

Planning Committee – Supplementary agenda

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

13 Additional Information - Presentation

**(Pages
3 - 84)**

Slides shown at the Planning Committee meeting are attached for information.

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

Date: 12 February 2026

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Planning Committee

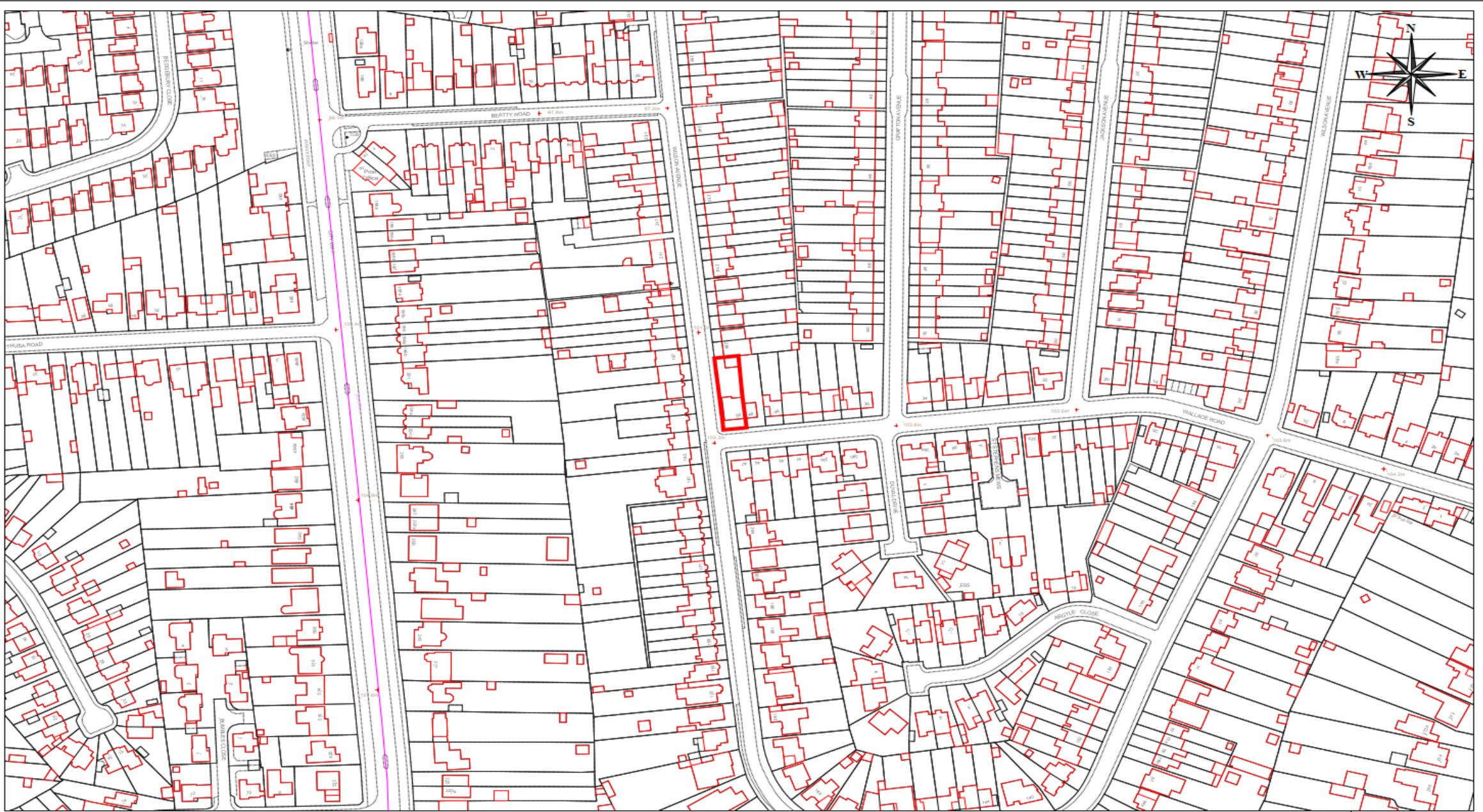
11th February 2026

MC/25/2068

50 Wallace Road

Rochester

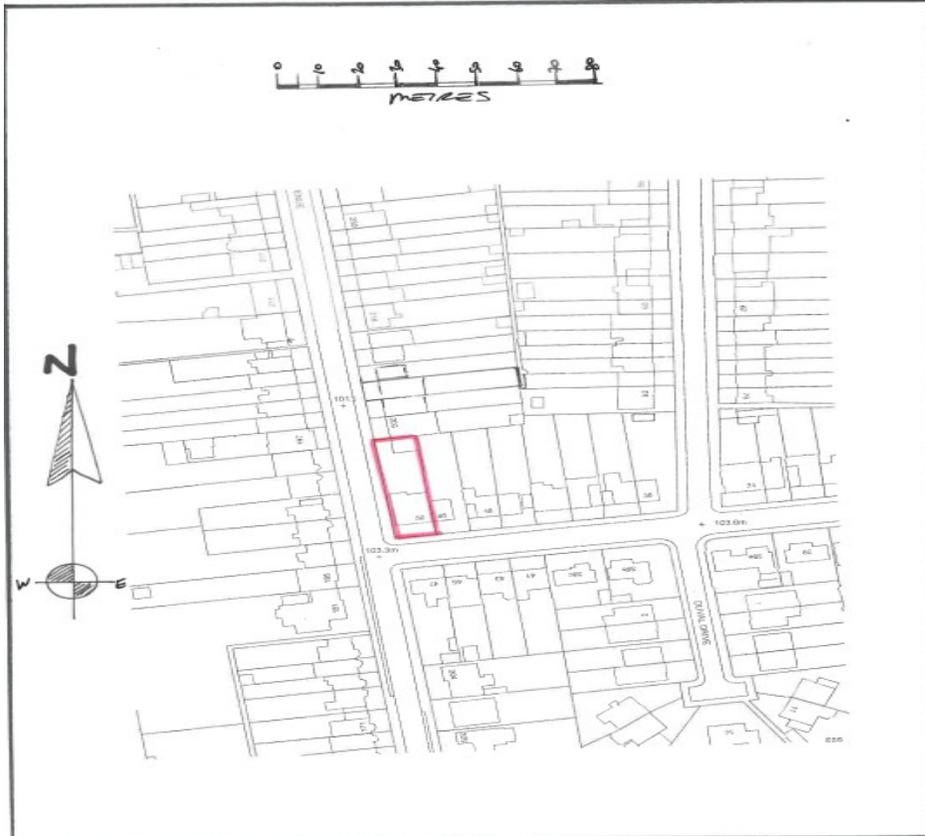
ME1 2TB



MC/25/2068 - 50 Wallace Road, Rochester, ME1 2TB



Site Location Plan



Change of use of residential dwelling (Use Class C3) to a therapeutic children's home (Use Class C2 Residential Institution) for up to 4 young people aged between 7 and 17 years.

Existing and proposed floor plans



Parking



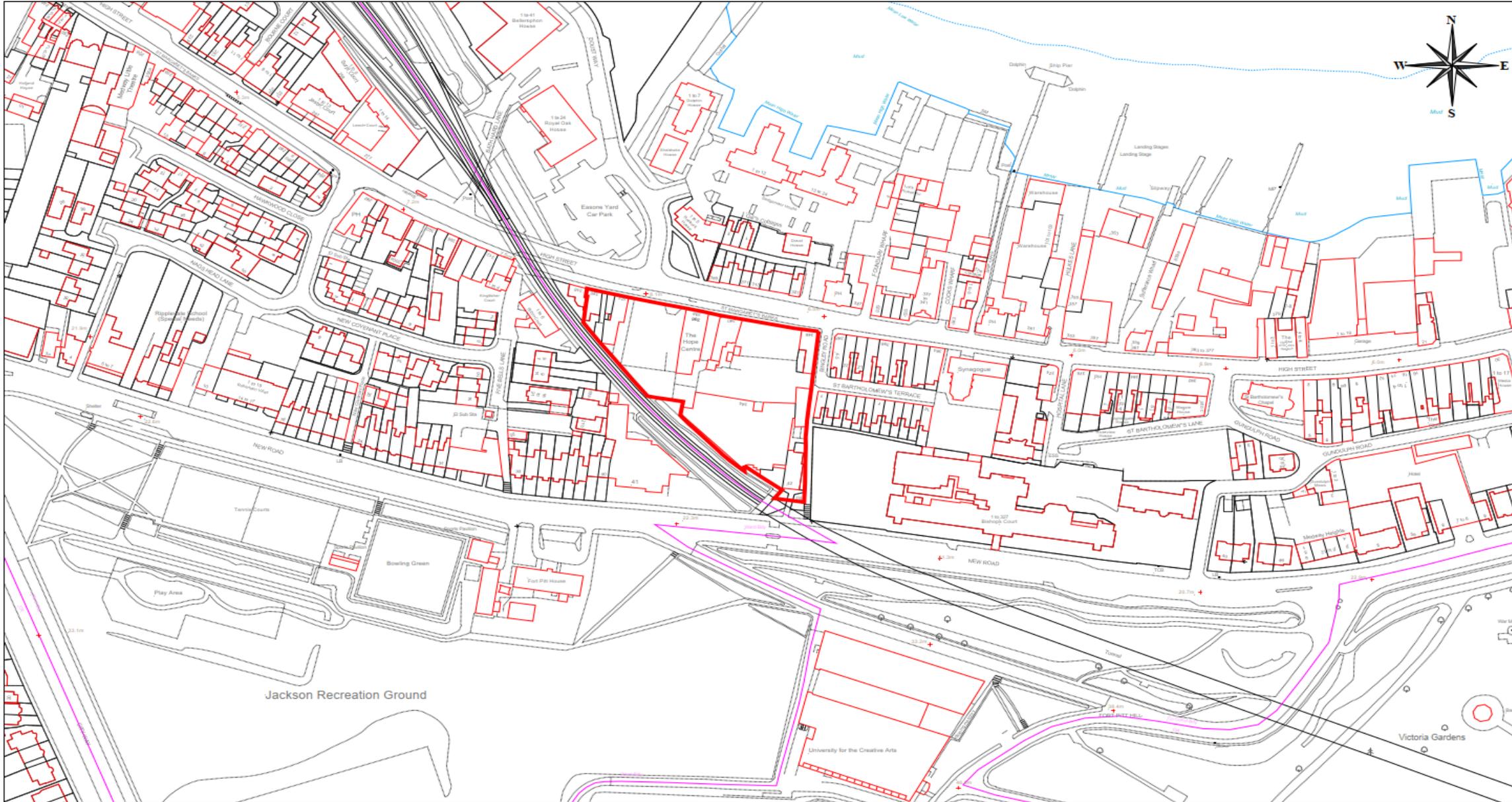
Photos of the site



MC/25/0241

Land at 320-346 High Street Rochester

ME1 1BT

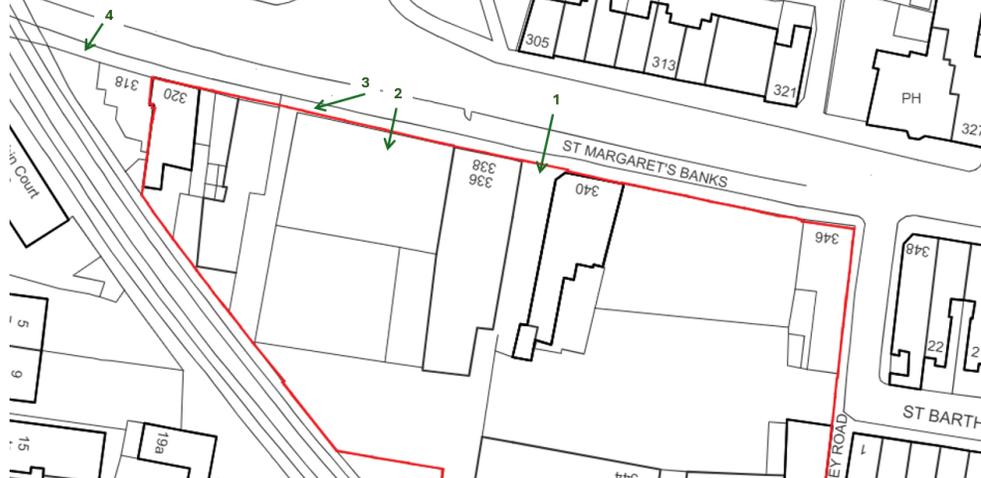


MC/25/0241 - Land At 320 - 346 High Street, Rochester, ME1 1BT

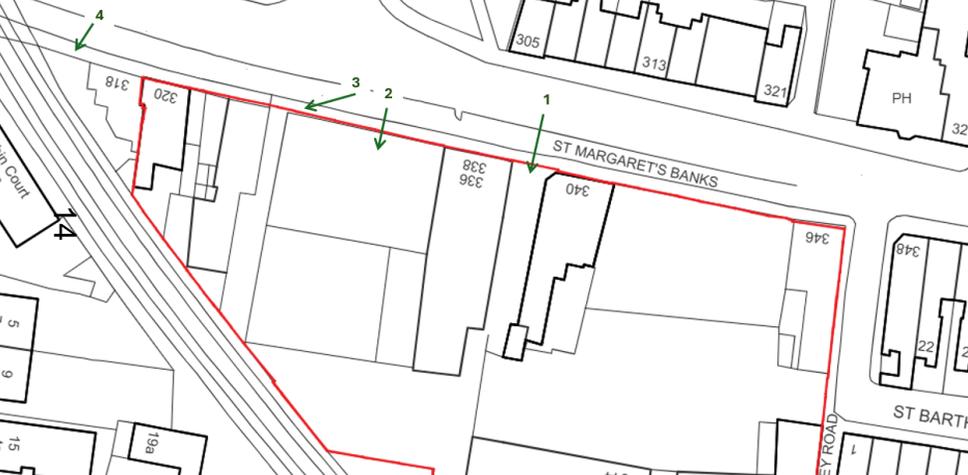




Site Photographs



Site Photographs



Site Photographs





Proposed Site Layout and
Planting Plan



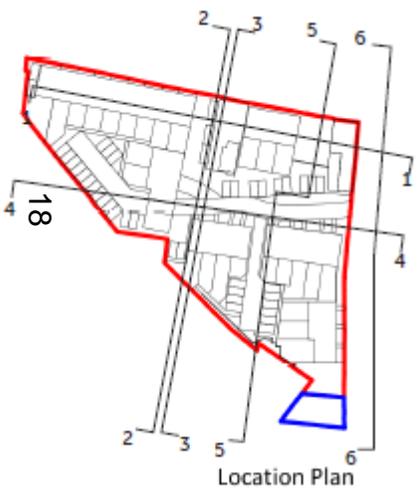
ELEVATION 01



ELEVATION 02



Proposed Street Scene Elevations



ELEVATION 03



ELEVATION 04

Proposed Street Scene Elevations



ELEVATION 05



ELEVATION 06

Proposed Street Scene Elevations



Front Elevation

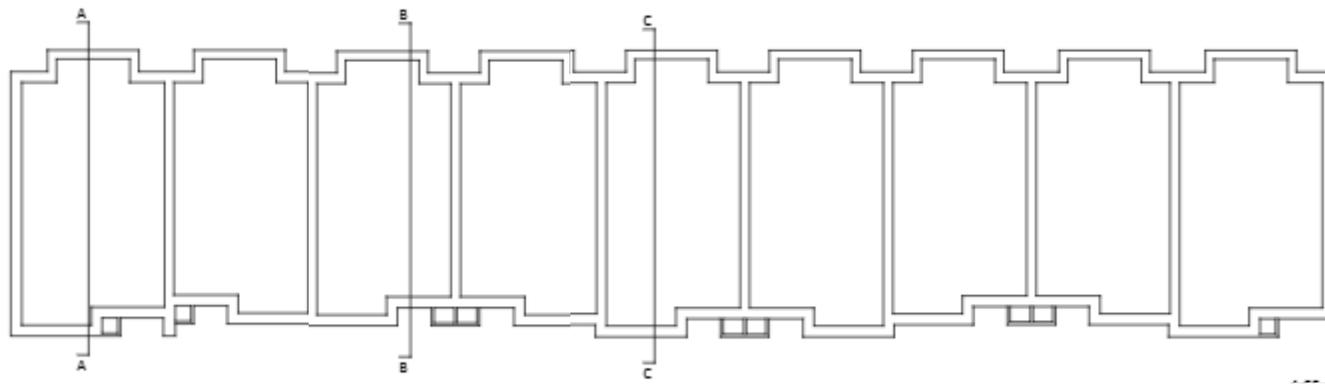
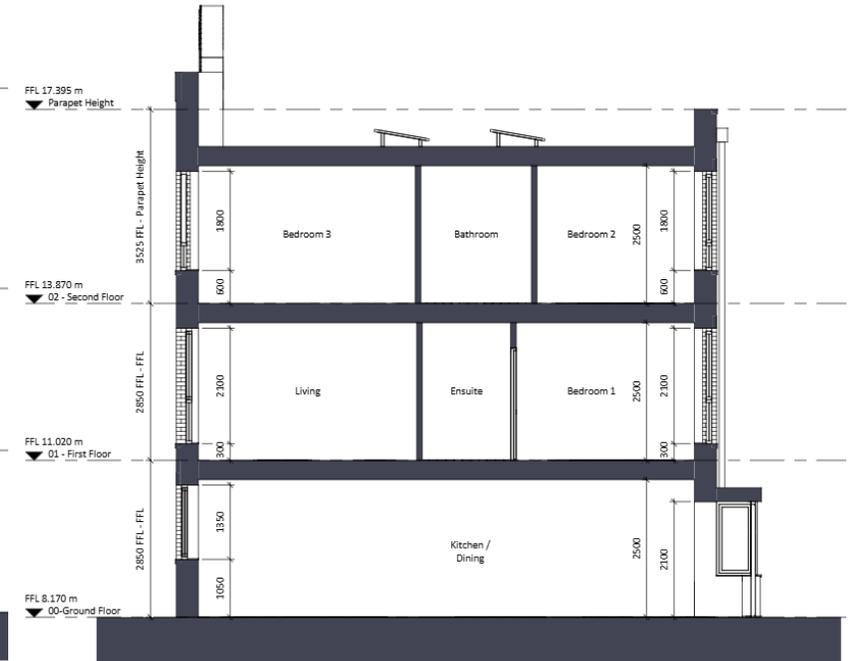
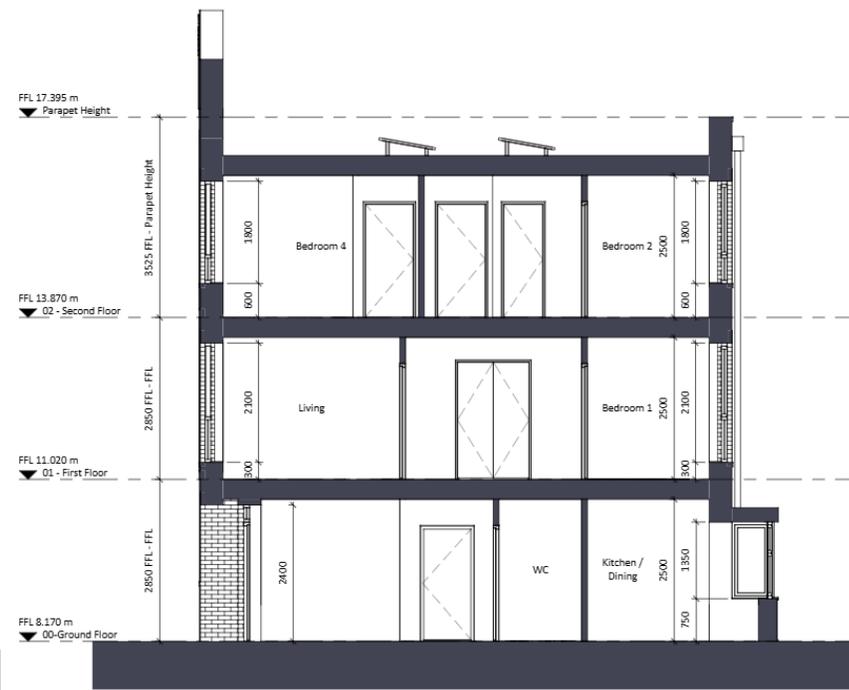
Side Elevation 1



