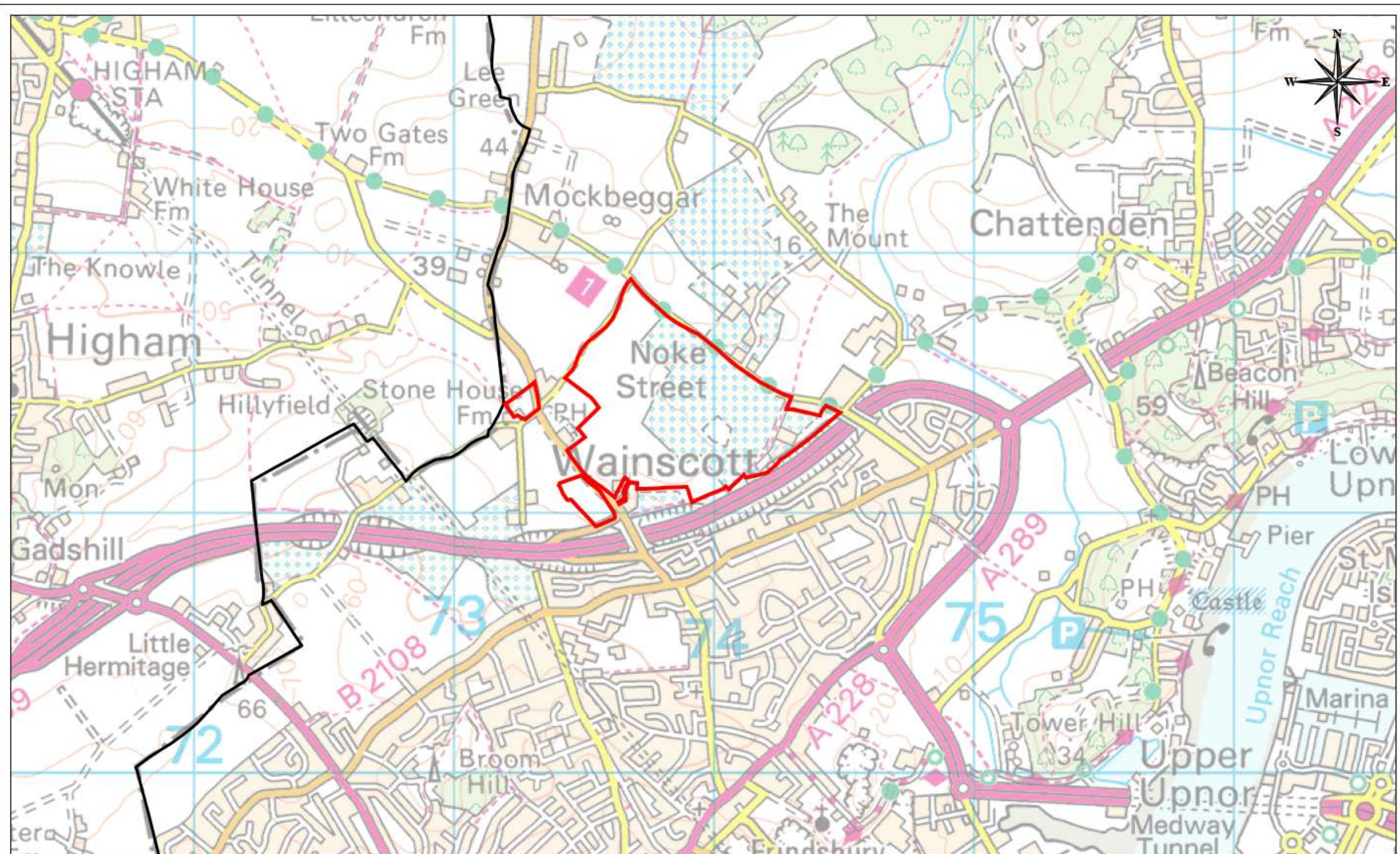
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Planning Committee

17th December 2025

MC/25/0006

Land Off Lower Rochester Road, Wainscott, Rochester



MC/25/0006 - Land Off Lower Rochester Road, Wainscott, Rochester

Site Context







Street Views
A289 looking east







Street Views
Dillywood Lane



Street Views
Bunters Hill Road

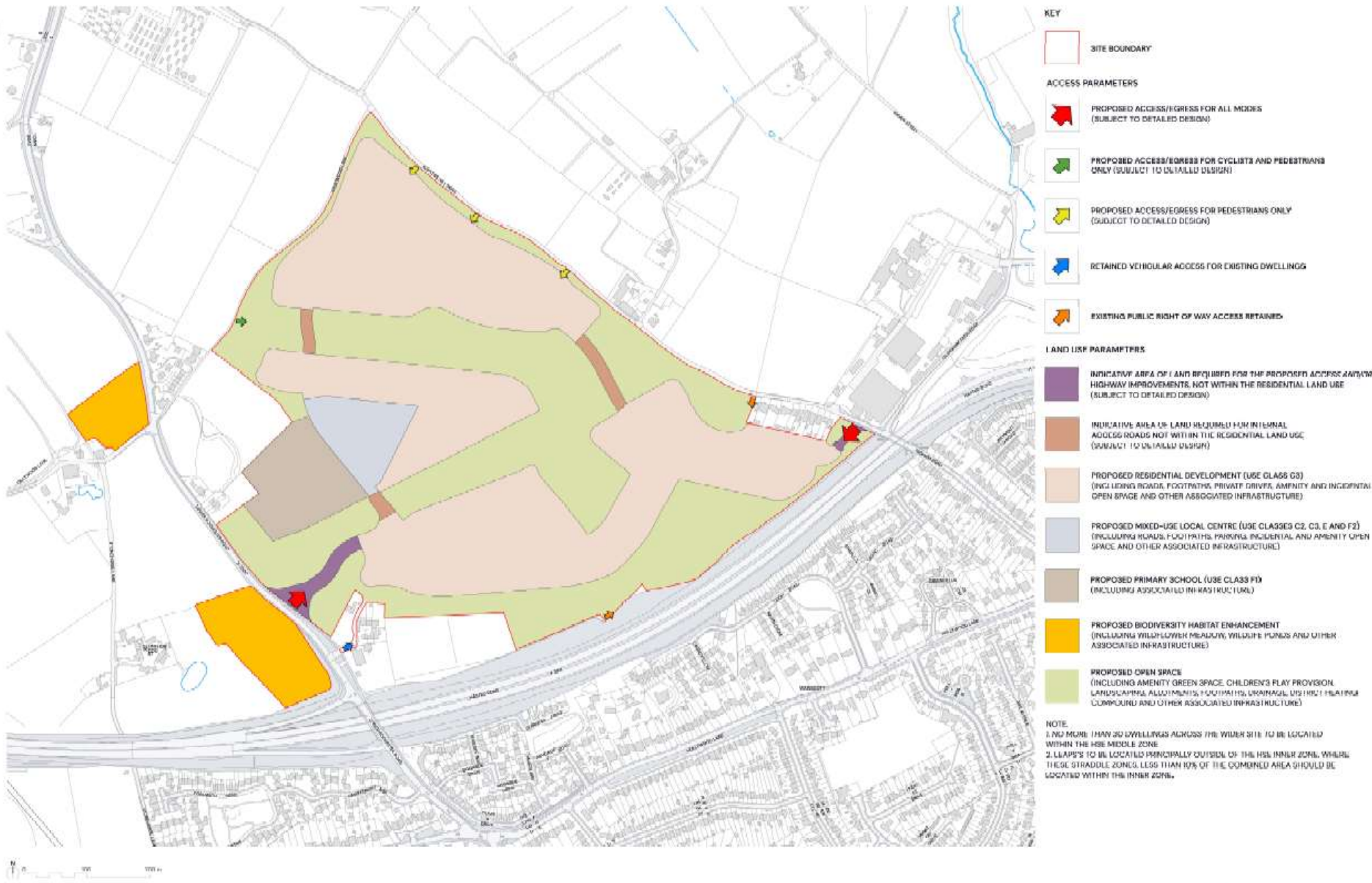


Street Views
Higham Road



13 Street Views
Higham Road

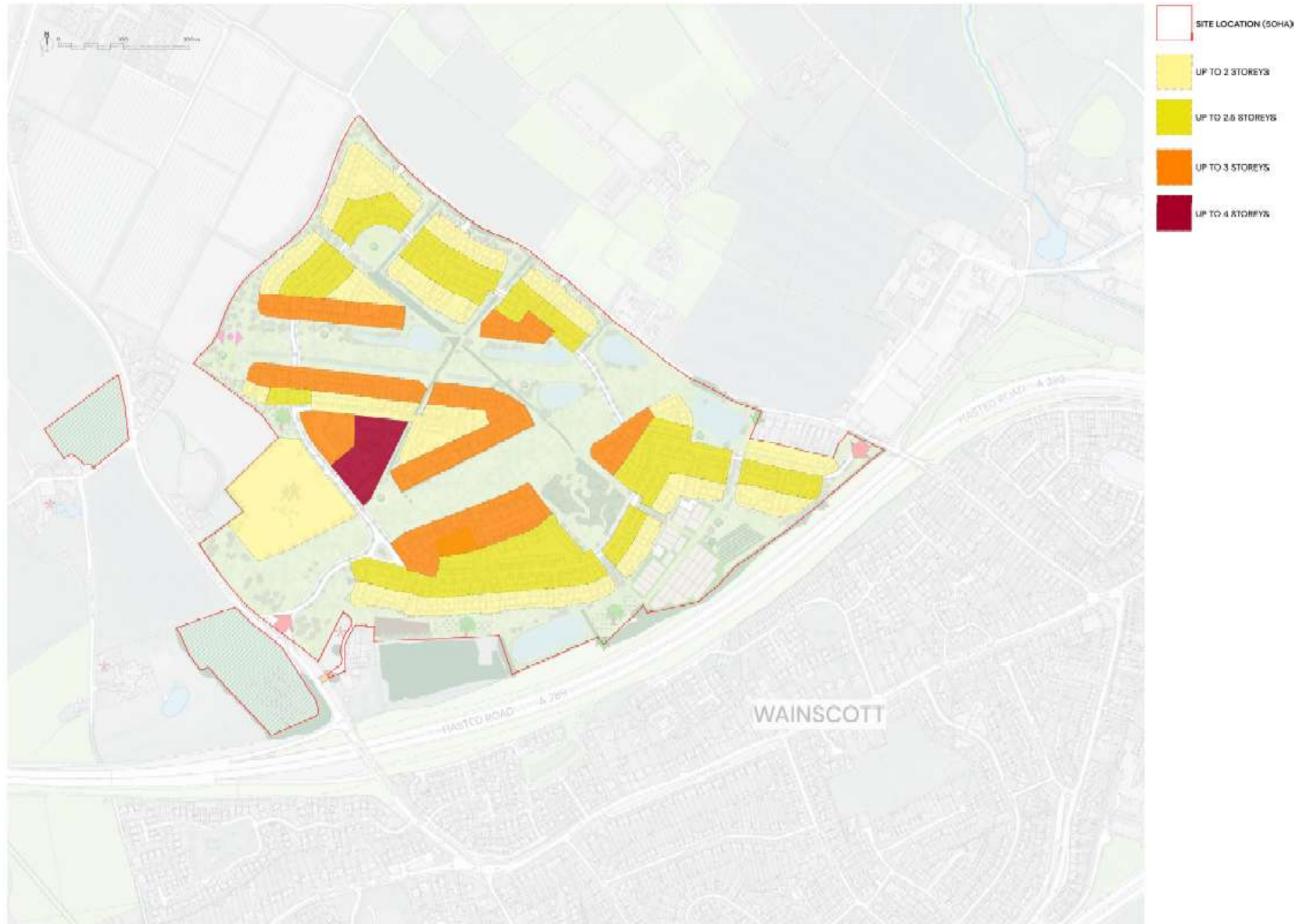
Access and Land Use Parameter Plan



LAND OFF LOWER ROCHESTER ROAD, WAINSCOTT - ACCESS AND LAND USE PARAMETERS PLAN



Illustrative Building Heights Plan



LAND OFF LOWER ROCHESTER ROAD, WAINSCOTT - PROPOSED ILLUSTRATIVE BUILDING HEIGHTS PLAN

Illustrative Masterplan

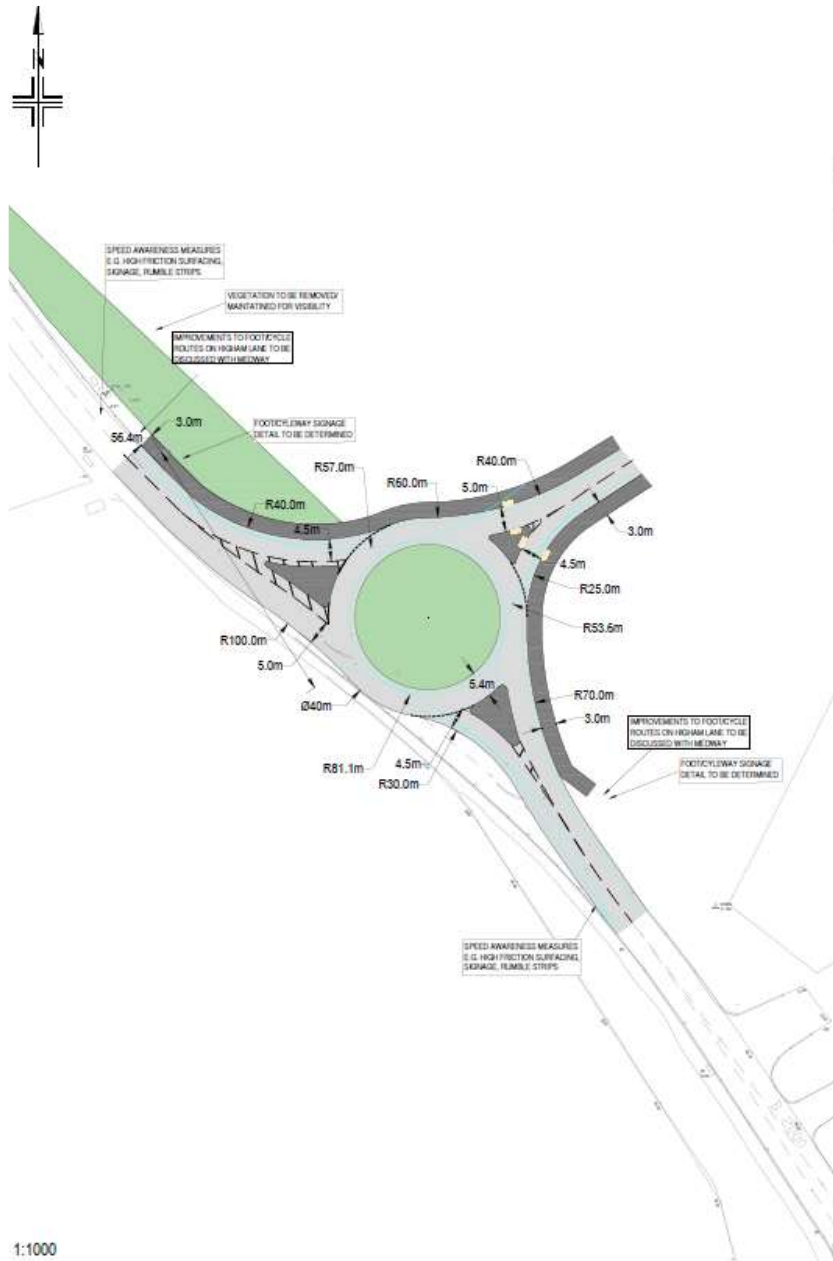
16



- SITE LOCATION (OSHO)
- LAND USE**
- PROPOSED RESIDENTIAL DEVELOPMENT (USE CLASS C3)
- PROPOSED MIXED-USE LOCAL CENTRE/COMMUNITY HUB (USE CLASSES C2, C3, E and F2)
- PROPOSED PRIMARY SCHOOL (USE CLASS F1)
- LAND FOR BIODIVERSITY ENHANCEMENT (INCLUDING WILDERNESS MEADOW, WILDLIFE PONDS AND OTHER ASSOCIATED INFRASTRUCTURE)
- PROPOSED OPEN SPACE (INCLUDING AMENITY GREEN SPACE, CHILDREN'S PLAY PROVISION, LANDSCAPING, ALLOCATIONS, FOOTPATHS, DRAINAGE AND OTHER ASSOCIATED INFRASTRUCTURE)
- INDICATE LOCATION OF DISTRICT HEATING COMPOUND
- GREEN INFRASTRUCTURE & RECREATION**
- EXISTING VEGETATION TO BE RETAINED
- INDICATE NEW TREES AND HEDGEROW PLANTING
- INDICATE LOCATIONS OF CHILDREN PLAY AREAS (INCLUDES LEAP LIFT)
- INDICATE LOCATION OF NEIGHBOURHOOD COLLECTED AREA FOR PLAY (SCAP)
- INDICATE LOCATION OF MULTIGAME AREA (MUGA)
- INDICATE LOCATIONS OF SUSTAINABLE DRAINAGE (SUDD) FEATURES
- INDICATE LOCATION OF A LANDSCAPED AREA TO FORM AN ATTRACTIVE GATEWAY INTO THE DEVELOPMENT
- INDICATE NEW ORCHARD AREA
- ACCESS & MOVEMENT**
- PROPOSED ACCESS/EGRESS FOR ALL MODES (SUBJECT TO DETAILED DESIGN)
- PROPOSED ACCESS/EGRESS FOR CYCLISTS AND PEDESTRIANS ONLY (SUBJECT TO DETAILED DESIGN)
- PROPOSED ACCESS/EGRESS FOR PEDESTRIANS ONLY (SUBJECT TO DETAILED DESIGN)
- RETAINED VEHICULAR ACCESS FOR EXISTING DWELLINGS
- EXISTING PUBLIC RIGHT OF WAY ACCESS RETAINED
- EXISTING PUBLIC RIGHTS OF WAY (PROM)
- INDICATE PROPOSED ROUTE AROUND MAJOR ACCESS STREET AND SECONDARY STREET
- INDICATE GREENWAYS THROUGH DEVELOPMENT
- HERITAGE**
- GRADE II LISTED BUILDINGS

Proposed illustrative masterplan

Main Site Access Plan



1. THIS DRAWING IS NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.

2. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE.

