

# 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](mailto:democratic.services@medway.gov.uk)

**Date: 19 December 2025**

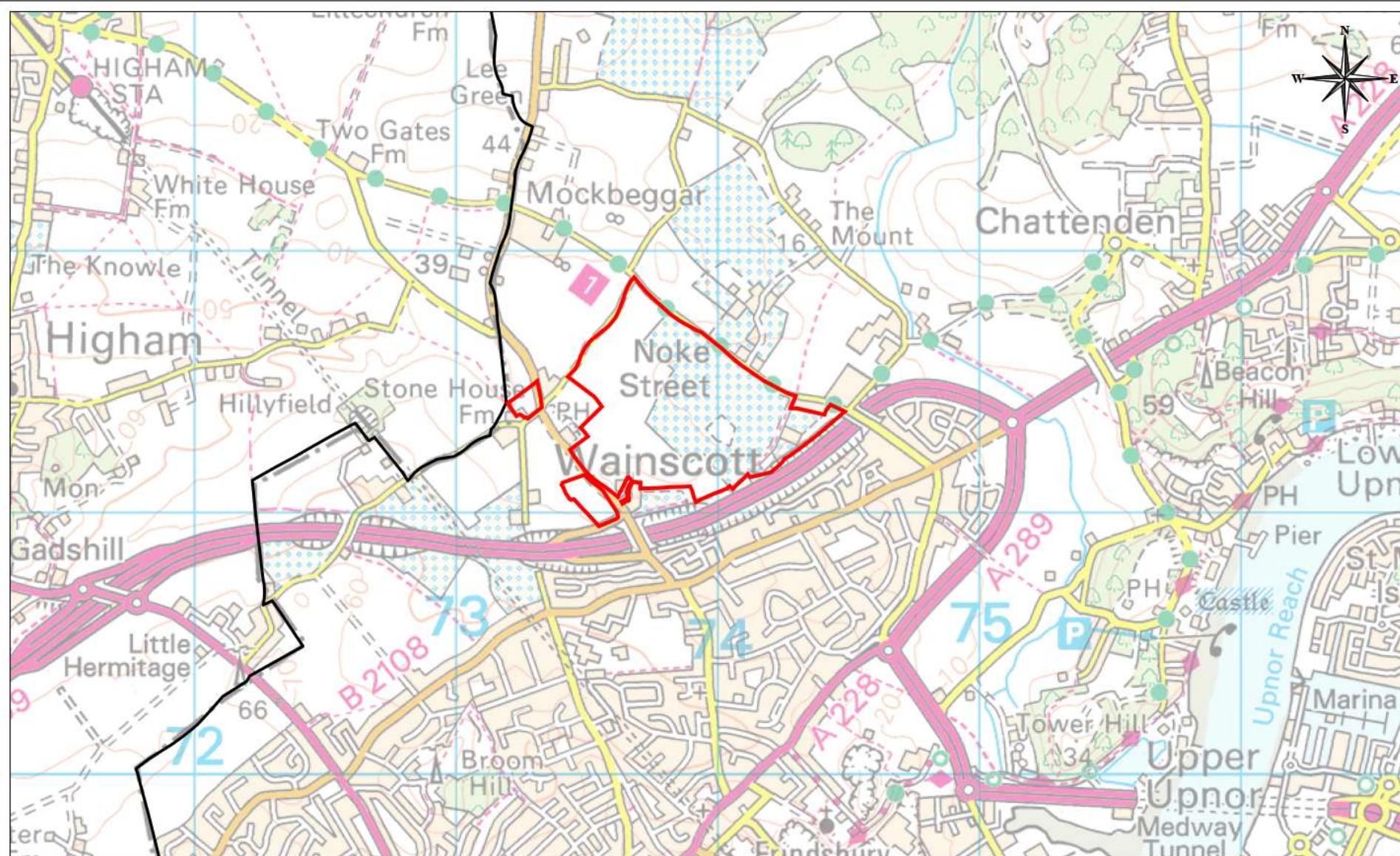
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# Planning Committee

17<sup>th</sup> December 2025

**MC/25/0006**

Land Off Lower Rochester Road, Wainscott, Rochester



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

## Site Context





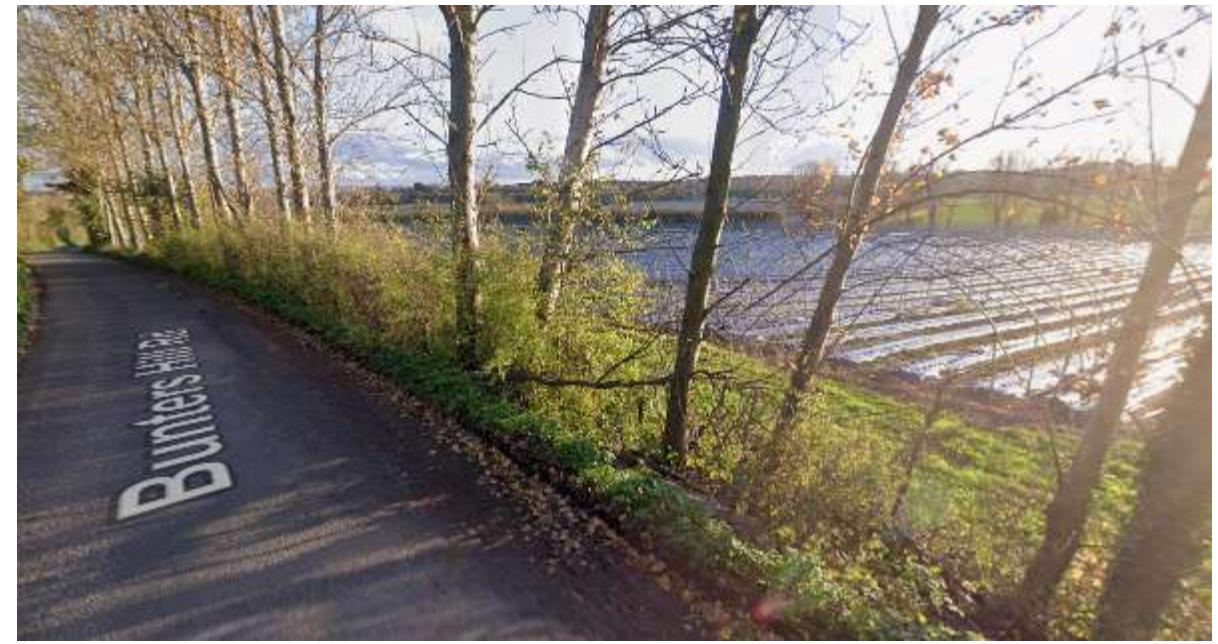


Street Views  
A289 looking east





Street Views  
Dillywood Lane



Street Views  
Bunters Hill Road

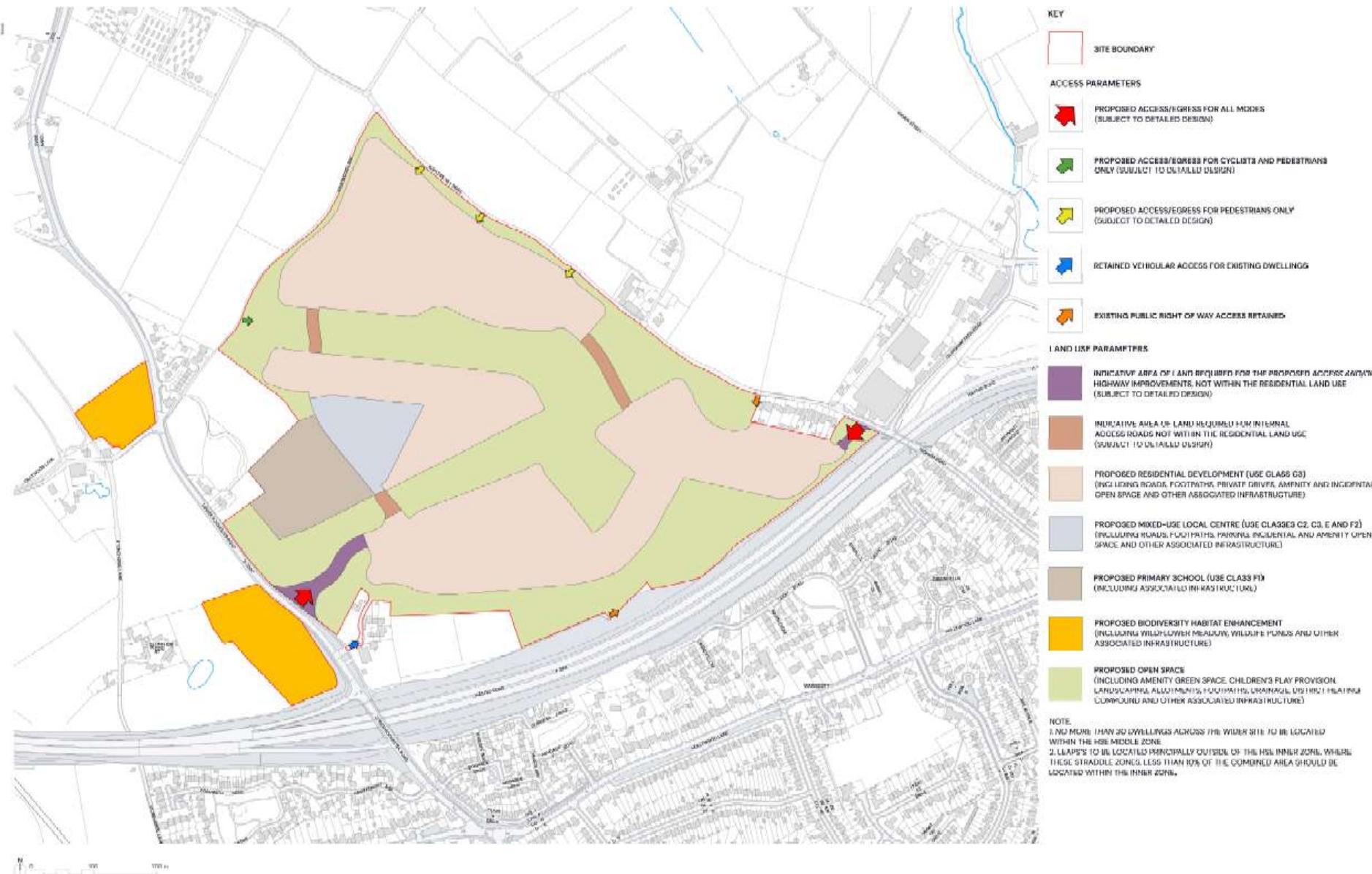


Street Views  
Higham Road

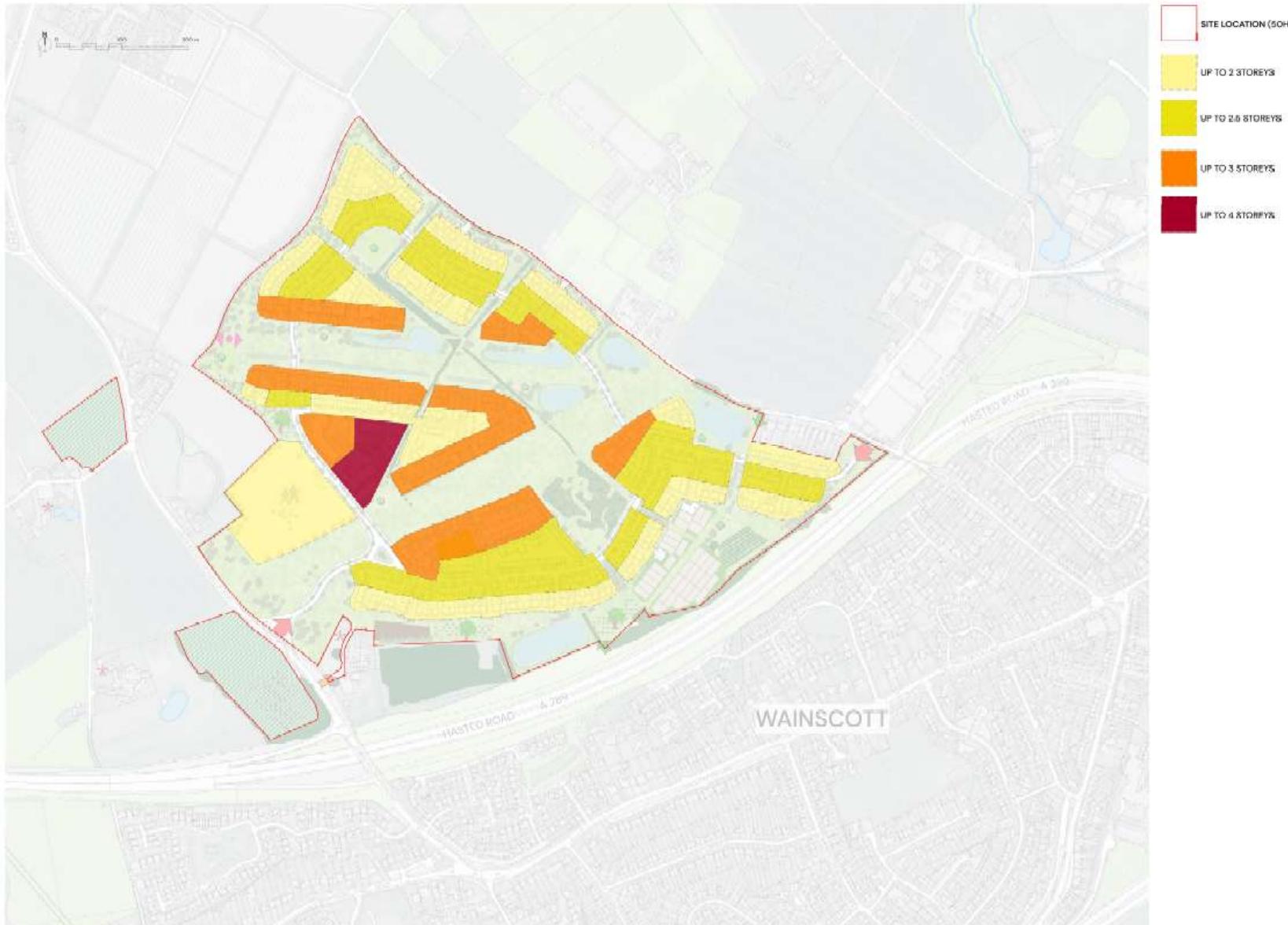


# Access and Land Use Parameter Plan

14



## Illustrative Building Heights Plan

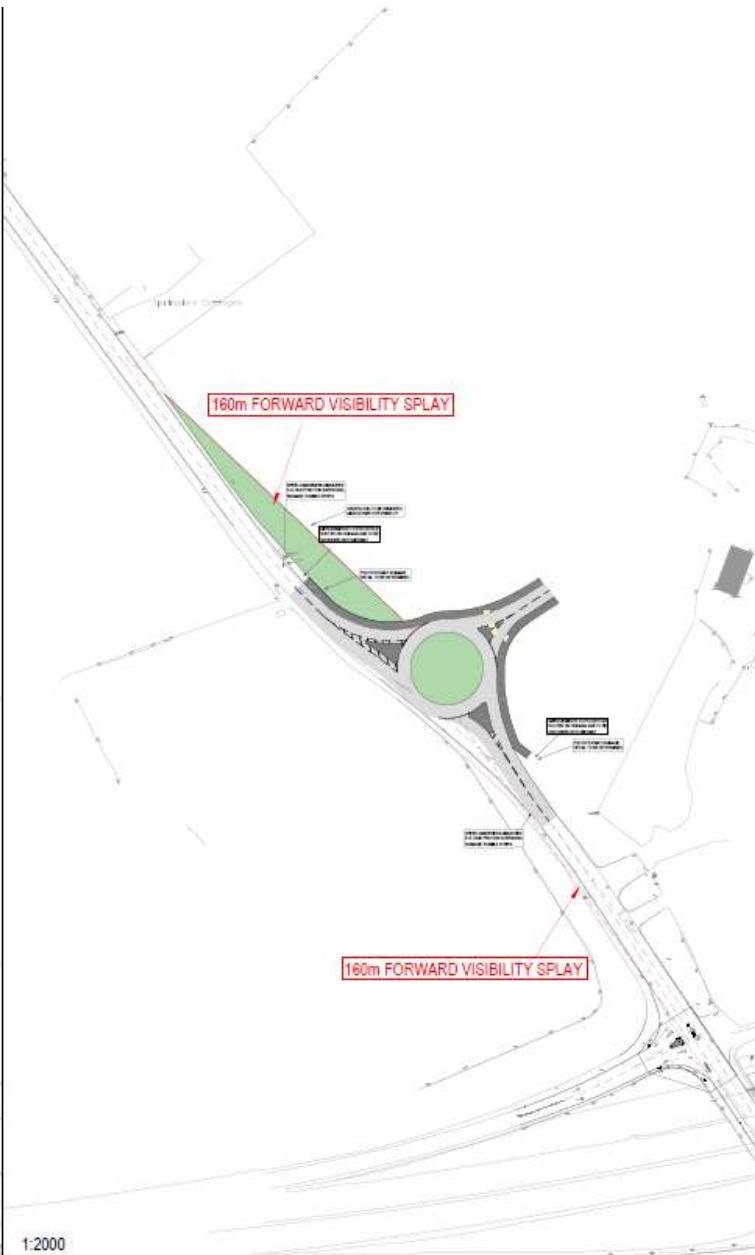
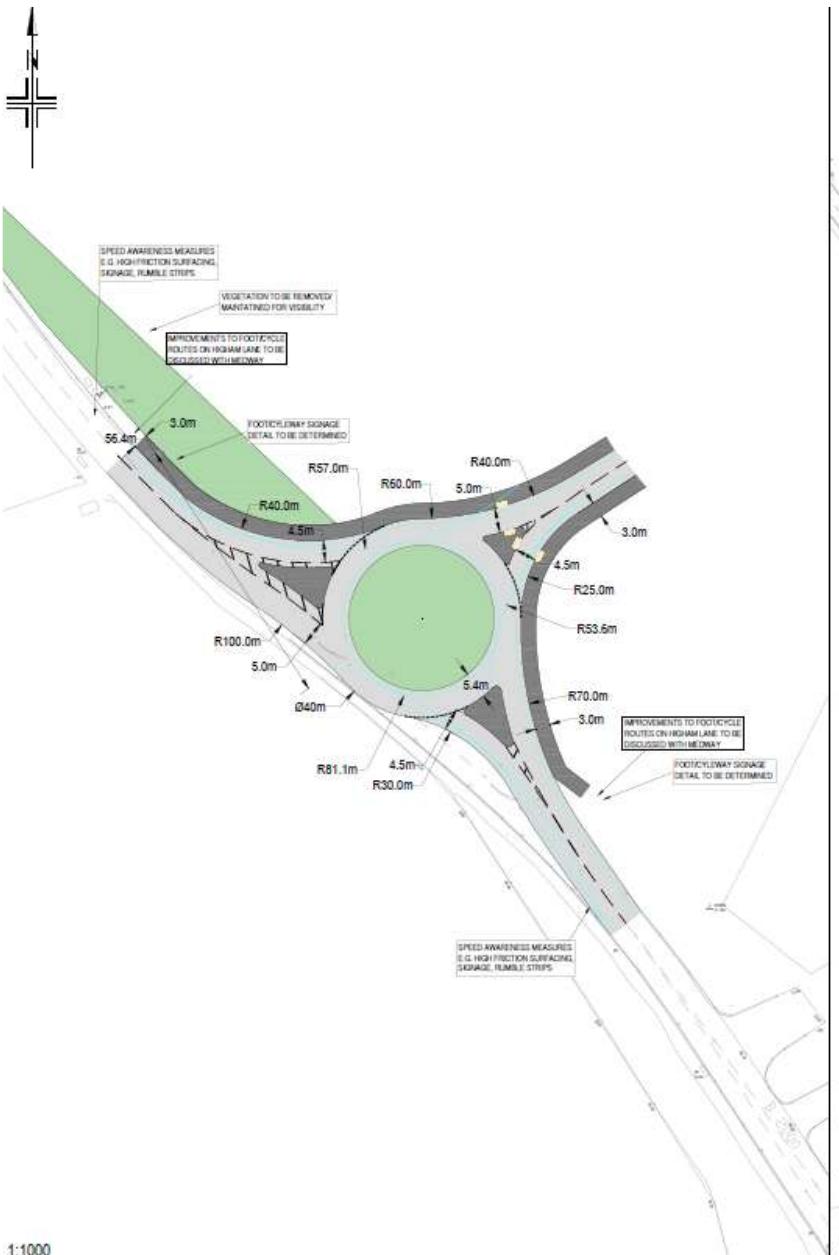