Rear Elevation

Side Elevation 2

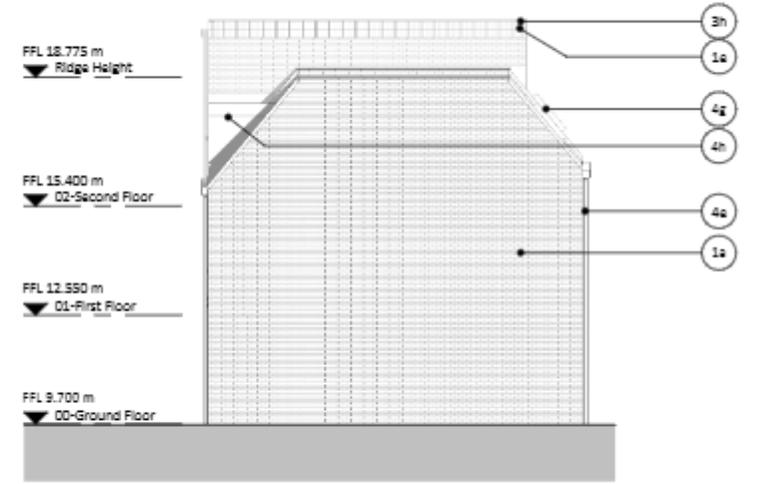
Proposed Terrace 01 Elevations



Proposed Terrace 01 Sections



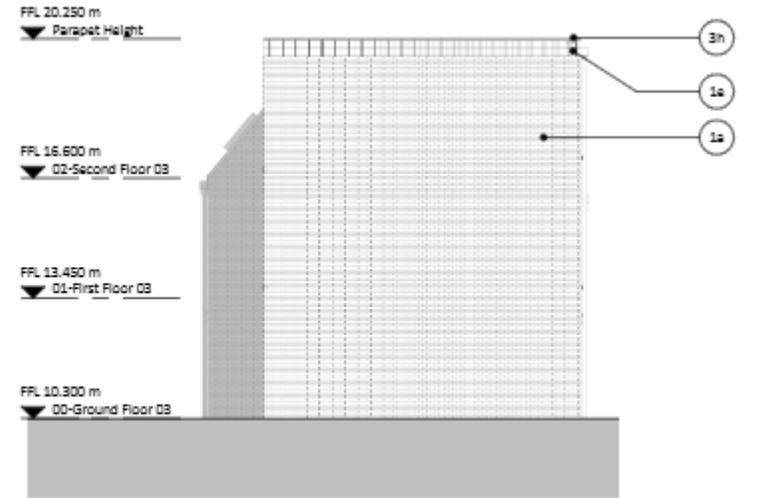
Front Elevation



Side Elevation 1

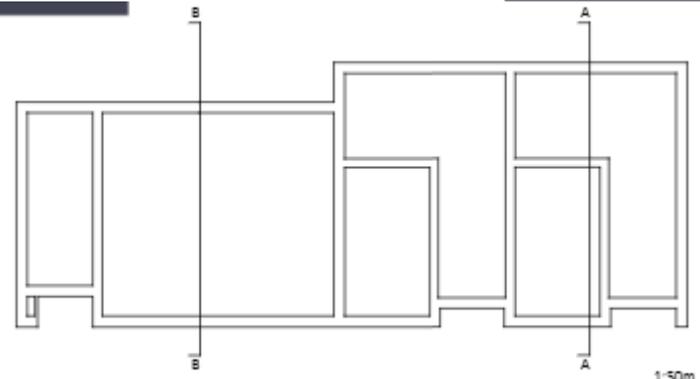
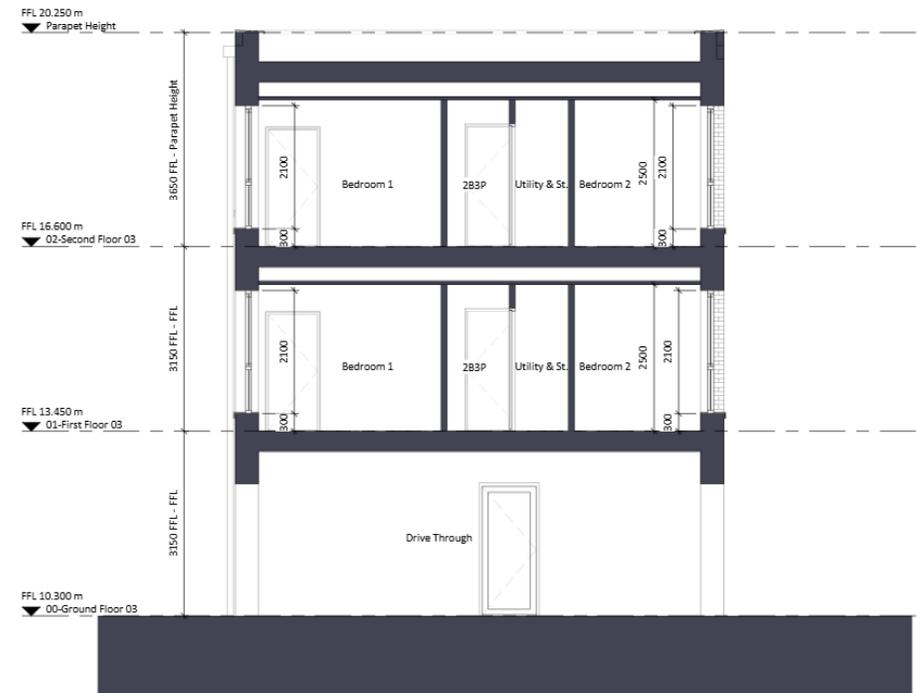


Rear Elevation

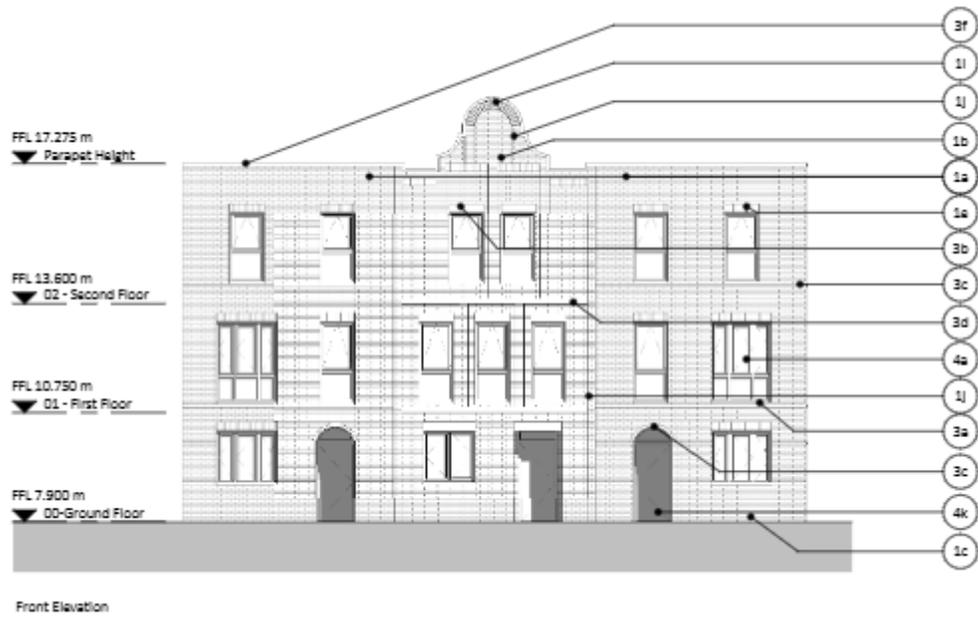


Side Elevation 2

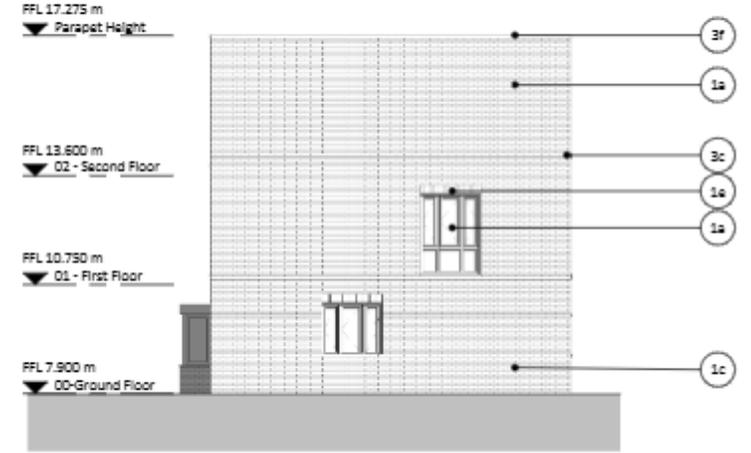
Proposed Terrace 02 Elevations



Proposed Terrace 02 Sections



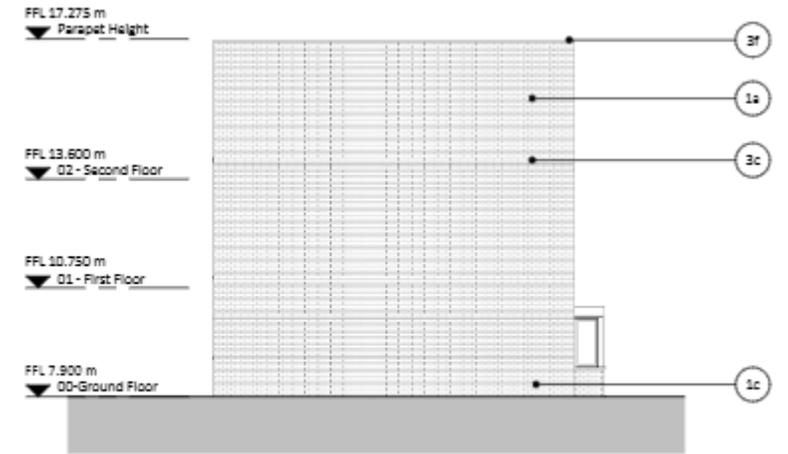
Front Elevation



Side Elevation 1

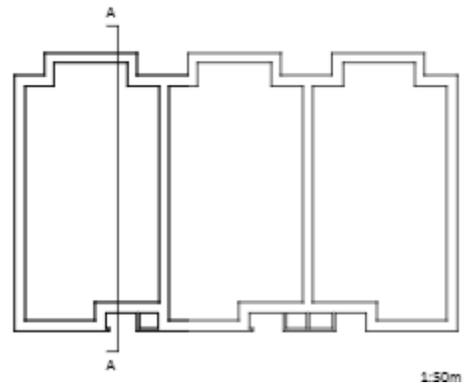


Rear Elevation

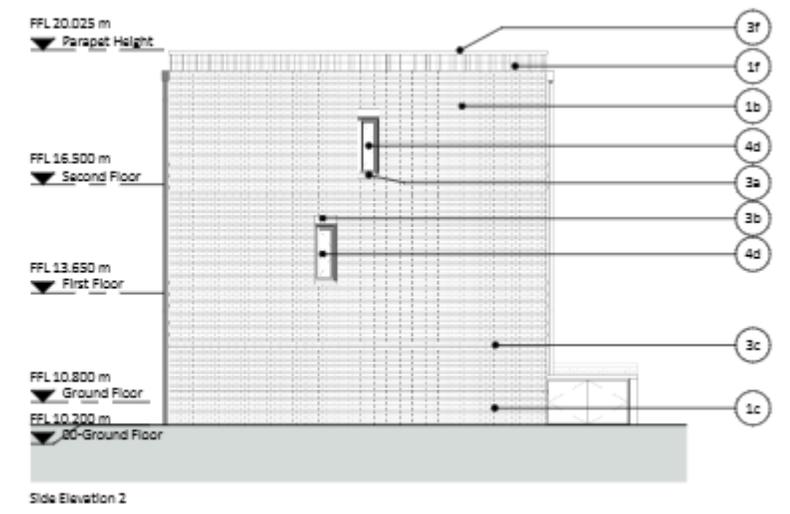
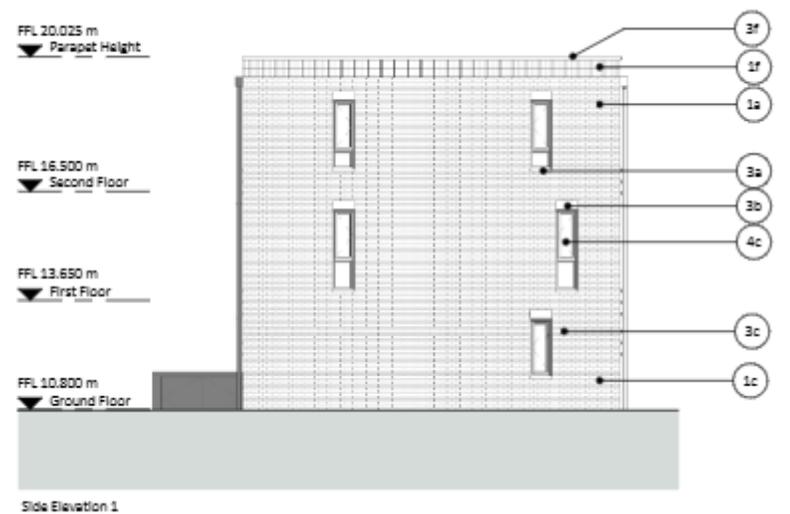