G	UPDATES FOLLOWING RSA	04.11.25	NB	NB
F	MINOR AMENDMENTS	04.11.25	NB	NB
E	UPDATED FORWARD VISIBILITY	31.10.25	NB	NB
D	UPDATED AND SWEEP PATH ANALYSIS UNDERTAKEN	12.12.24	NB	NB
C	UPDATED AND SWEEP PATH ANALYSIS UNDERTAKEN	10.12.24	BHB	NB
B	PRIMARY SITE ACCESS UPDATED TO 3-ARM ROUNDABOUT	26.11.24	BHB	NB
A	UPDATED FOLLOWING TOPOGRAPHICAL SURVEY	31.10.24	BHB	JP

REV	DESCRIPTION	DATE	BY	AUTH
<div><div><div>hub</div><div>TRANSPORT PLANNING LTD</div></div><div><div>Hub Transport Planning Ltd</div><div>Floor 1B</div><div>4 Temple Row</div><div>Birmingham</div><div>B2 5HG</div><div>T: 0121 454 5530</div></div></div>				

CUSTOMER

RICHBOROUGH

PROJECT

LAND OFF LOWER ROCHESTER ROAD WAINSCOTT

TITLE

SITE ACCESS ROUNDABOUT LOWER ROCHESTER ROAD

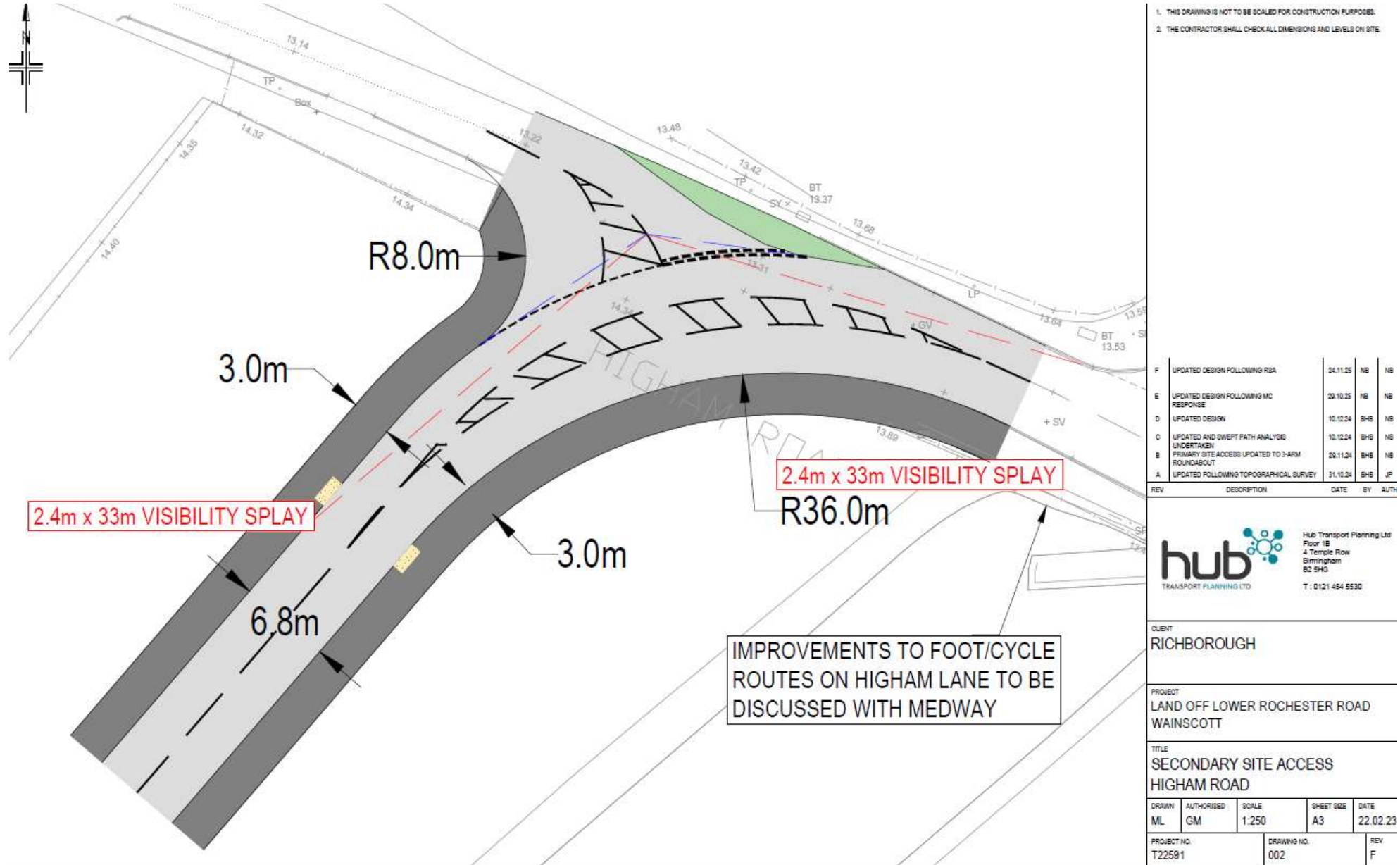
DRAWN	AUTHORISED	SCALE	SHEET SIZE	DATE
ML	GM	AS SHOWN	A3	22.02.23

PROJECT NO.	DRAWING NO.	REV
T22591	001	G

1:1000

1:2000

Secondary Site Access Plan





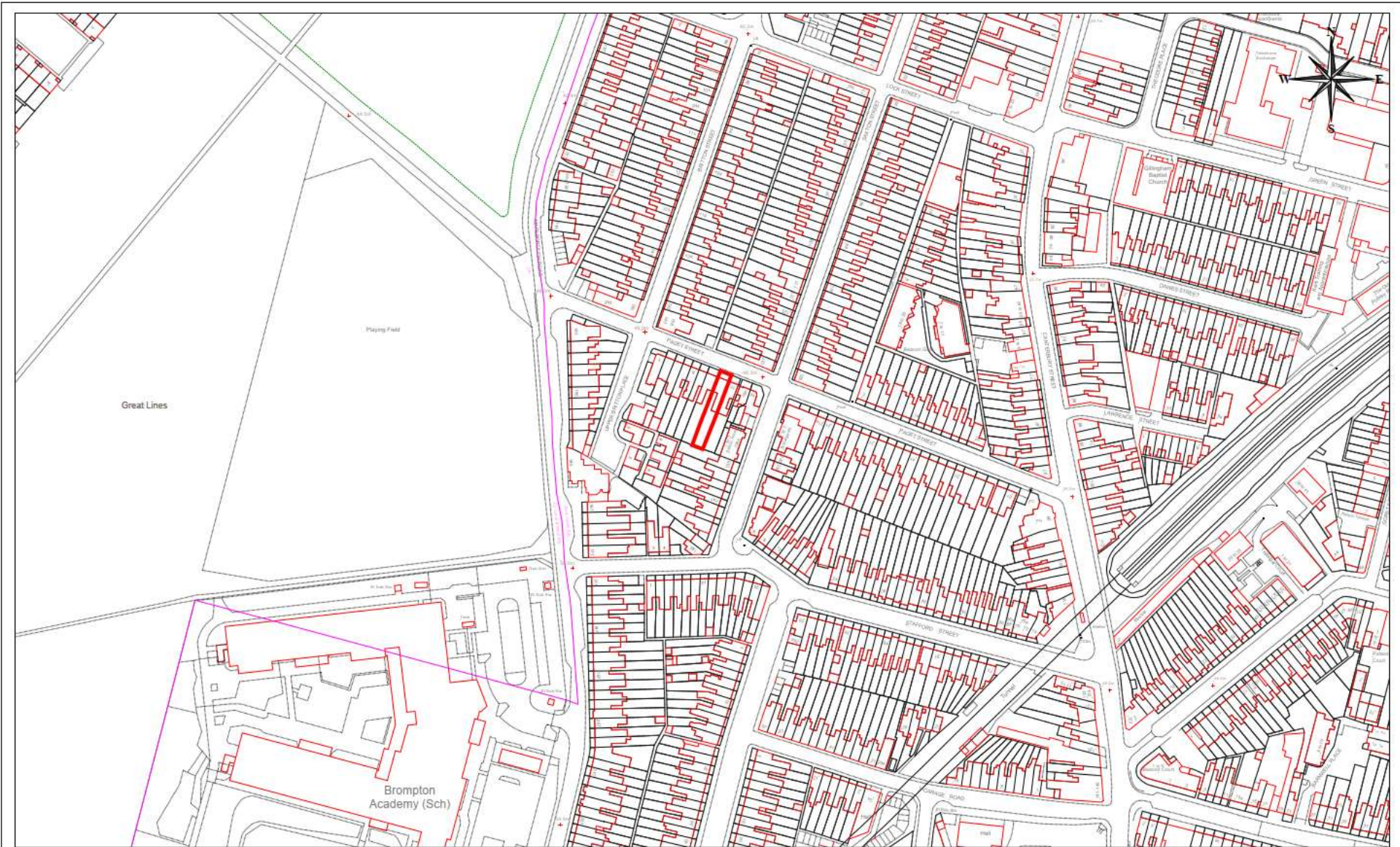
The 3D views are illustrative, showing how buildings along the avenue will be arranged in a formal, linear pattern to create a cohesive and orderly streetscape. Avenue trees will be incorporated within the proposed verges along Major Access Street.

