

# Planning Committee – Supplementary agenda No. 1

**A meeting of the Planning Committee will be held on:**

**Date:** 11 February 2026

**Time:** 6.30pm

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

## Items

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

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Date: 11 February 2026

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<b>Medway Council</b>
<b>PLANNING COMMITTEE – 11 February 2026</b>
<b>Supplementary Agenda Advice</b>

**Page 40 – Planning Application MC/25/0241 320-346 High Street, Rochester, ME1 1BT**

**Recommendation**

The recommendation should be altered to alter/add the following conditions to the recommendation: -

*Condition 14 that did not get pulled through and left a gap between Conditions 13 and 15.*

- 14 No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority in consultation with the LLFA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction.

The approved CSWMP and shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:

- i. Temporary drainage systems.
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses.
- iii. Measures for managing any on or offsite flood risk

The development shall be undertaken in accordance with the agreed details.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 168 of NPPF.

*The amended condition 22 below to add: “**or other appropriate means of ventilation**” to the condition.*

- 22 Prior to the commencement of the development hereby permitted, a scheme of acoustic protection against transport noise shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal

noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm<sub>ax</sub>) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation or other appropriate means of ventilation. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To protect the residential amenities of residents in compliance with Policy BNE2 of the Medway Local Plan 2003

*The additional conditions below referred to in the main report but not reflected in the Recommendation.*

- 30 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and re-enacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

- 31 No demolition works shall take place until a detailed precautionary bat method statement as been submitted to and approved in writing by the Local Planning Authority in accordance with the recommendations of paragraph 8.11 of the Ecological Assessment; Bakerwell; February 2025.

If works commence on or later than 15 July 2026 an updated bat emergence survey must be carried out and (if necessary) an updated mitigation and submitted to and approved in writing by the Local Planning Authority. The recommendations within the bat survey(s) must be implemented as detailed within the reports prior to any works commencing after this date.

Reason: To prevent harm to protected species in accordance with paragraphs 187 and 193 of the NPPF (2024).

## **Representations**

**Historic England** recognises that in principle the redevelopment of this site is a positive step. However, we have concerns about the demolition of two buildings that contribute positively to the significance of the conservation area.

Their proposed loss is harmful to a designated heritage asset, the Star Hill to Sun Pier Conservation Area and we recommend options are explored to retain both buildings within the proposal to avoid harmful impacts to the conservation area.

*Officer Comment: A Heritage Statement Addendum has been submitted by the applicant, but following a reconsultation exercise, no further comments have been received from Historic England.*

## **Appraisal**

A correction is to be made to the report that originally referred to the “...*need for the loss of 4 residential units*...” if the Non Designated Heritage Assets are to be retained. Whereas it should refer to a “...*minimum of 3*...” as set out in the Heritage Addendum. The amended paragraph should read as follows:-

The submitted viability assessment demonstrates that the site is unviable even as currently proposed. Following the need for further justification in relation to the loss of the NDHA's, revised information has been submitted within the Heritage Addendum making clear that the retention of the two buildings would result in the need for the loss of a minimum of 3 residential units making the scheme even less viable and very unlikely to be able to be implemented.

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