Side Elevation 2

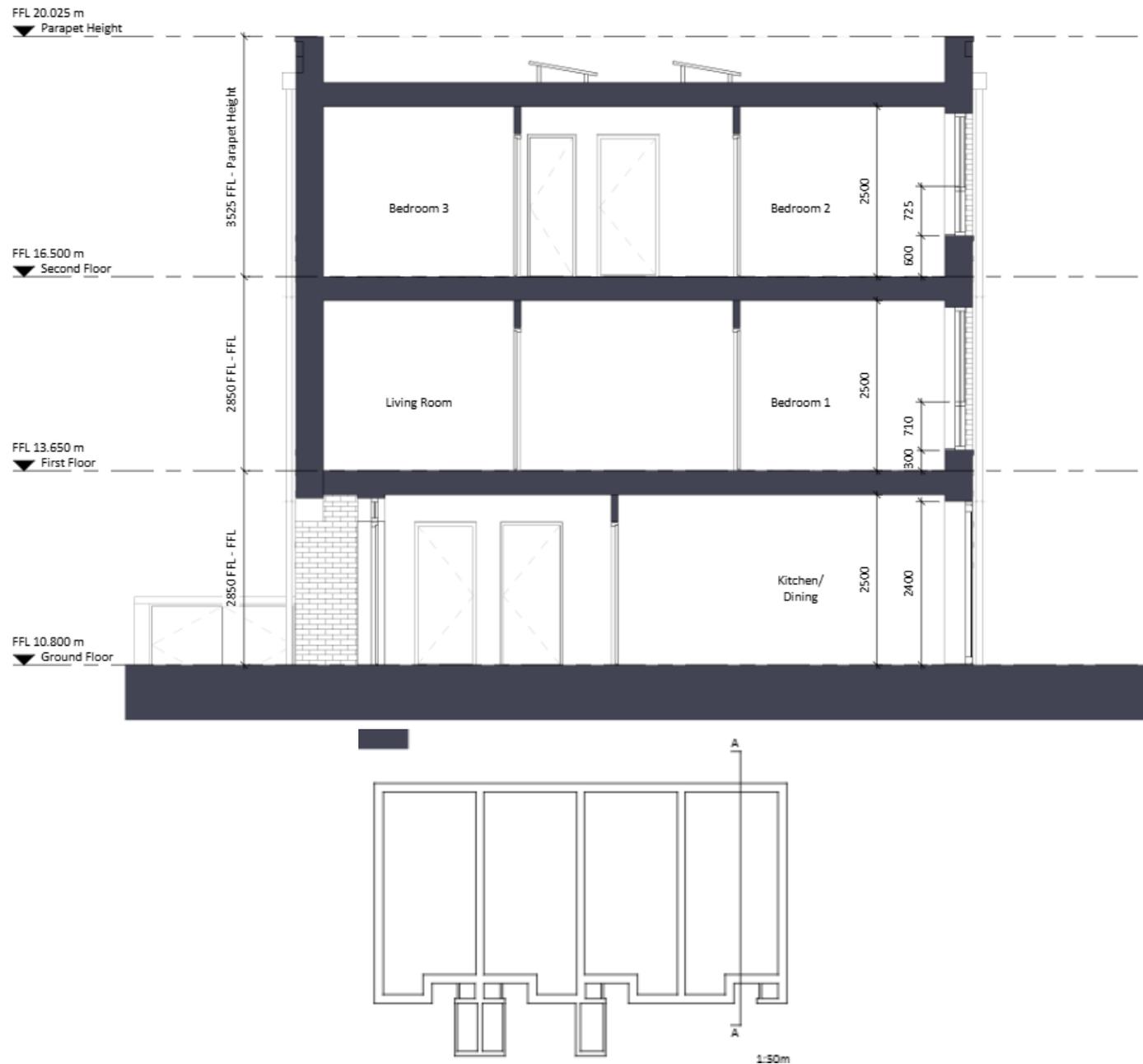
Proposed Terrace 03 Elevations



Proposed Terrace 03 Sections



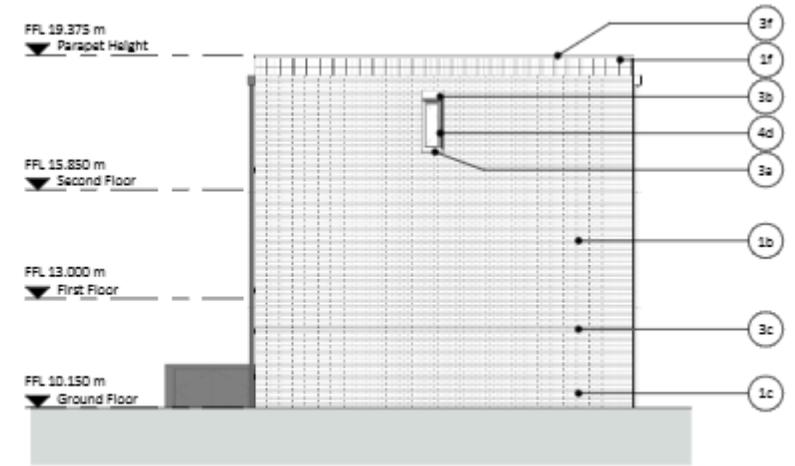
Proposed Terrace 04 Elevations



Proposed Terrace 04 Sections



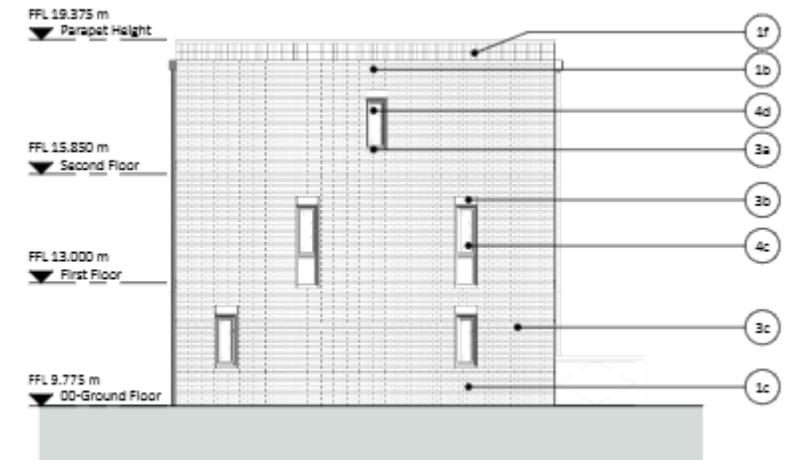
Front Elevation



Side Elevation 1

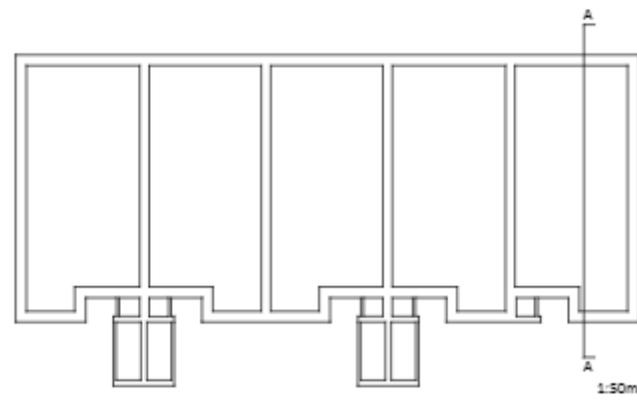


Rear Elevation

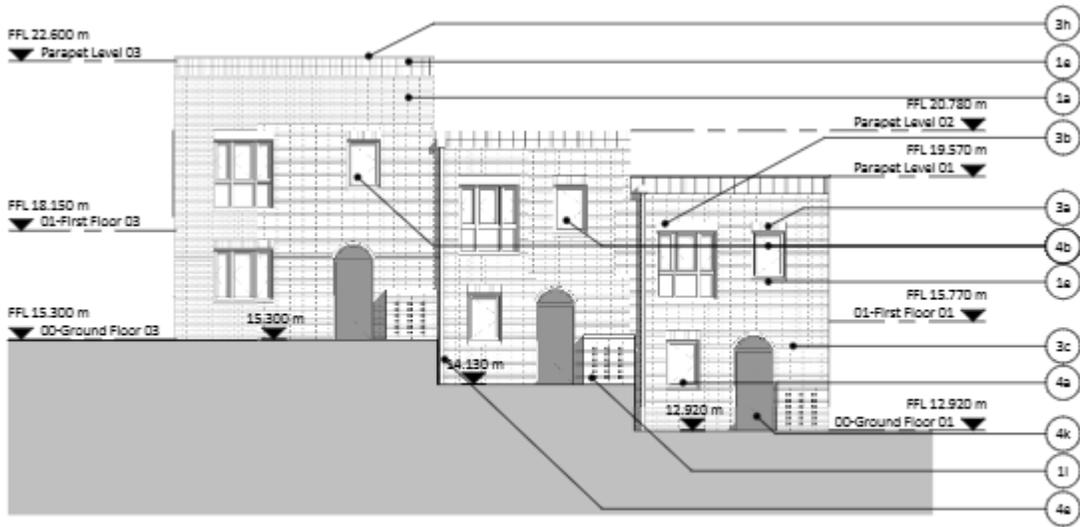


Side Elevation 2

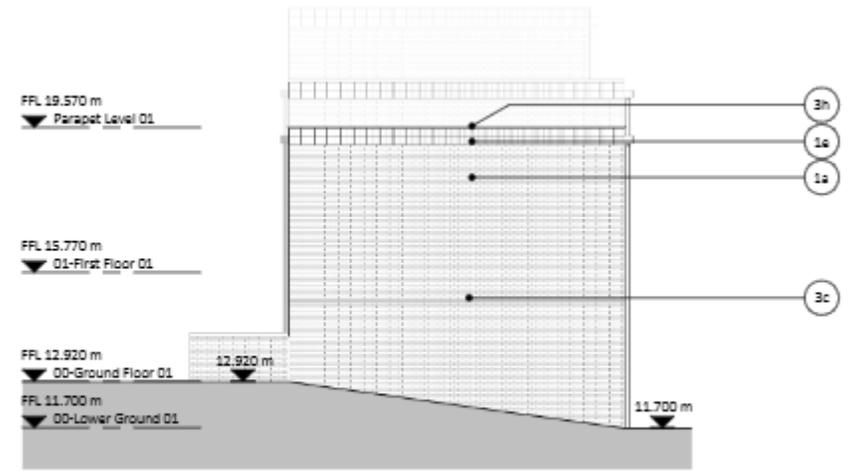
Proposed Terrace 05 Elevations



Proposed Terrace 05 Sections



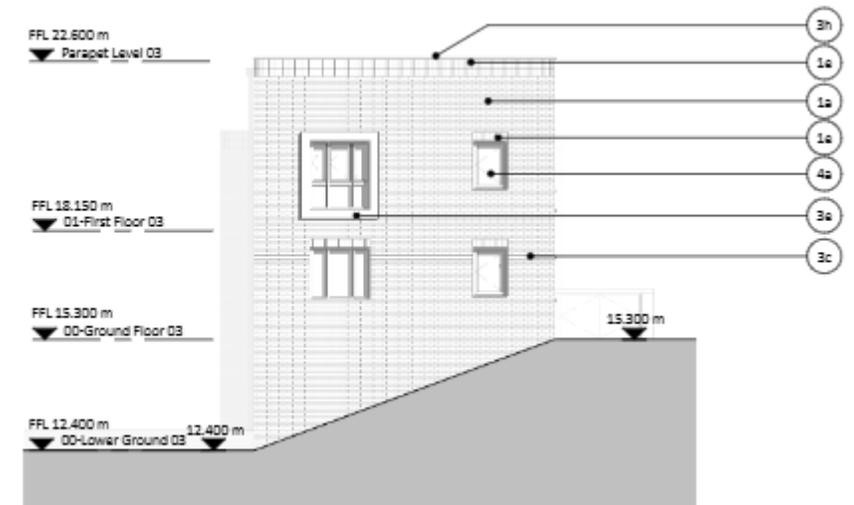
Front Elevation



Side Elevation 1

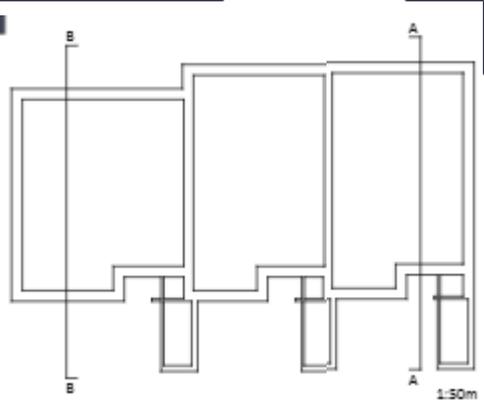
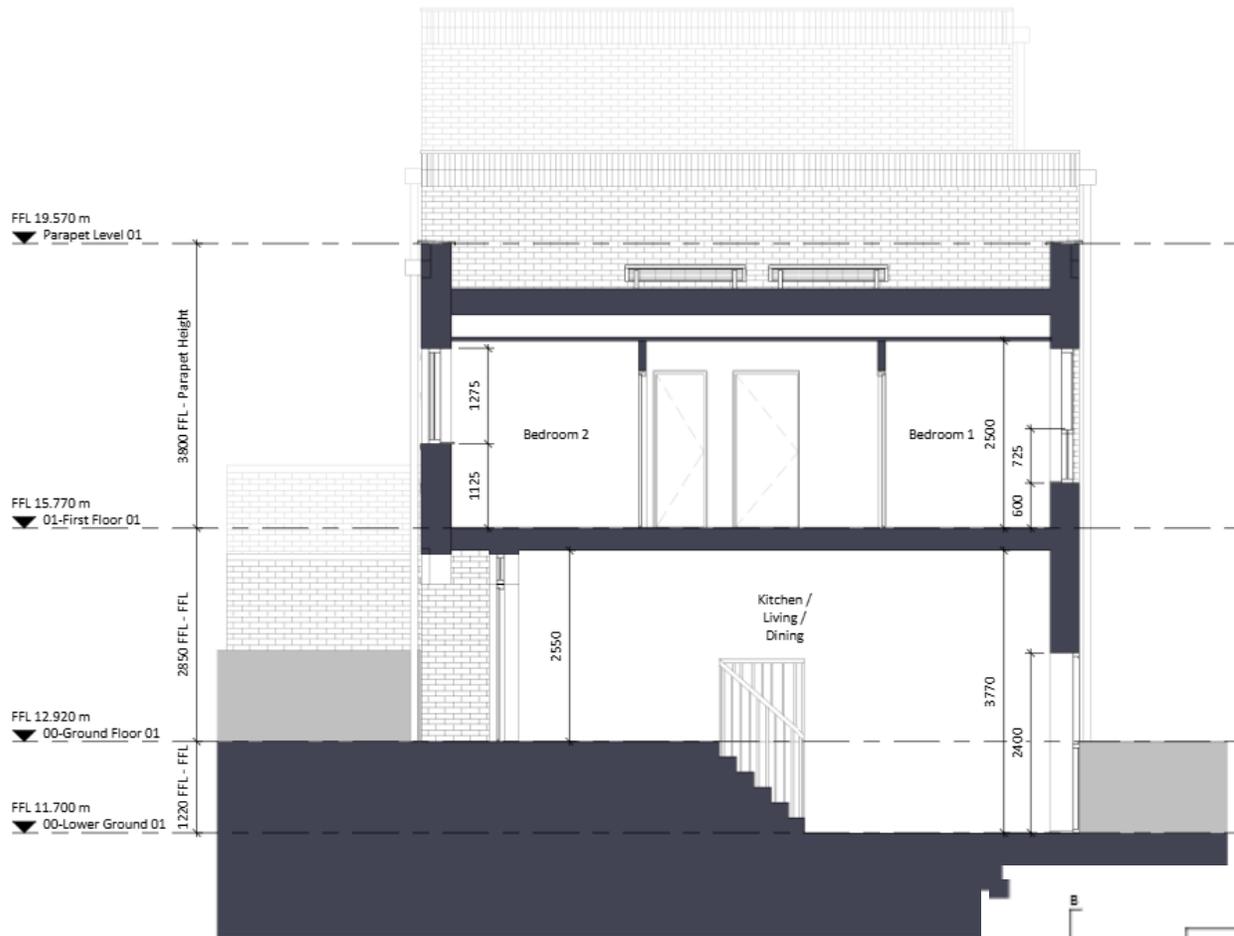


Rear Elevation



Side Elevation 2

Proposed Terrace 06 Elevations



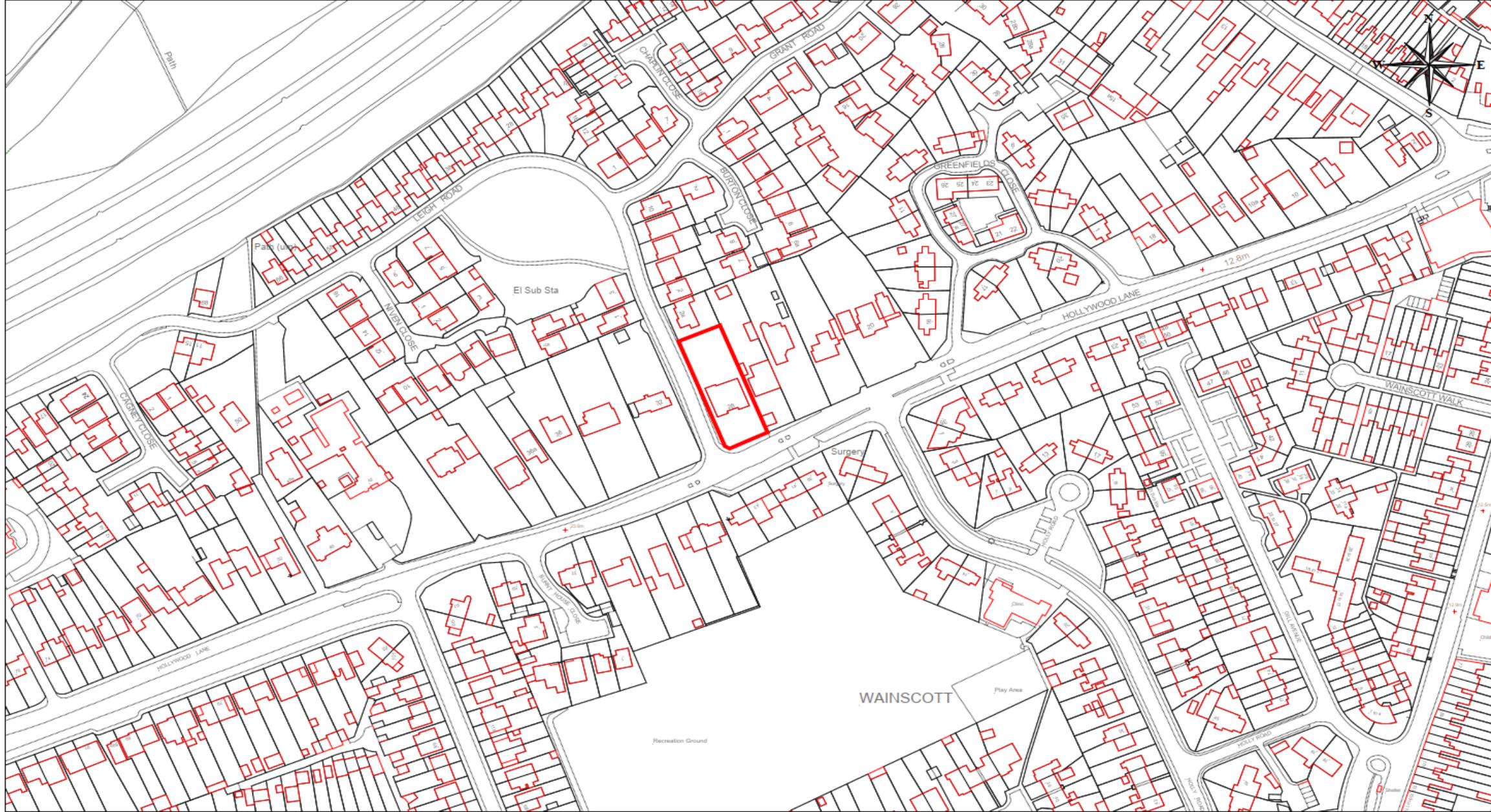
Proposed Terrace 06 Sections

MC/25/2255

28 Hollywood Lane

Wainscott

ME3 8AL



MC/25/2255 - 28 Hollywood Lane, Wainscott, Rochester, ME3 8AL



Site Photographs (Rear)



Site Photographs

(Rear Neighbour – 2A Leigh Road)



Site Photographs

(Boundary with Leigh Road)