DESIGN & ACCESS STATEMENT & DESIGN CODE 99

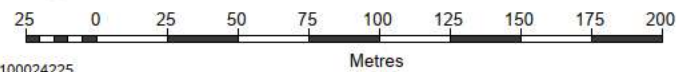


MC/25/1657

15 Paget Street, Gillingham, ME7 5ER



MC/25/1657 - 15 Paget Street, Gillingham, ME7 5ER



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Scale: 1:2500 06/11/25

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Site Location



Site Photos



Site Photos

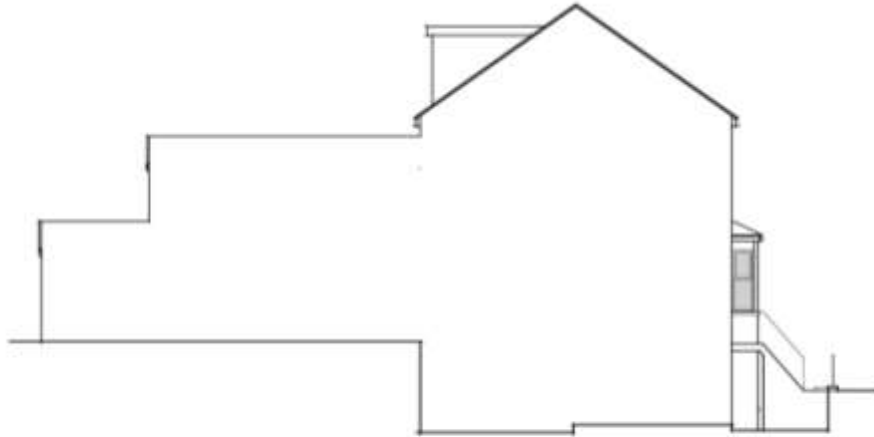


Existing Elevations

26



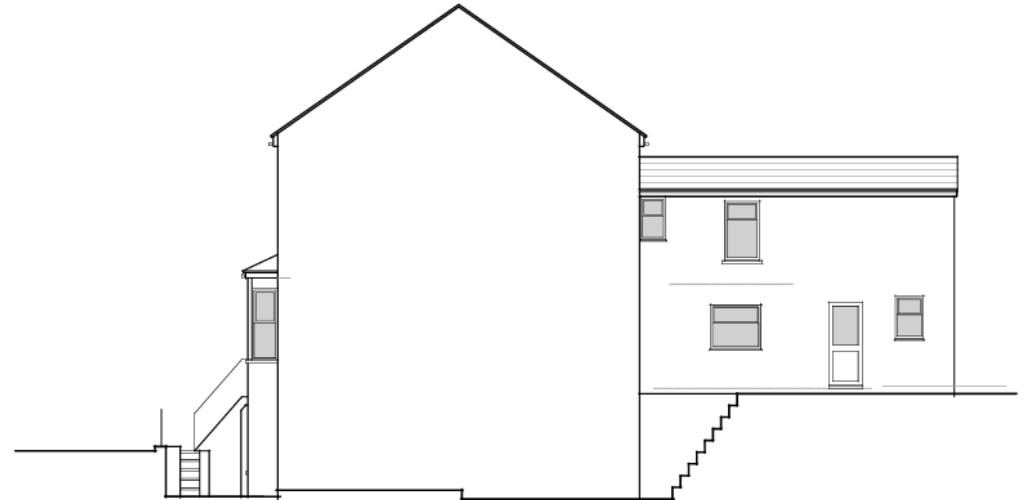
EXISTING
NORTH ELEVATION



EXISTING
EAST ELEVATION

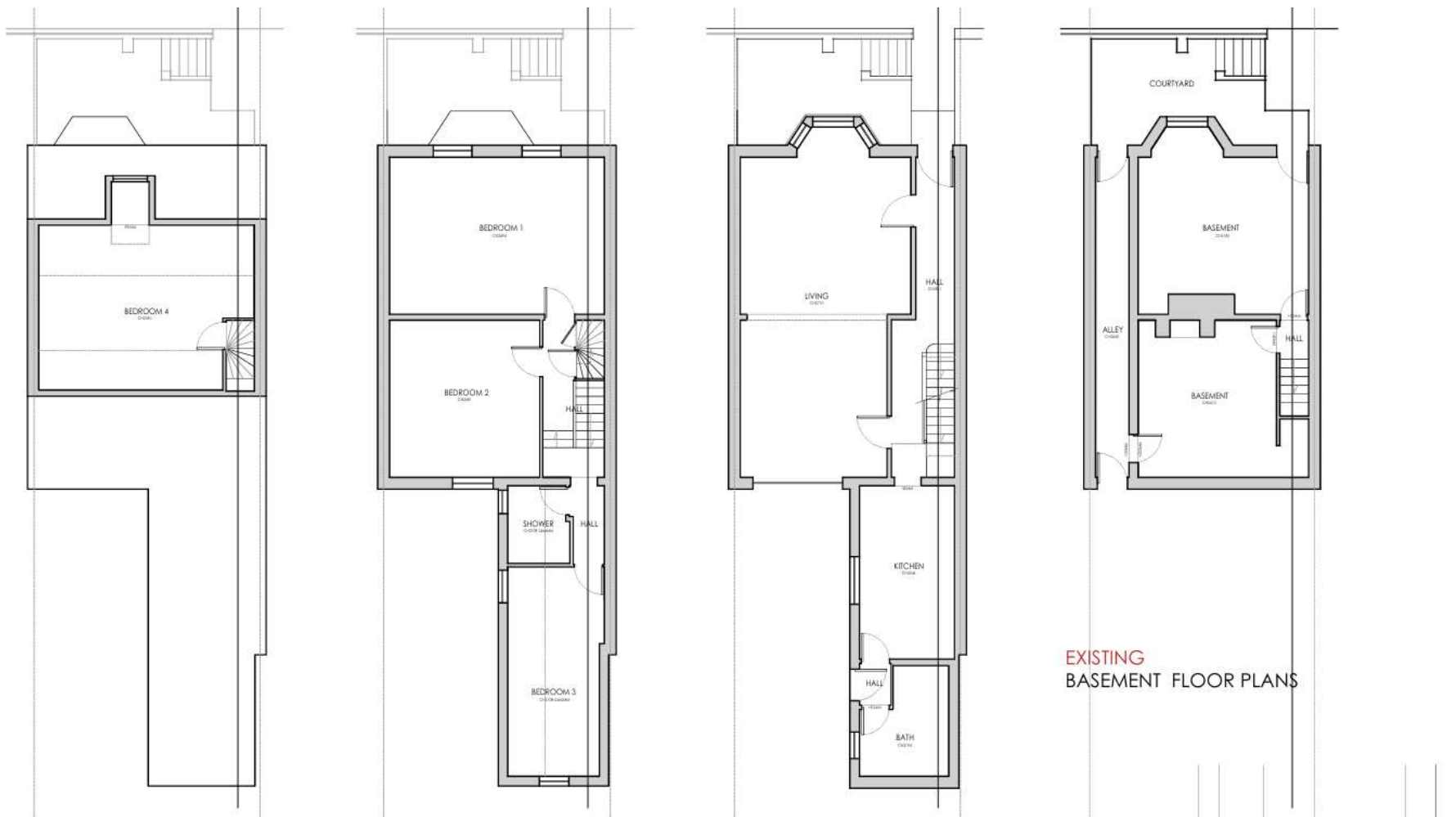


EXISTING
SOUTH ELEVATION



EXISTING
WEST ELEVATION

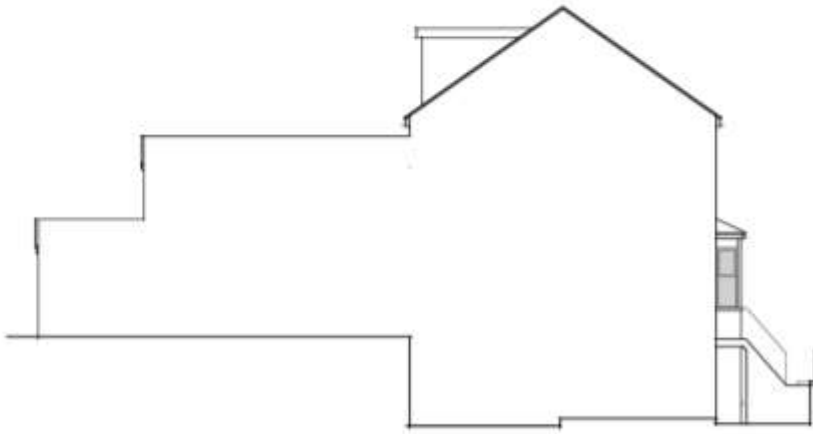
Existing Floor Plans



Approved Elevations – MC/25/1243



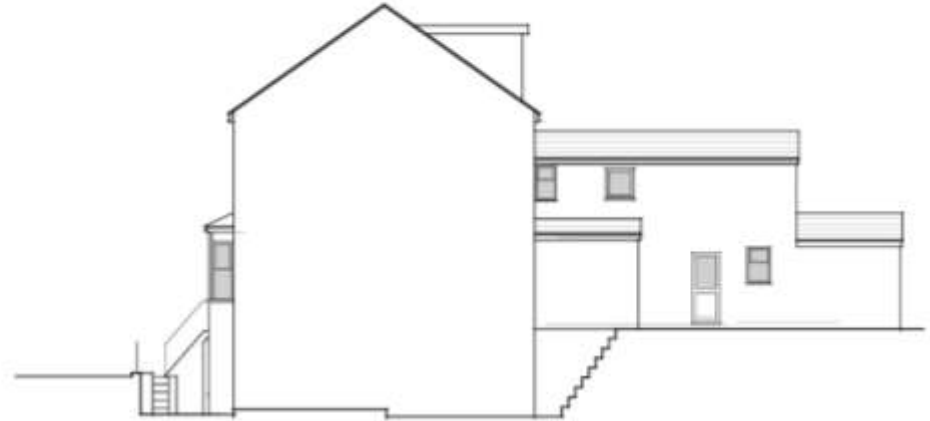
PROPOSED
NORTH ELEVATION



PROPOSED
EAST ELEVATION

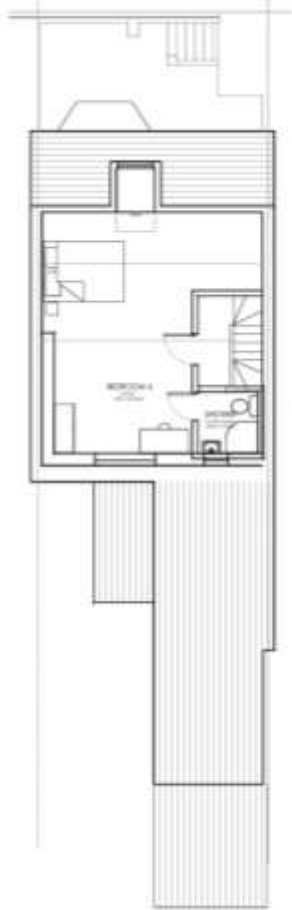


PROPOSED
SOUTH ELEVATION

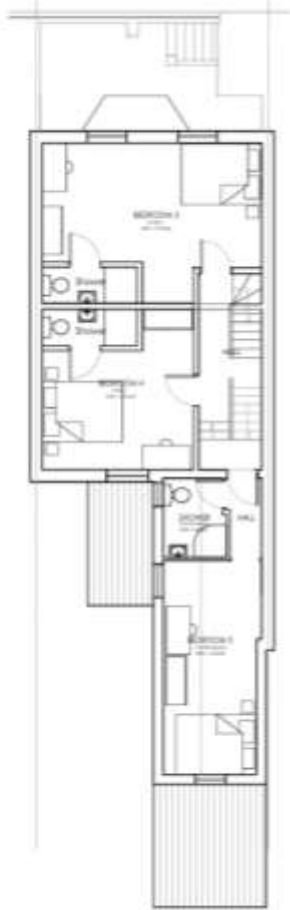


PROPOSED
WEST ELEVATION

Approved Floor Plans – MC/25/1243



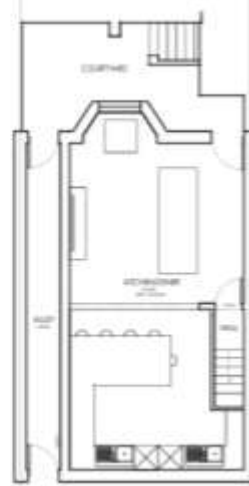
PROPOSED
SECOND FLOOR PLANS



PROPOSED
FIRST FLOOR PLANS

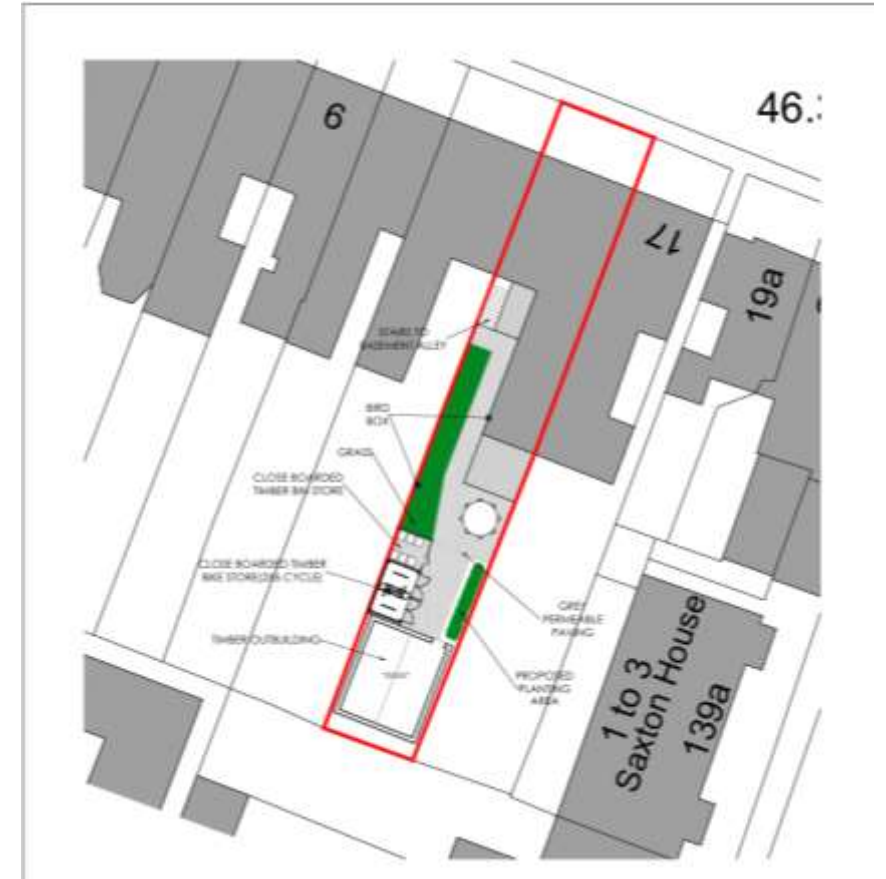


PROPOSED
GROUND FLOOR PLANS



PROPOSED
BASEMENT FLOOR PLANS

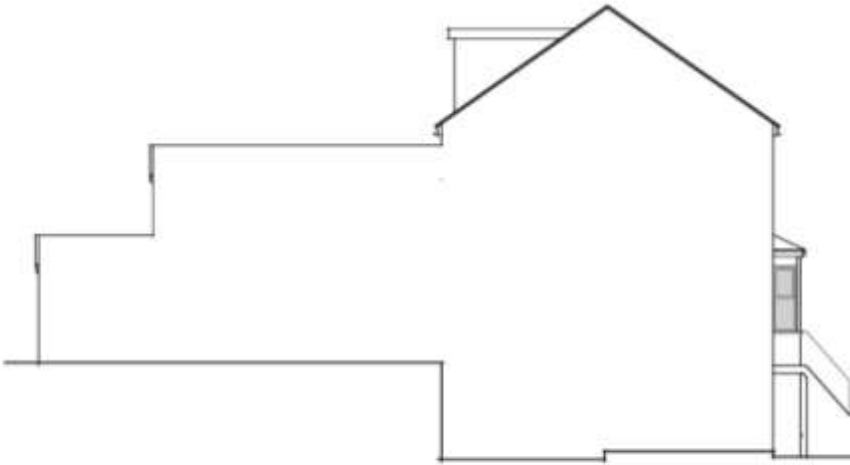
Drawing No.	PROPOSED FLOOR PLANS
Reference	LHA(31-25)-102L
Client	LH Architectural Architectural Design Services
Project	INNOVATION 15 PRINCE STREET GEORGINA MONTREAL
Date	OCTOBER 2018



Proposed Elevations



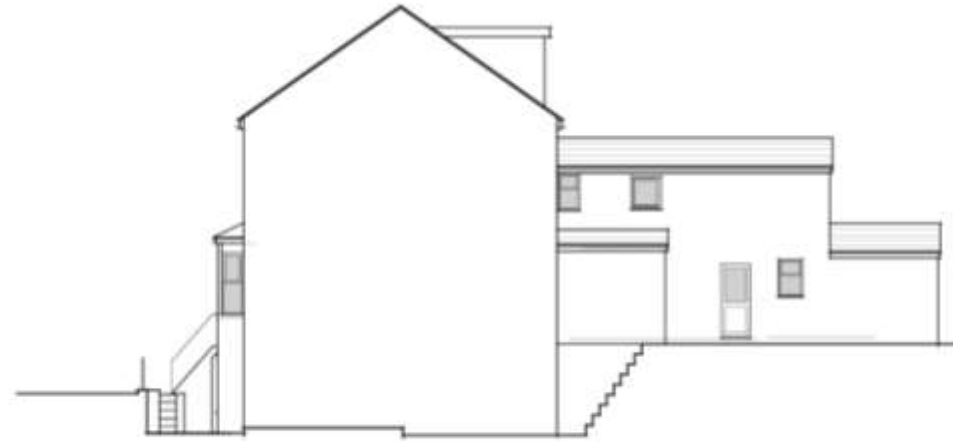
PROPOSED
NORTH ELEVATION



PROPOSED
EAST ELEVATION

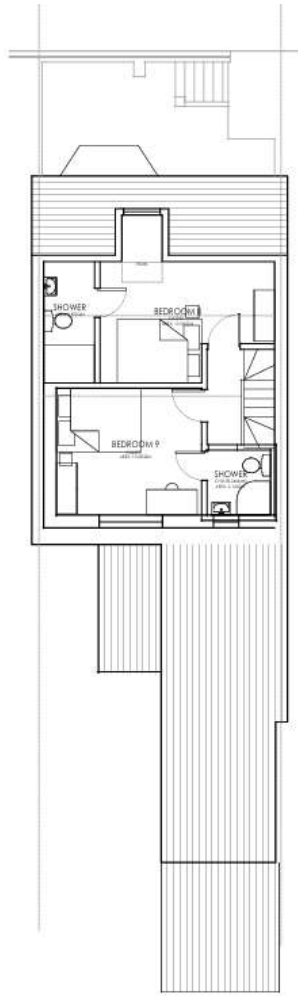


PROPOSED
SOUTH ELEVATION

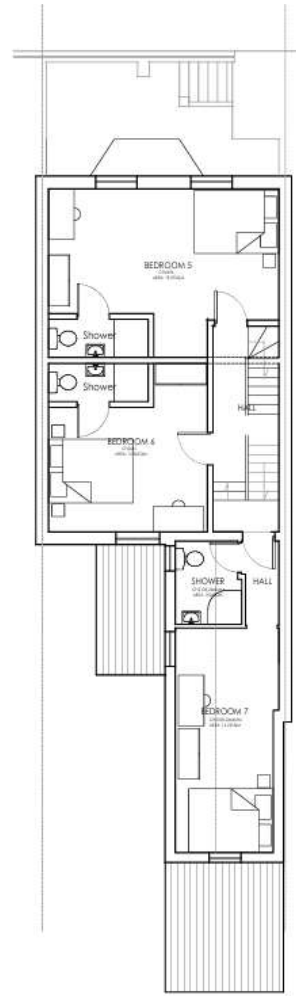


PROPOSED
WEST ELEVATION

Proposed Floor Plans



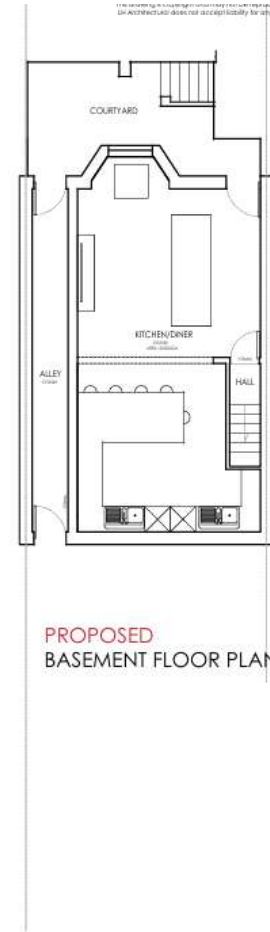
PROPOSED
SECOND FLOOR PLANS



PROPOSED
FIRST FLOOR PLANS

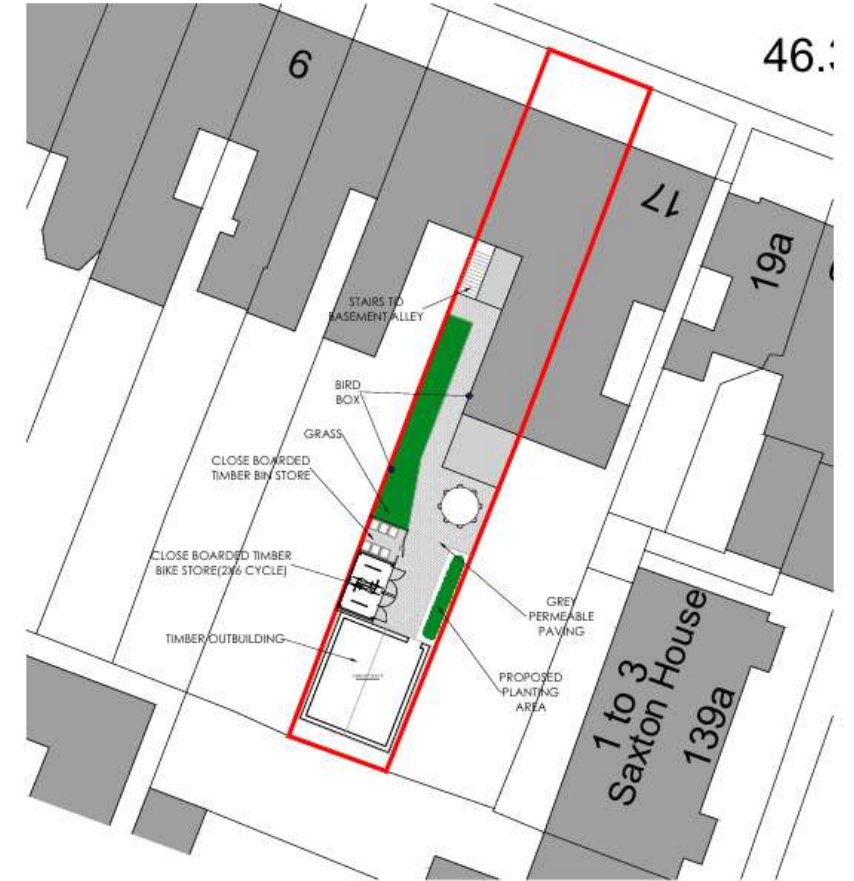
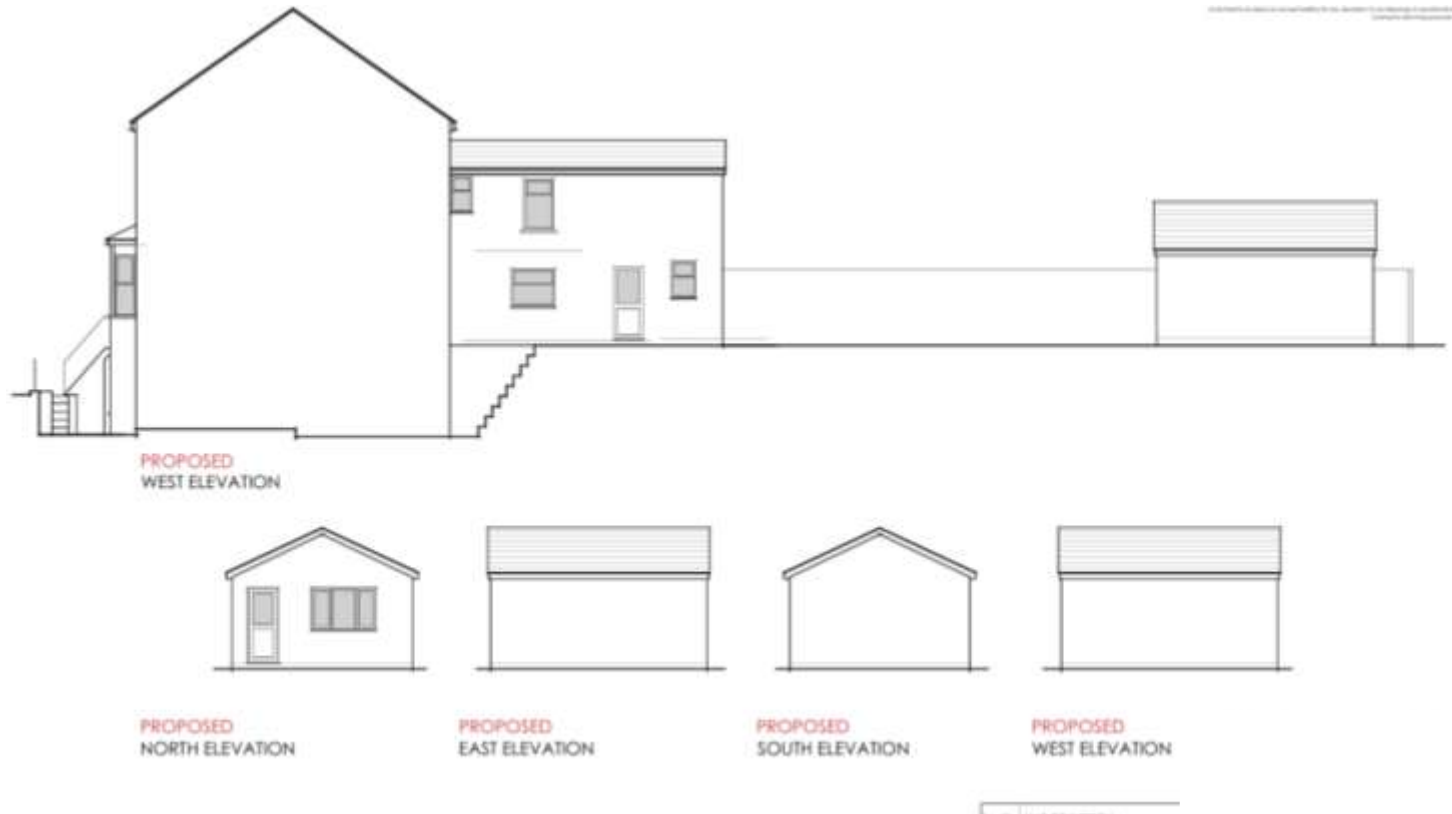