# Illustrative Masterplan

16



# 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	24.11.25	NB	NB
F	MINOR AMENDMENTS	04.11.25	NB	NB
E	UPDATED FORWARD VISIBILITY	31.10.25	NB	NB
D	UPDATED AND SWIPT PATH ANALYSIS UNDERTAKEN	12.12.24	NB	NB
C	UPDATED AND SWIPT PATH ANALYSIS UNDERTAKEN	10.12.24	BHB	NB
B	PRIMARY SITE ACCESSED UP TO 3-ARM ROUNDABOUT	29.11.24	BHB	NB
A	UPGRADED CHAMBERS/PROFESSIONAL SURVEY	24.10.24	NB	NB

REF	DESCRIPTION	DATE	BY	ALT
-----	-------------	------	----	-----



Hub Transport Planning Ltd  
Floor 1B  
4 Temple Row  
Birmingham  
B2 5HG  
  
T: 0121 454 5530

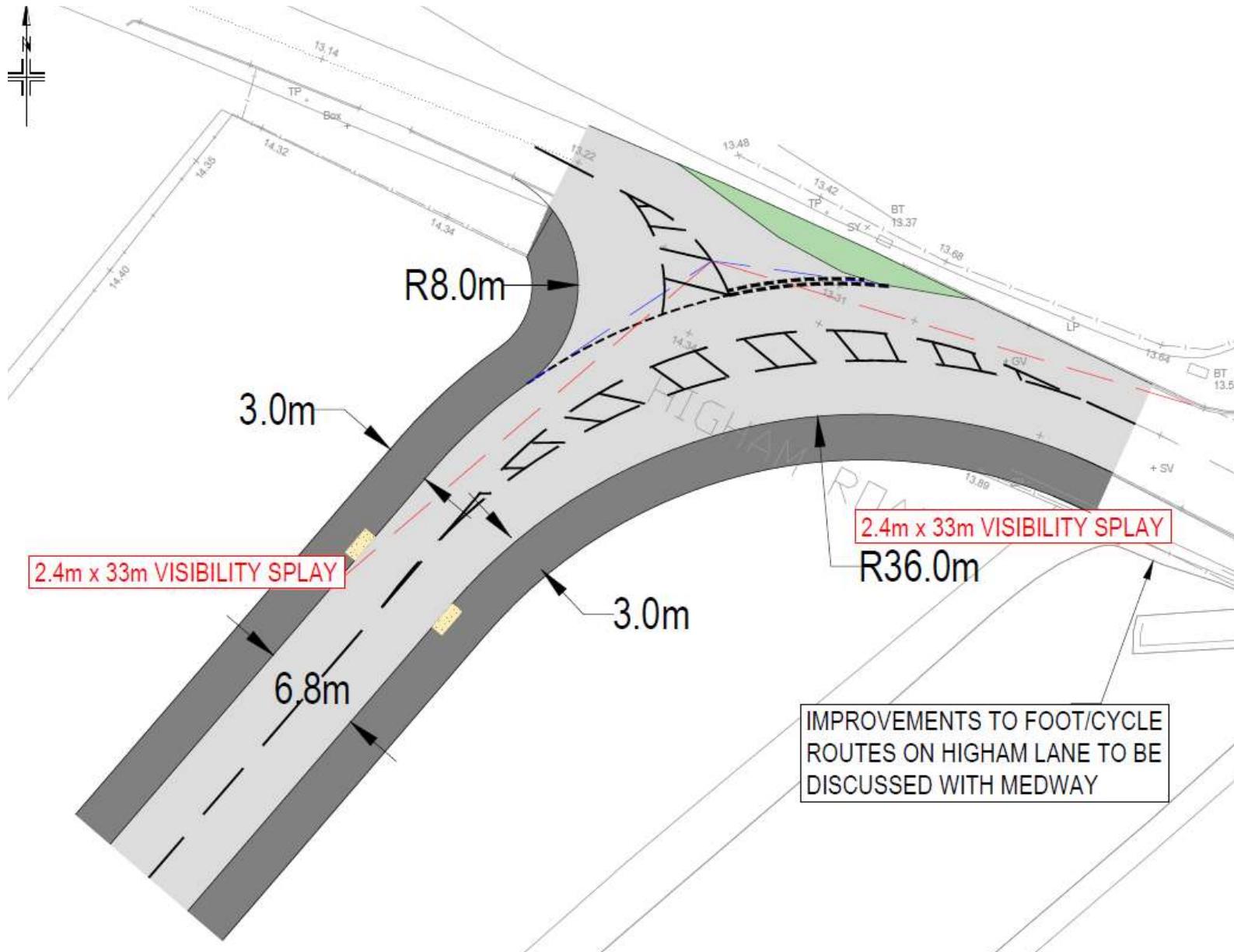
CUENT  
RICHBOROUGH

PROJECT  
LAND OFF LOWER ROCHESTER ROAD  
WAINSCOTT

TITLE  
SITE ACCESS ROUNABOUT  
LOWER ROCHESTER ROAD

DRAWN ML	AUTHORISED GM	SCALE AS SHOWN	HEET SIZE A3	DATE 22.02.23
PROJECT NO. T22591		DRAWING NO. 001		REV G

# Secondary 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.

REV	DESCRIPTION	DATE	BY	AUTH
F	UPDATED DESIGN FOLLOWING RSA	24.11.23	NB	NB
E	UPDATED DESIGN FOLLOWING MC RESPONSE	29.10.23	NB	NB
D	UPDATED DESIGN	10.12.23	BHB	NB
C	UPDATED AND SWEEP PATH ANALYSIS UNTERTAKEN	10.12.23	BHB	NB
B	PRIMARY SITE ACCESS UPDATED TO 3-ARM ROUNDABOUT	29.11.23	BHB	NB
A	UPDATED FOLLOWING TOPOGRAPHICAL SURVEY	31.10.23	BHB	JP

REV DESCRIPTION DATE BY AUTH



Hub Transport Planning Ltd  
Floor 1B  
4 Temple Row  
Birmingham  
B2 5HG  
T: 0121 454 5530

CLIENT  
RICHBOROUGH

PROJECT  
LAND OFF LOWER ROCHESTER ROAD  
WAINSCOTT

TITLE  
SECONDARY SITE ACCESS  
HIGHAM ROAD

DRAWN ML	AUTHORISED GM	SCALE 1:250	HEET SIZE A3	DATE 22.02.23
PROJECT NO. T22591	DRAWING NO. 002	REV F		



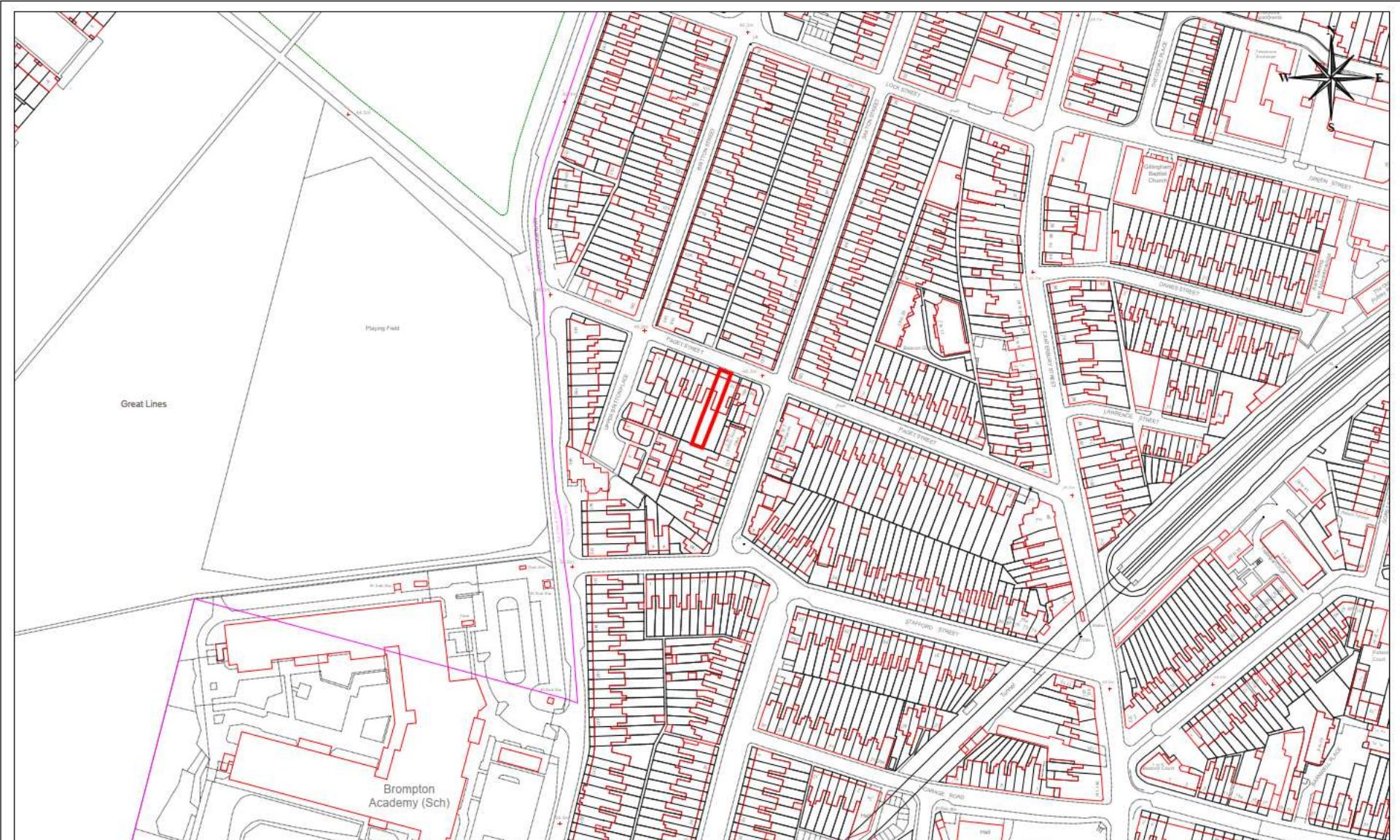
The 3D views are illustrative, showing how buildings along the avenue will be arranged in a formal, linear pattern to create a cohesive and orderly streetscape. Avenue trees will be incorporated within the proposed verges along Major Access Street.

DESIGN & ACCESS STATEMENT & DESIGN CODE 55



**MC/25/1657**

**15 Paget Street, Gillingham, ME7 5ER**

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

25 0 25 50 75 100 125 150 175 200  
Metres

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**Medway**  
Serving You

Scale: 1:2500 06/11/25  
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# Site Location



# Site Photos



# Site Photos

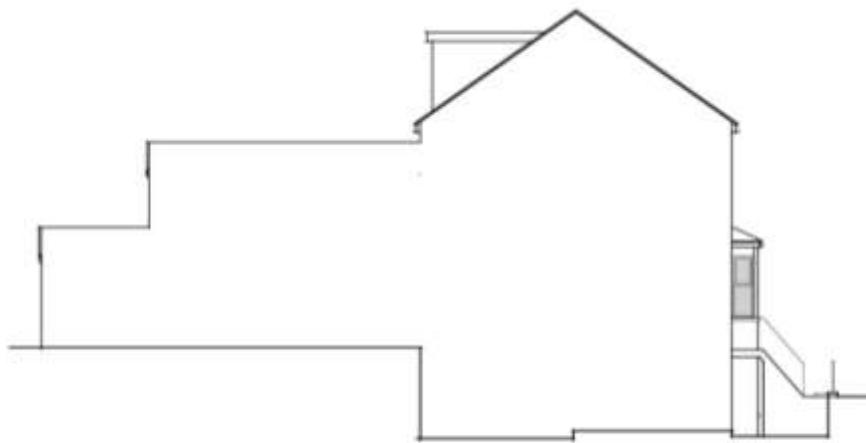


# Existing Elevations

26



EXISTING  
NORTH ELEVATION



EXISTING  
EAST ELEVATION

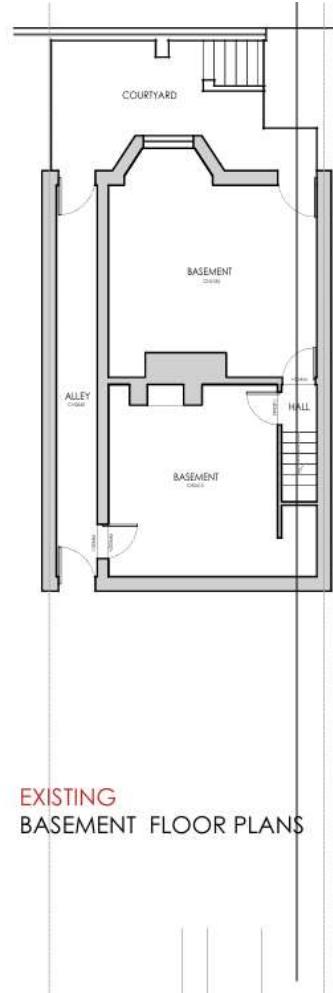
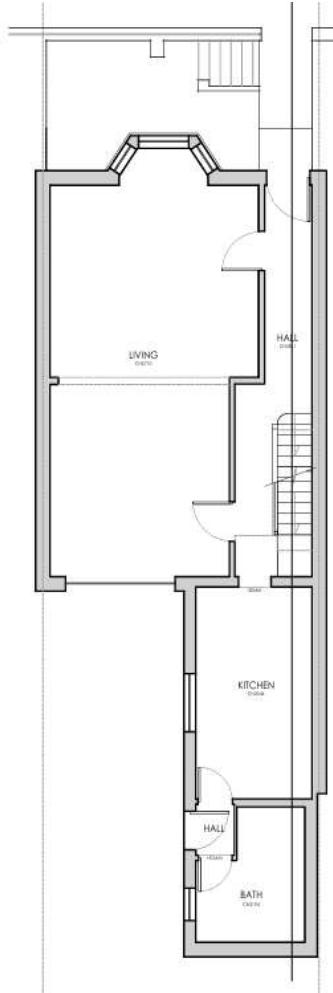
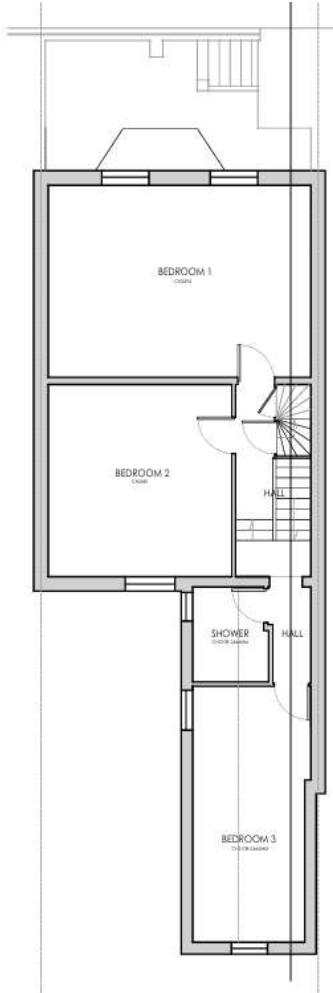
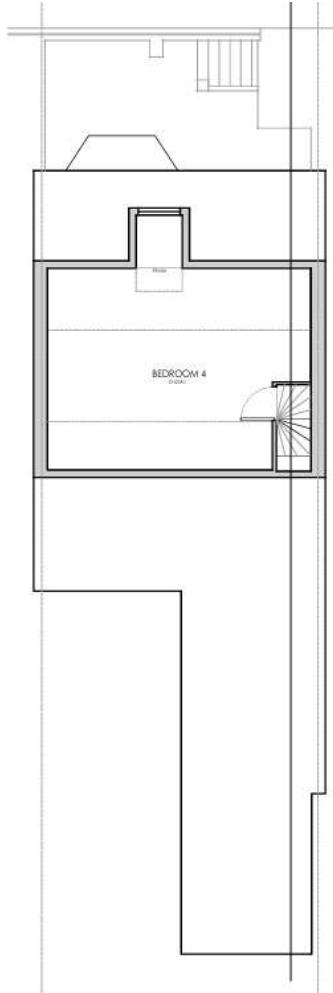