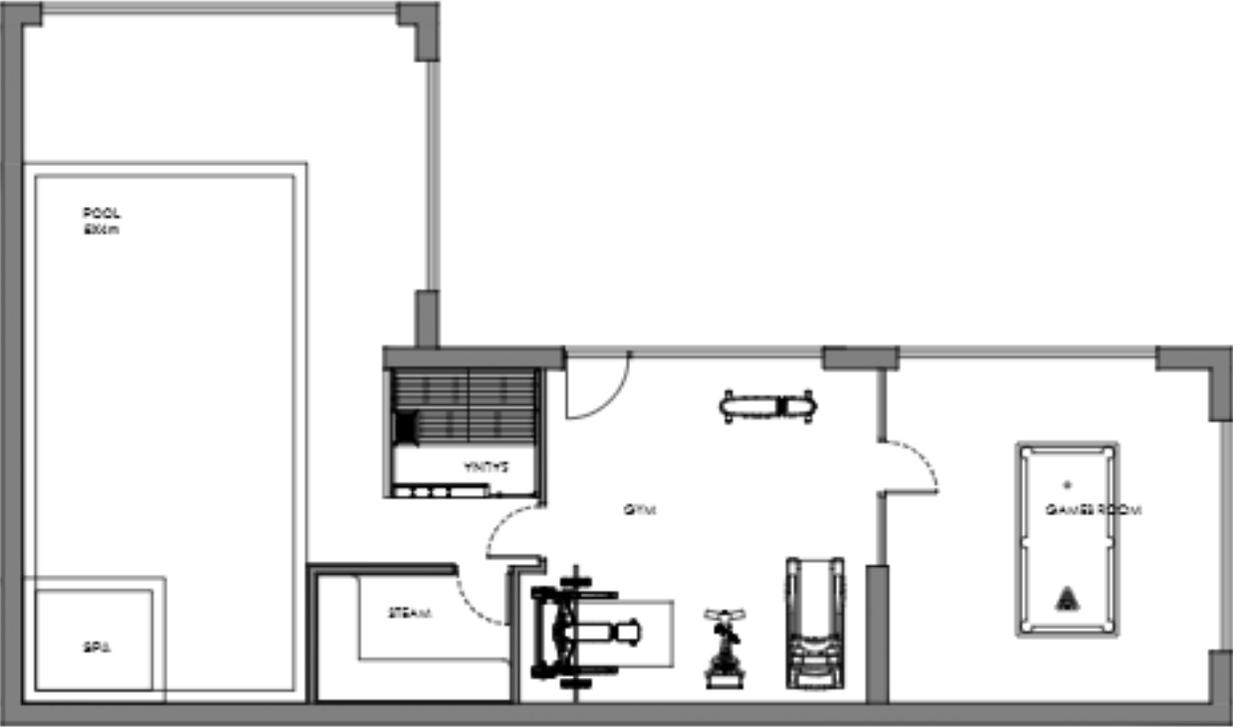


Site Photographs

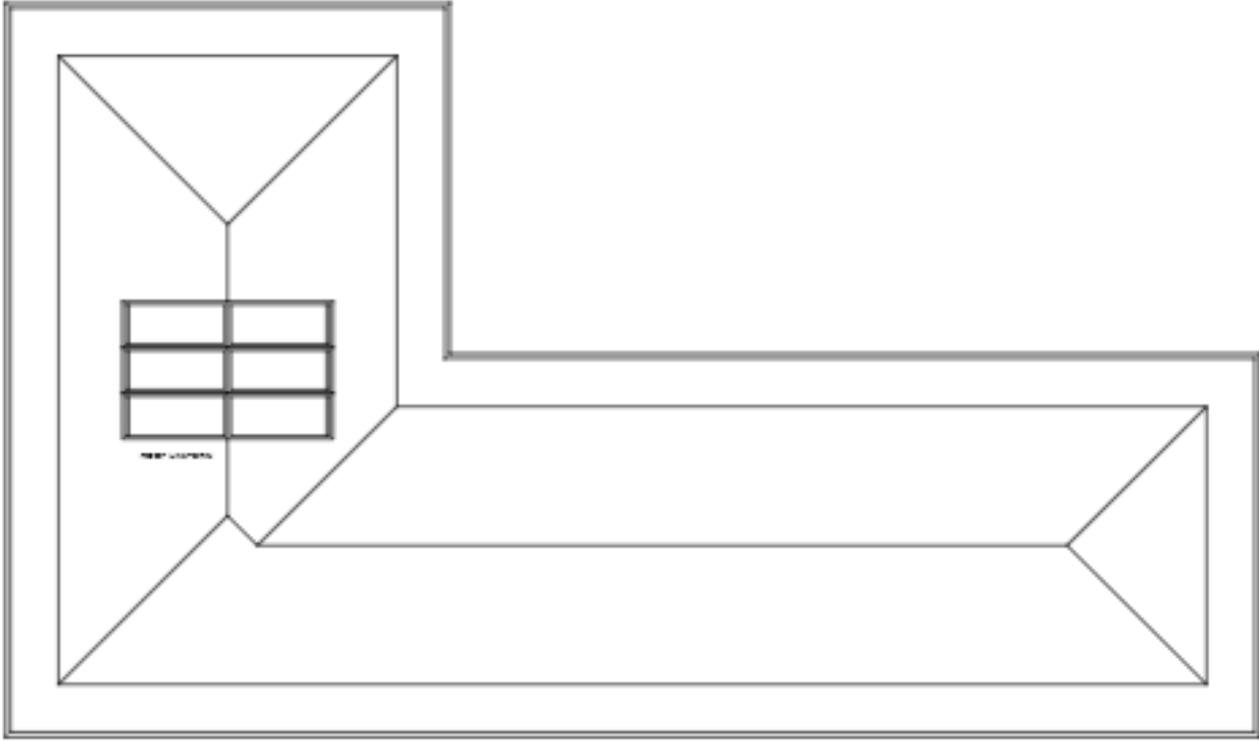
(Leigh Road)



Proposed Plans



Floor Plan



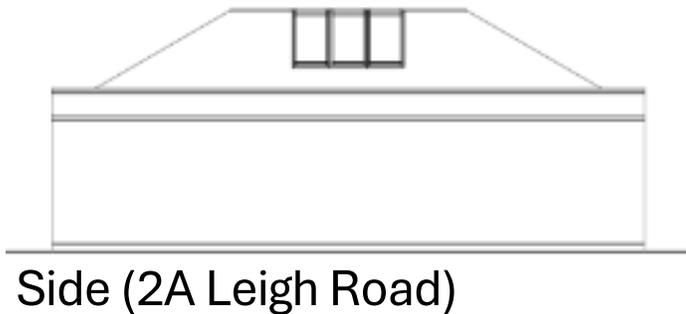
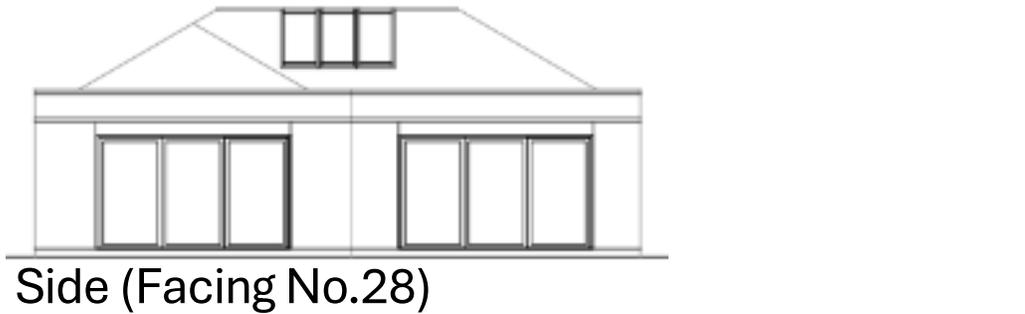
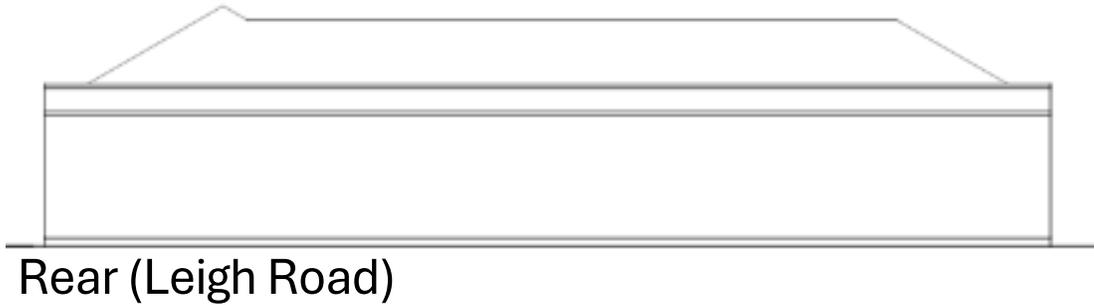
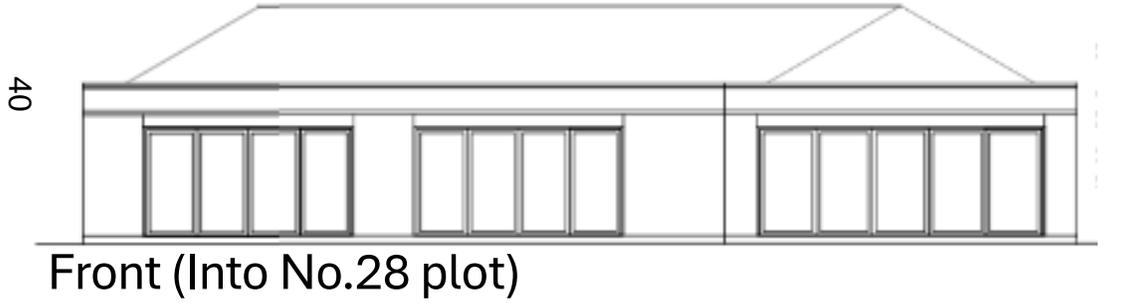
Roof Plan

Proposed Site Plan

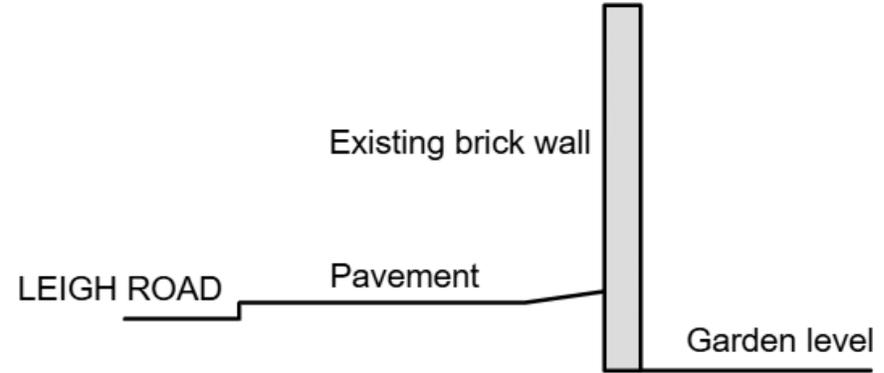


PROPOSED SITE PLAN 1-200
0 20
Scale Bar at 1:200

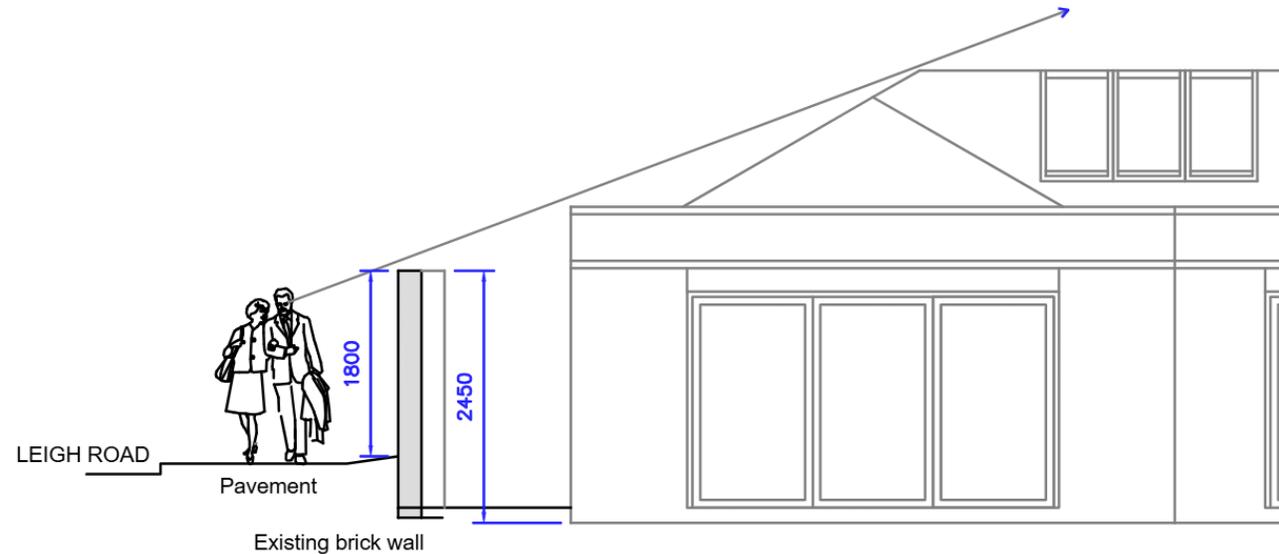
Proposed Elevations



Section from Leigh Road



Existing Section through Boundary



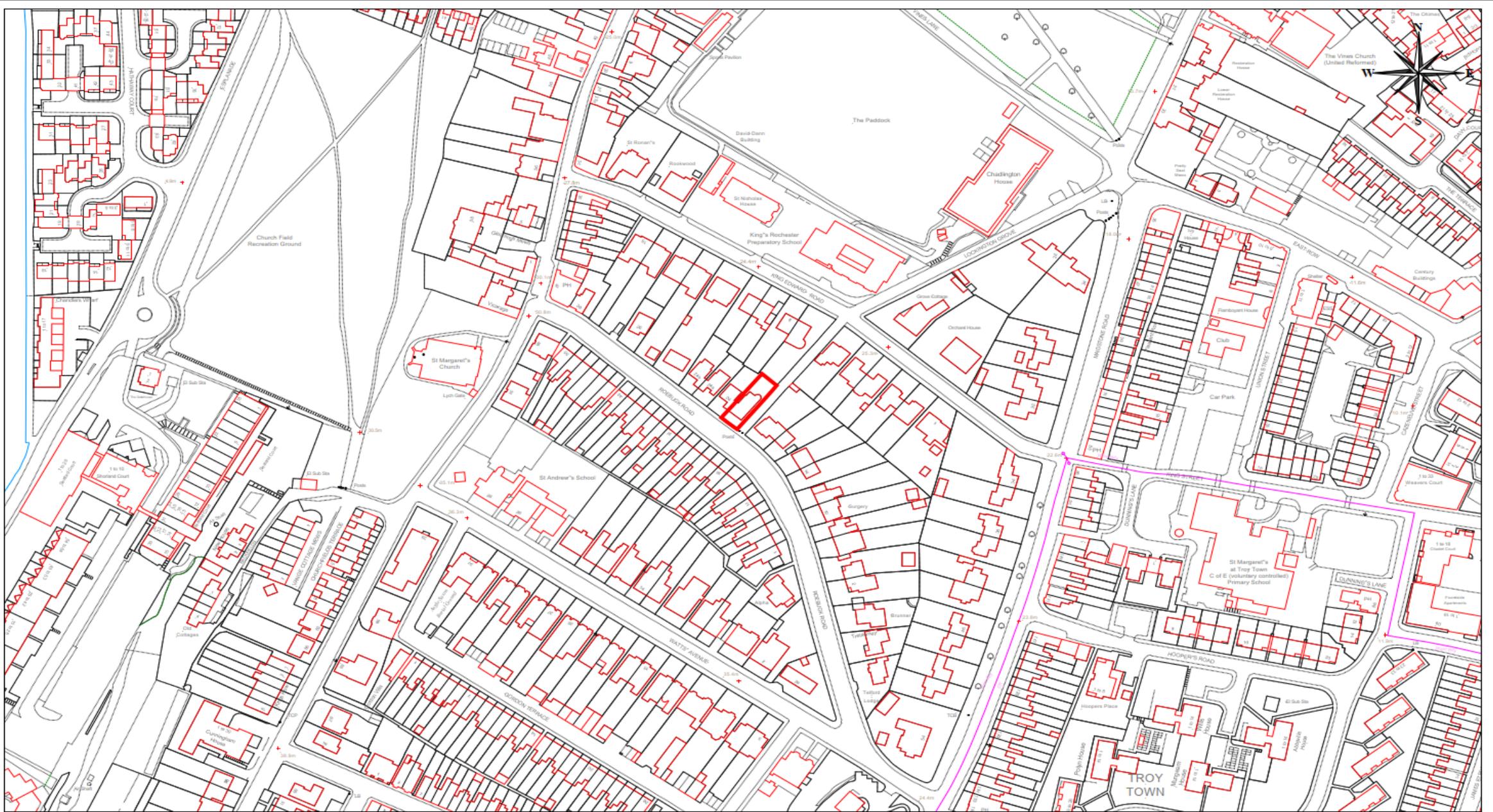
Proposed Section through Boundary

MC/25/2220

22 Roebuck Road

Rochester

ME1 1UE



MC/25/2220 - 22 Roebuck Road, Rochester, ME1 1UE



Aerial Photograph – Previously Existing



44



03/07/25

Site Photographs - Existing



03/07/25

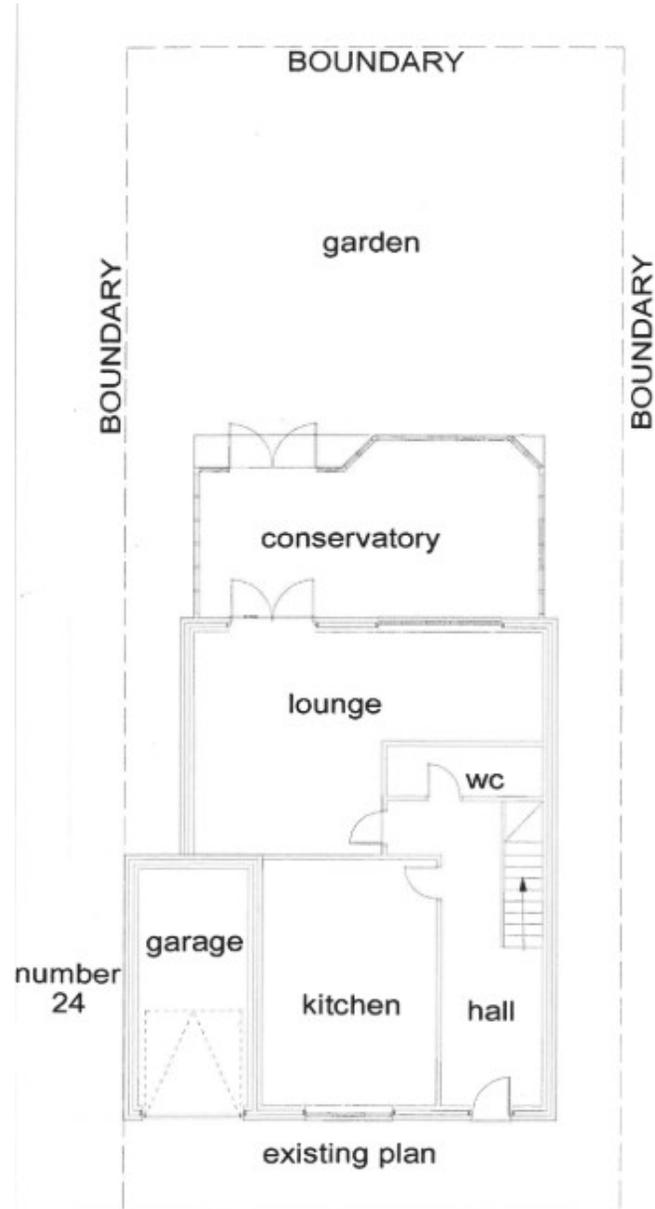
Street Views from Roebuck Road – Existing