PROPOSED
GROUND FLOOR PLANS



PROPOSED
BASEMENT FLOOR PLANS

Proposed Outbuilding

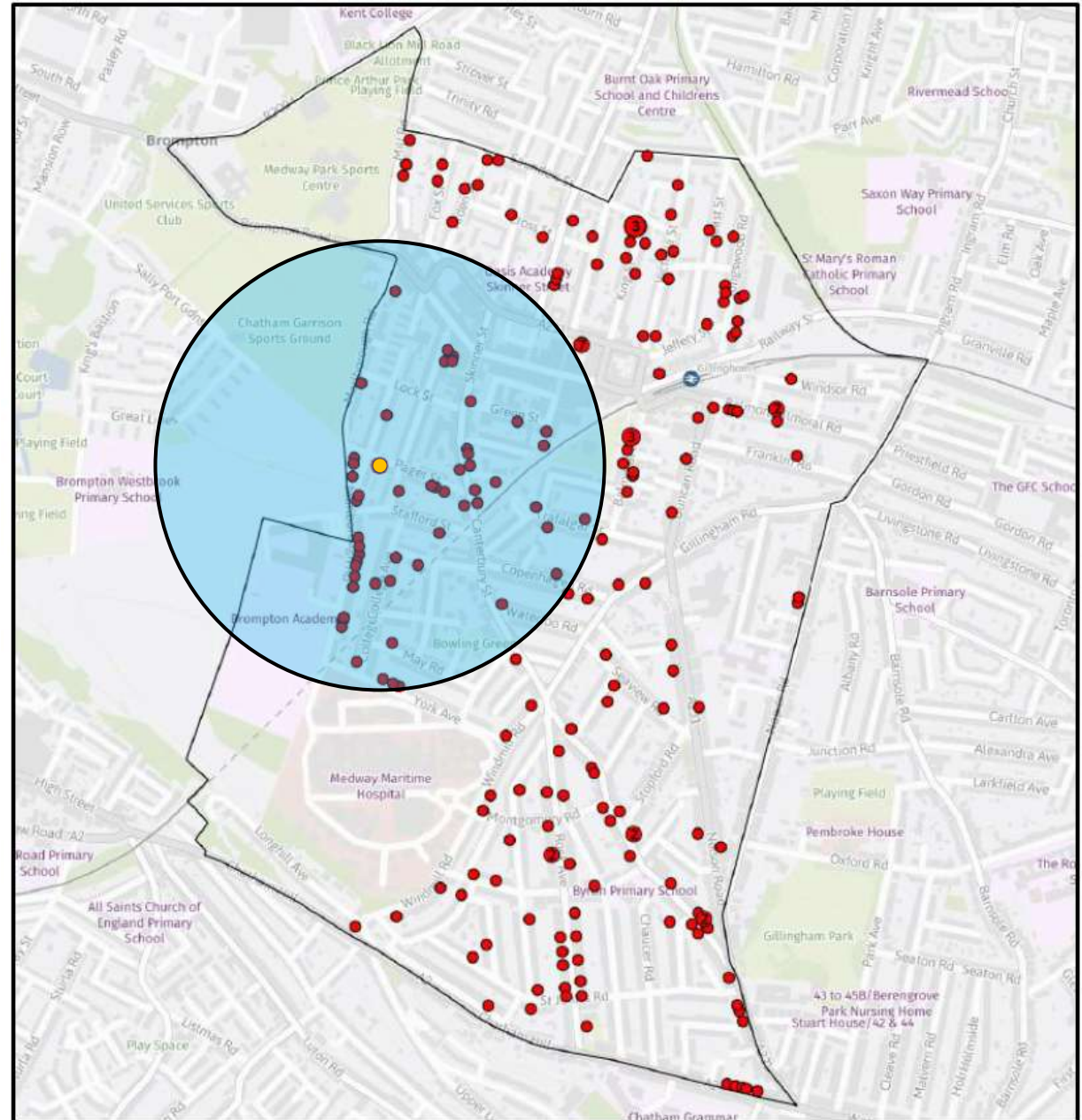


HMO Density

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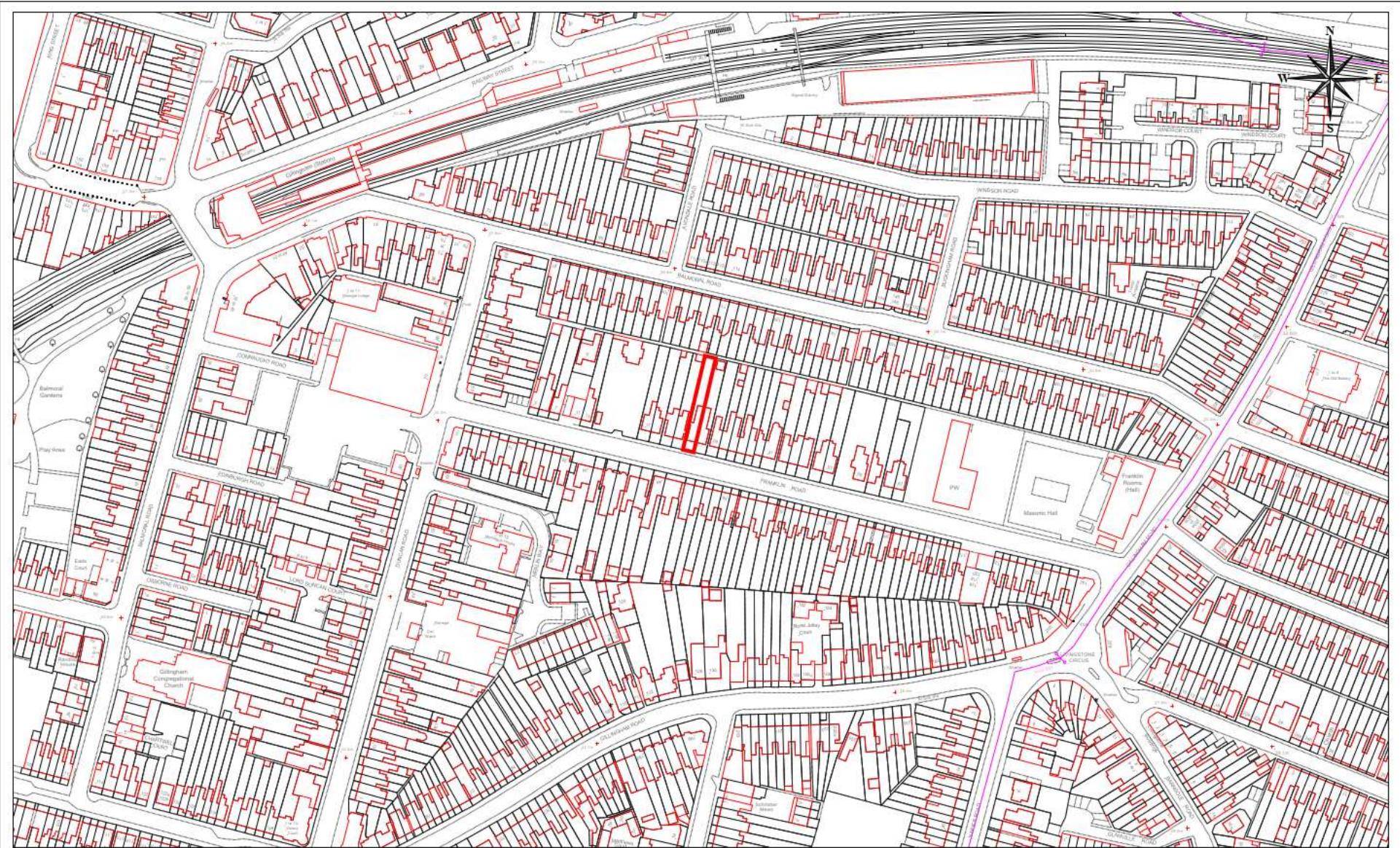
● - HMO

○ - 500m Radius

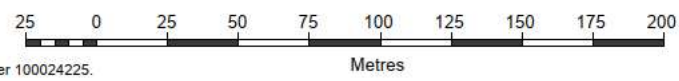


MC/25/1488

25 Franklin Road, Gillingham, ME7 4DF



MC/25/1488 - 25 Franklin Road, Gillingham, ME7 4DF



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Background MC/25/1154 – LDC 6 Bed HMO



PROPOSED
NORTH ELEVATION



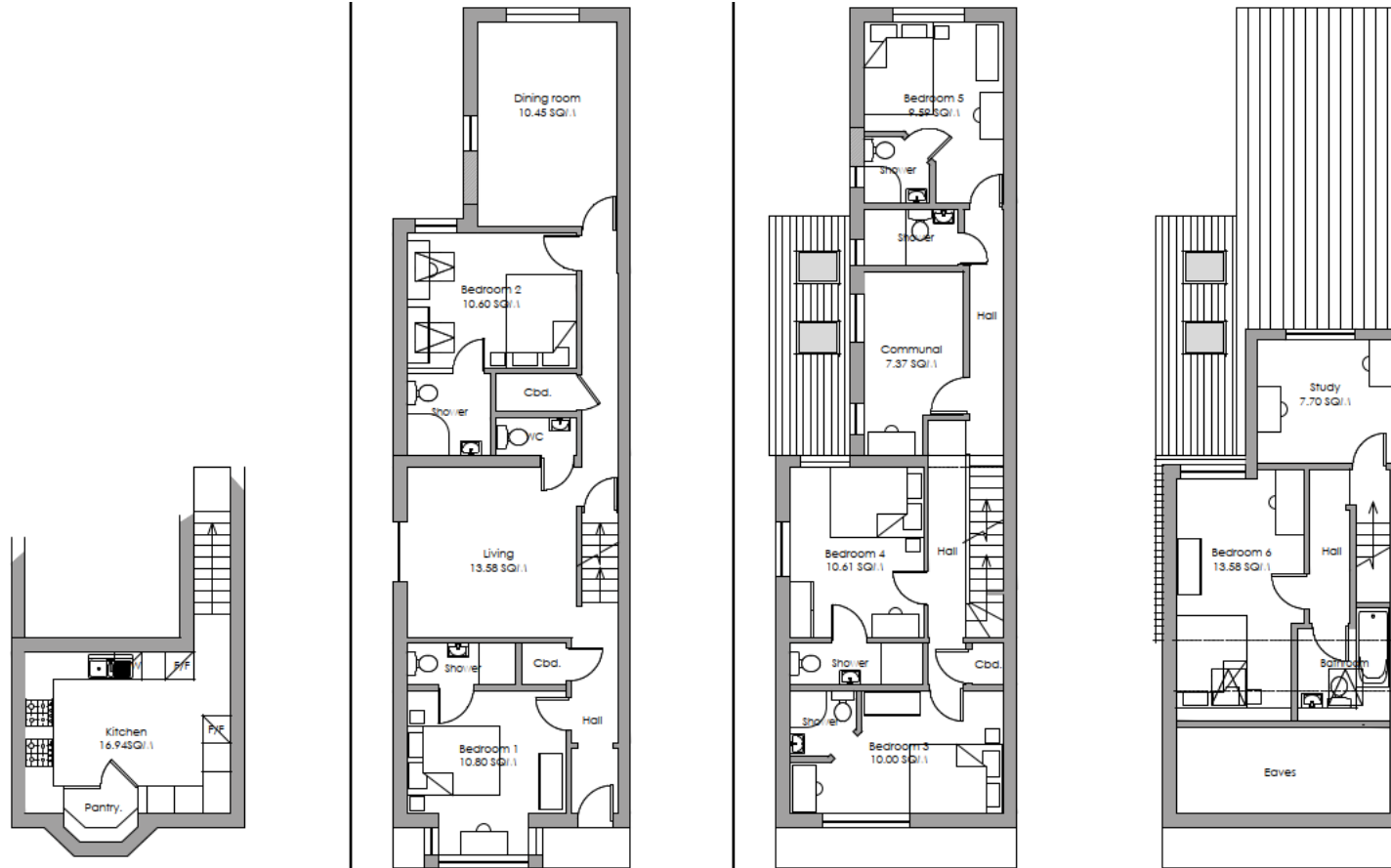
PROPOSED
WEST ELEVATION



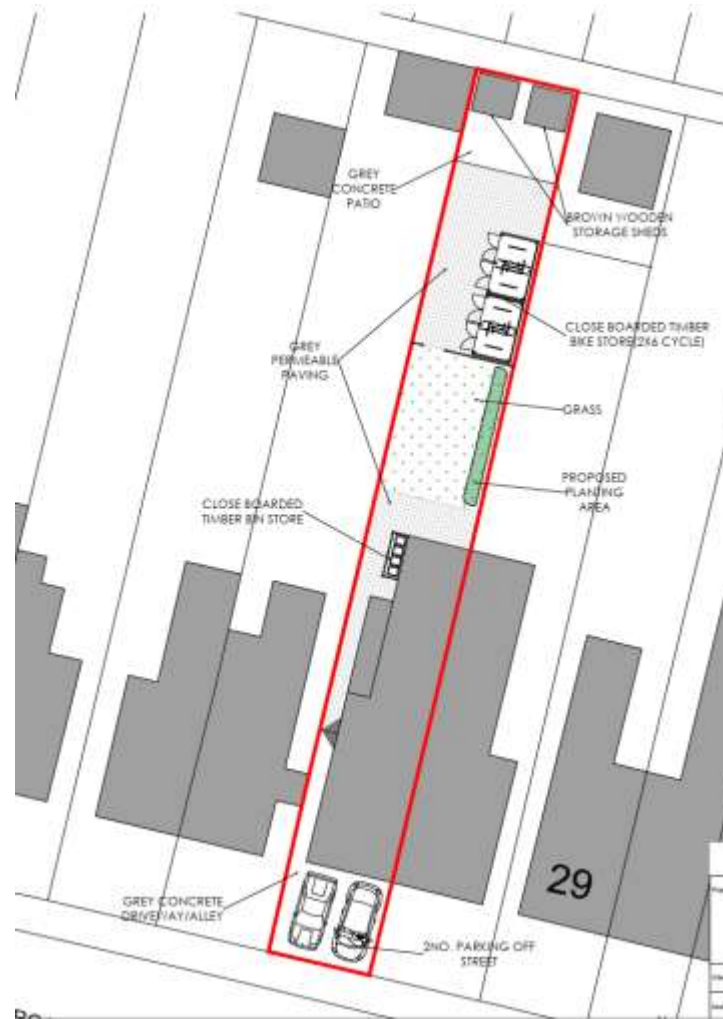
PROPOSED
SOUTH ELEVATION

Project No	HMO CONVERSION LDC 25 FRANKLIN ROAD GALLINGHALL L15 4QF	Drawing No	PROPOSED ELEVATIONS		Date	15/07/25
			1/1	1/1		
Client	J LARK & STEVE LTD	Drawing No	LHA(32/24A)-013		Date	15/07/25
			1/1	1/1		
Issue	PLANNING	Drawing No	LHA(32/24A)-013		Date	15/07/25
			1/1	1/1		