EXISTING  
SOUTH ELEVATION



EXISTING  
WEST ELEVATION

# Existing Floor Plans

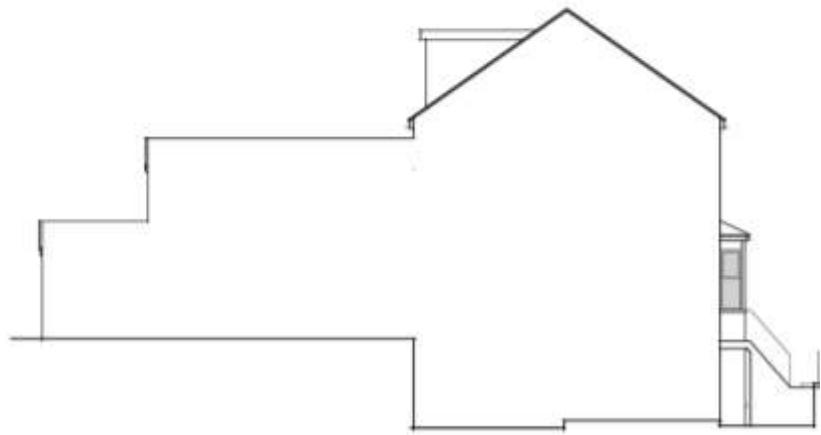


EXISTING  
BASEMENT FLOOR PLANS

# Approved Elevations – MC/25/1243



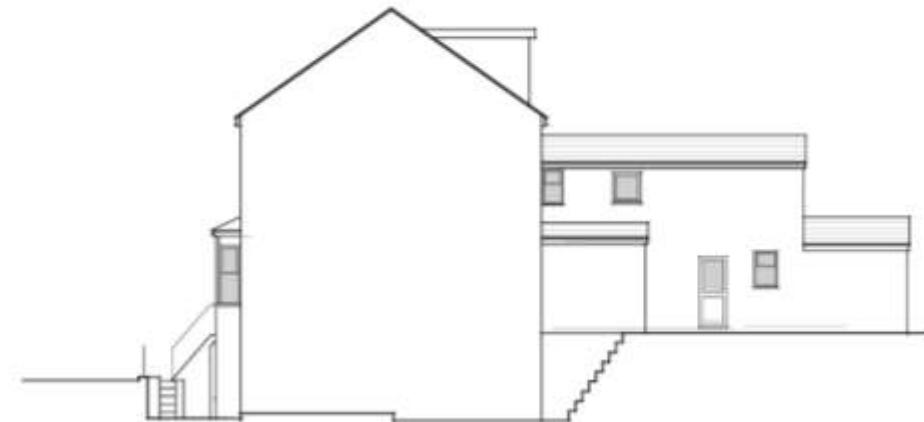
PROPOSED  
NORTH ELEVATION



PROPOSED  
EAST ELEVATION

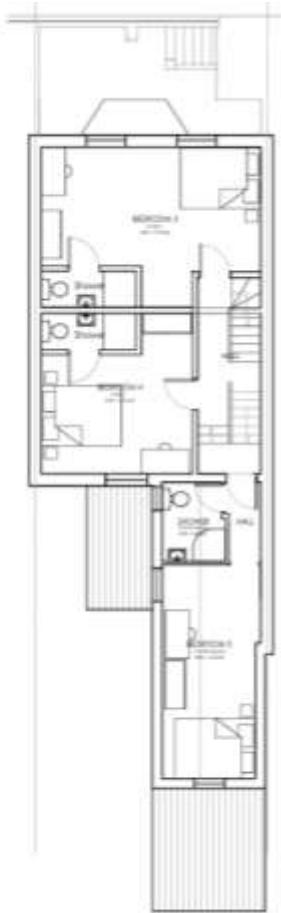
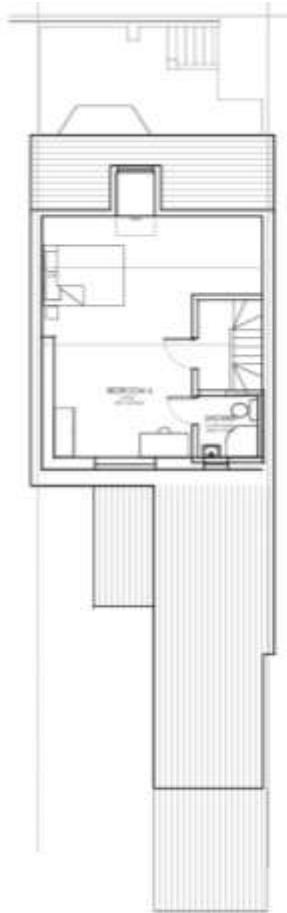


PROPOSED  
SOUTH ELEVATION



PROPOSED  
WEST ELEVATION

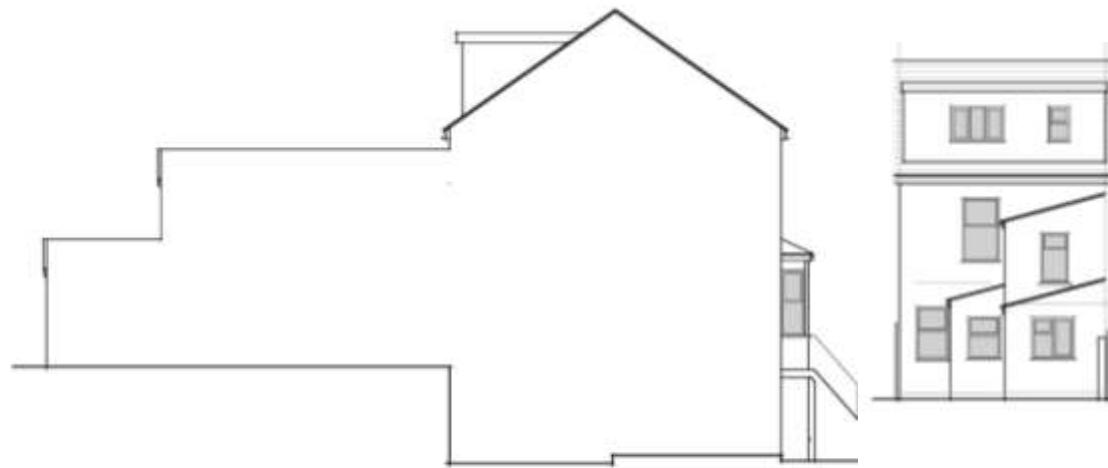
# Approved Floor Plans – MC/25/1243



# Proposed Elevations



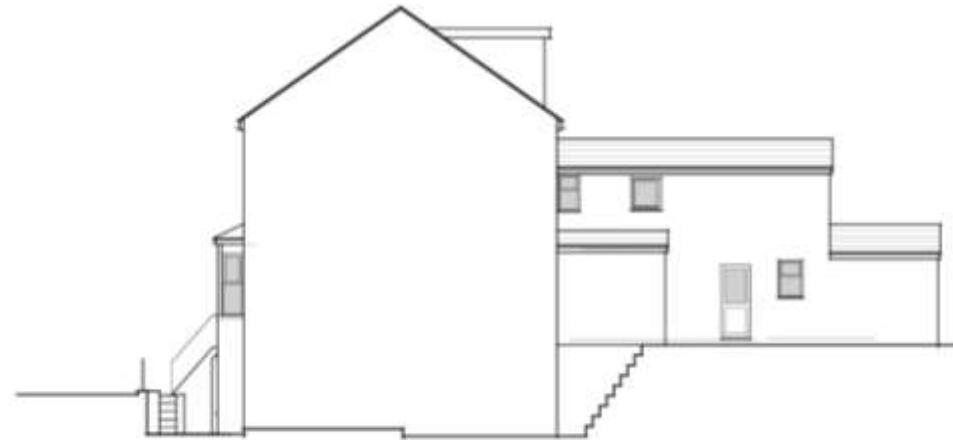
PROPOSED  
NORTH ELEVATION



PROPOSED  
EAST ELEVATION

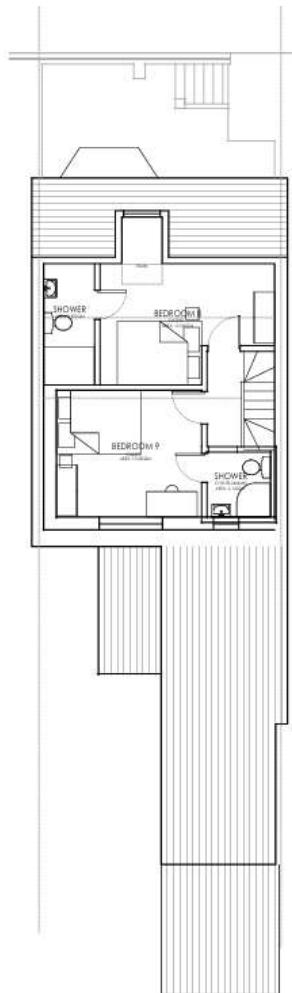


PROPOSED  
SOUTH ELEVATION

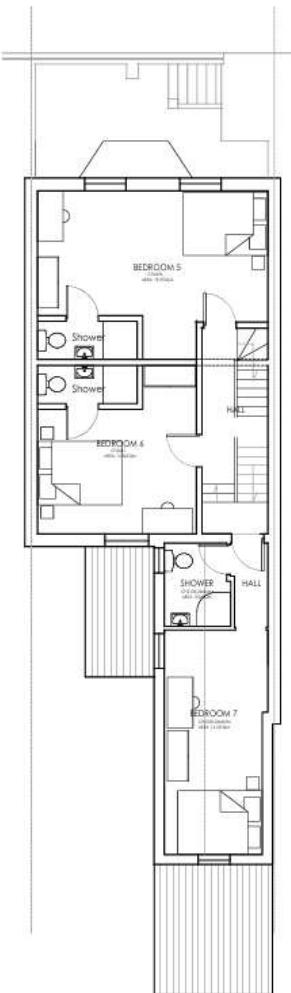


PROPOSED  
WEST ELEVATION

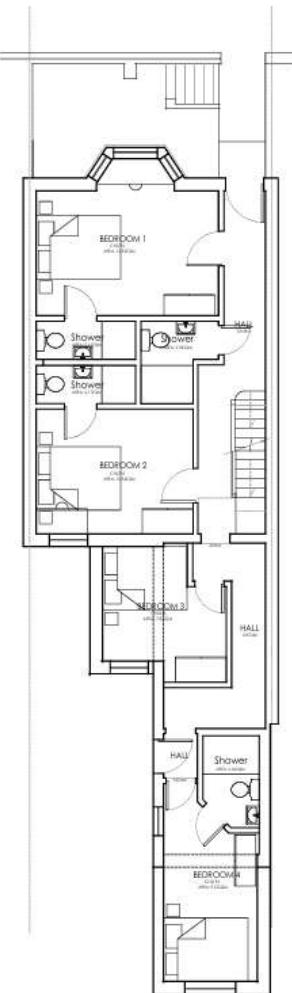
# Proposed Floor Plans



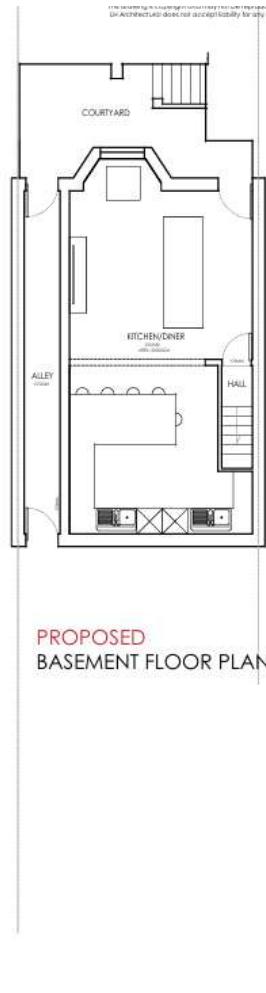
PROPOSED  
SECOND FLOOR PLANS



PROPOSED  
FIRST FLOOR PLANS

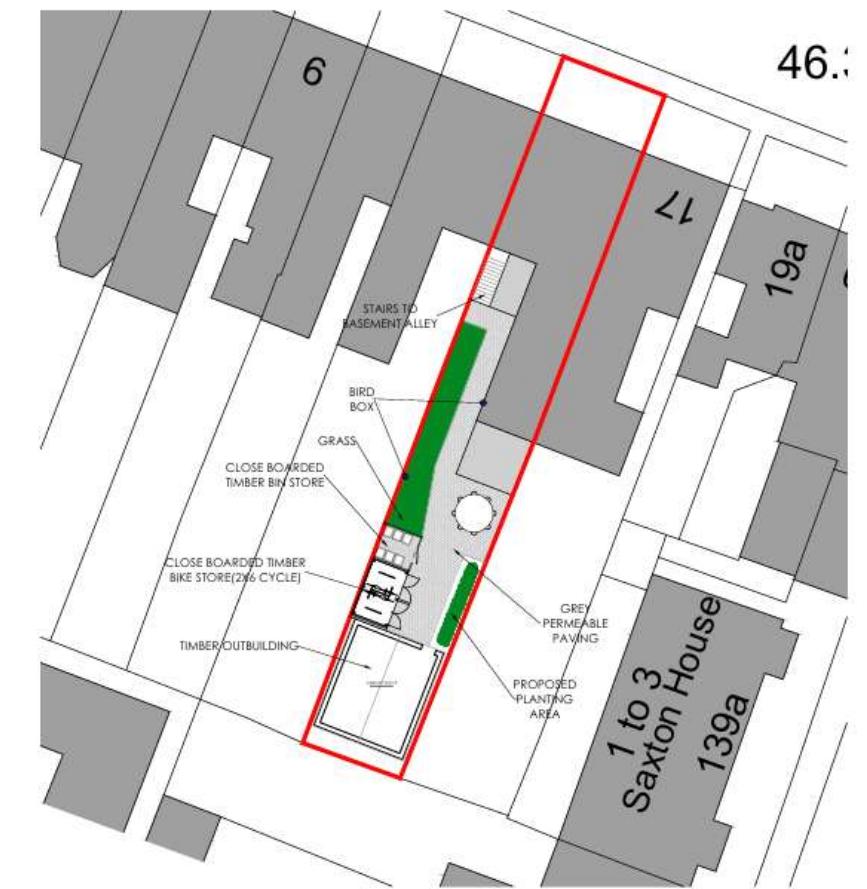
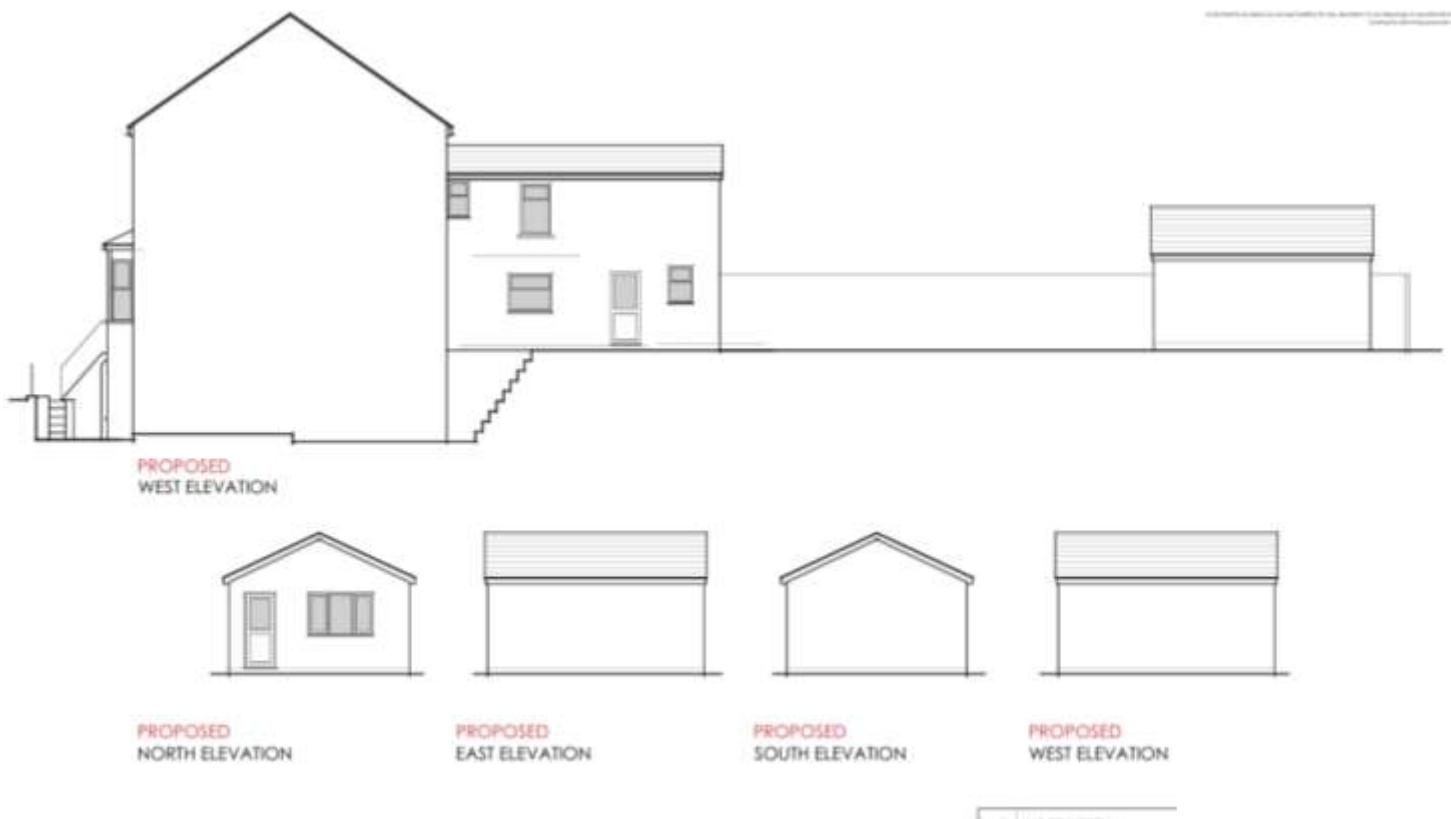