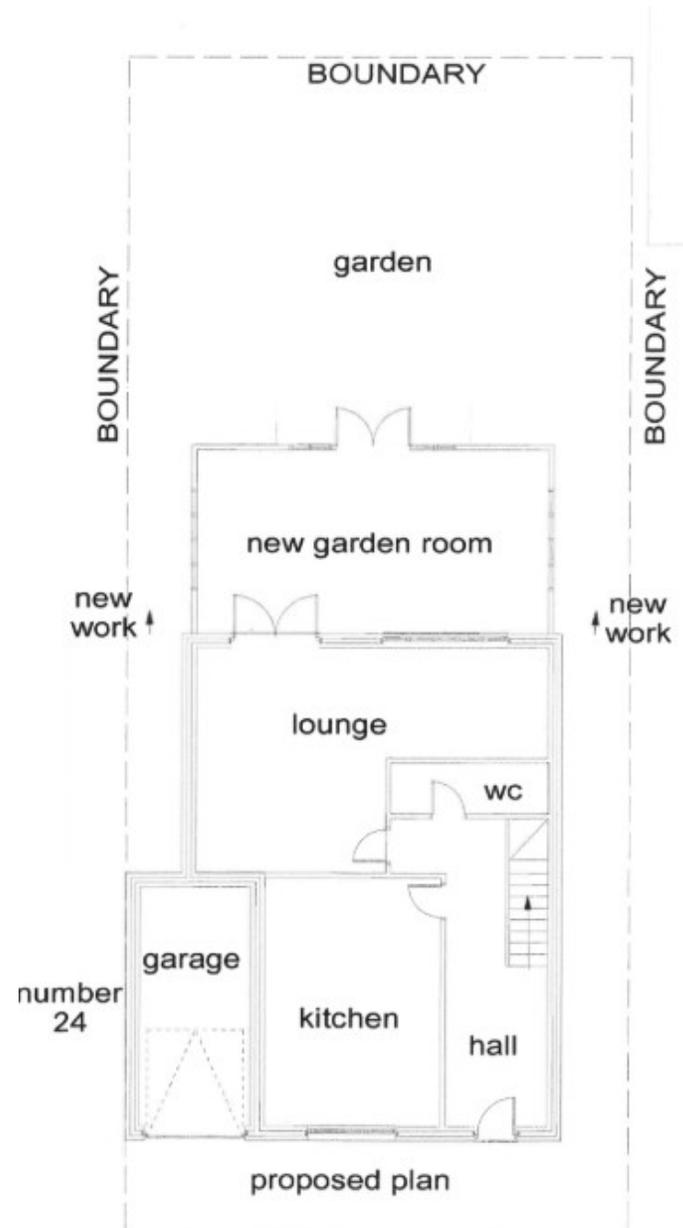
Street Views from Roebuck Road – Previously Existing



Previously Existing Floorplans



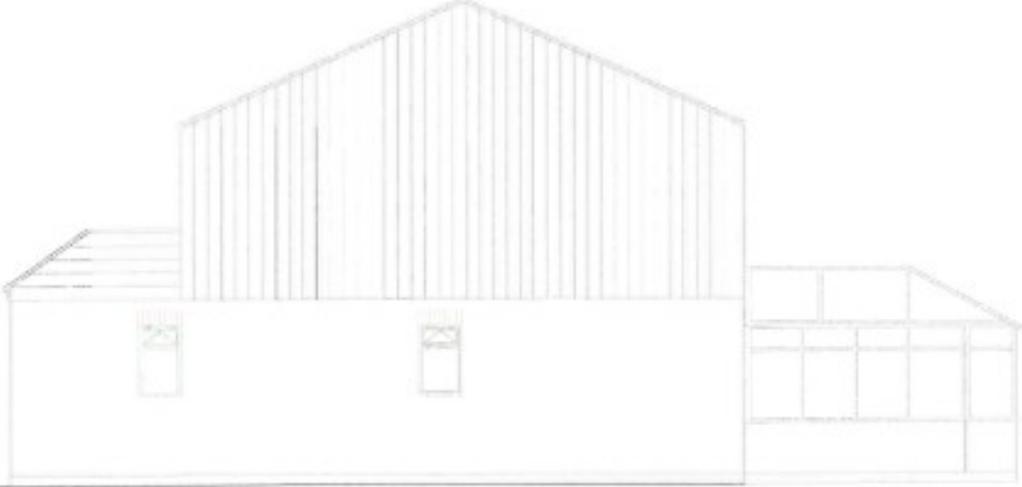
Existing Floorplans



Previously Existing Elevations



Previous Front View

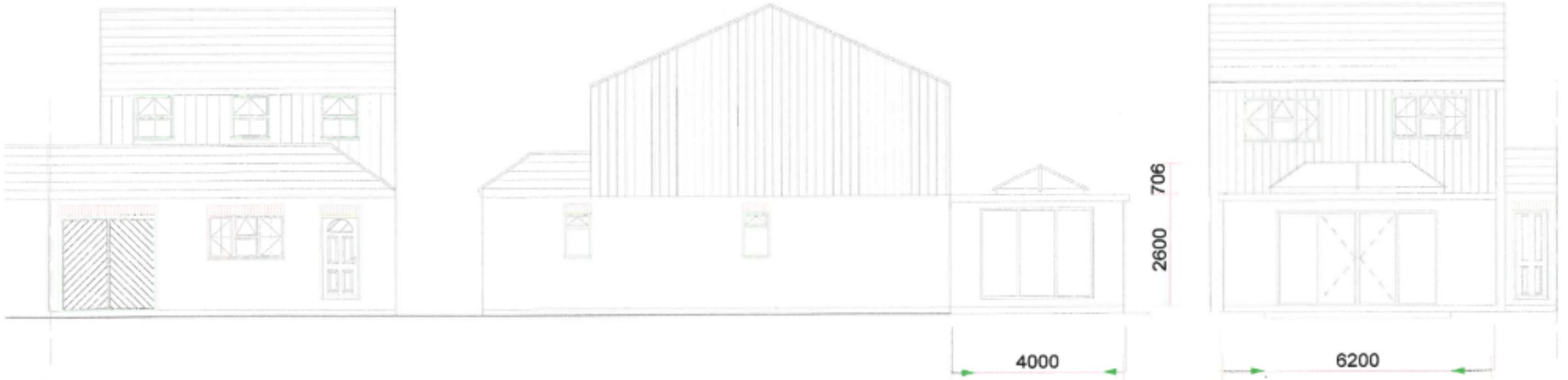


Previous Side View



Previous Rear View

Existing Elevations



Proposed Front View

Proposed Side View

Proposed Rear View

Performance Slides

Appendix A : Applications

Figure 1 *Number of applications received and determined 2023/24 to December 2025*

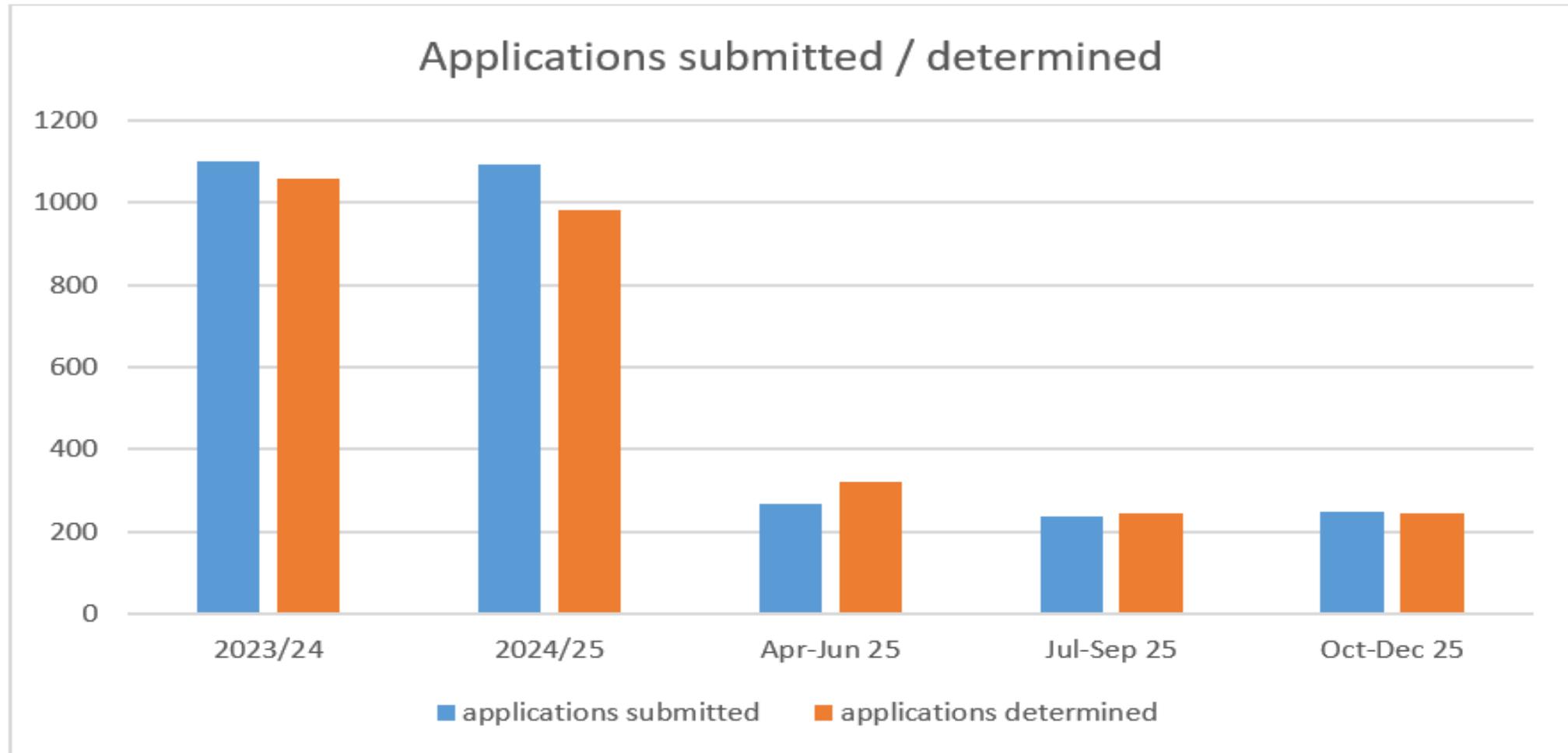


Figure 2 Percentage of “Major” applications determined against performance target January 2025 to December 2025

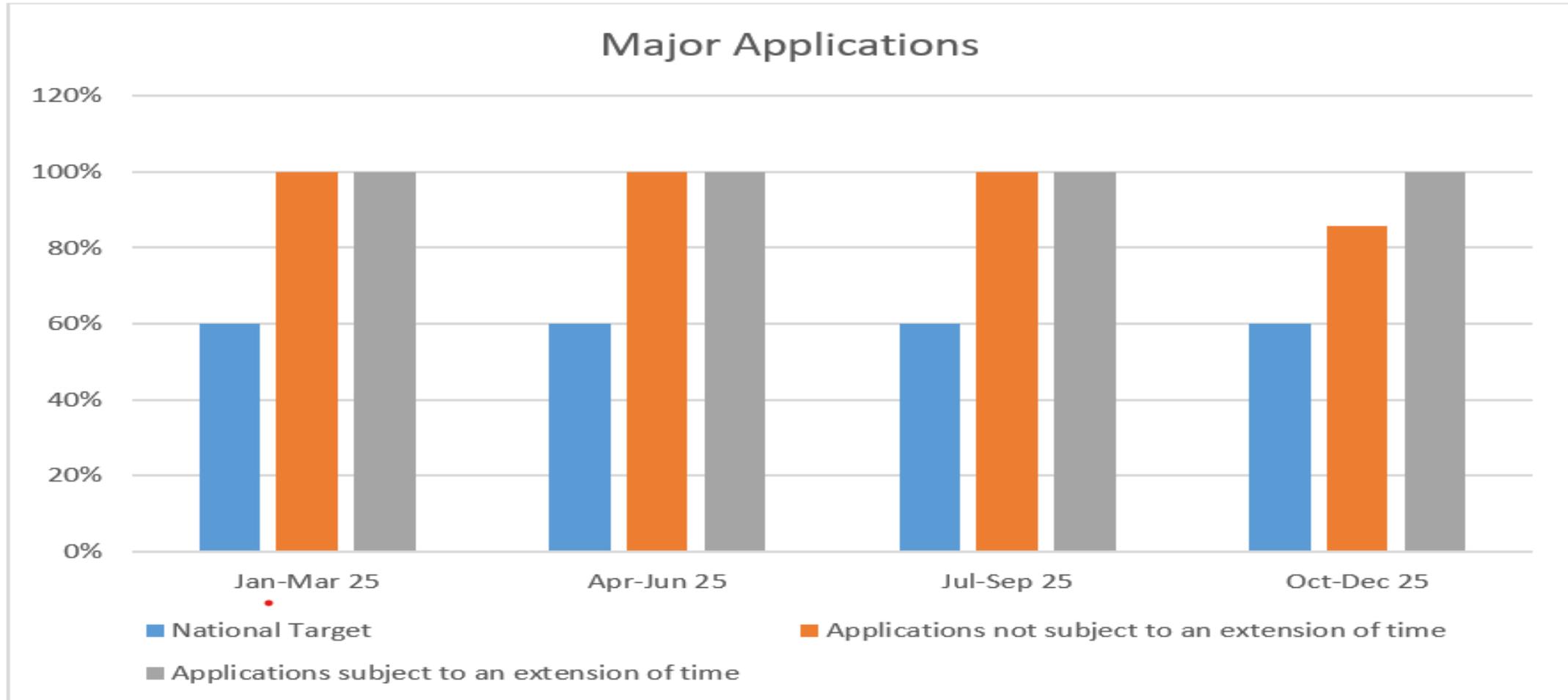


Figure 3 Percentage of “Minor” applications determined against performance target January 2025 to December 2025

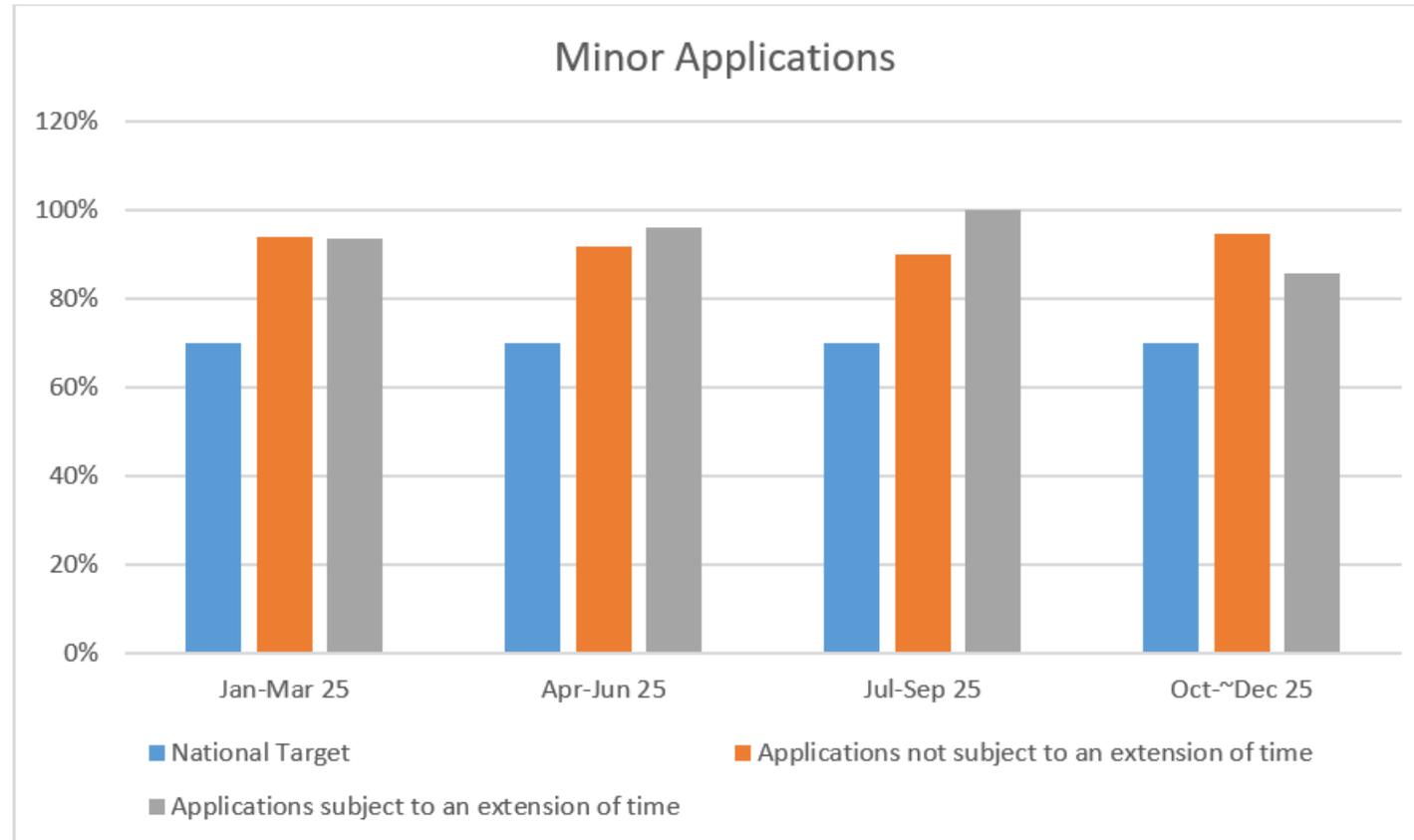


Figure 4 Percentage of “Other” applications determined against performance target January 2025 to December 2025