Background MC/25/1154 – LDC 6 Bed HMO



MC/25/1488 – Current Application 9 Bed HMO



Photographs to the front



Photographs to the Rear



Photographs of Streetscape



Streetscape to rear



Proposed Elevations



PROPOSED
NORTH ELEVATION



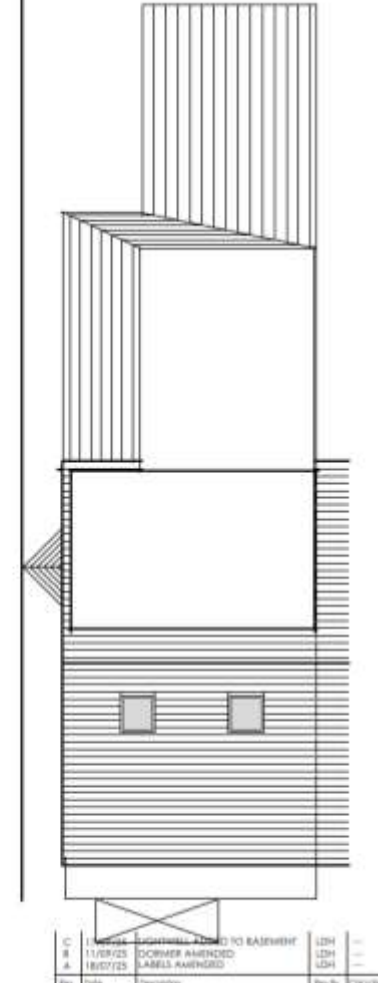
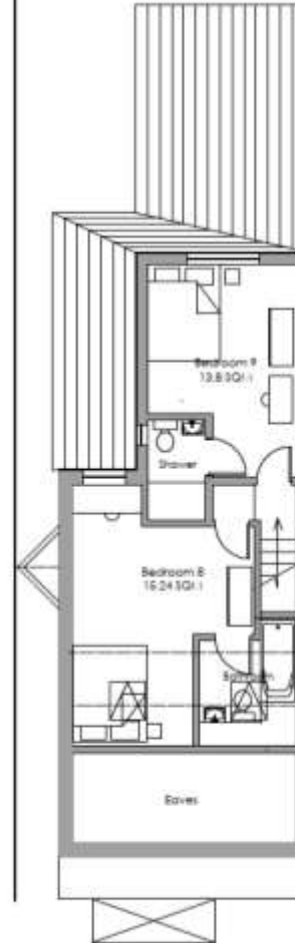
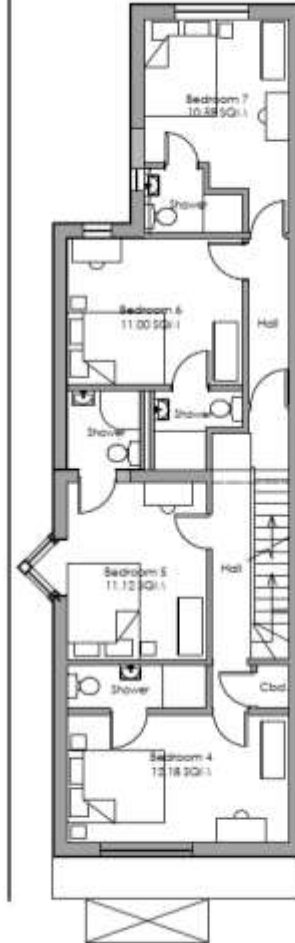
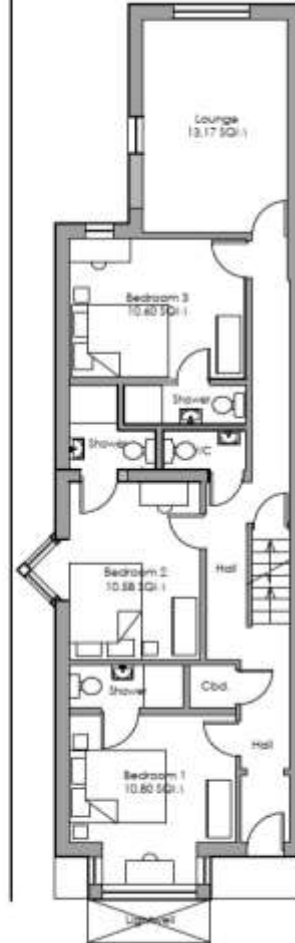
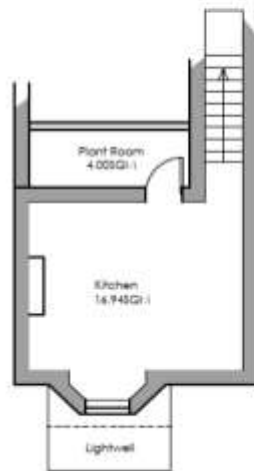
PROPOSED



PROPOSED
WEST ELEVATION

Project No.	1110 CONVERSION LDC	Drawing No.	PROPOSED ELEVATIONS
Client	35 FRANKLIN ROAD GLENDALE 1157 40P	Rev. No.	LHA(32/24A)-013-C
Architect	L & S ARCH & INTER LTD	Rev. Date	
Phase	PLANNING	Rev. Description	

Floor Plans



C	11/06/25	DOORWAY AMENDED TO BASEMENT	LDH	---
B	11/06/25	DOORWAY AMENDED	LDH	---
A	18/07/25	LABELS AMENDED	LDH	---

Granted and Current Proposal



PROPOSED
NORTH ELEVATION



PROPOSED
SOUTH ELEVATION



PROPOSED
NORTH ELEVATION

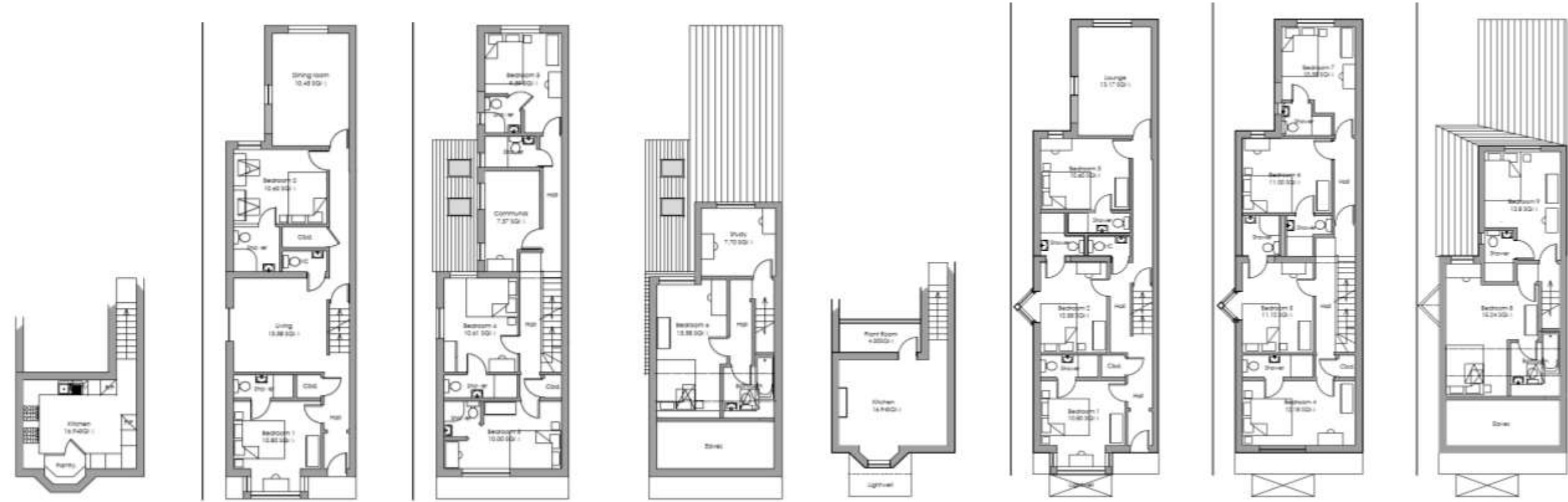


PROPOSED

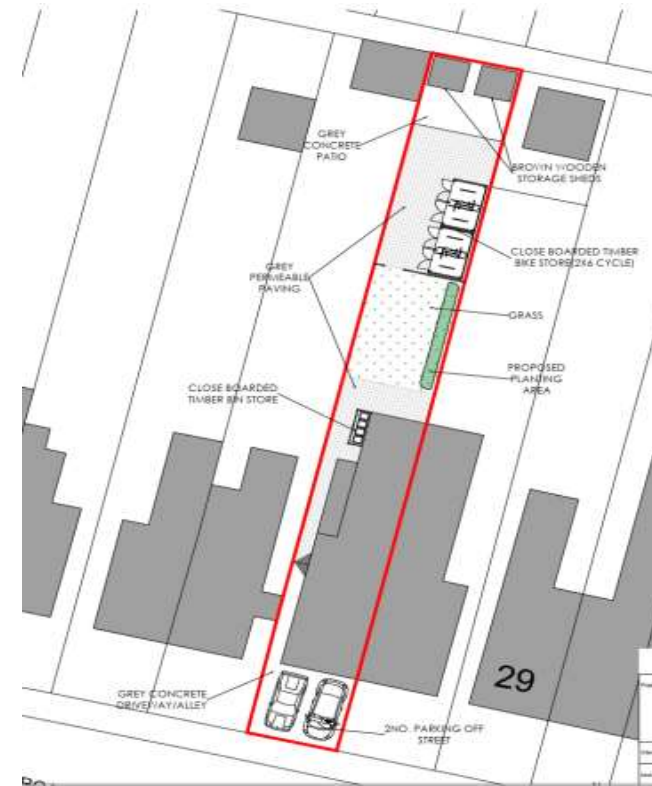
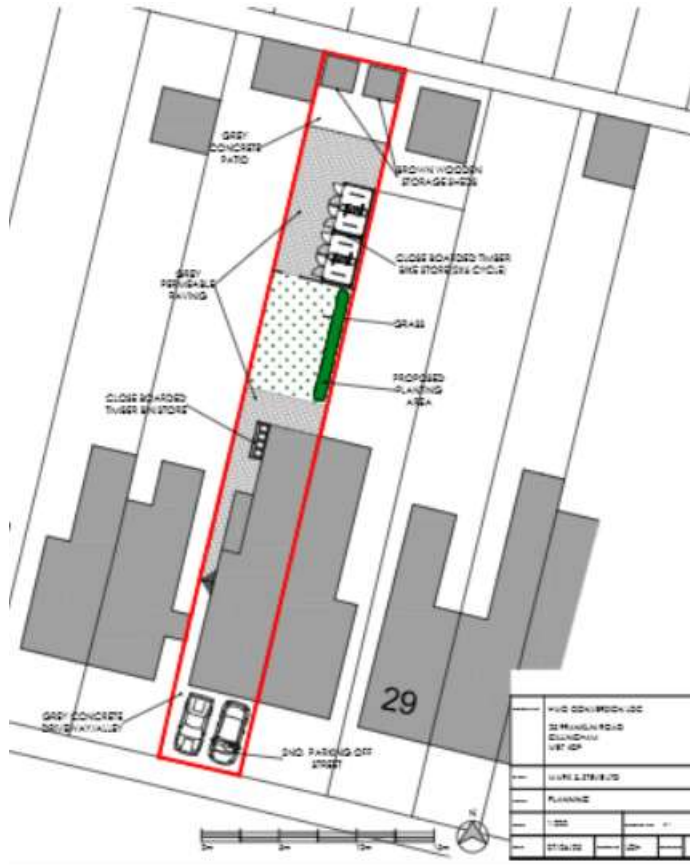
PROPOSED
WEST ELEVATION