PROPOSED  
GROUND FLOOR PLANS



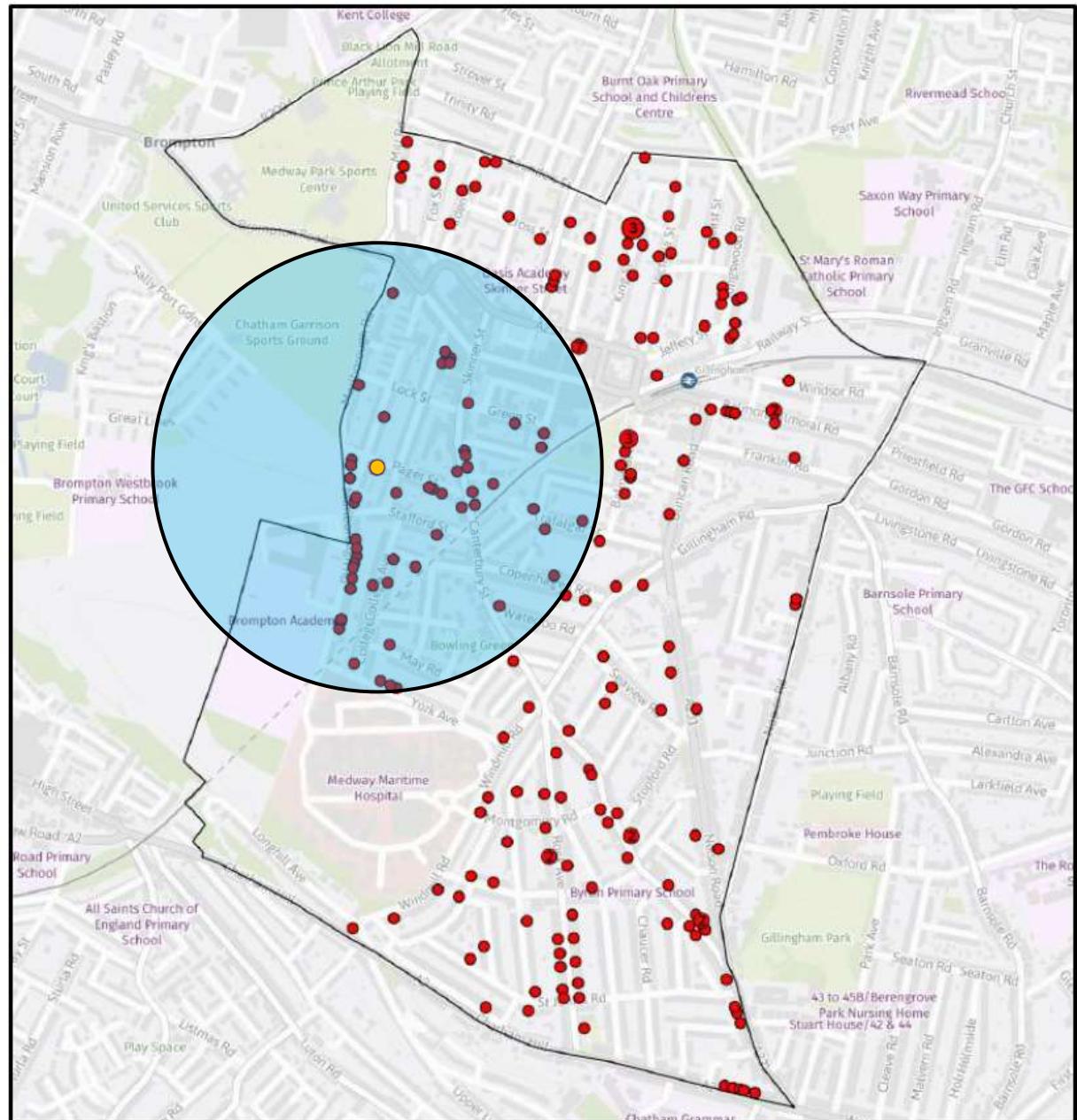
PROPOSED  
BASEMENT FLOOR PLANS

# Proposed Outbuilding



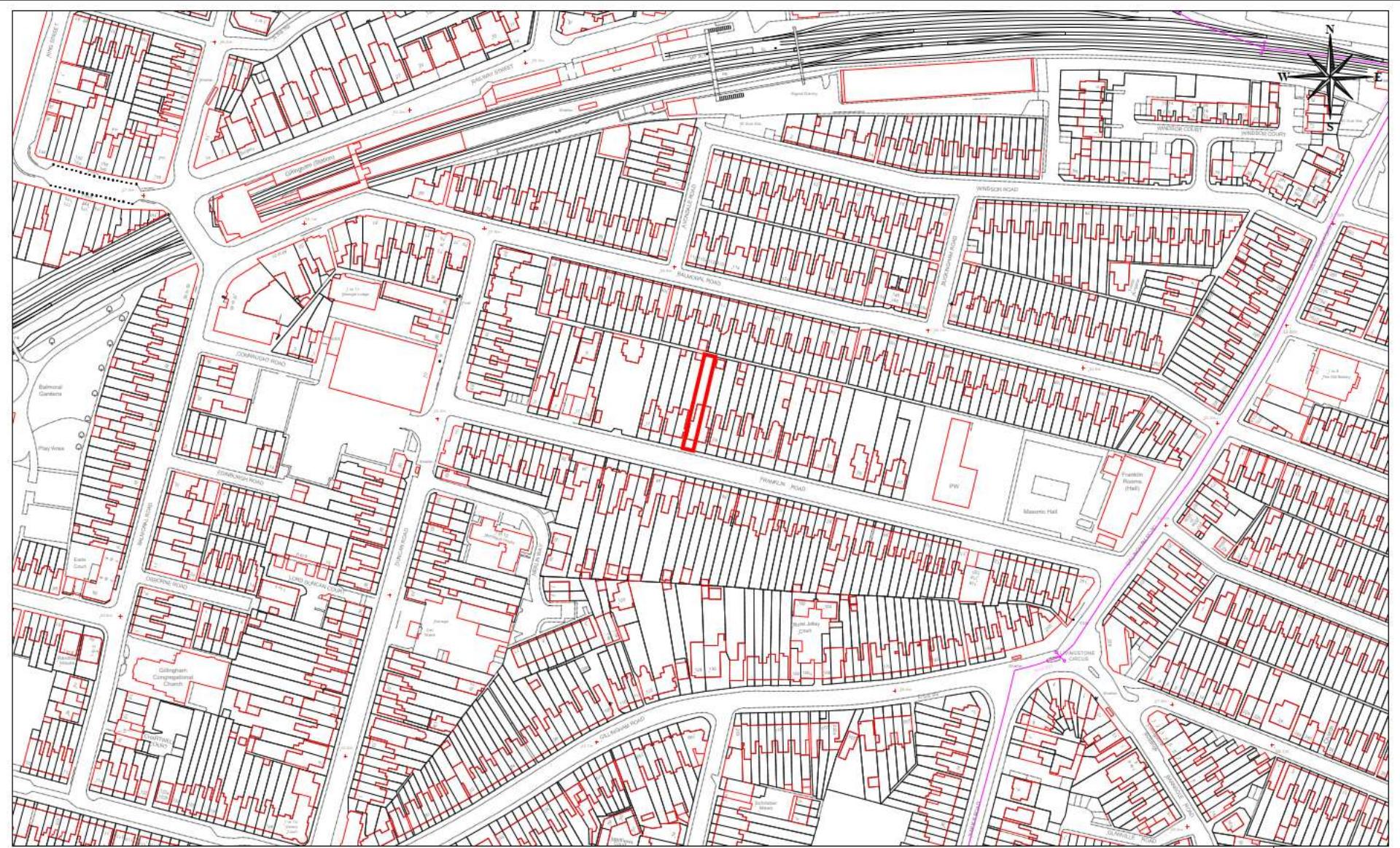
# HMO Density

- Application Property
- HMO
- 500m Radius



**MC/25/1488**

25 Franklin Road, Gillingham, ME7 4DF



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

25 0 25 50 75 100 125 150 175 200

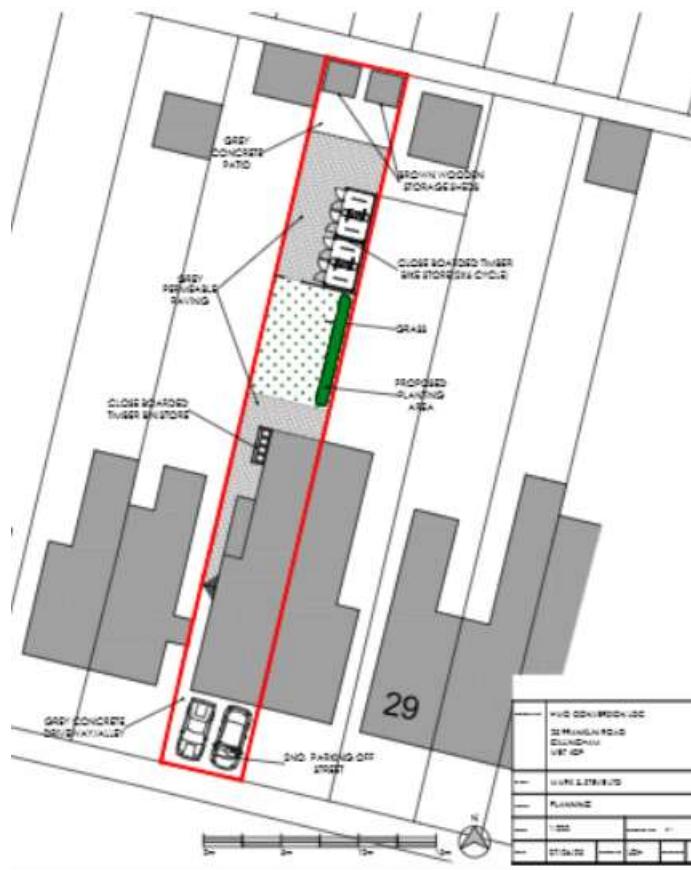
Metres

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Scale: 1:2500 09/10/25  
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# Background MC/25/1154 – LDC 6 Bed HMO



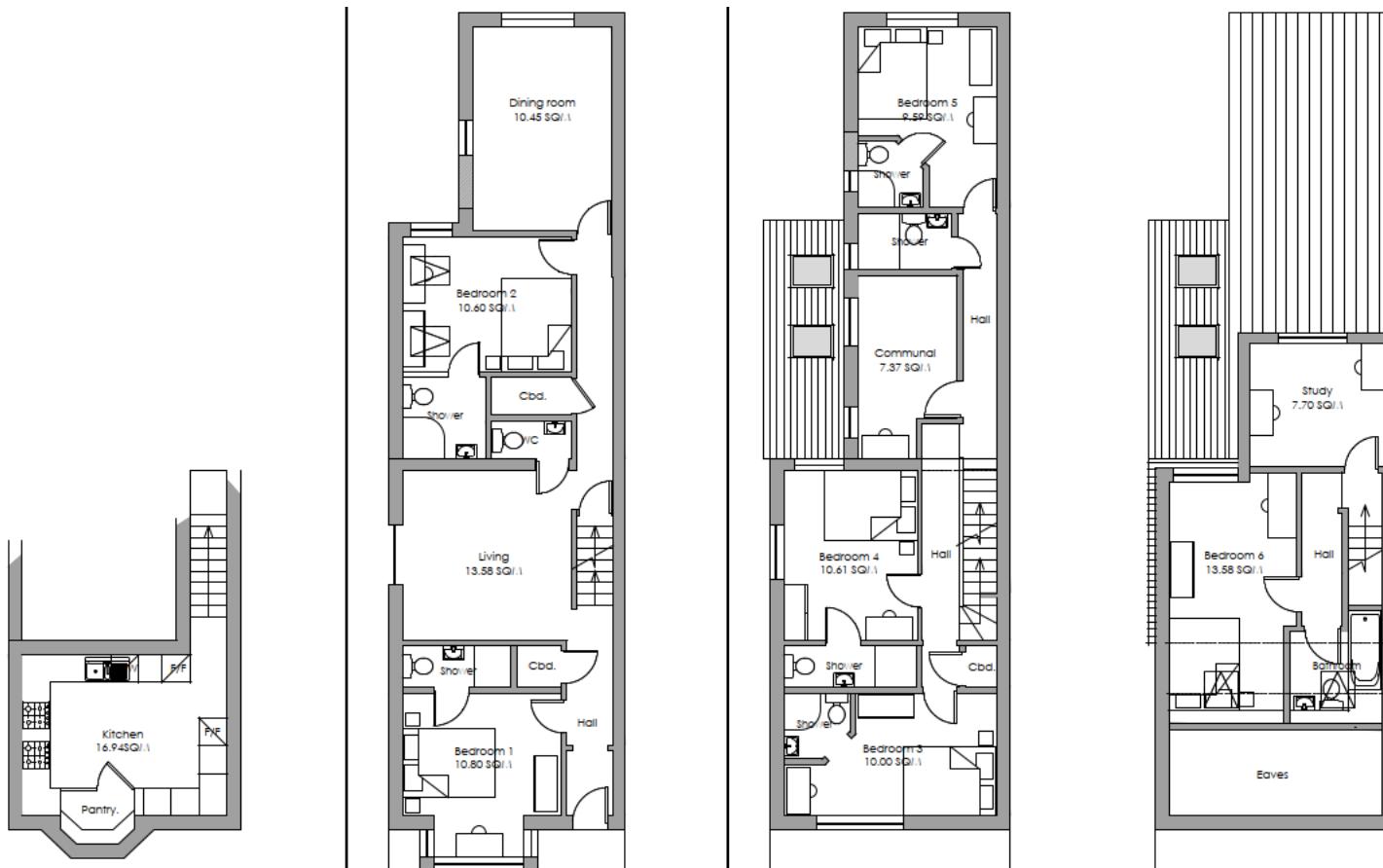
# Background MC/25/1154 – LDC 6 Bed HMO



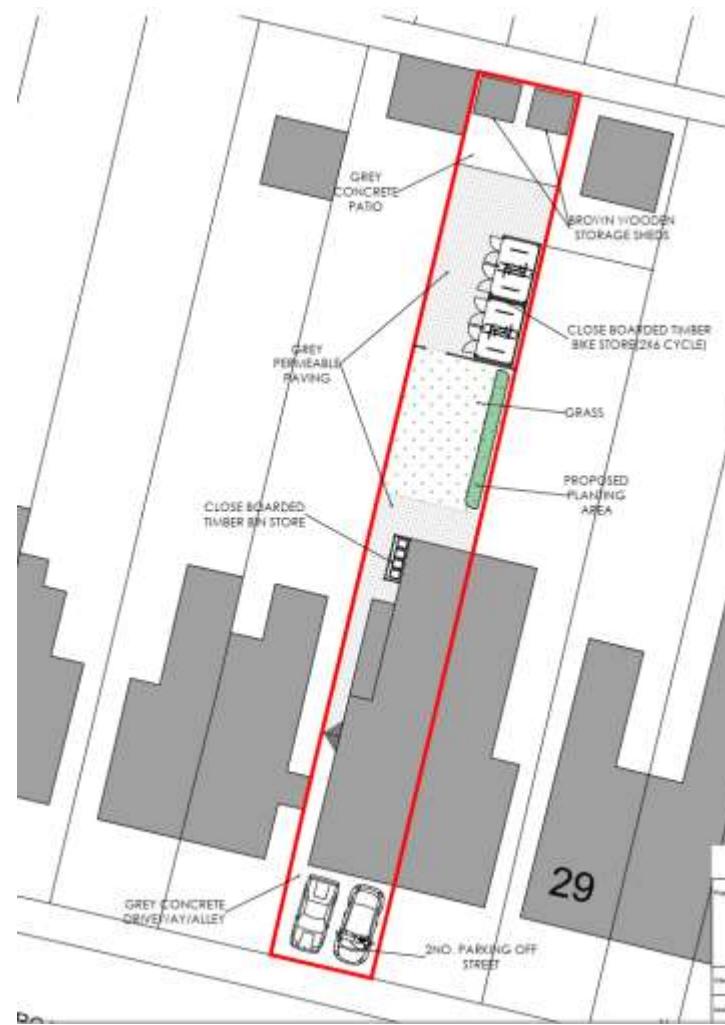
PROPOSED  
SOUTH ELEVATION

Project No.	H10 CONVERSION LDC	Drawing No.	PROPOSED ELEVATIONS
Address	26 FRITHFIELD ROAD GRIMSBY DN2 4DF	Order No.	LHA(32/24A)-013 Rev. 1
Client	MARK & STEVE LTD.	LH Architectural	
Designer	PLATINUM H.C.		
		9/17/2025	NEW EXTERIOR ANNELED BAY WINDOW, ADDED DOOR
		10/07/2025	
		10/10/2025	

# Background MC/25/1154 – LDC 6 Bed HMO



# MC/25/1488 – Current Application 9 Bed HMO



# Photographs to the front



# Photographs to the Rear



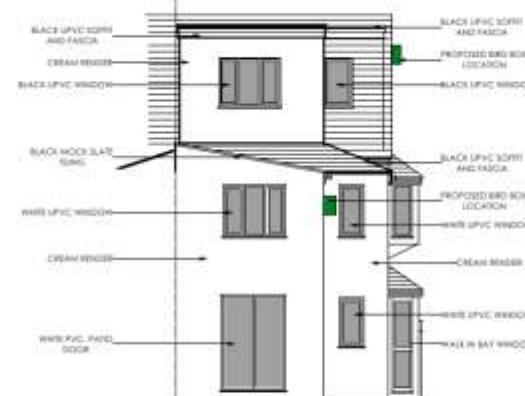
# Photographs of Streetscape



# Streetscape to rear



# Proposed Elevations



PROPOSED  
NORTH ELEVATION



PROPOSED  
WEST ELEVATION

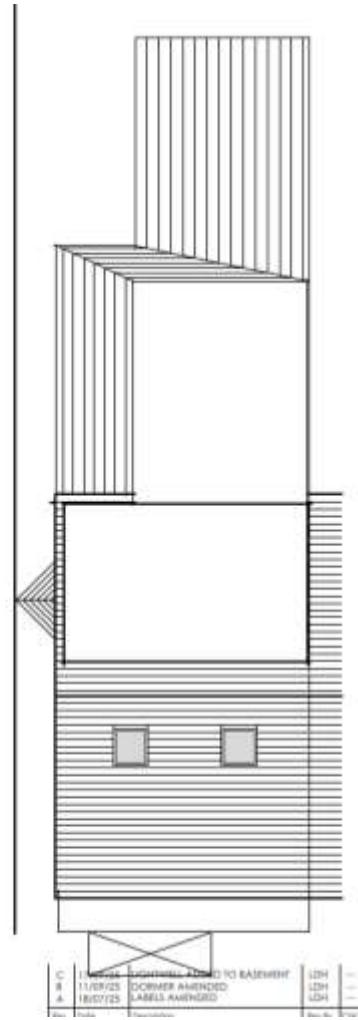
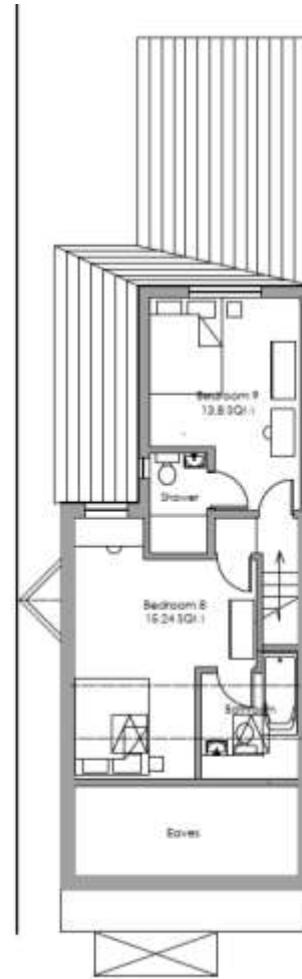
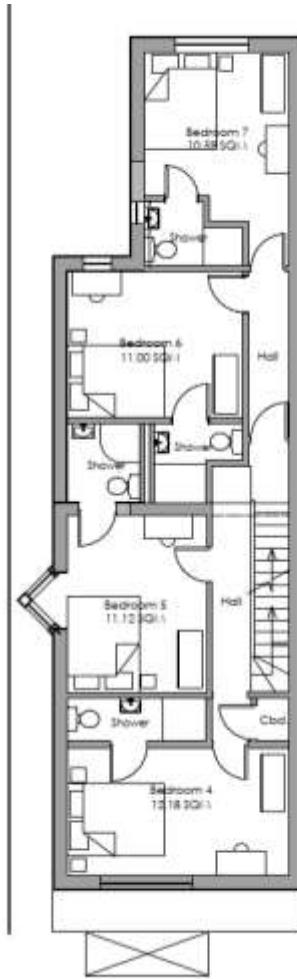
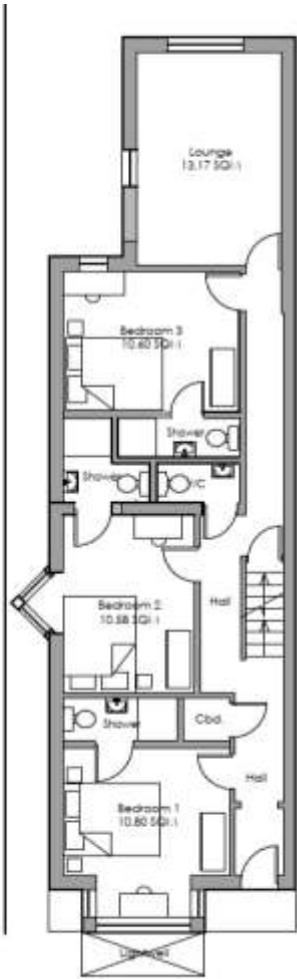