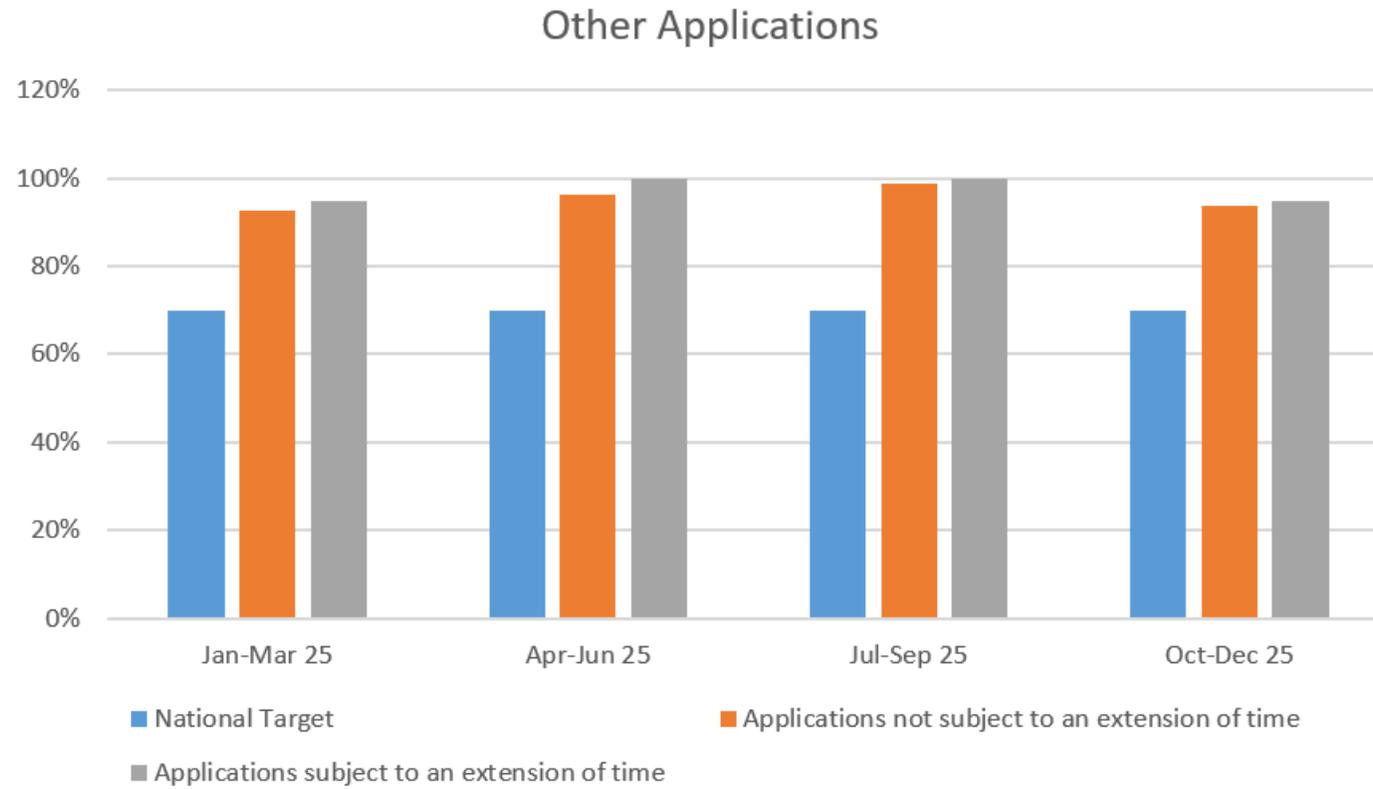


Figure 5 Percentage of decisions on time for the period October to December 2025, including conditions, non-material amendments, Pre-Application, Screening and Trees

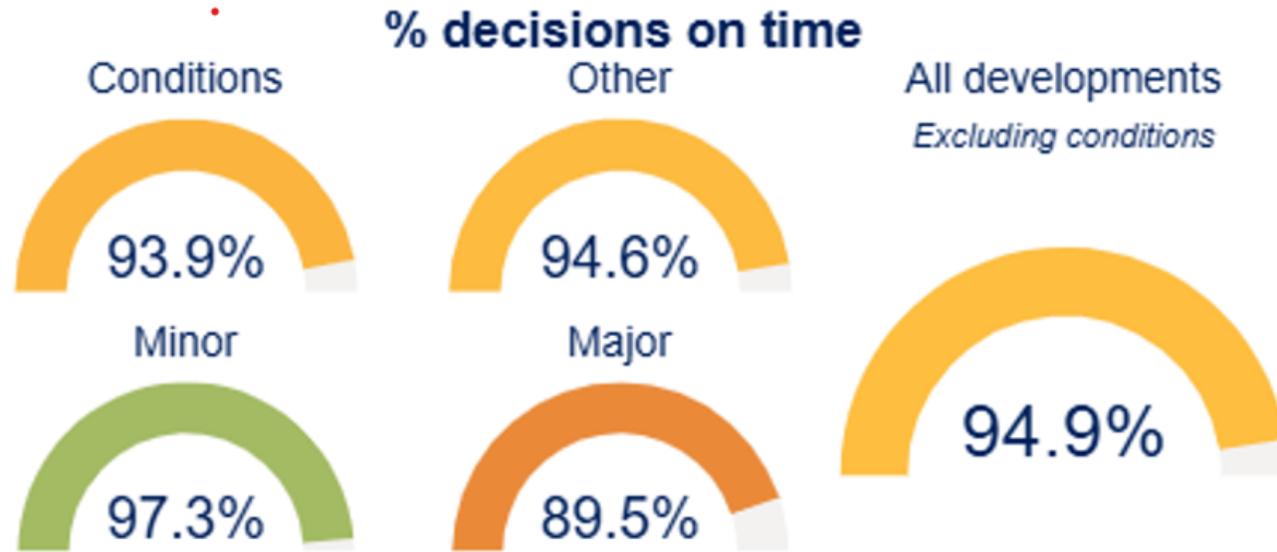
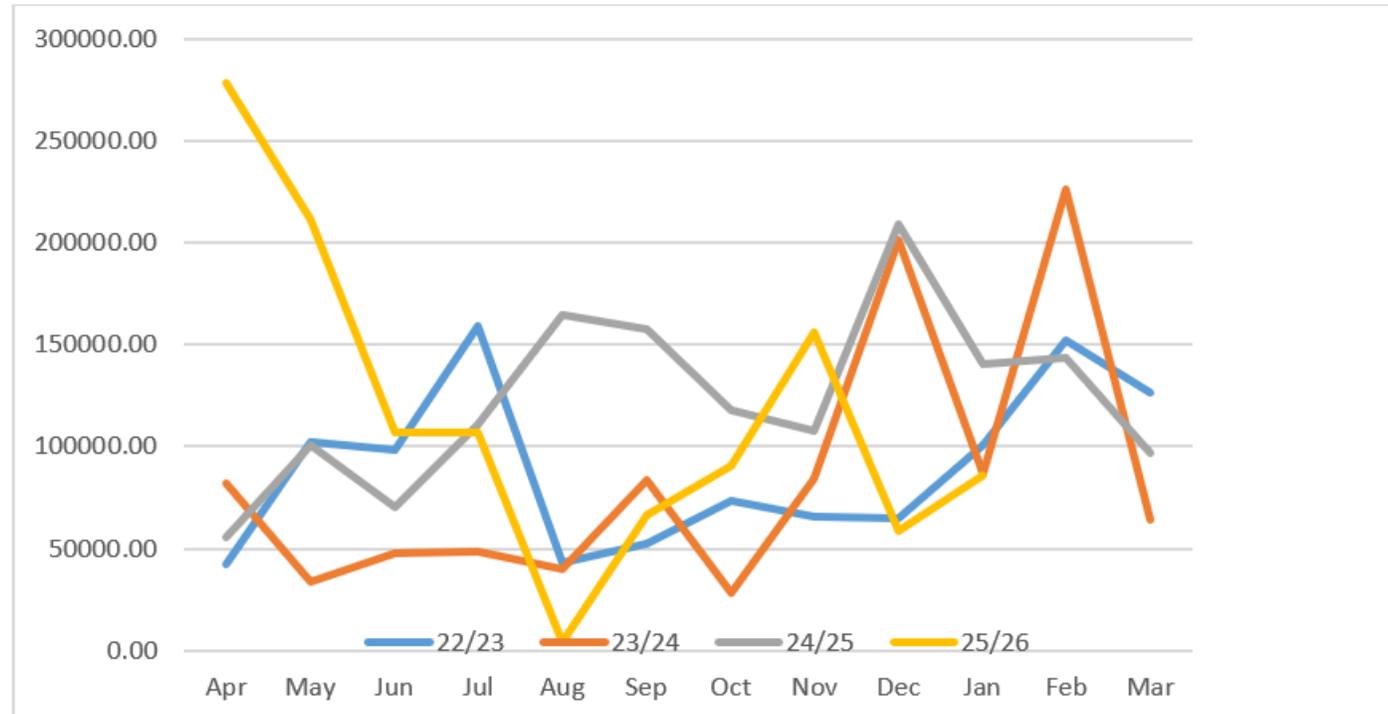


Figure 6 Planning application fees received for the period October to December 2025 and for the year 2024/25, 2023/24, and 2022/23



Appendix B : Benchmarking

Figure 1 Planning applications determined within the statutory timeframe

Government produced statistics and league tables compares performance to the national average. The chart below compares Medway's performance with the latest data available for other local planning authorities for the period 1 July to 30 September 2025.

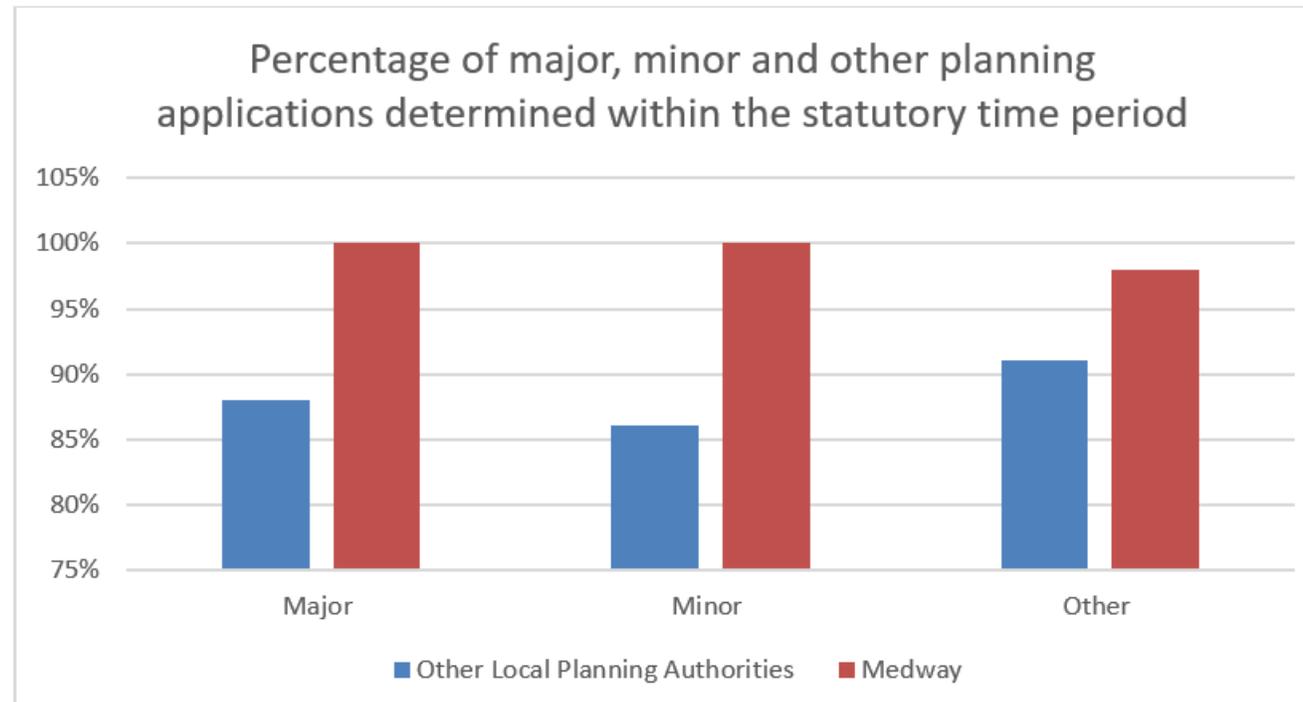


Figure 2 Applications within the agreed Planning Extension Agreement

Government produced statistics and league tables compares performance the national average. The chart below compares the performance with the latest data available for other local authorities for applications with a Planr Extension Agreement for the period 1 July to 30 September 2025

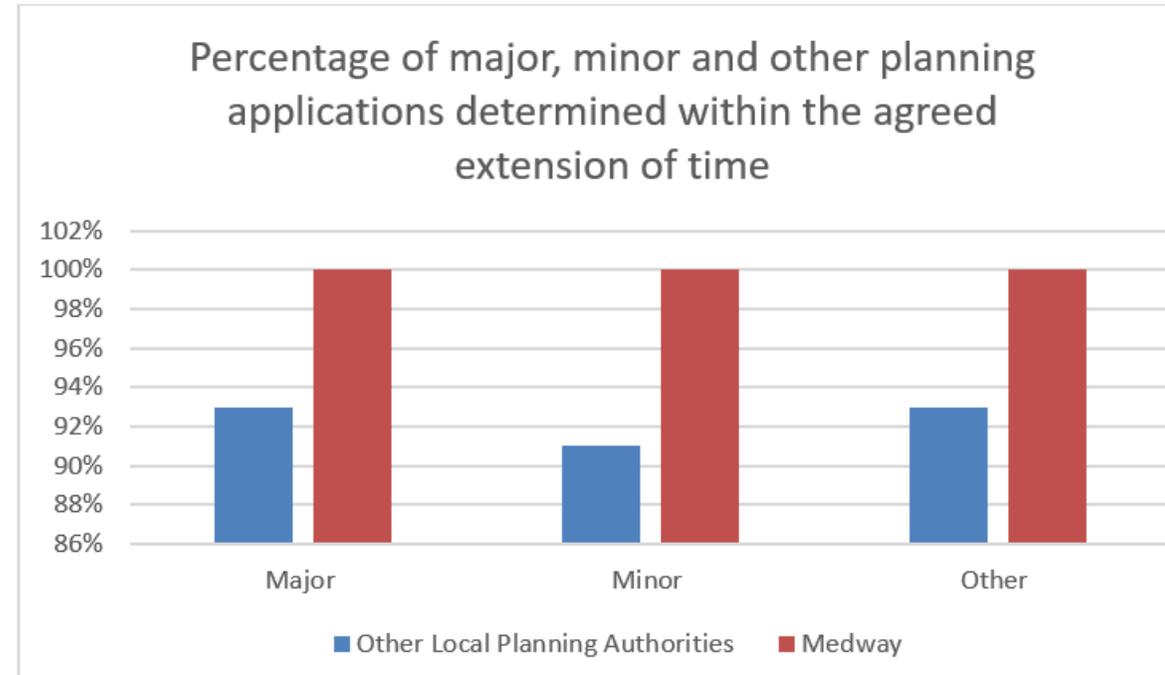


Figure 3 Total planning applications decided in time

Government produced statistics and league tables compares performance to the national average. The chart below compares performance with the latest data available for other local authorities for the total percentage of applications determined within the statutory timeframe and/or the agreed time for the period 1 July to 30 September 2025.