Granted and Current Proposal



Granted and Proposal

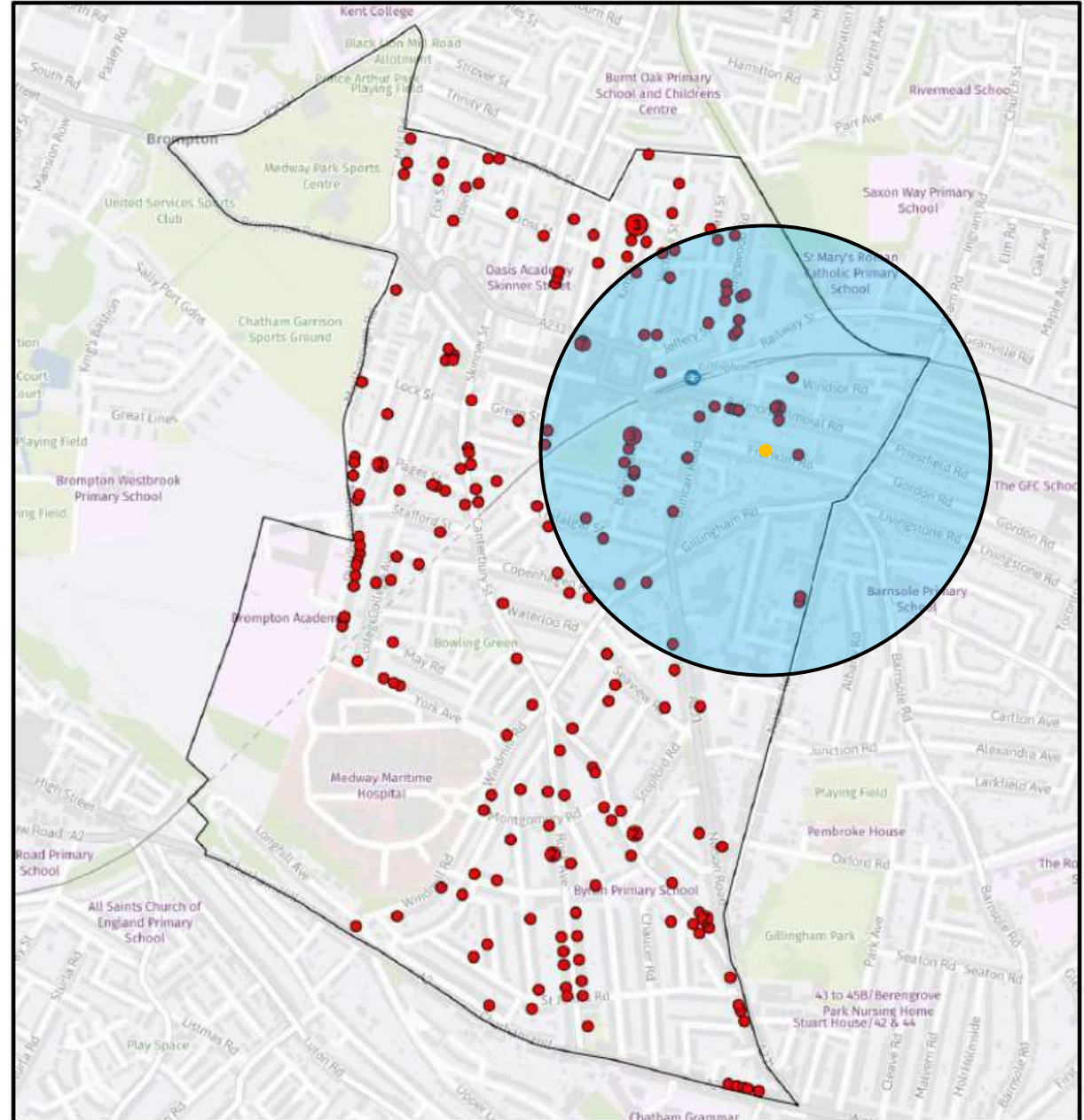


HMO Density

● - Application Property

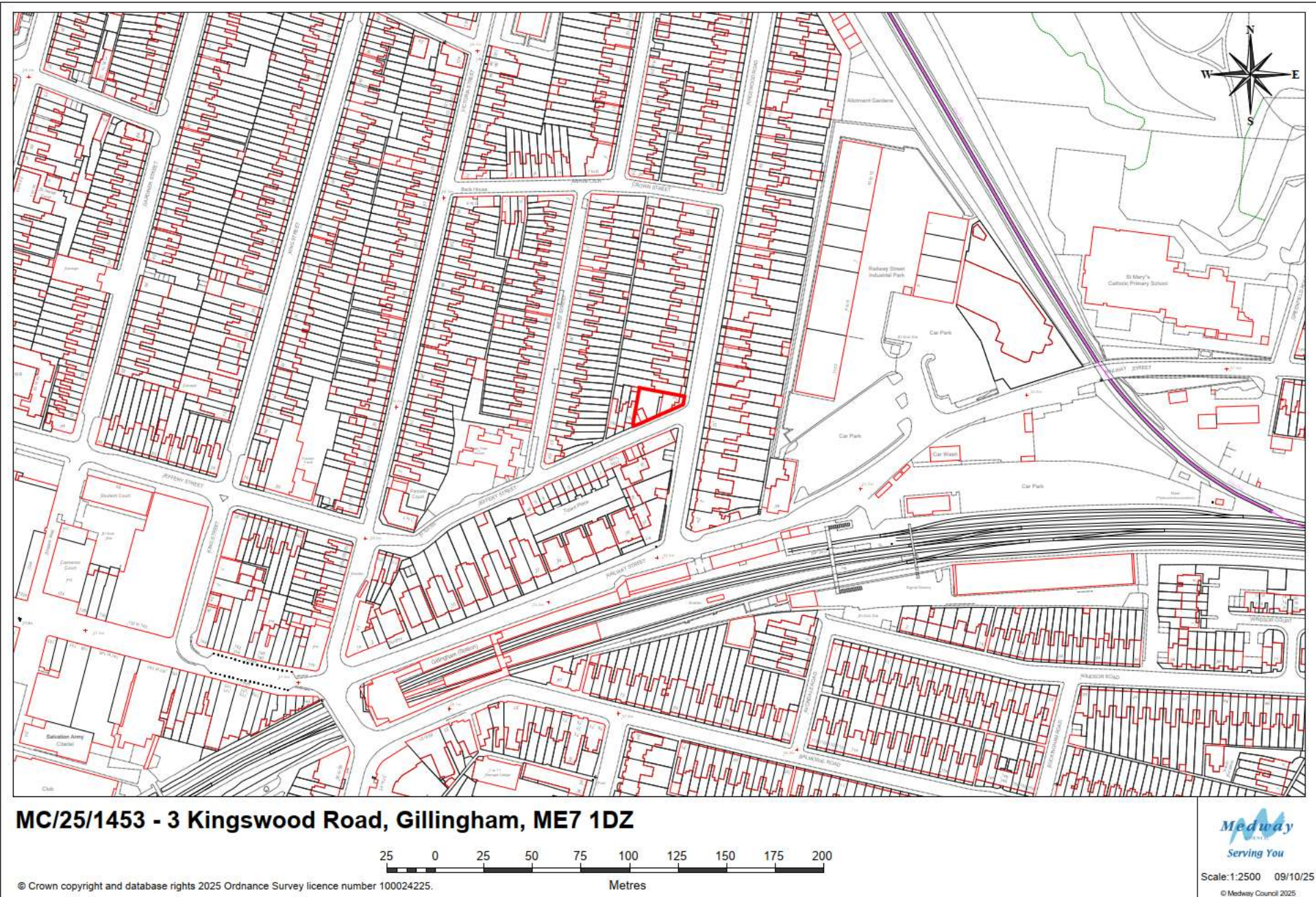
● - HMO

○ - 500m Radius



MC/25/1453

3 Kingswood Road, Gillingham, ME7 1DZ



Site Location



Site Photos



Site Photos



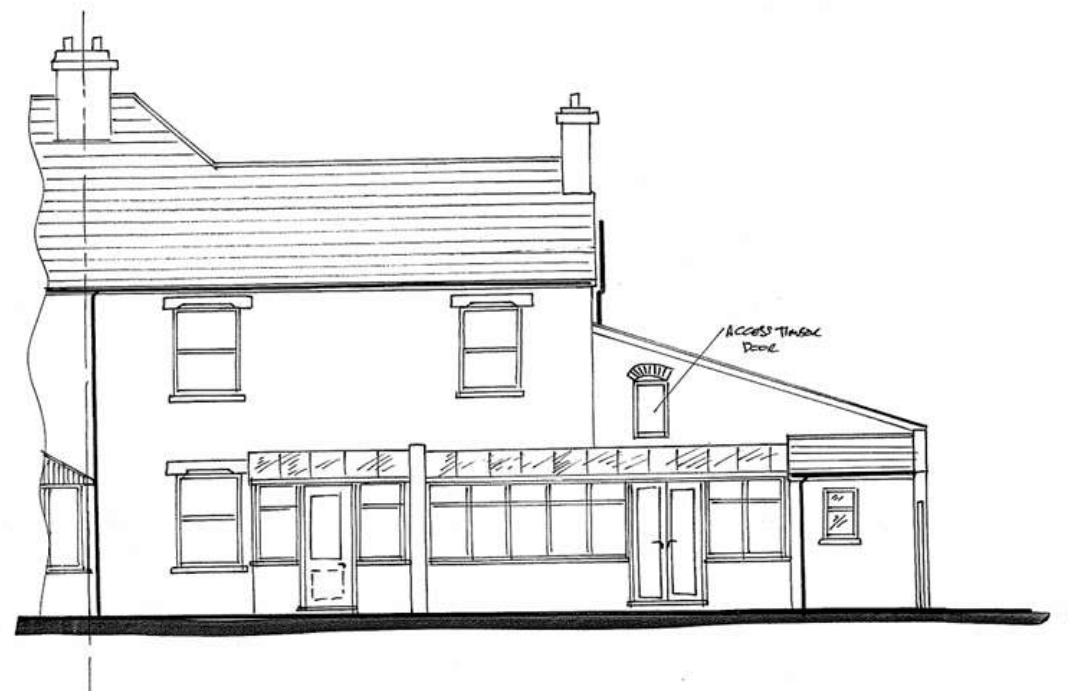
Site Photos



Existing Elevations

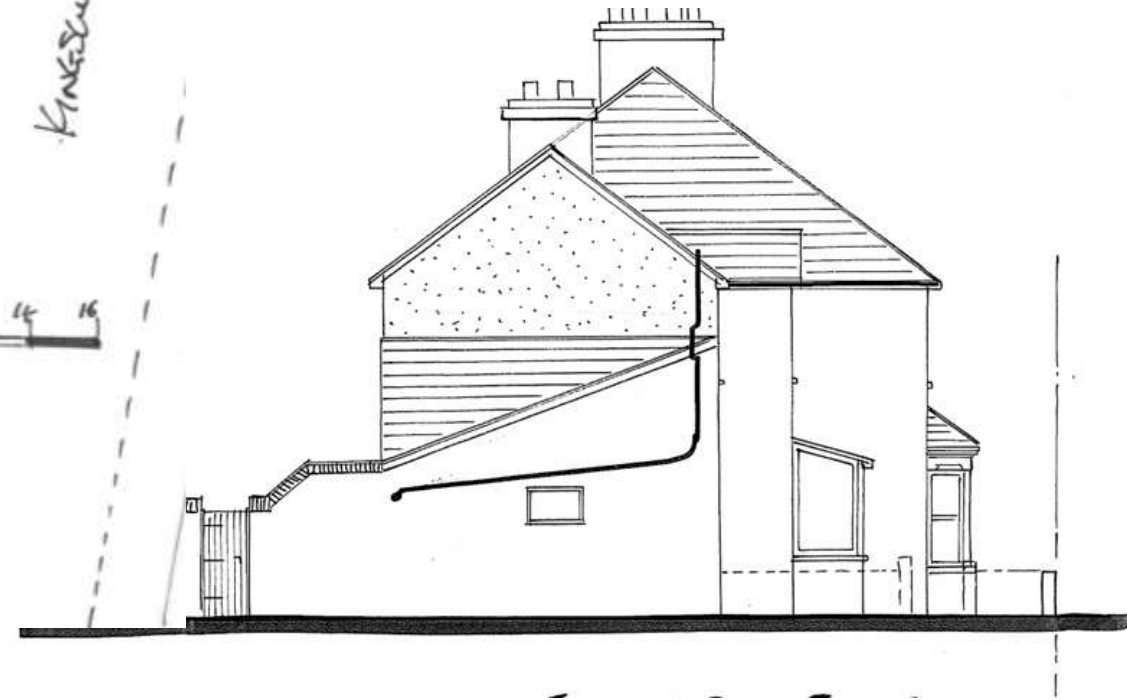


EXISTING FRONT ELEVATION

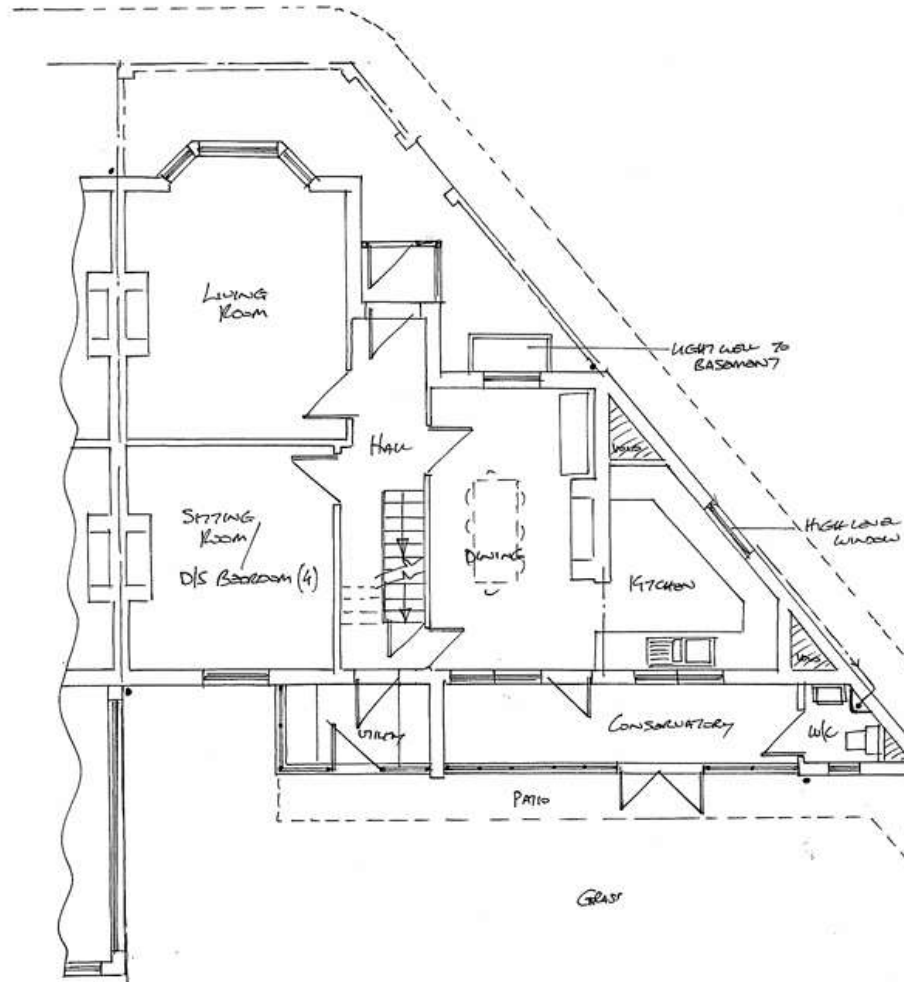


EXISTING REAR ELEVATION

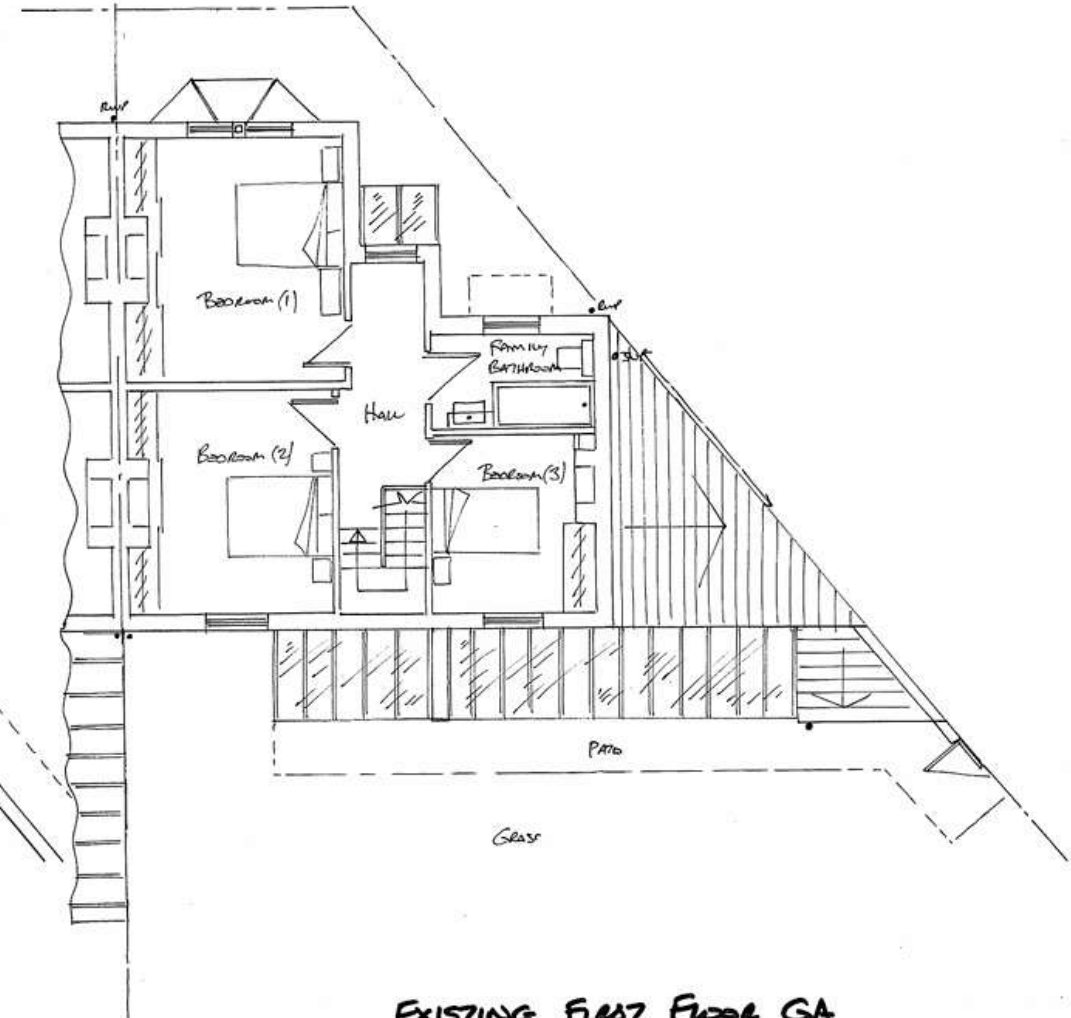
Existing Block Plan & Elevation



Existing Floor Plans

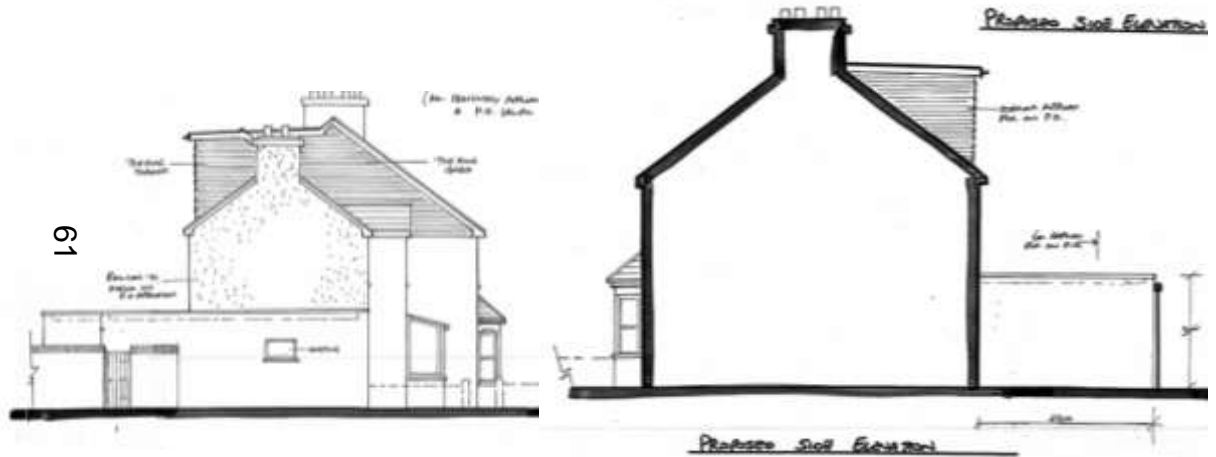


EXISTING GROUND FLOOR GA

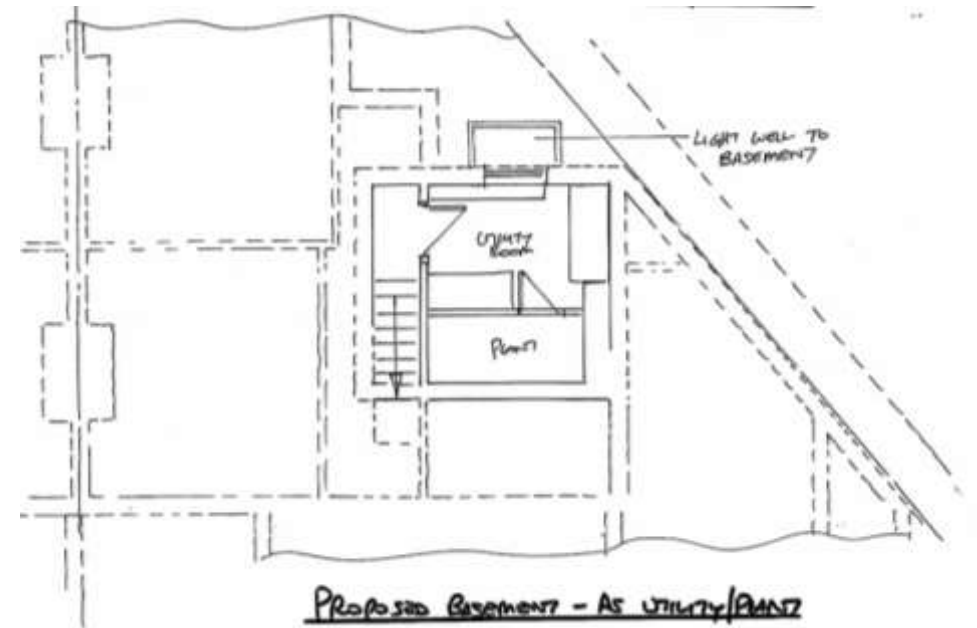
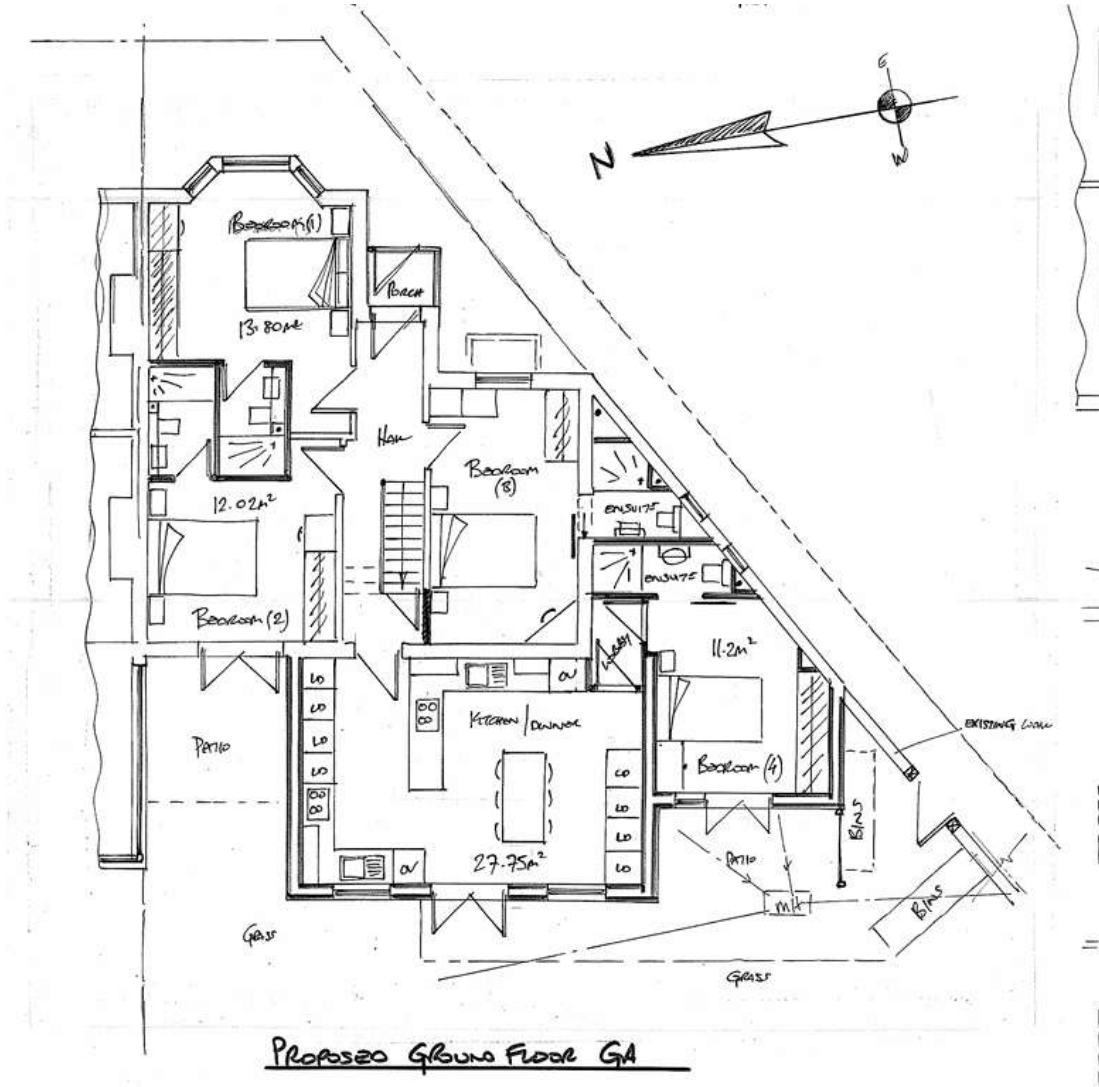