PROPOSED

Project No:	H-HD CONVERSION LDC	Planning Ref:	PROPOSED ELEVATIONS
Address:	35 FRANKLIN ROAD GLENAGHALL I-87 4QP	Ref Date:	21/08/2020
Client:	LARK & STEVE LTD	Ref No:	LHA(32/24A)-013
Phase:	PLANNING	Page:	C



# Floor Plans



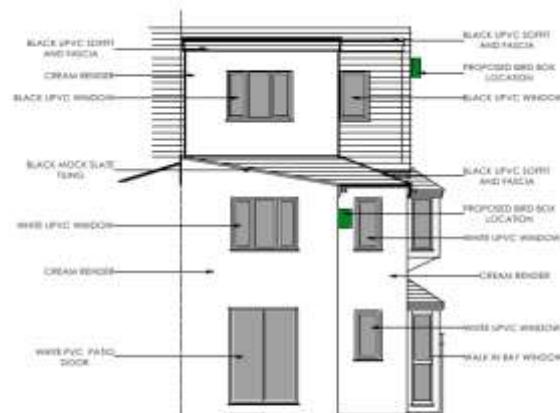
# Granted and Current Proposal



PROPOSED  
NORTH ELEVATION



PROPOSED  
SOUTH ELEVATION

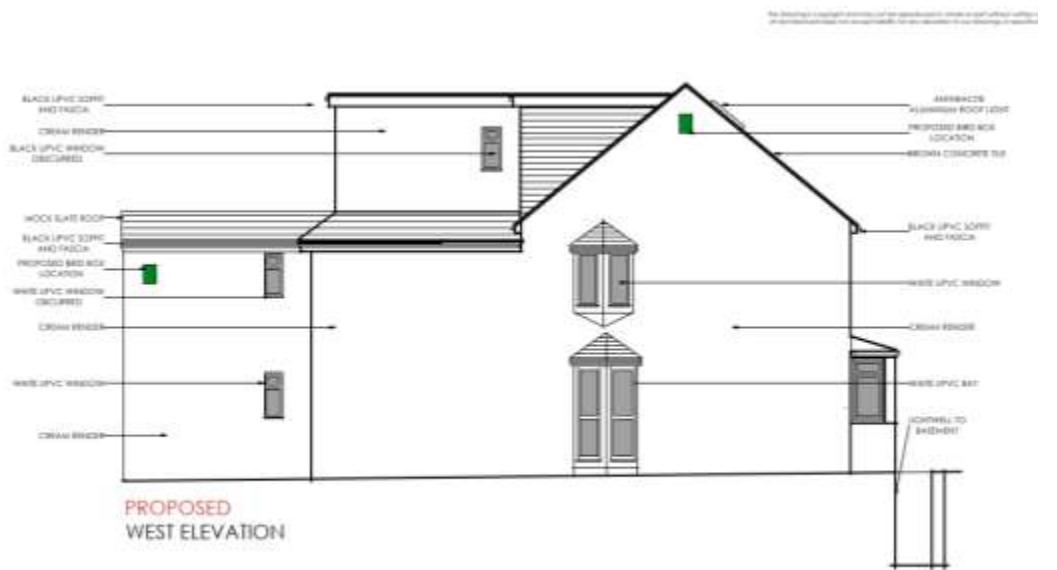


PROPOSED  
NORTH ELEVATION

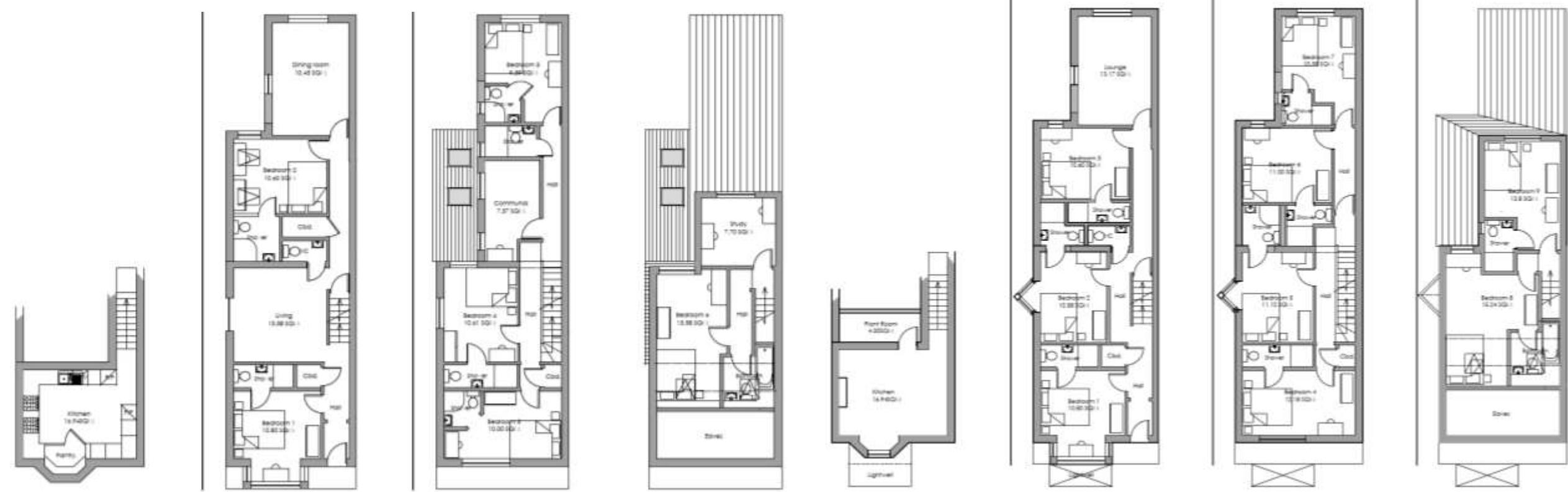


PROPOSED

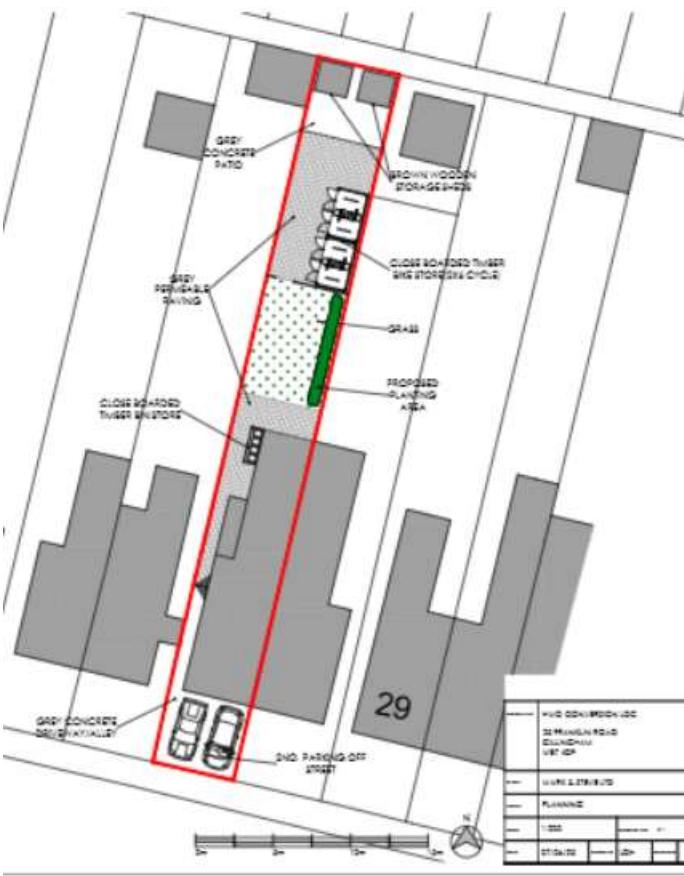
# Granted and Current Proposal



# Granted and Current Proposal

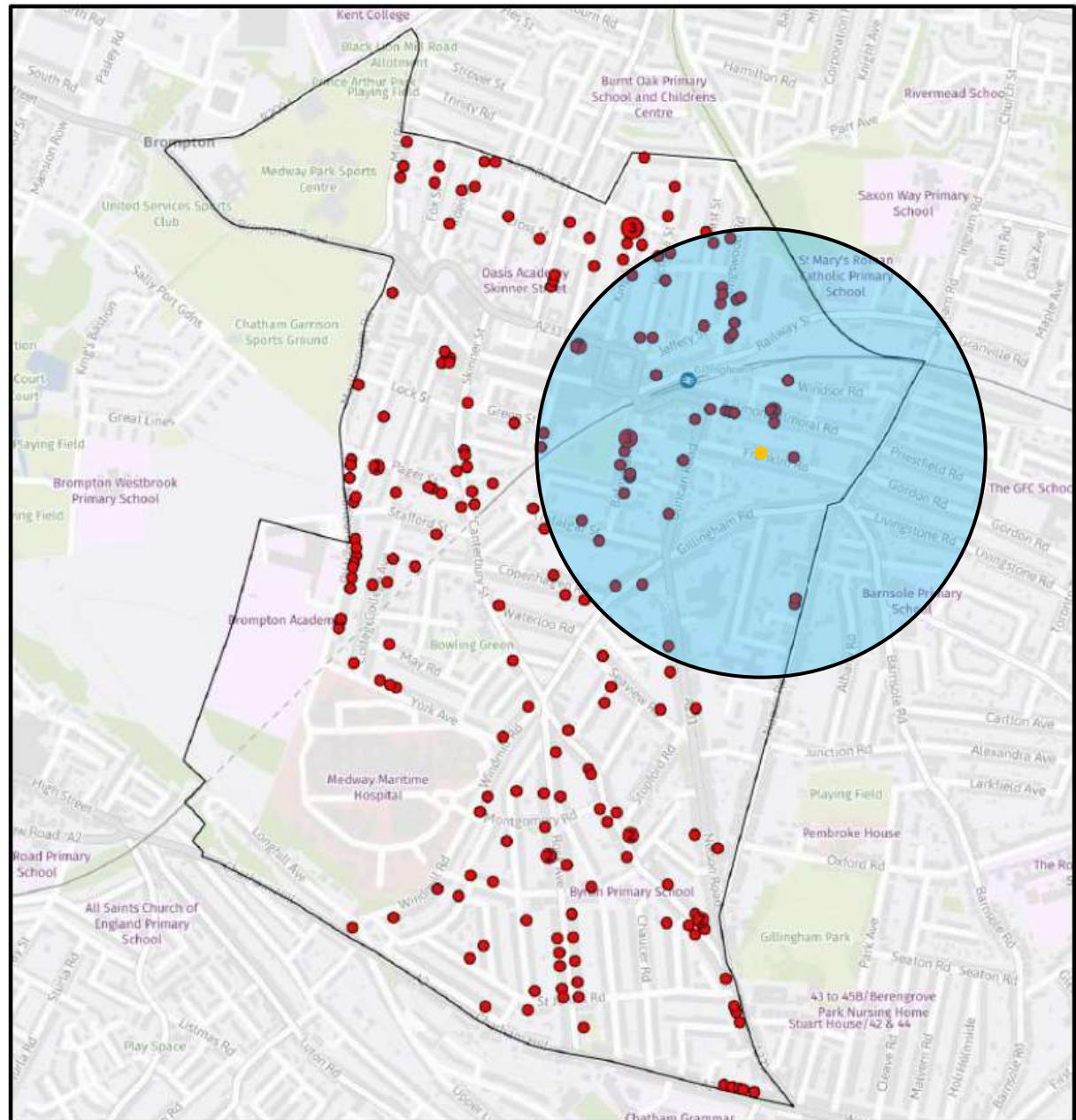


# Granted and Proposal



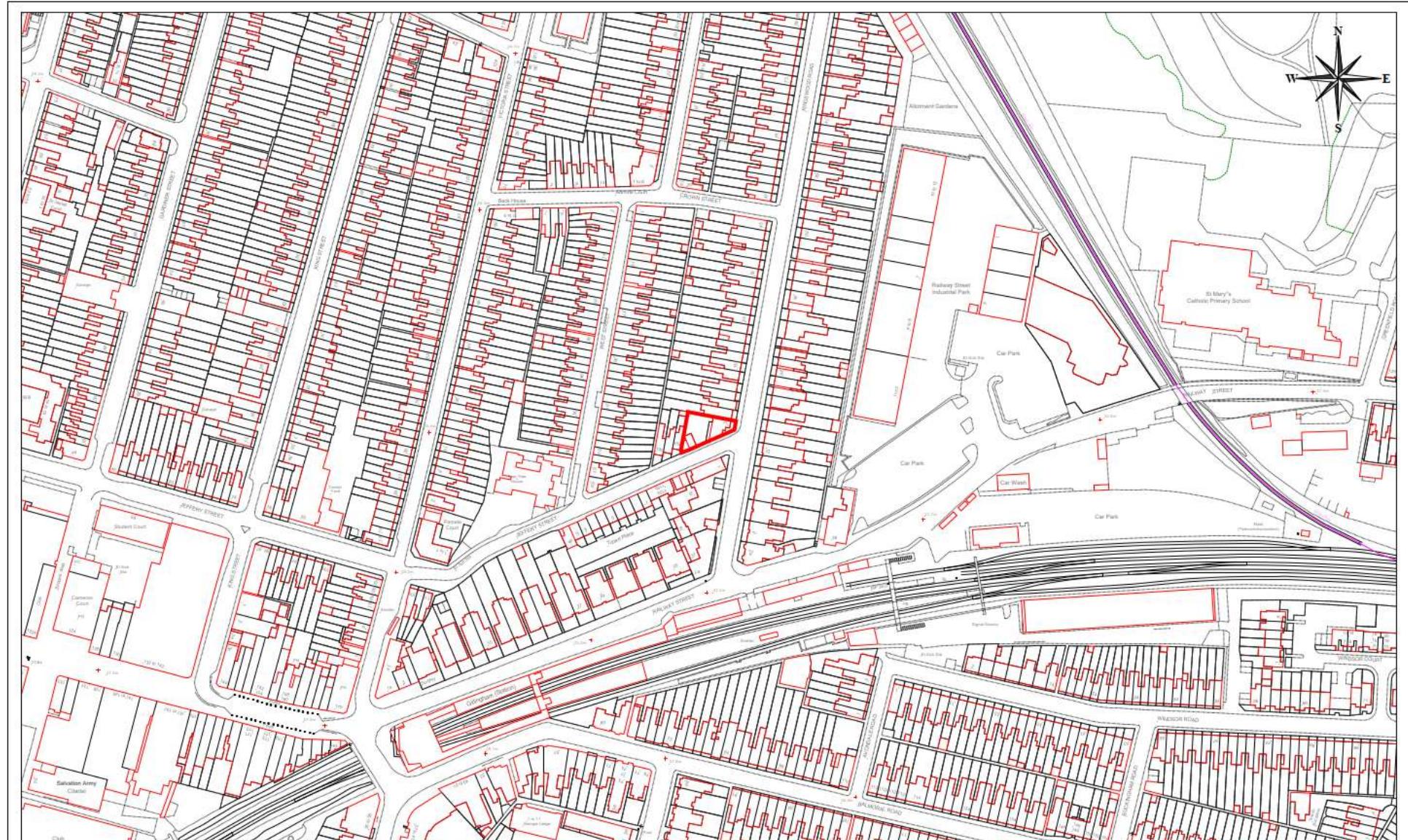