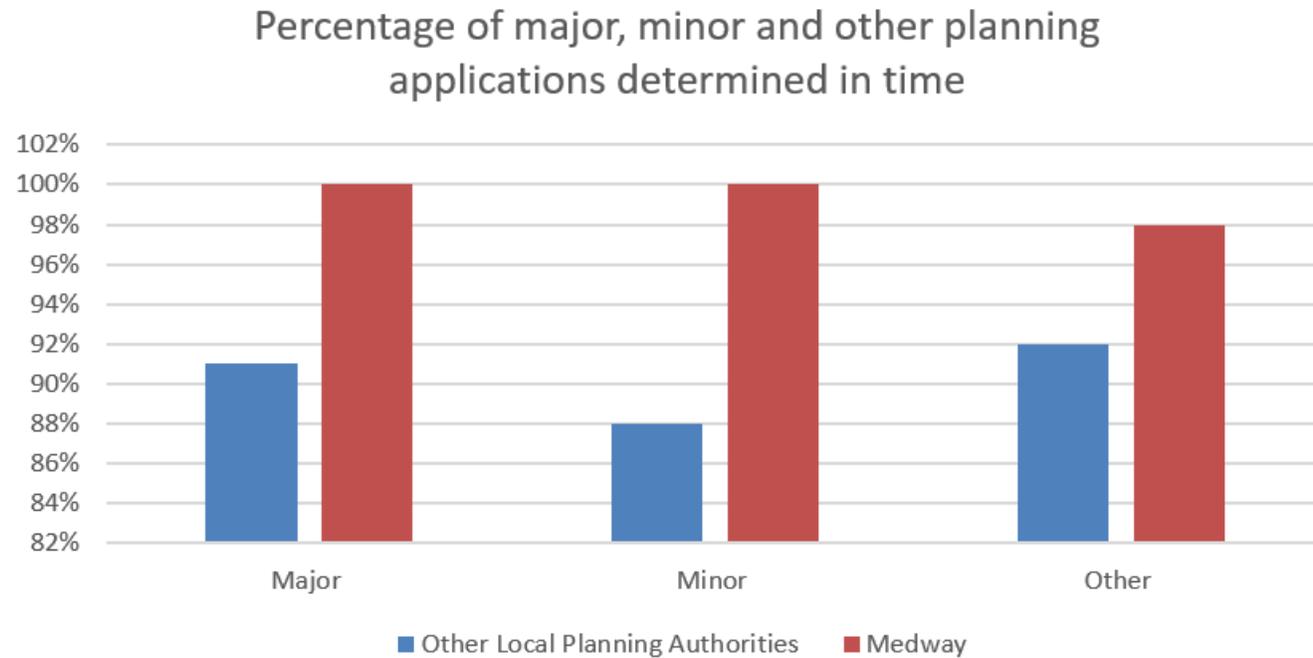


Figure 4 Medway performance compared with other Kent Planning Authorities for the year ending September 2025

Local Planning Authority	Percentage of decisions granted	% with an Extension of Time	Major dev % decided within 13wks	Non-major devt % decided within 8 wks	Householder devt % decided within 8 wks
Medway	92%	19%	33%	59%	92%
Ashford	88%	37%	23%	38%	81%
Canterbury	93%	45%	4%	22%	44%
Dartford	82%	44%	38%	28%	62%
Dover	90%	38%	19%	39%	69%
Folkestone and Hythe	83%	14%	25%	76%	94%
Gravesham	70%	34%	22%	46%	74%
Maidstone	81%	25%	39%	55%	87%
Sevenoaks	87%	35%	20%	50%	70%
Swale	90%	72%	20%	13%	31%
Thanet	87%	40%	12%	38%	61%
Tonbridge and Malling	93%	51%	26%	25%	49%
Tunbridge Wells	93%	25%	36%	58%	82%

Appendix C : Appeals

Figure 1 Number of appeal decisions received from January 2025 to December 2025

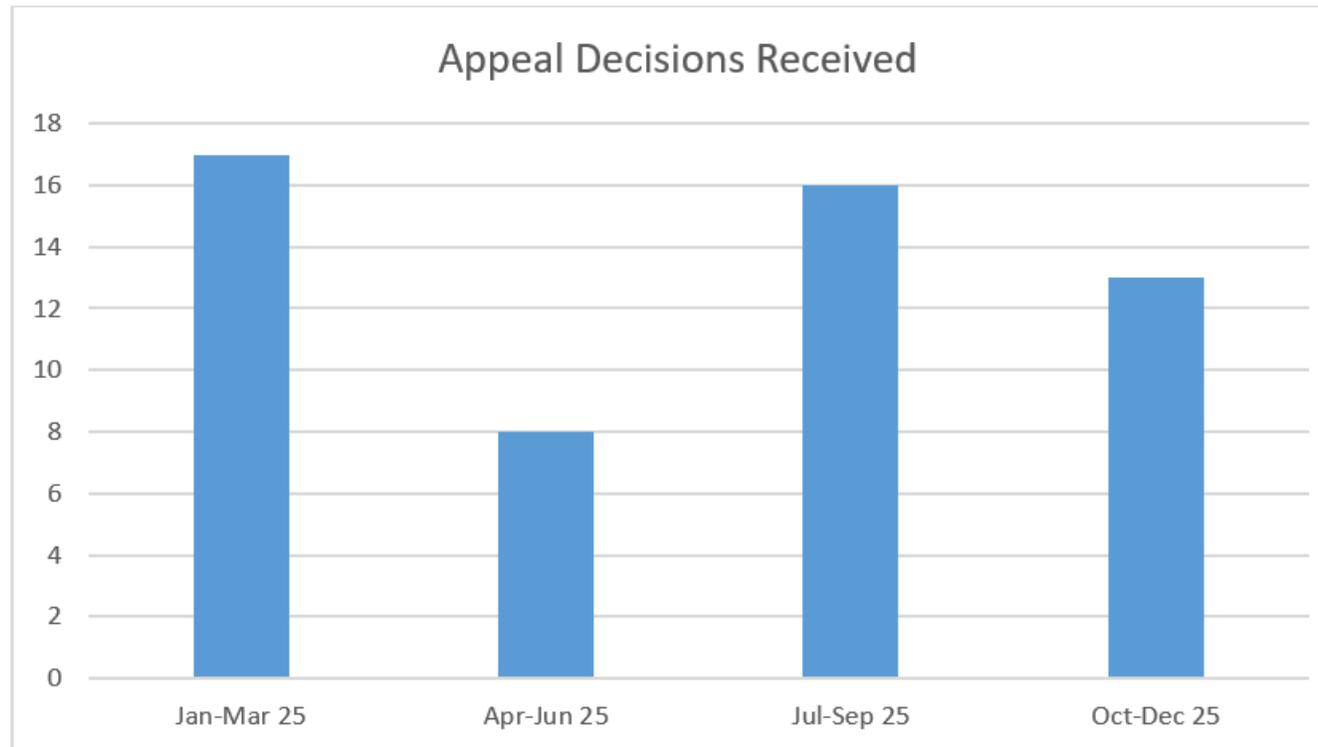


Figure 2 Number of Appeals allowed / dismissed from January 2025 to December 2025

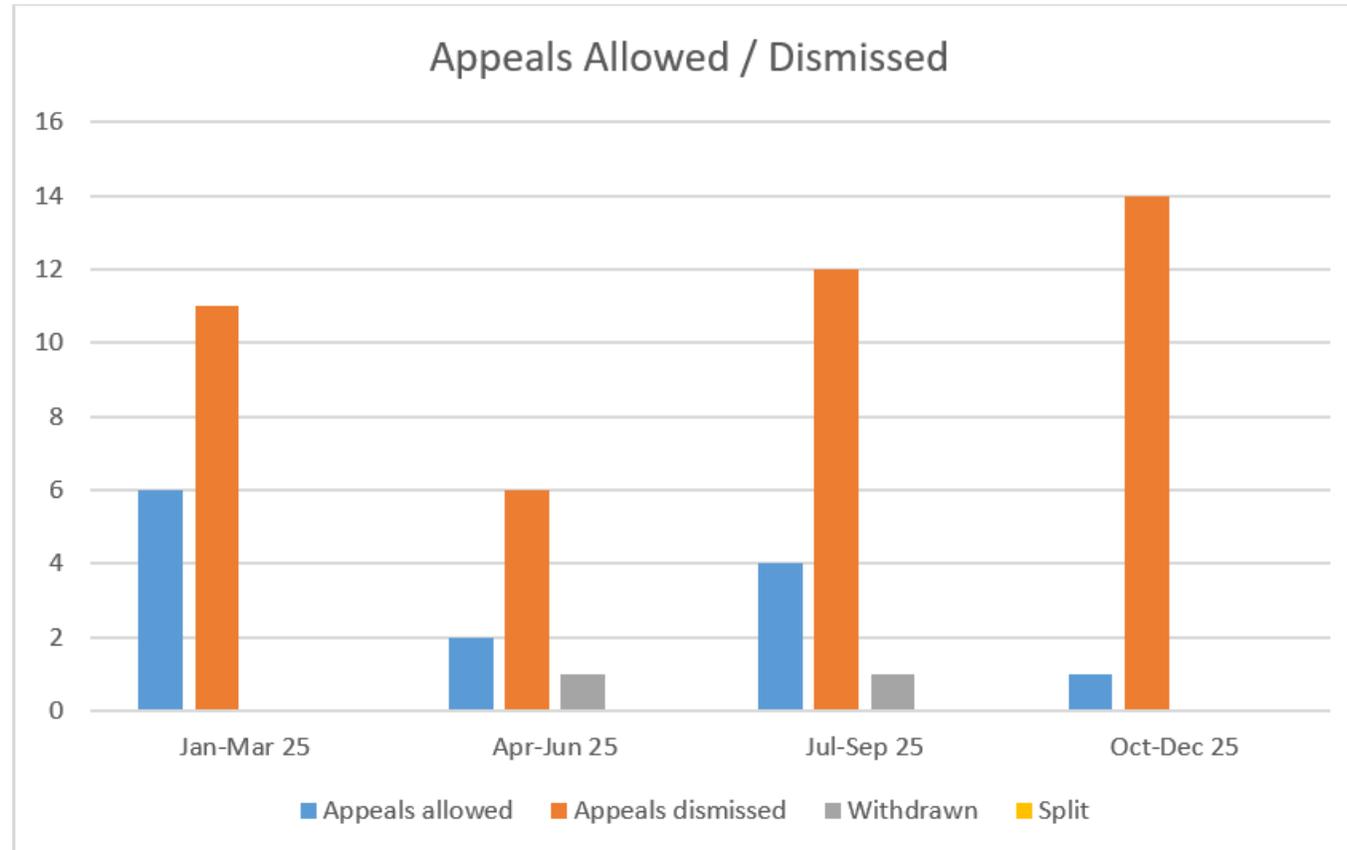
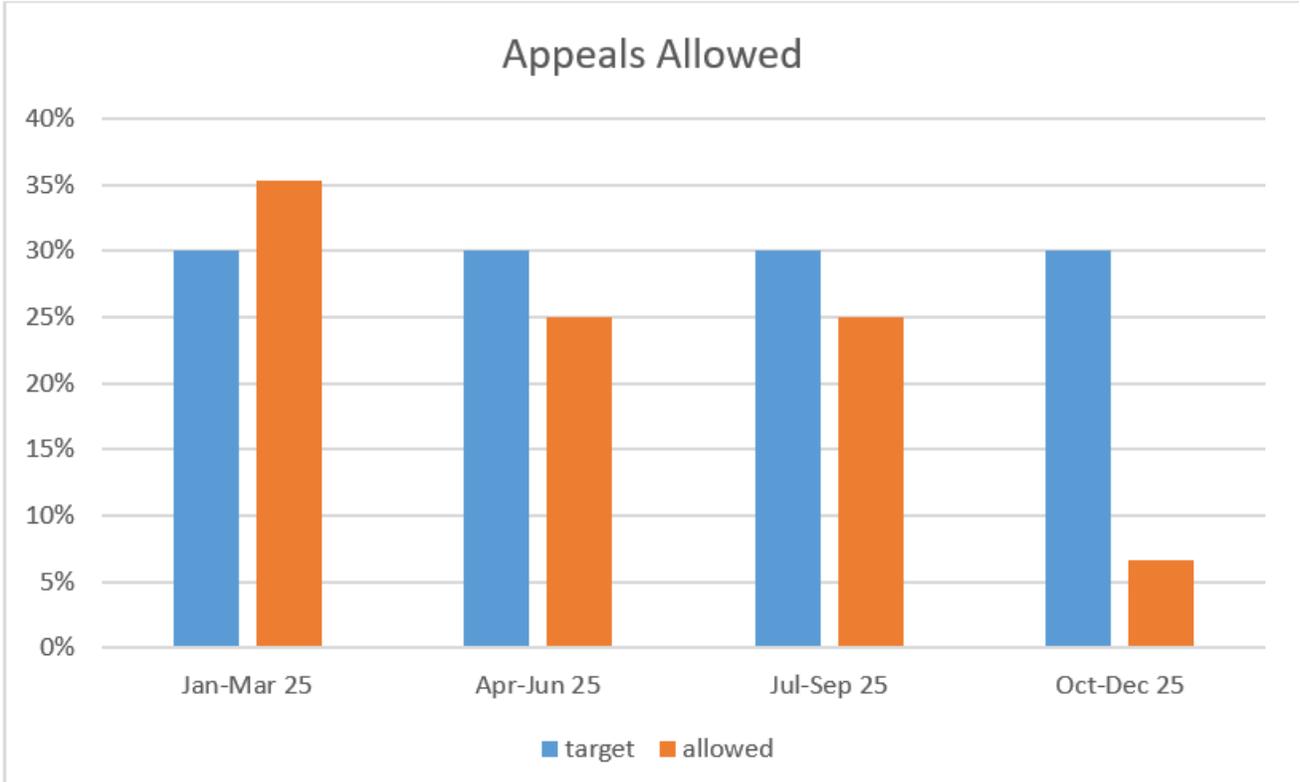
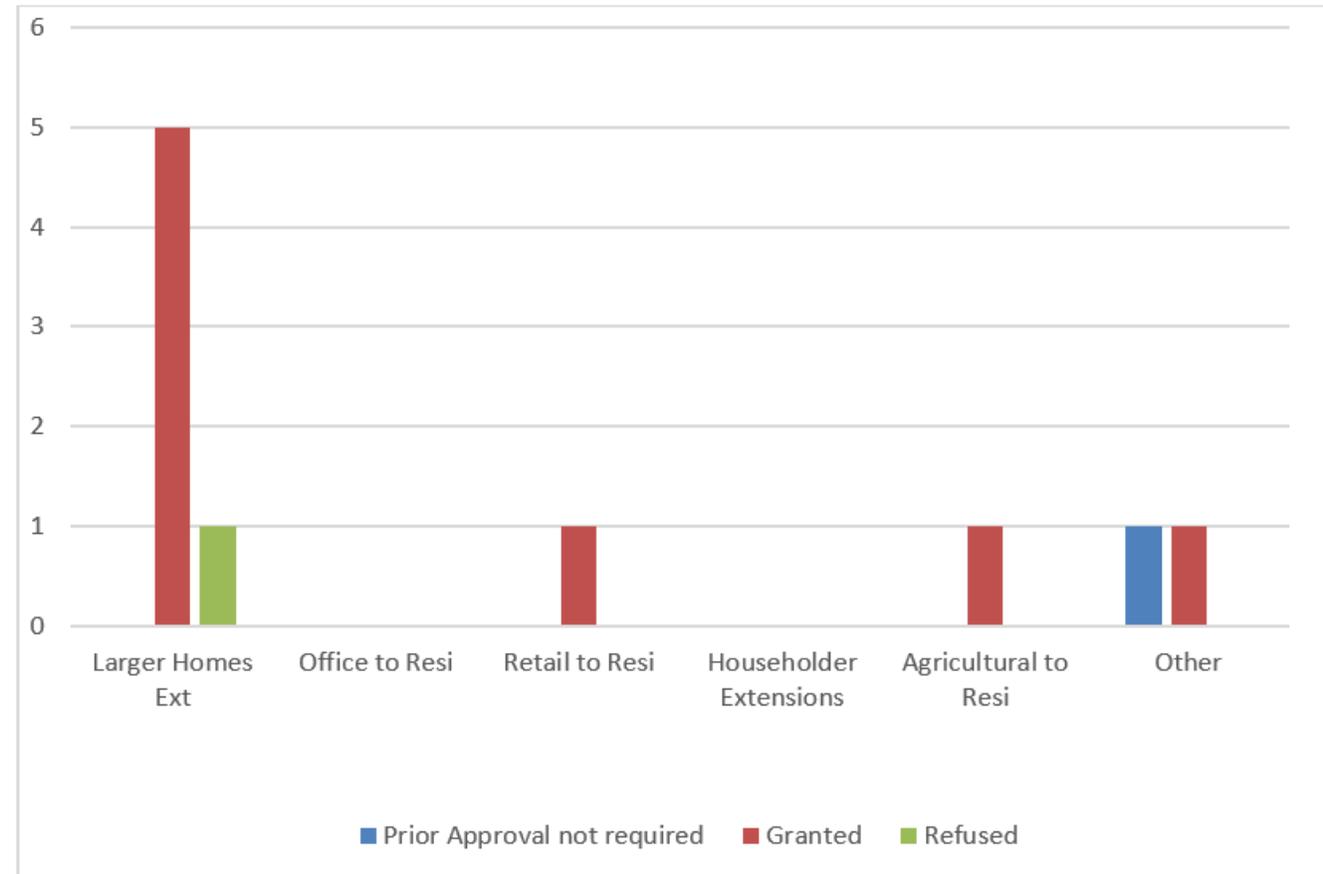


Figure 3 Percentage of appeals allowed against target of 30% from January 2025 to December 2025



Appendix D : Applications for Prior Approvals for Permitted Developments

Figure 1 Number of prior approvals for permitted developments for the period 1 October to 31 December 2025



Appendix E

Figure 1

Number of units under construction

Year	No of units under construction as <u>at</u> 31 March (net)
2017	805
2018	1202
2019	1486
2020	1629
2021	1925
2022	1752
2023	2,061
2024	1,328
2025	1,382

Figure 2**Number of units completed**

	Year 2020/21	Year 2021/22	Year 2022/23	Year 2023/24	Year 2024/25
Completions	1082	1102	950	1300	634
Requirement	1586	1675	1667	1685	1636
Surplus/Deficit	-504	-573	-717	-358	-1,002

Figure 3

Housing completions comparison with other authorities in Kent

This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2020/21	2021/22	2022/23	2023/24	2024/25 Provisional
Ashford	1,144	627	1,001	471	604
Canterbury	319	692	644	660	1,235
Dartford	553	540	738	637	817
Dover	411	625	543	718	633
Gravesham	250	421	419	293	546
Maidstone	1,446	1,627	1,064	1,066	654
Medway	1,087	1,103	960	1,305	647
Sevenoaks	260	267	261	114	146
Folkestone and Hythe	478	454	454	373	326
Swale	892	989	818	757	610
Thanet	596	548	617	844	848
Tonbridge and Malling	380	467	492	377	689
Tunbridge Wells	533	518	636	611	616

Appendix F : Enforcement

Figure 1 Number of enforcement notices served and prosecutions from 1 January 2025 to 31 December 2025