EXISTING FIRST FLOOR GA

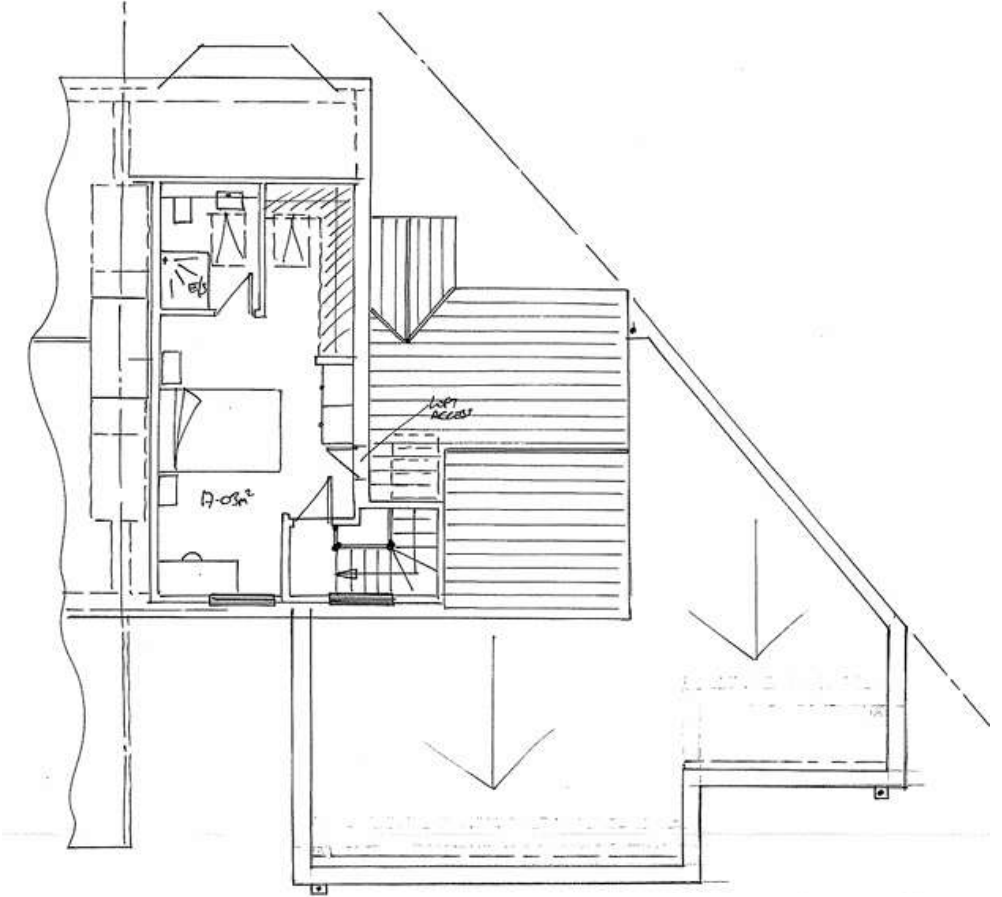
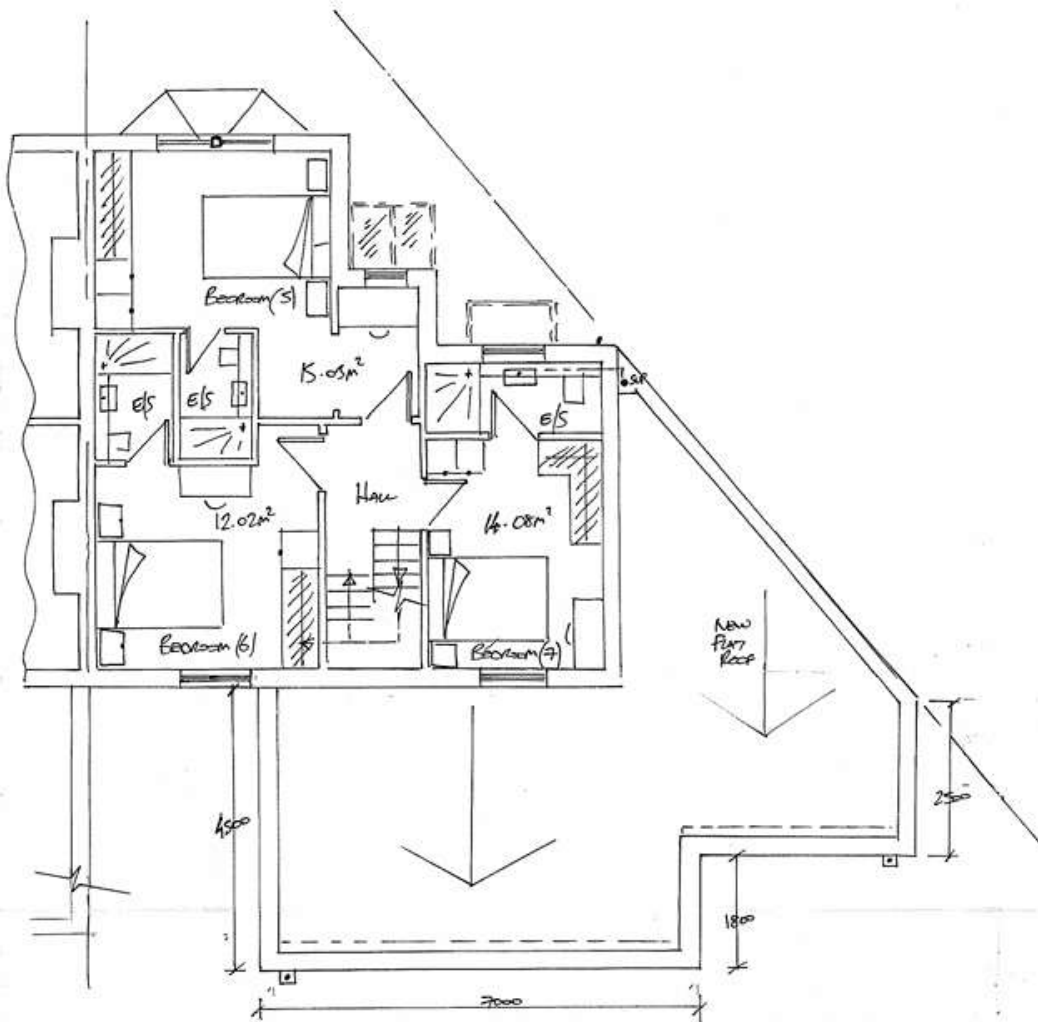
Proposed and Approved Elevations



Proposed Floor Plans



Proposed Floor Plans

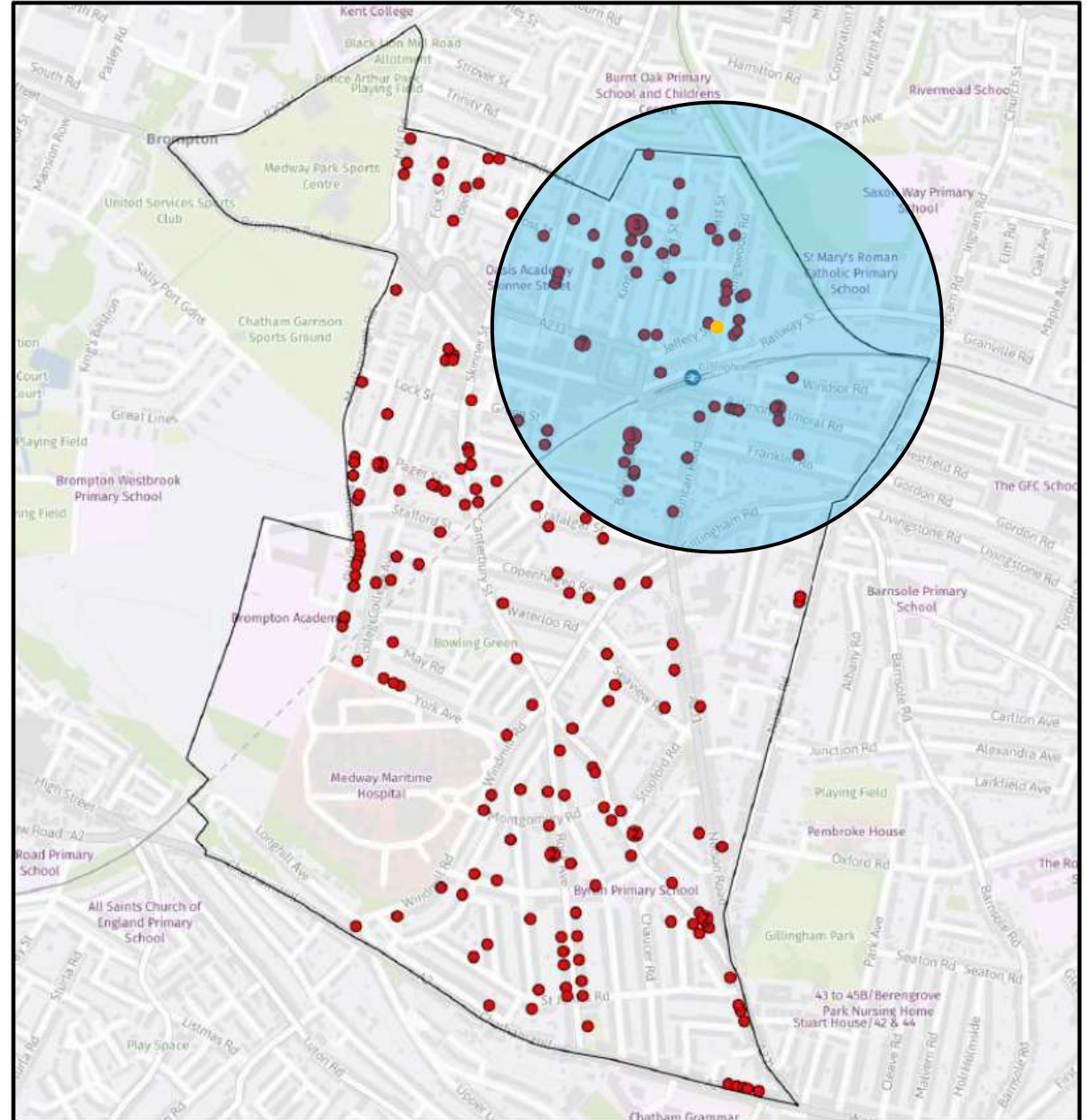


HMO Density

● - Application Property

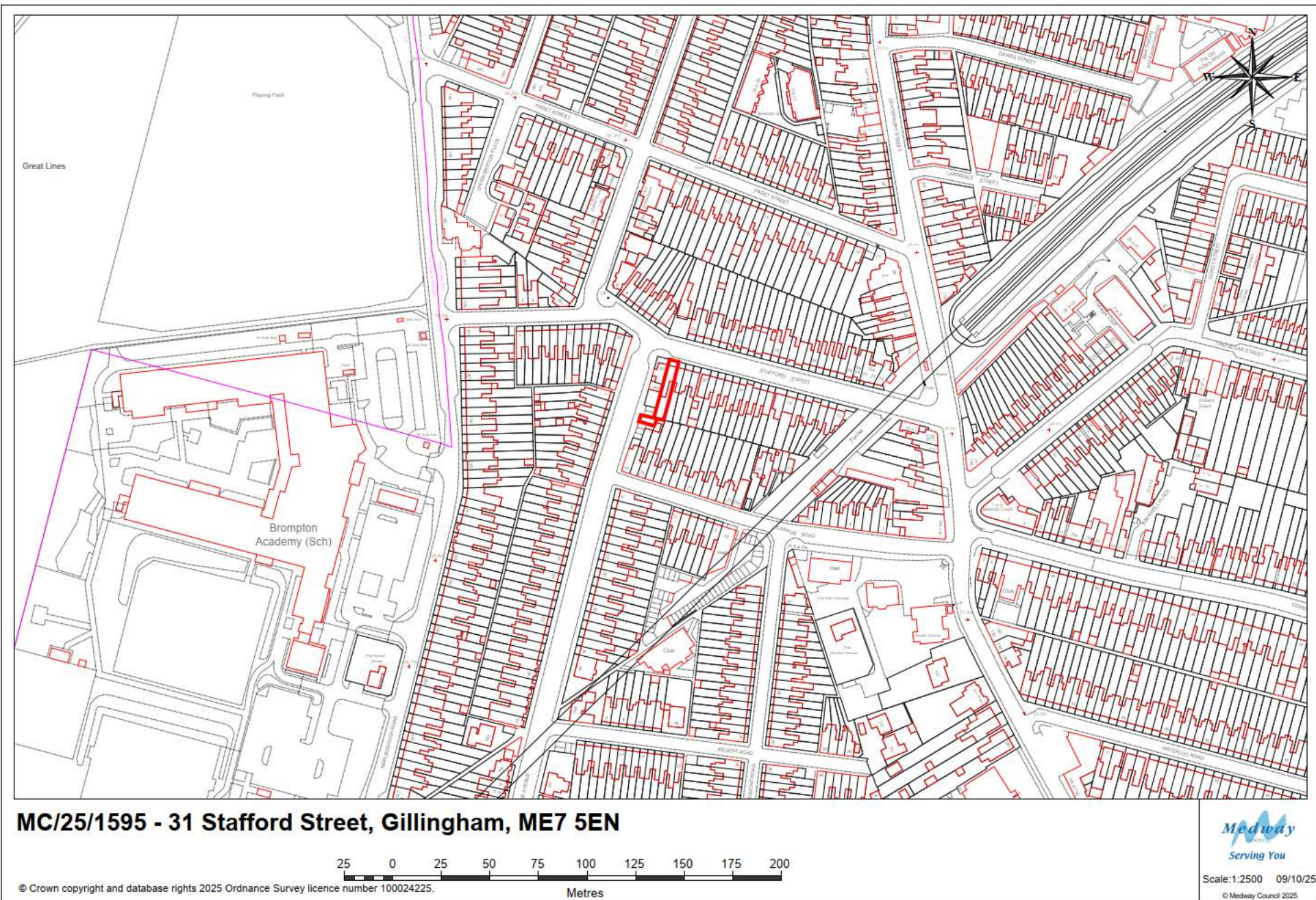
● - HMO

○ - 500m Radius



MC/25/1595

31 Stafford Street, Gillingham, ME7 5EN



MC/25/1595 - 31 Stafford Street, Gillingham, ME7 5EN



Scale: 1:2500 09/10/25
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Site Location