# HMO Density

- - Application Property
- - HMO
- - 500m Radius



**MC/25/1453**

**3 Kingswood Road, Gillingham, ME7 1DZ**

**MC/25/1453 - 3 Kingswood Road, Gillingham, ME7 1DZ**

# Site Location



# Site Photos

54



# Site Photos



# Site Photos

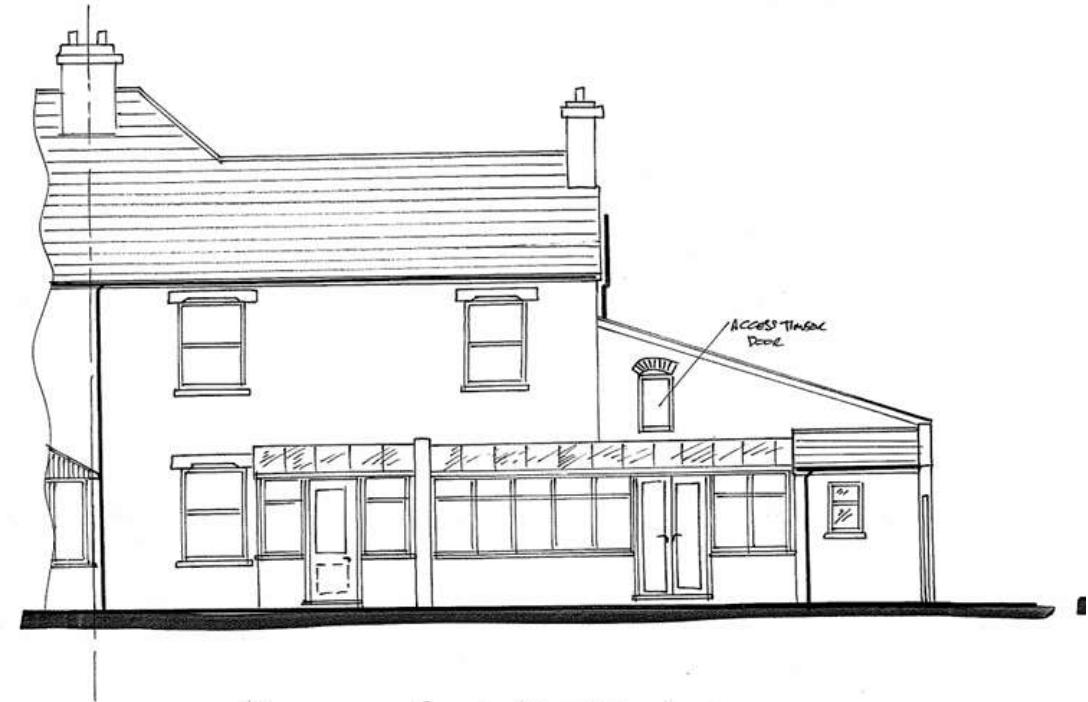
56



# Existing Elevations



EXISTING FRONT ELEVATION

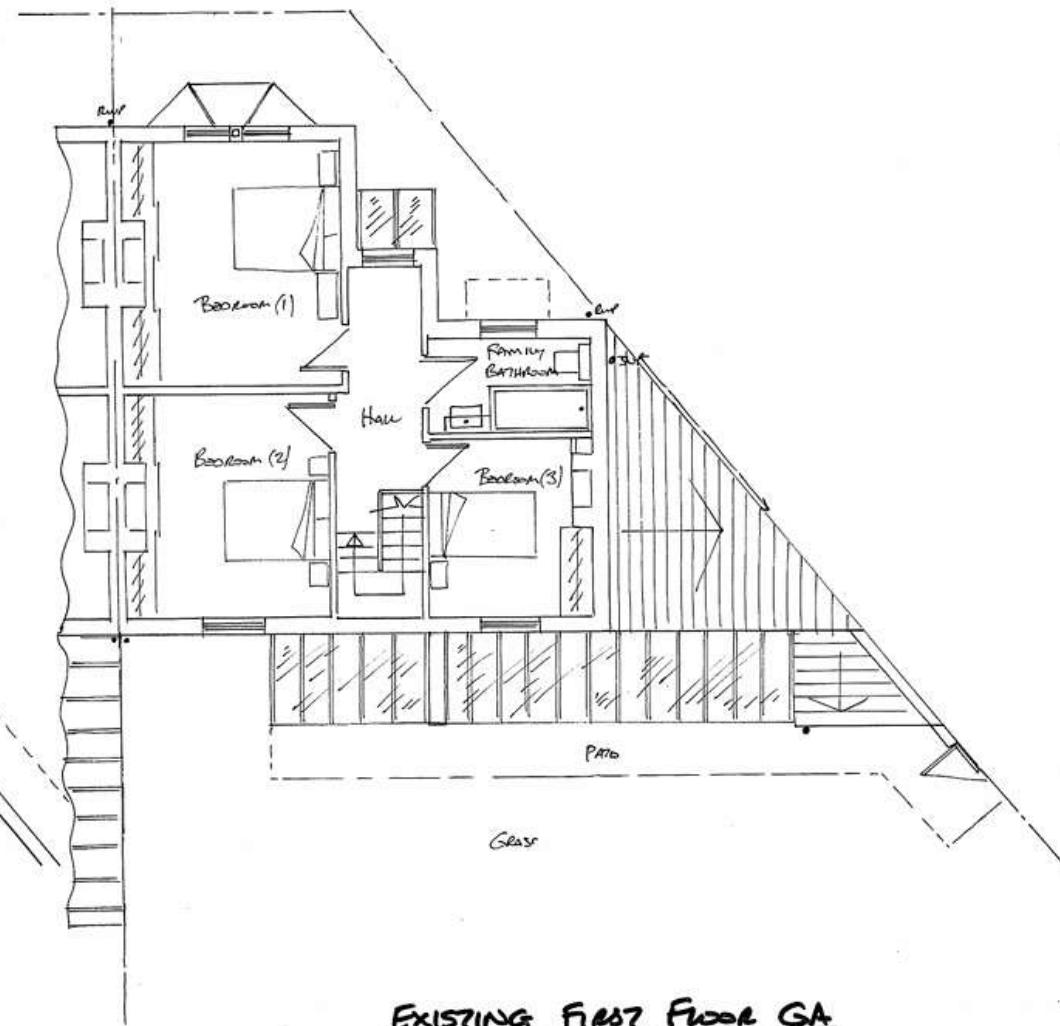
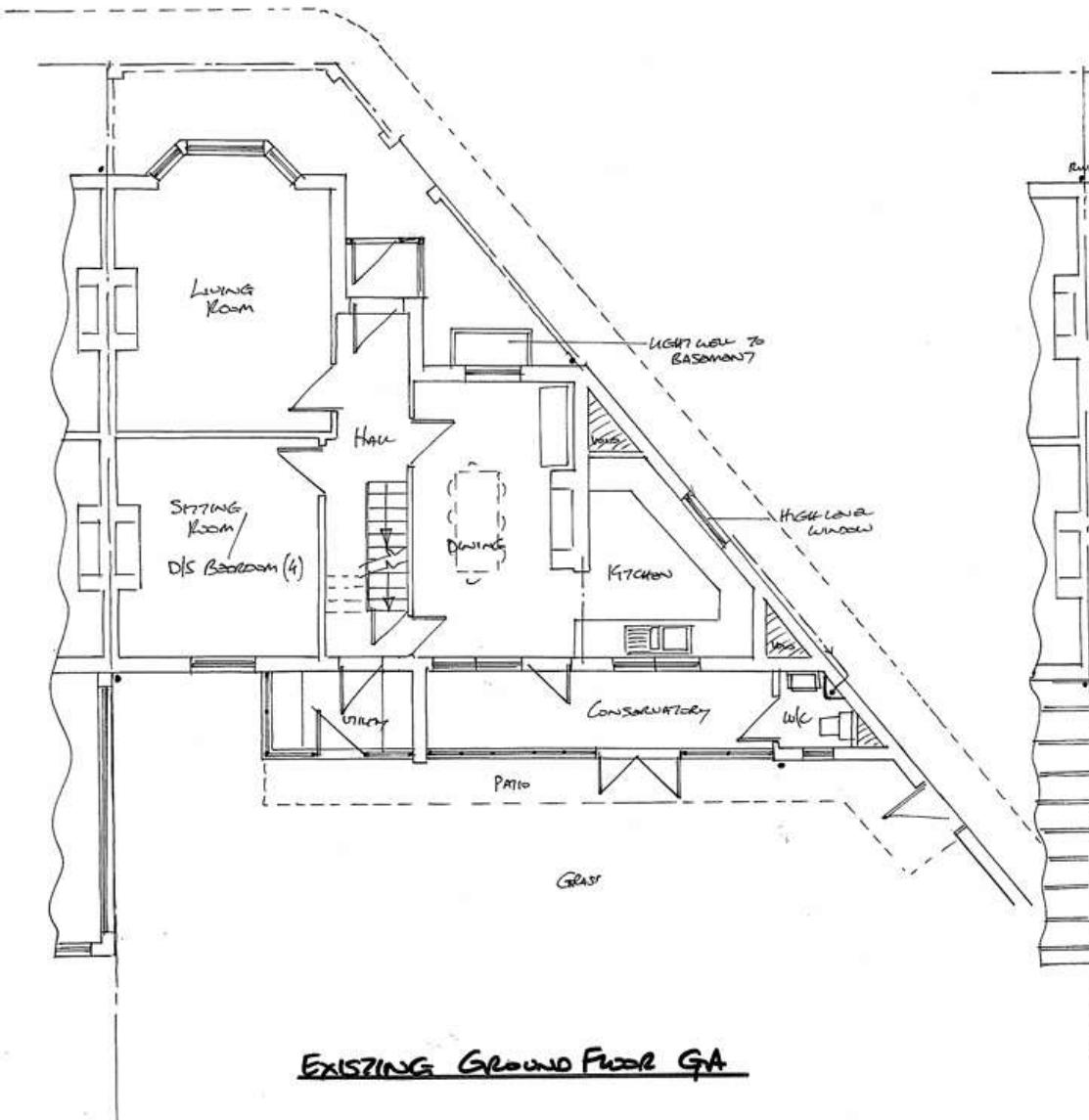


EXISTING REAR ELEVATION

# Existing Block Plan & Elevation

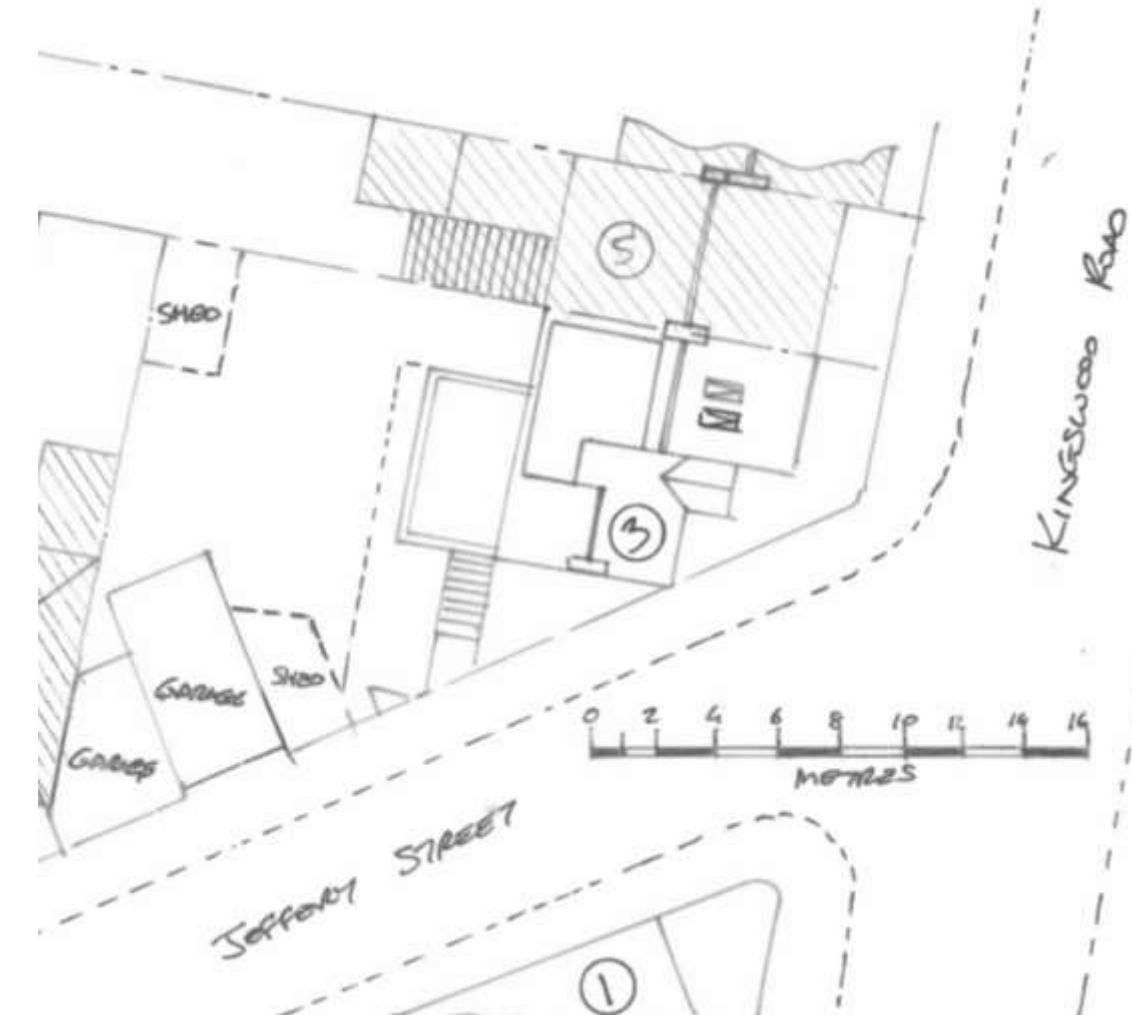
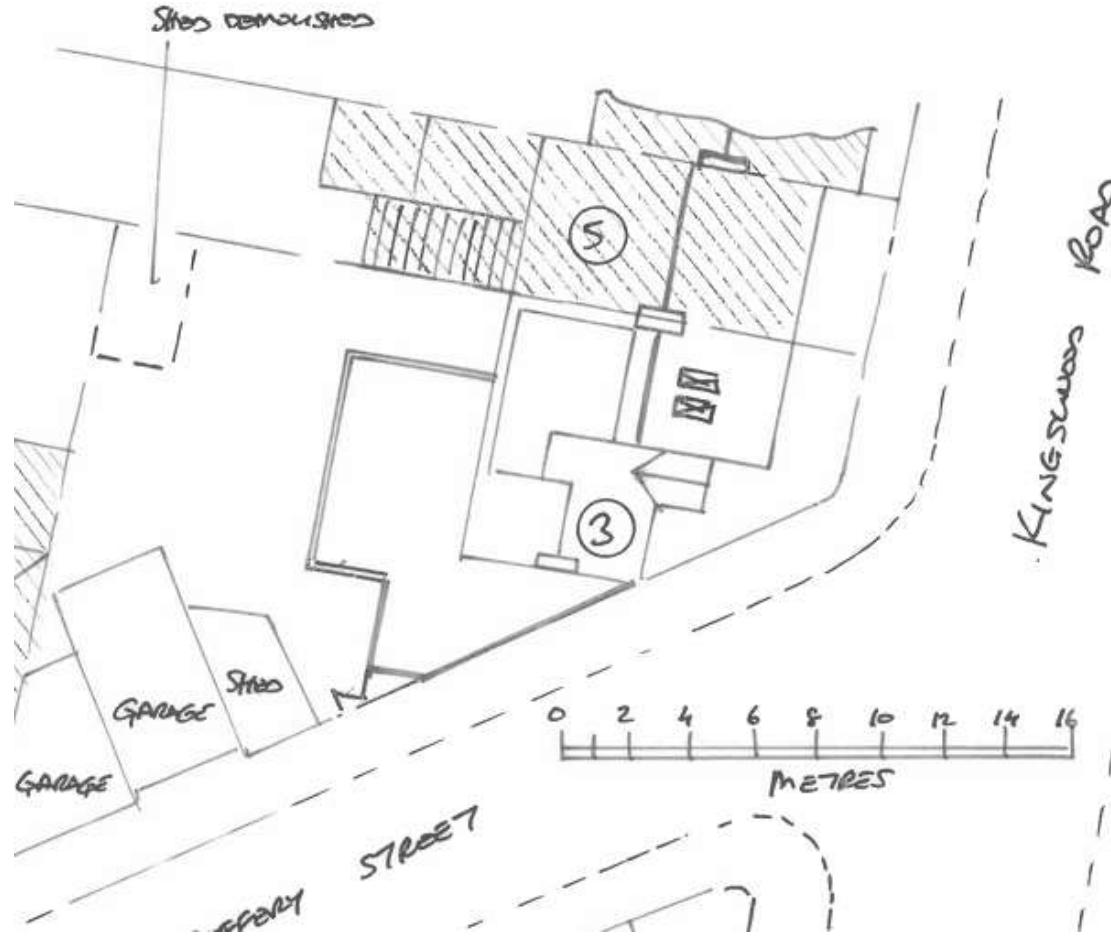


# Existing Floor Plans

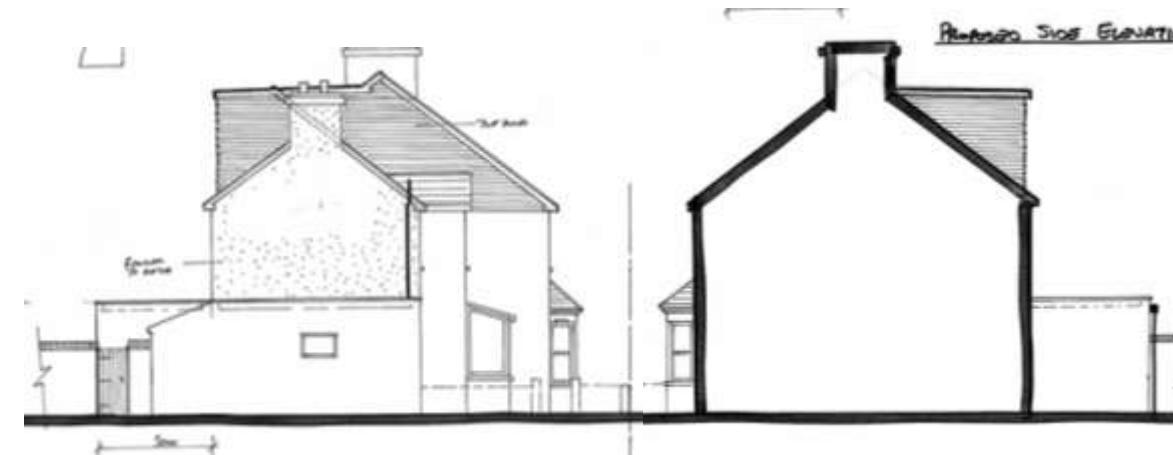
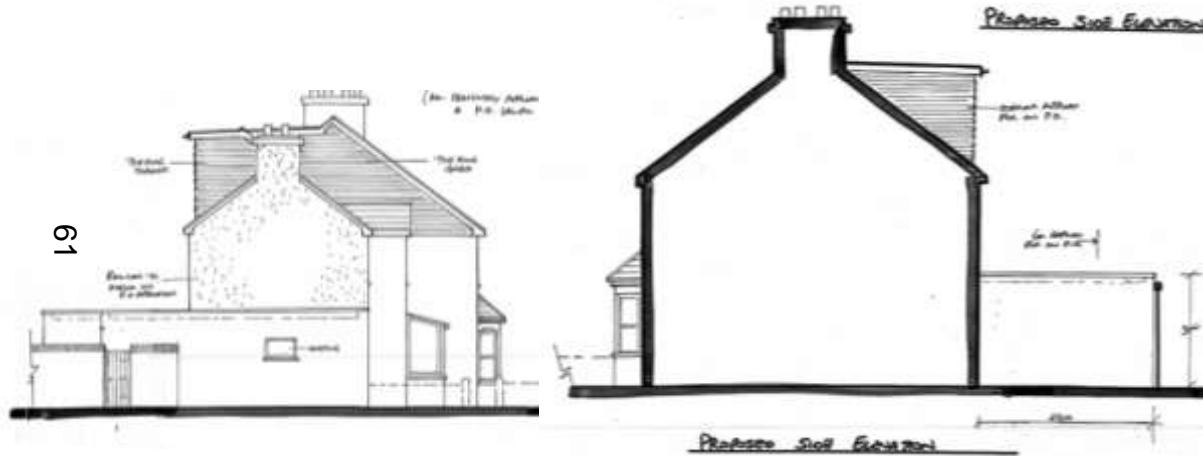