Site Photos



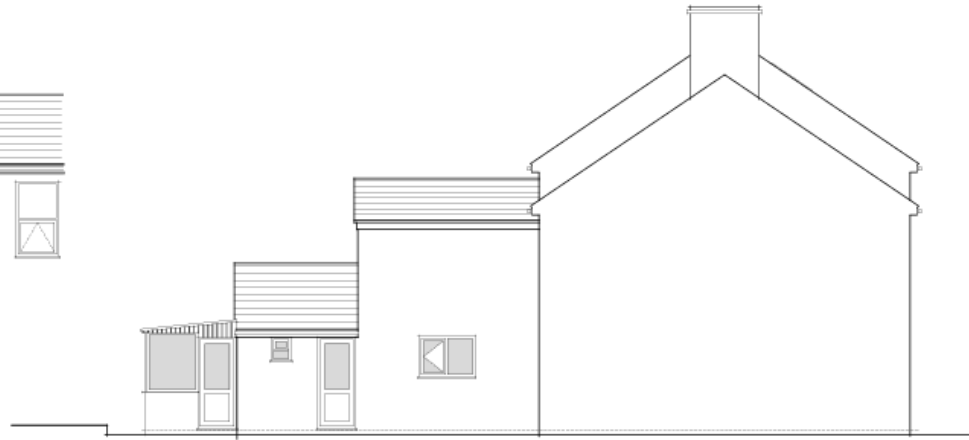
Site Photos



Existing Elevations



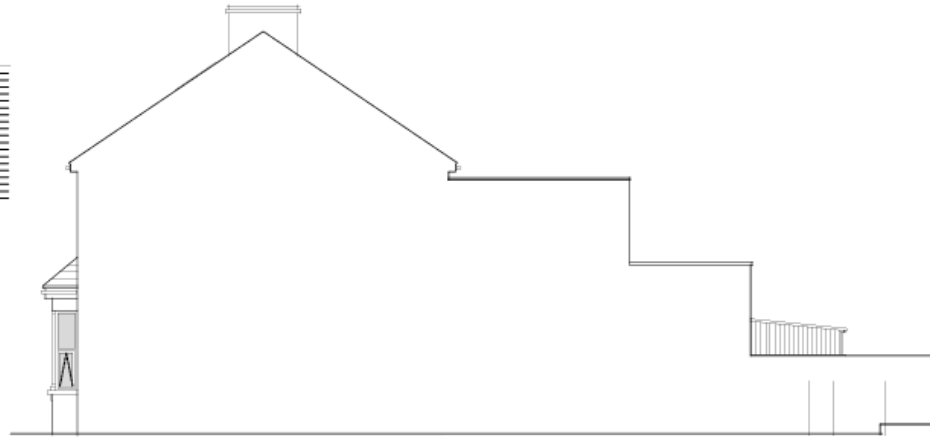
EXISTING
NORTH ELEVATION



EXISTING
EAST ELEVATION



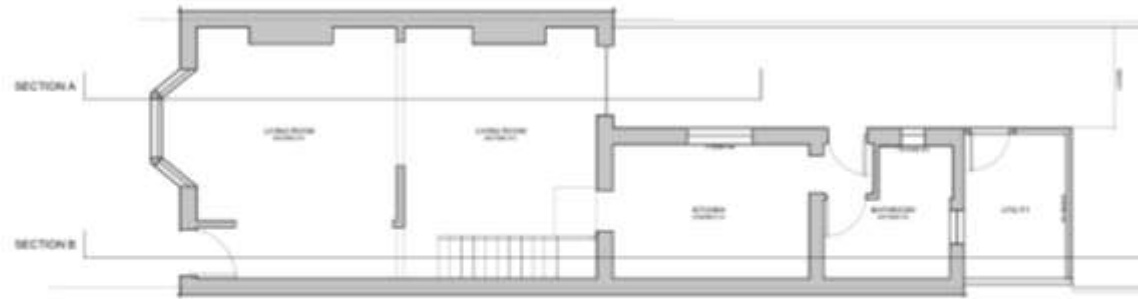
EXISTING
SOUTH ELEVATION



EXISTING
WEST ELEVATION

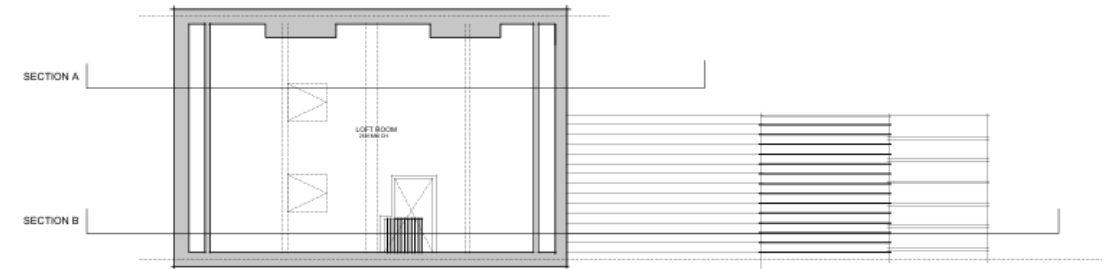
Existing Floor Plans

GROUND FLOOR



EXISTING
GROUND FLOOR PLAN

2ND FLOOR



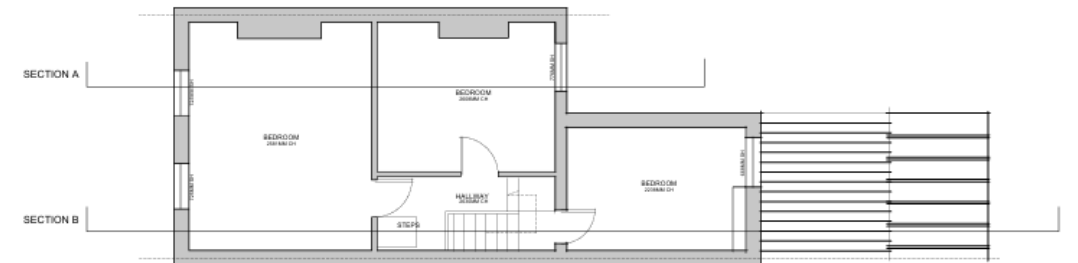
EXISTING
SECOND FLOOR PLAN

BASEMENT



EXISTING
BASEMENT PLAN

1ST FLOOR



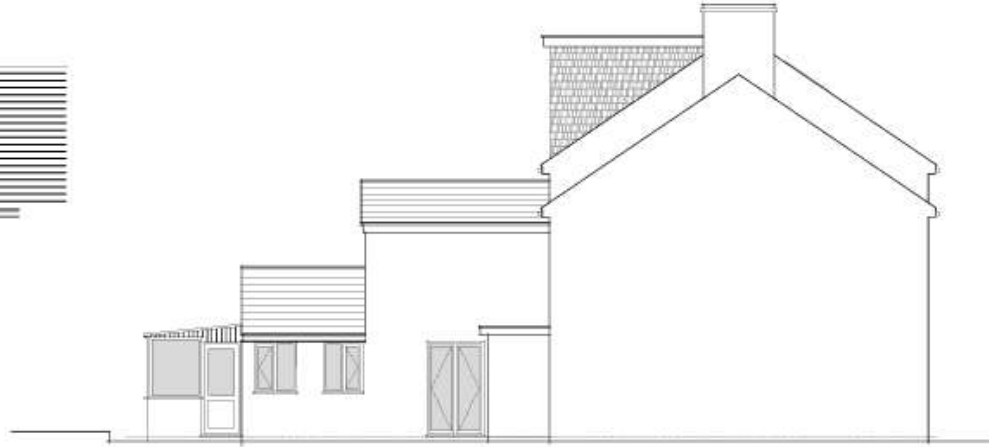
EXISTING
FIRST FLOOR PLAN

72 Approved Elevations – MC/25/1236

PROPOSED
NORTH ELEVATION



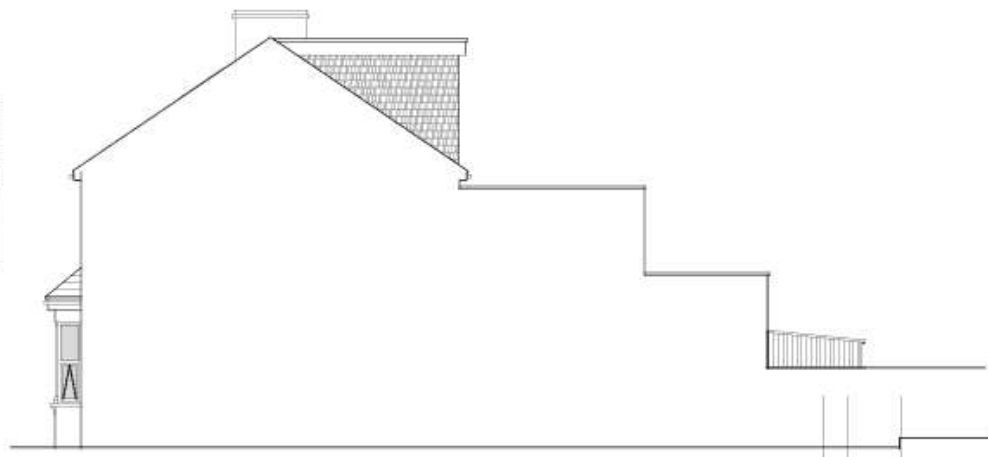
PROPOSED
EAST ELEVATION



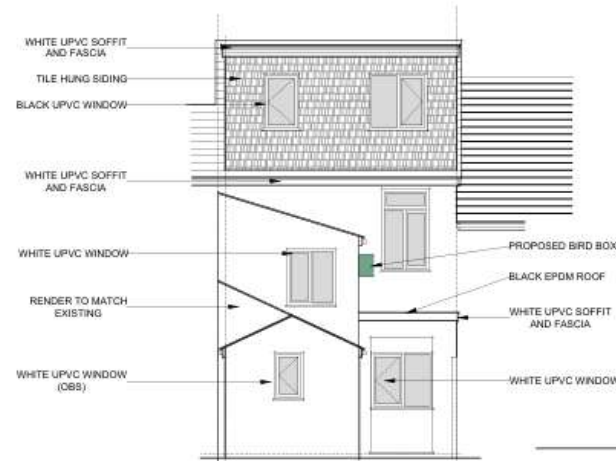
PROPOSED
SOUTH ELEVATION



PROPOSED
WEST ELEVATION



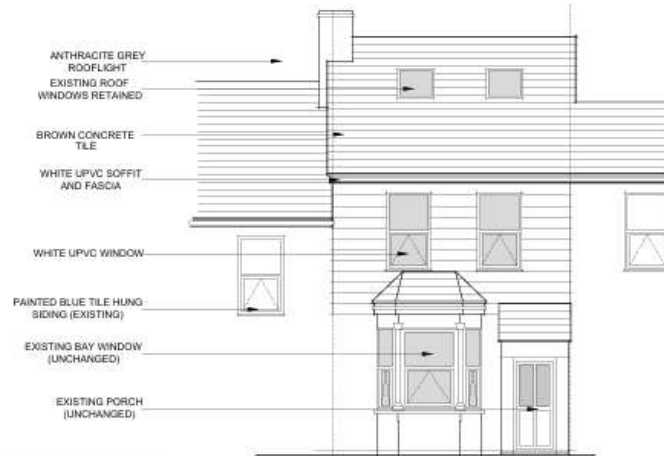
Proposed Elevations



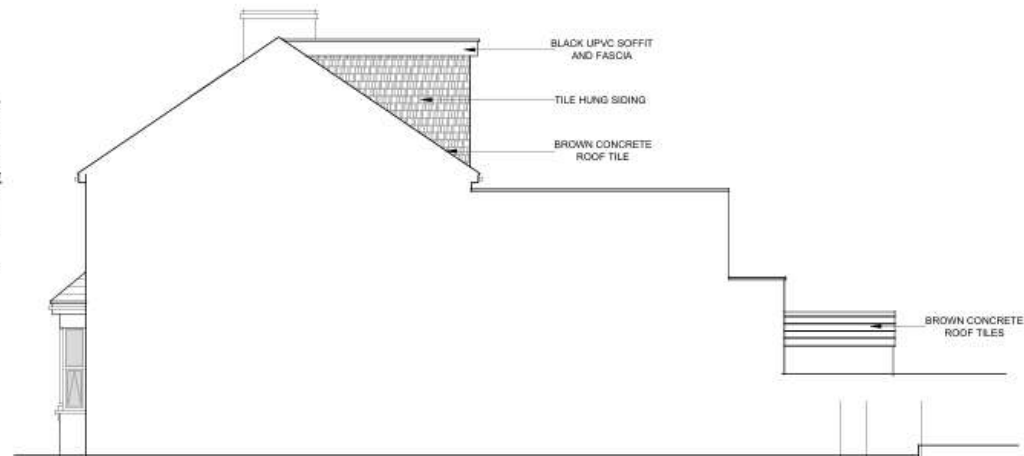
PROPOSED
NORTH ELEVATION



PROPOSED
EAST ELEVATION



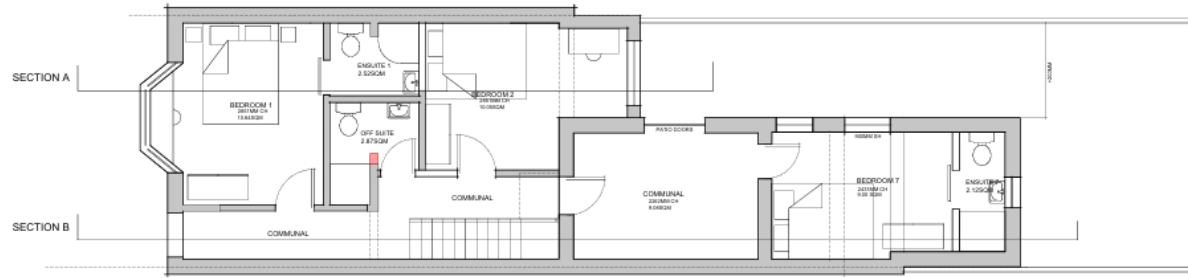
PROPOSED
SOUTH ELEVATION



PROPOSED
WEST ELEVATION

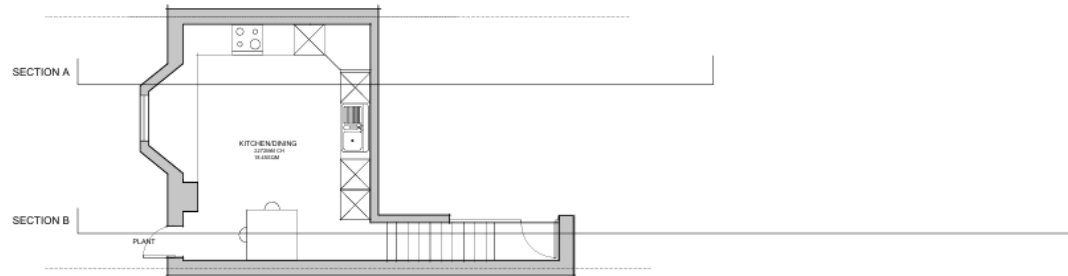
Proposed Floor Plans

GROUND FLOOR



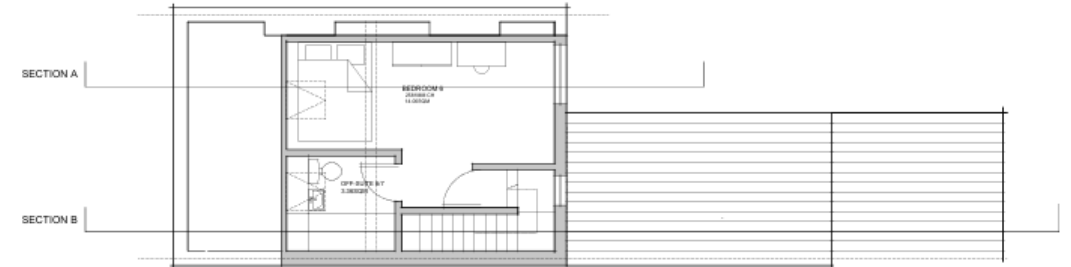
PROPOSED
GROUND FLOOR PLAN

BASEMENT



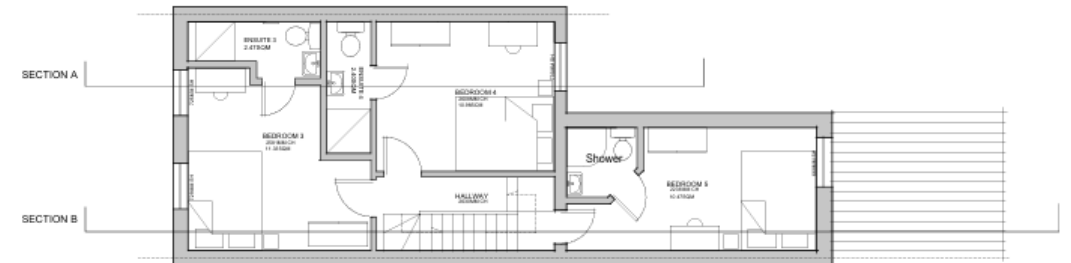
PROPOSED
BASEMENT PLAN

2ND FLOOR



PROPOSED
SECOND FLOOR PLAN

1ST FLOOR



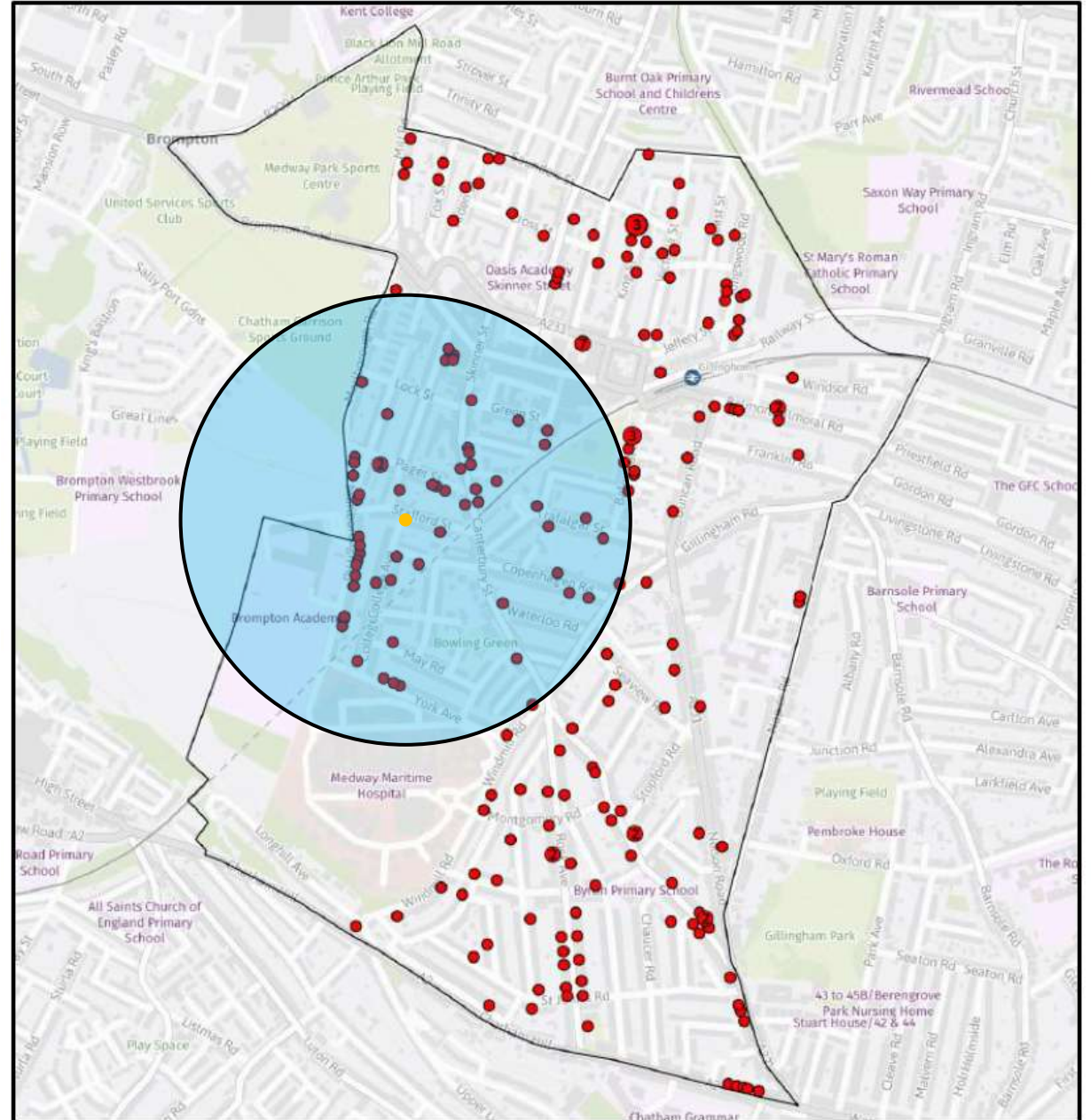
PROPOSED
FIRST FLOOR PLAN

HMO Density

● - Application Property

● - HMO

○ - 500m Radius



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