# Proposed and Approved Block Plans

60

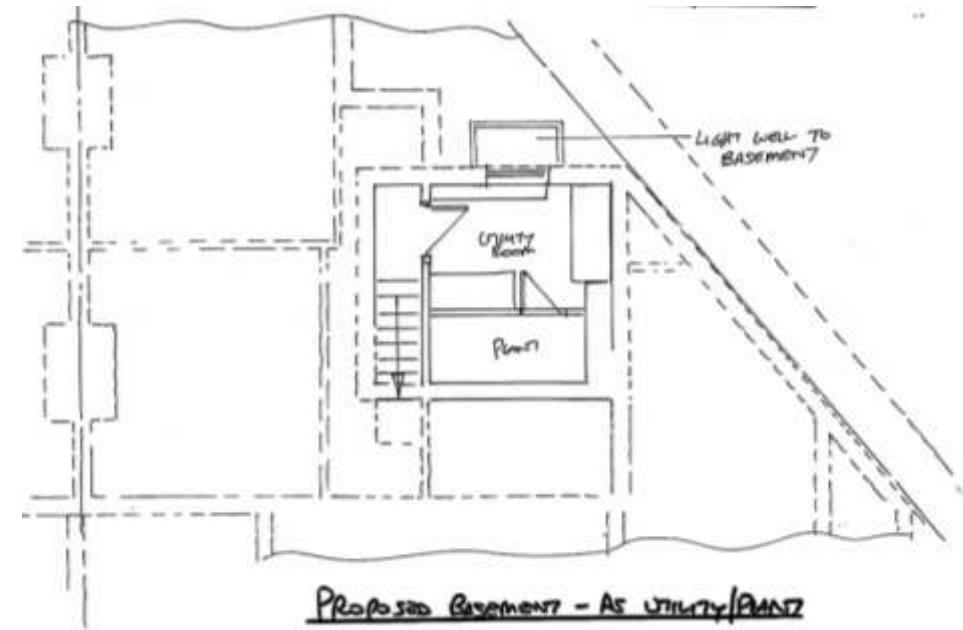
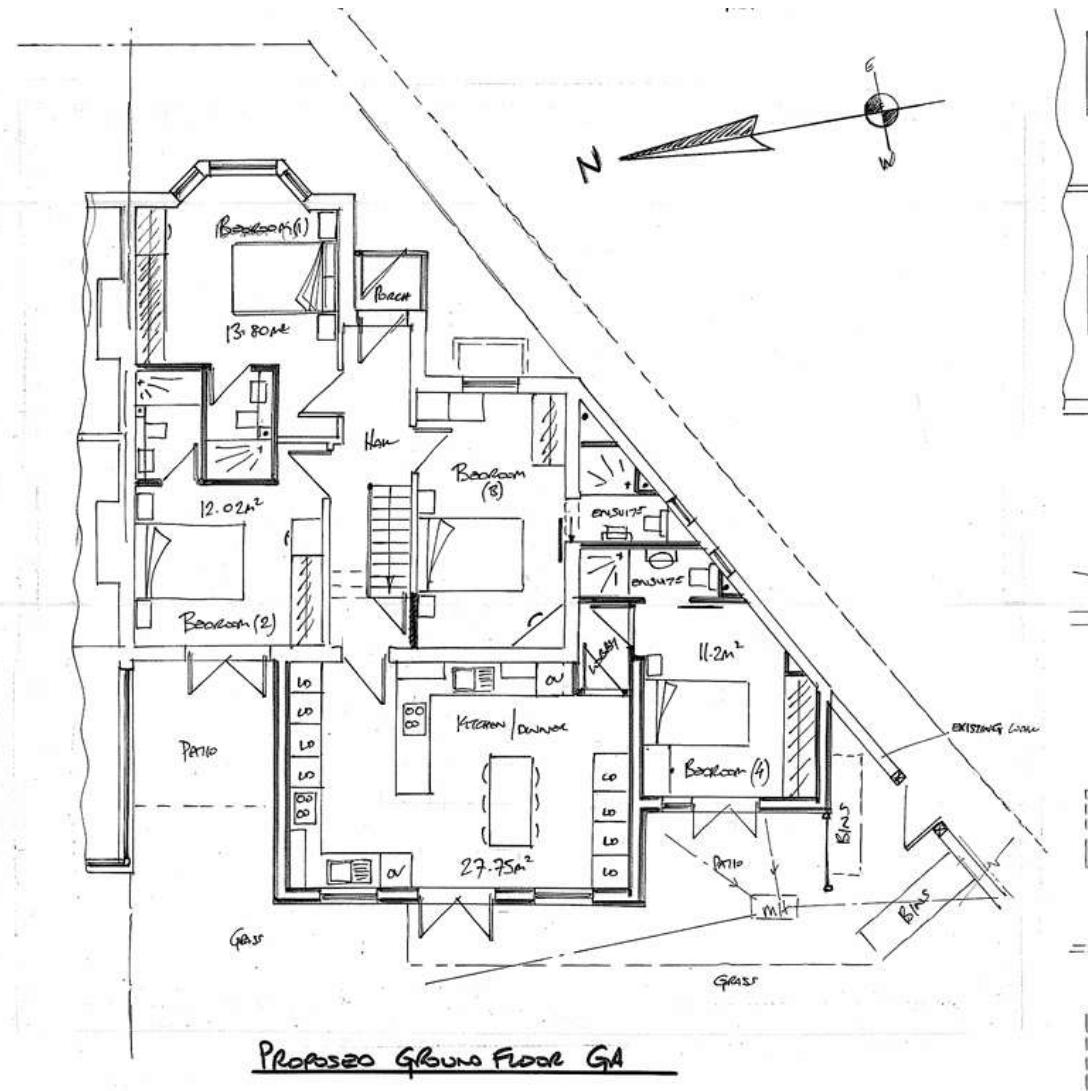


# Proposed and Approved Elevations

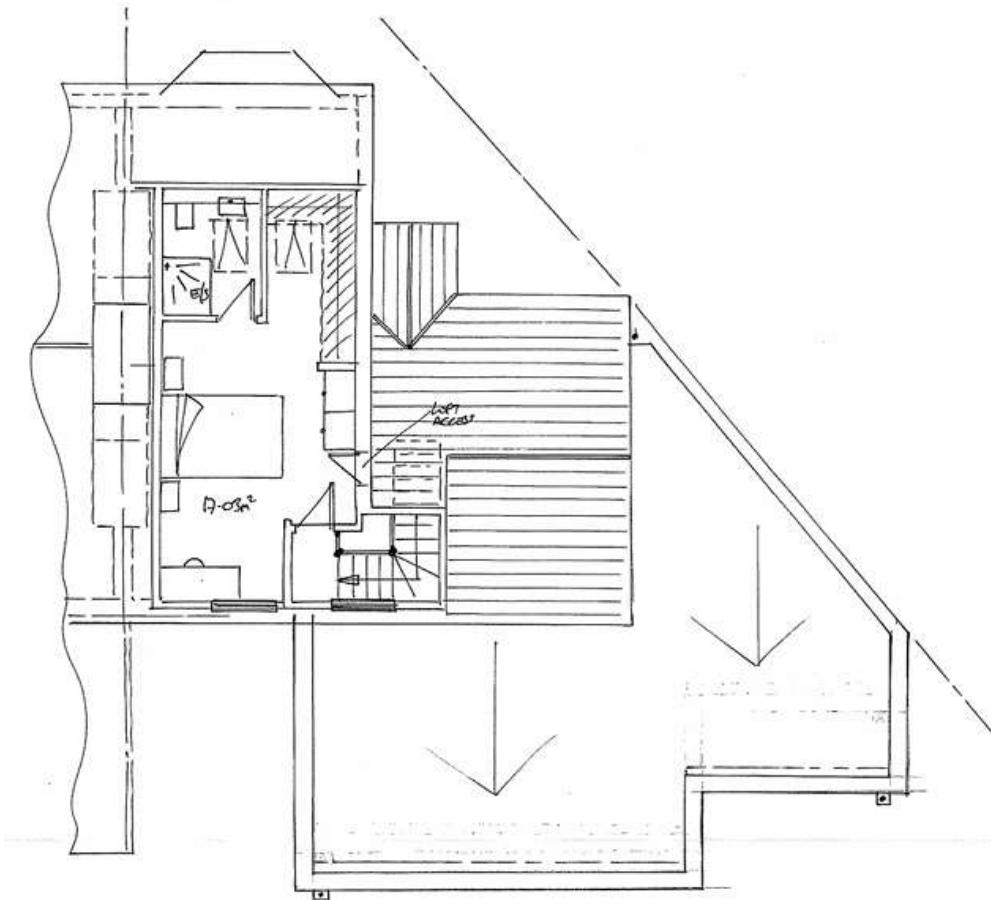
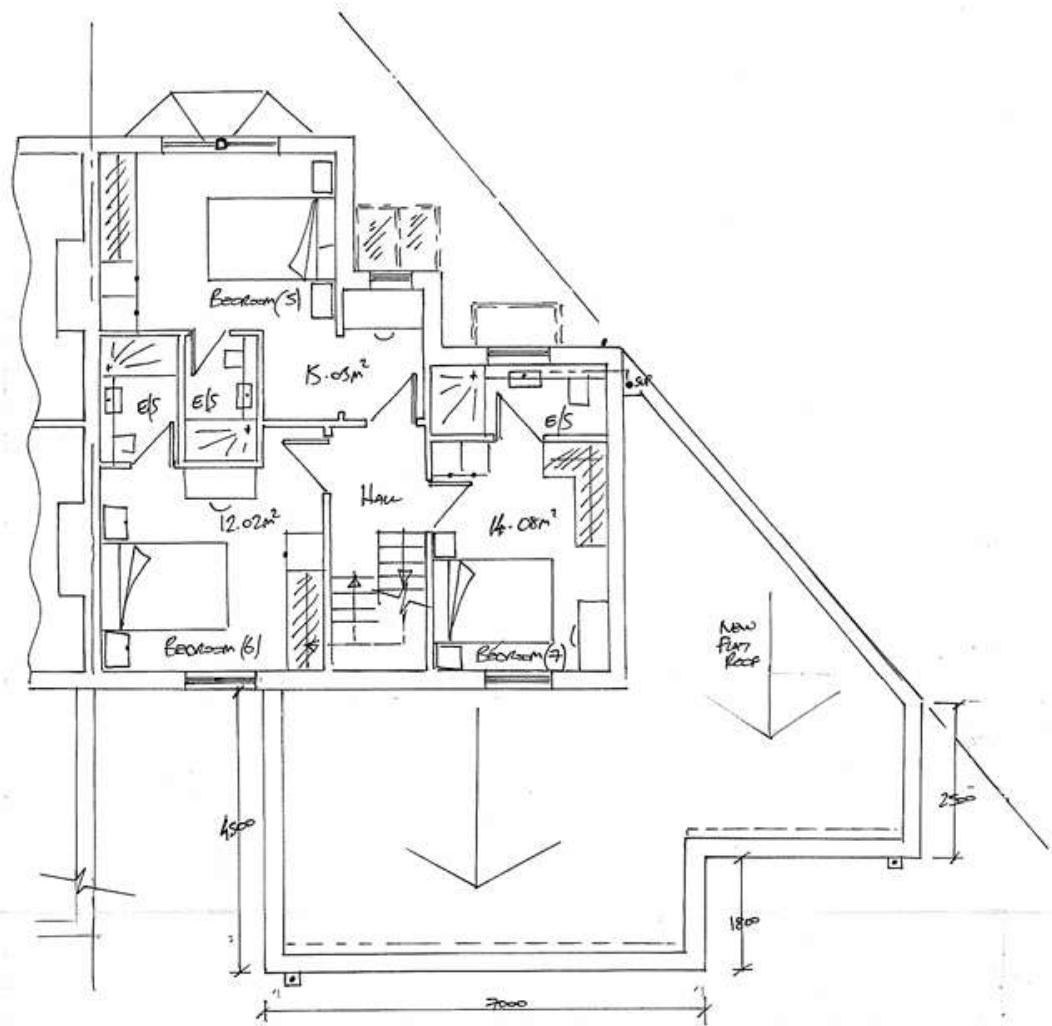


# Proposed Floor Plans

62

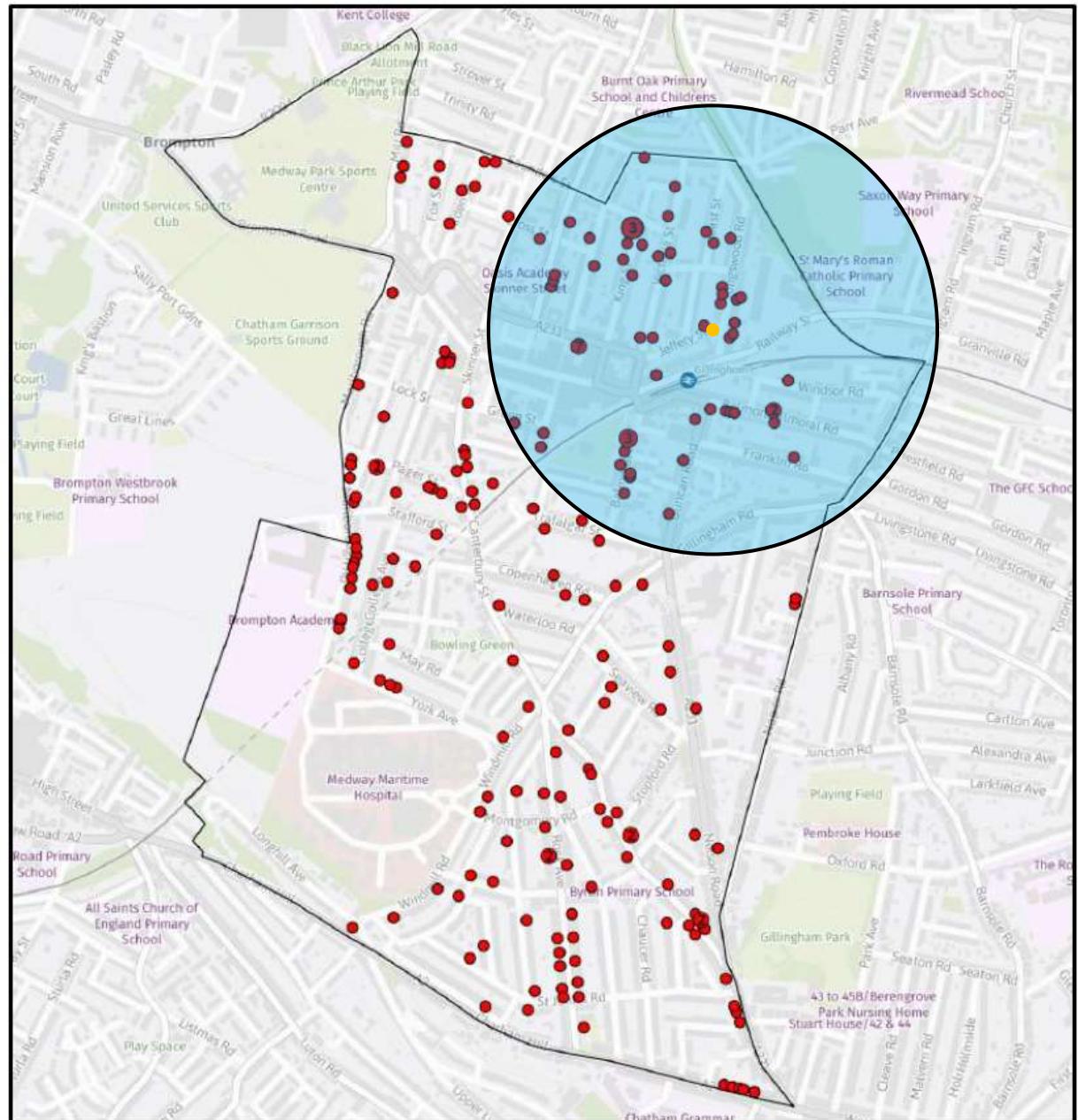


# Proposed Floor Plans



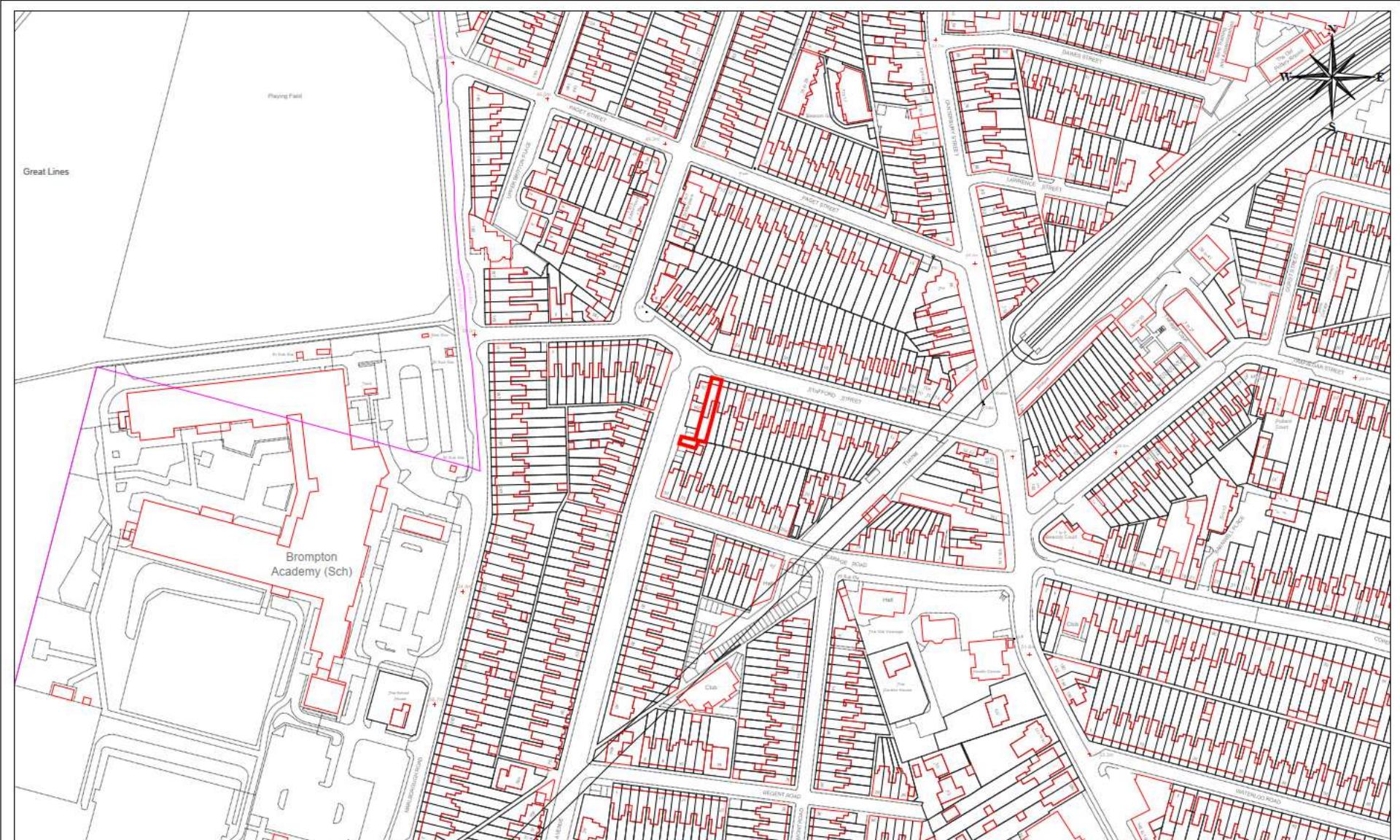
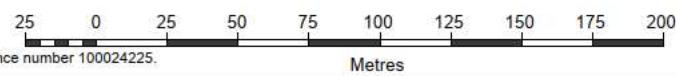
# HMO Density

- - Application Property
- - HMO
- - 500m Radius



**MC/25/1595**

**31 Stafford Street, Gillingham, ME7 5EN**

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

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



# Site Photos

68



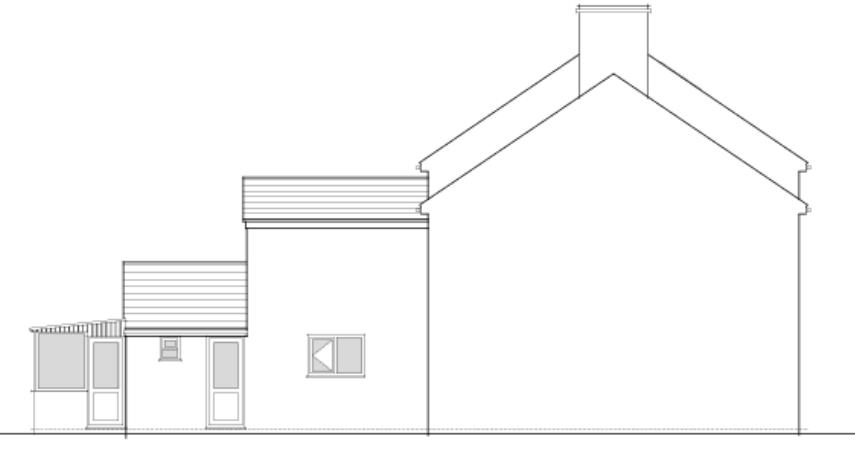
# Site Photos



# Existing Elevations



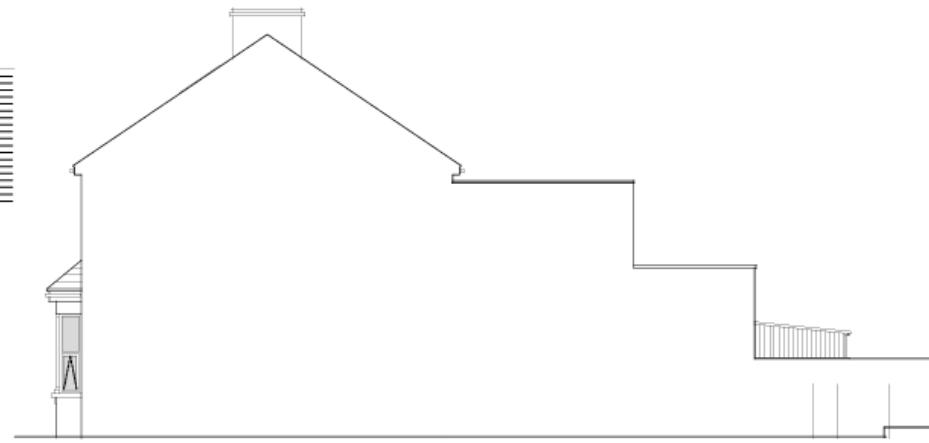
EXISTING  
NORTH ELEVATION



EXISTING  
EAST ELEVATION



EXISTING  
SOUTH ELEVATION



EXISTING  
WEST ELEVATION

# Existing Floor Plans

GROUND FLOOR



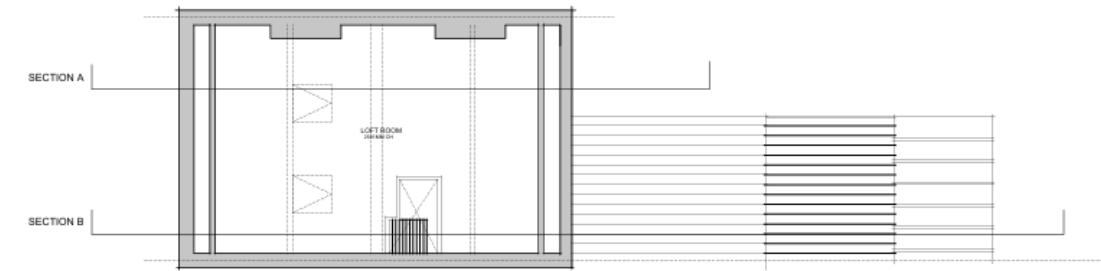
EXISTING  
GROUND FLOOR PLAN

BASEMENT



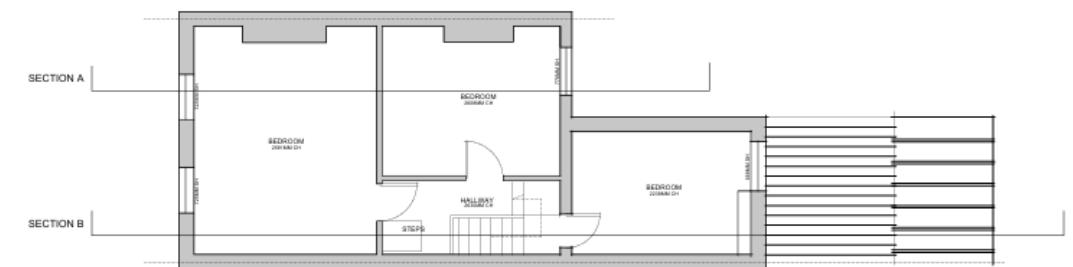
EXISTING  
BASEMENT PLAN

2ND FLOOR



EXISTING  
SECOND FLOOR PLAN

1ST FLOOR

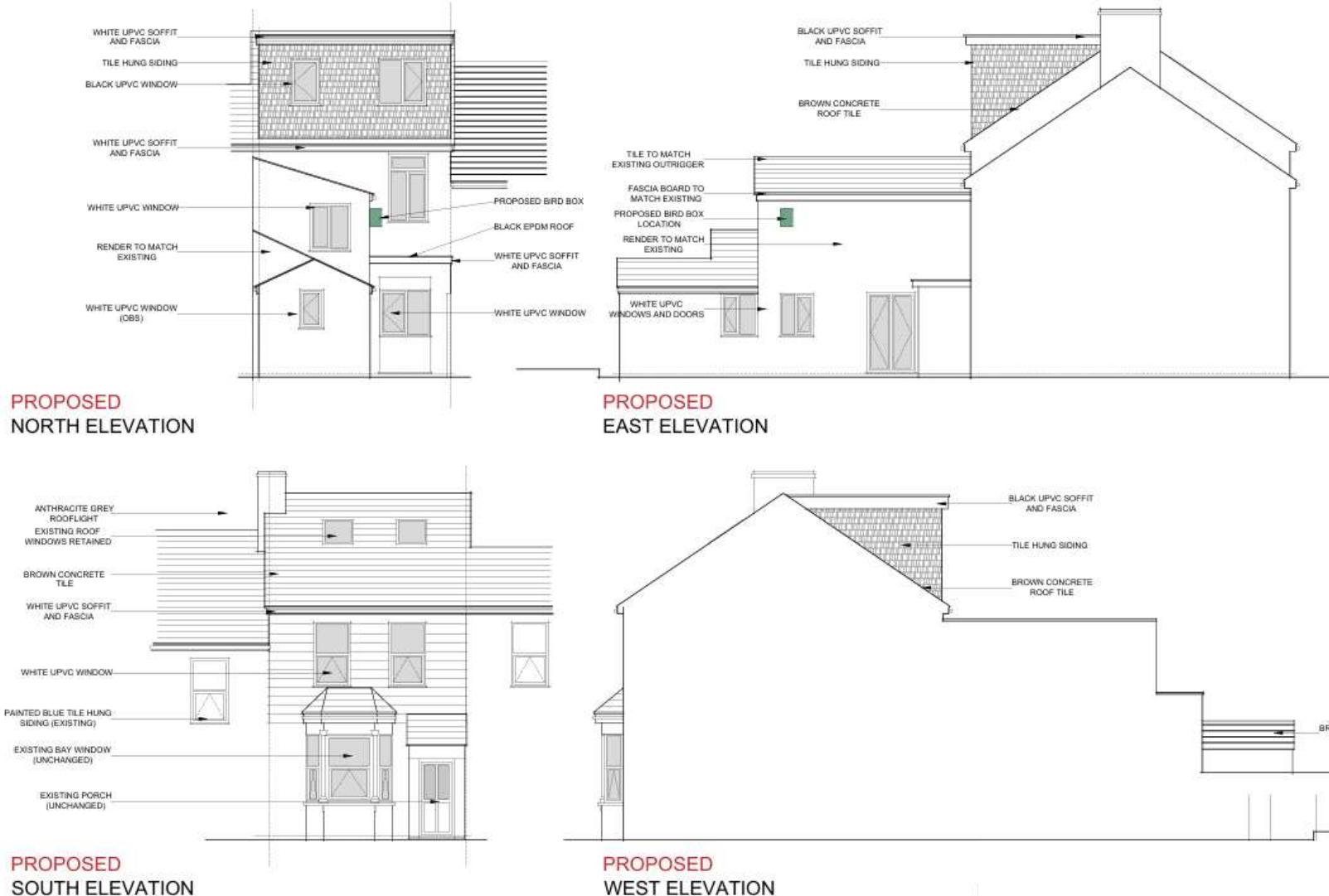


EXISTING  
FIRST FLOOR PLAN

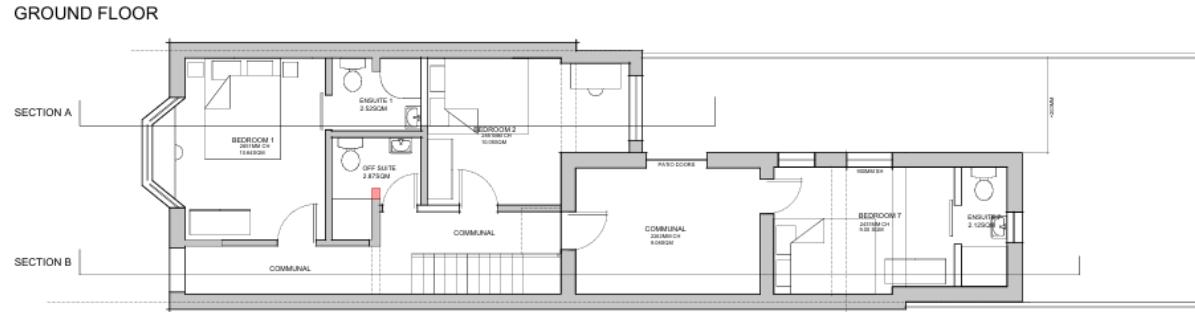
# Approved Elevations – MC/25/1236



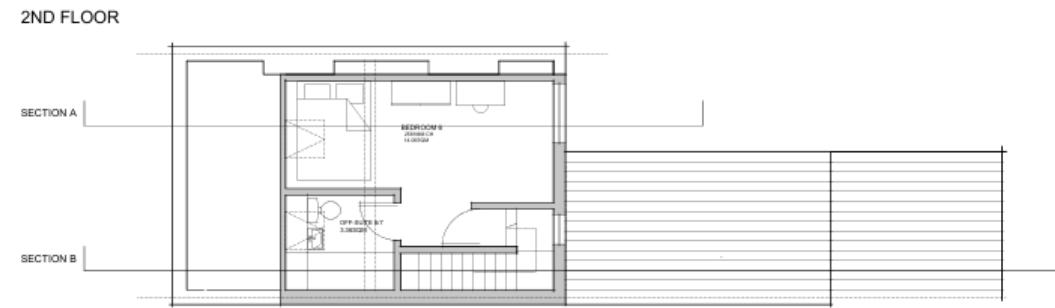
# Proposed Elevations



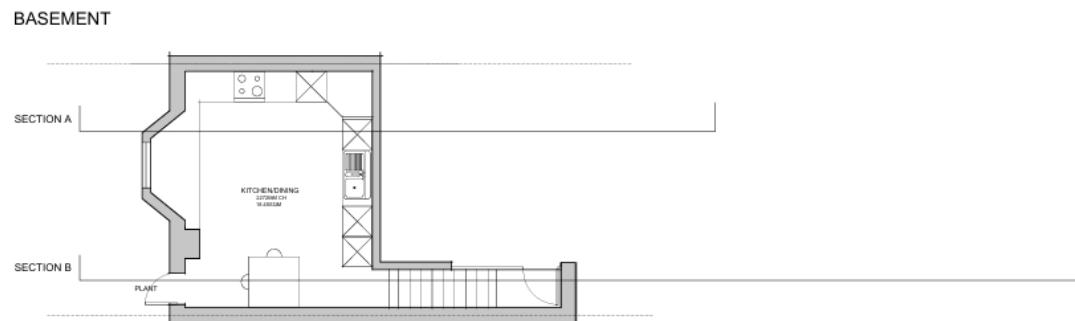
# Proposed Floor Plans



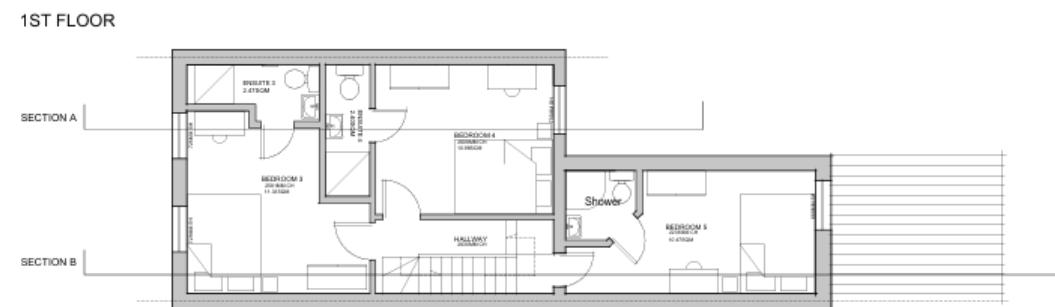
## PROPOSED GROUND FLOOR PLAN



## PROPOSED SECOND FLOOR PLAN



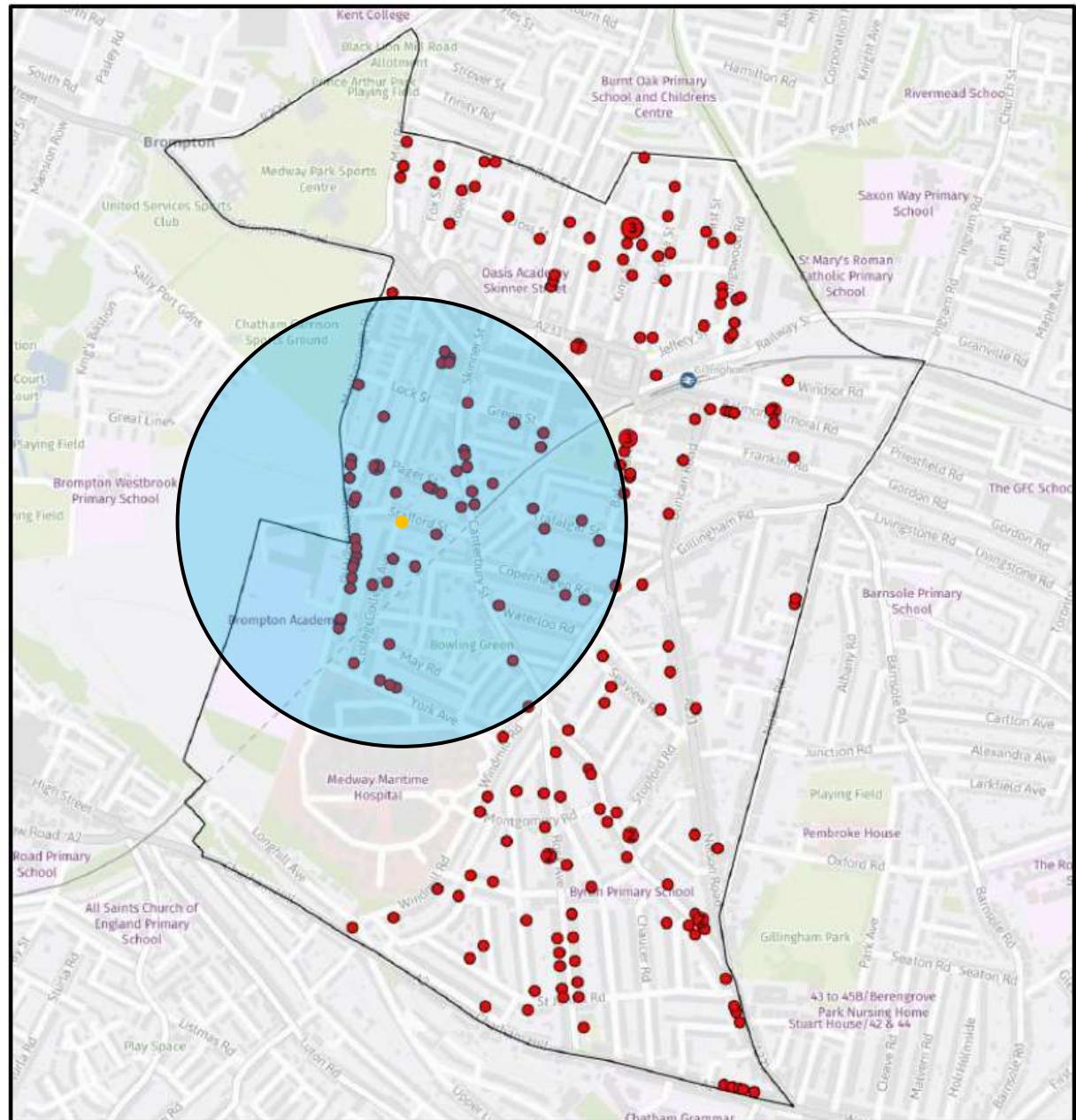
## PROPOSED BASEMENT PLAN



## PROPOSED FIRST FLOOR PLAN

# HMO Density

- Application Property
- HMO
- 500m Radius



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