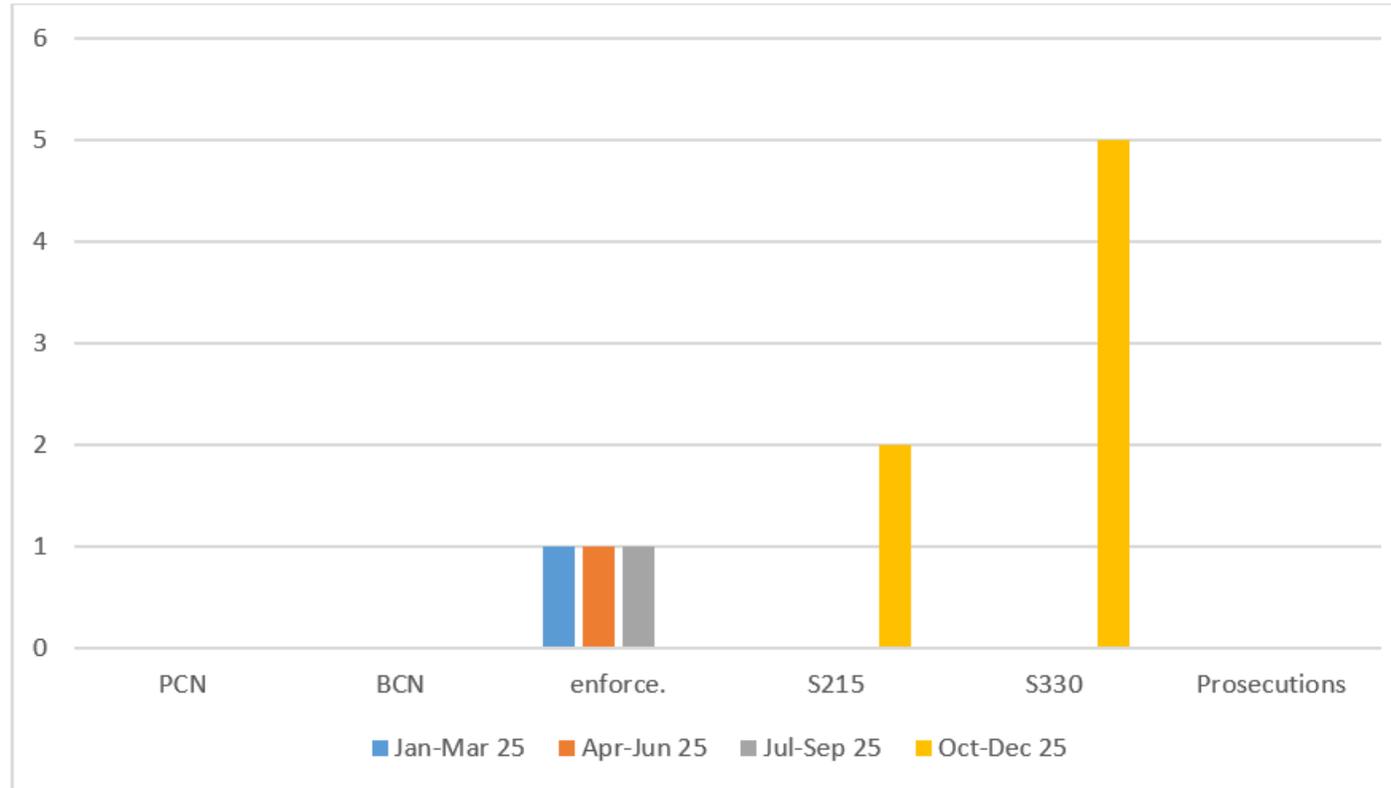
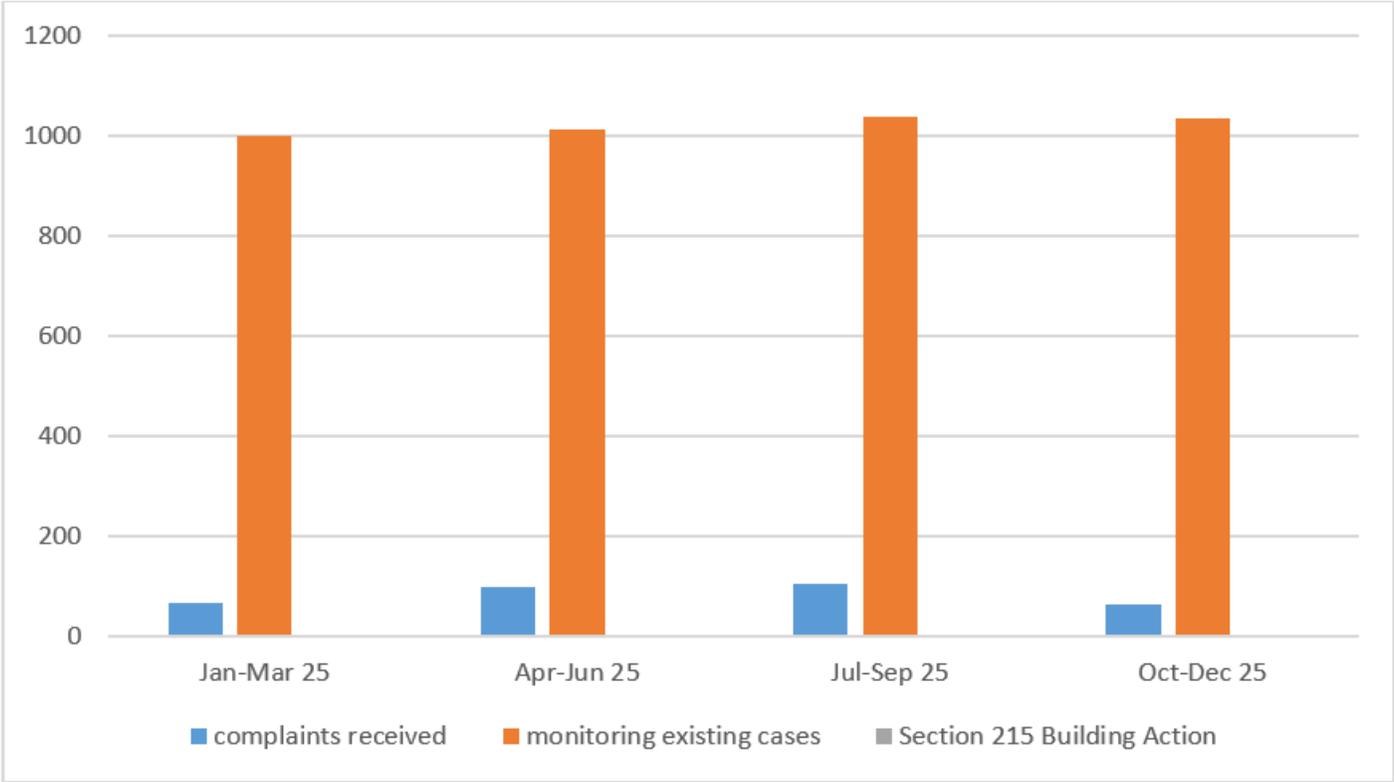


Figure 2 **Number of enforcement related complaints and activities**
from 1 January 2025 to 31 December 2025



Appendix G : Tree Preservation Order Applications

Figure 1 TPO applications received from 1 January 2025 to 31 December 2025

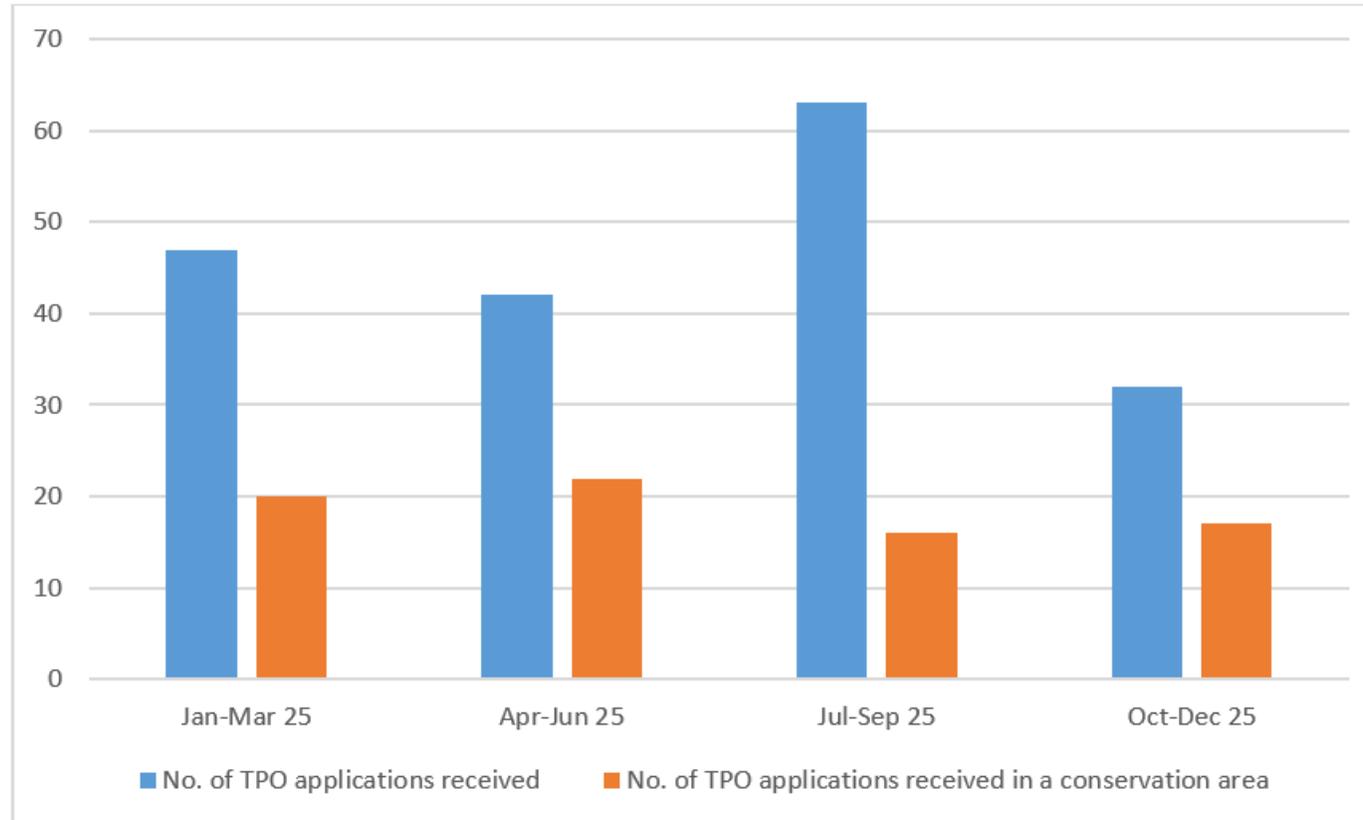


Figure 2 TPO applications determined from 1 January 2025 to 31 December 2025

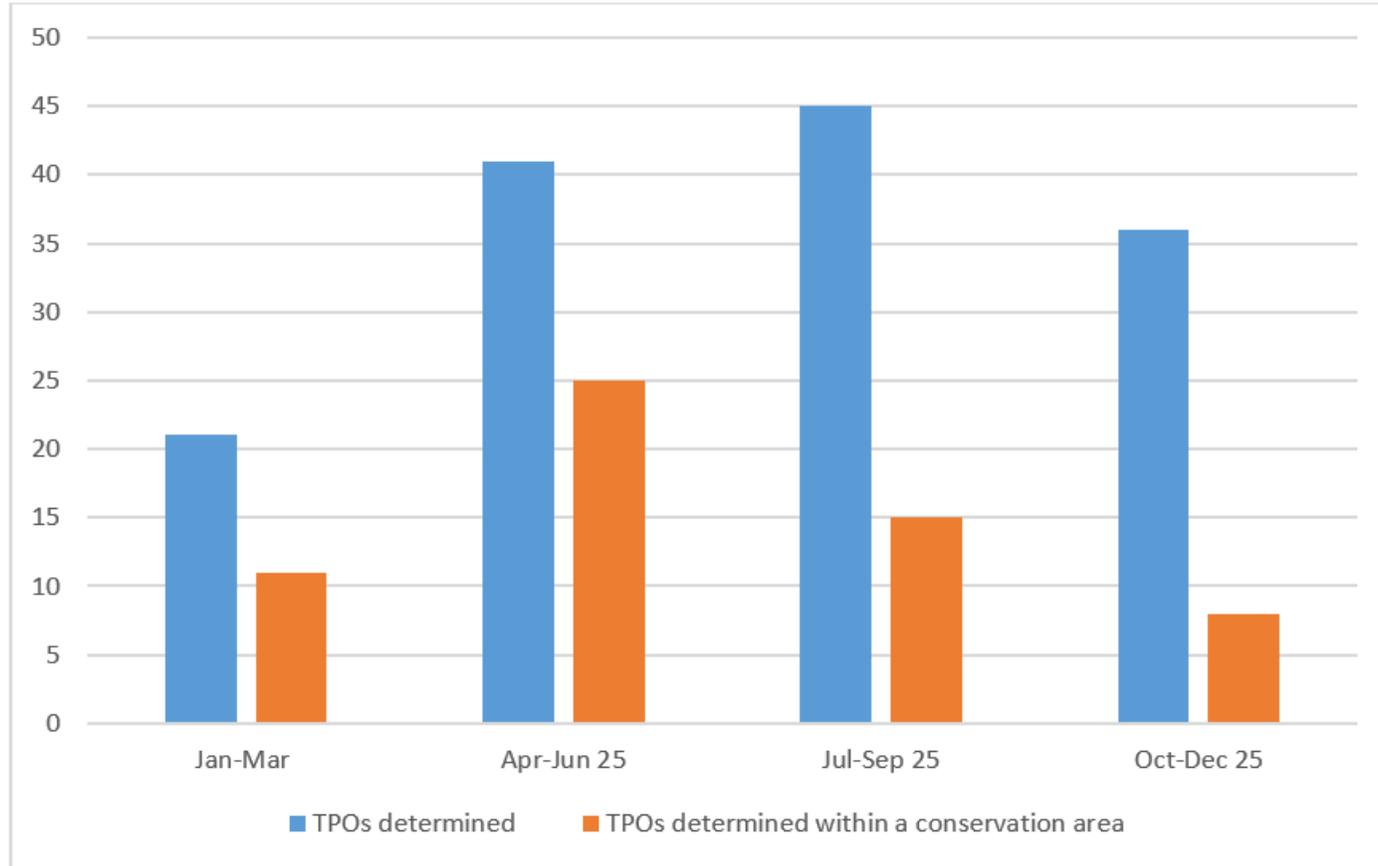
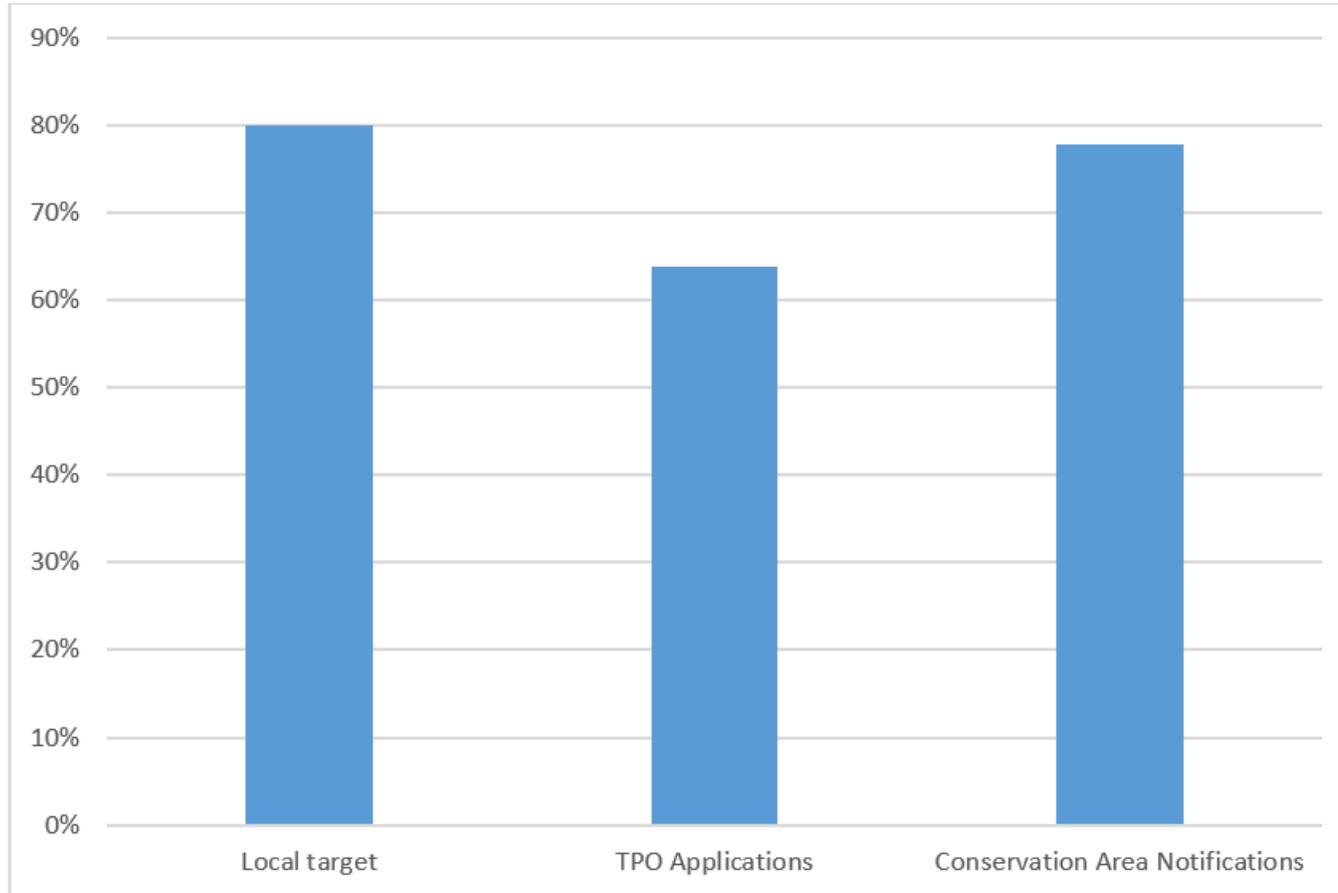
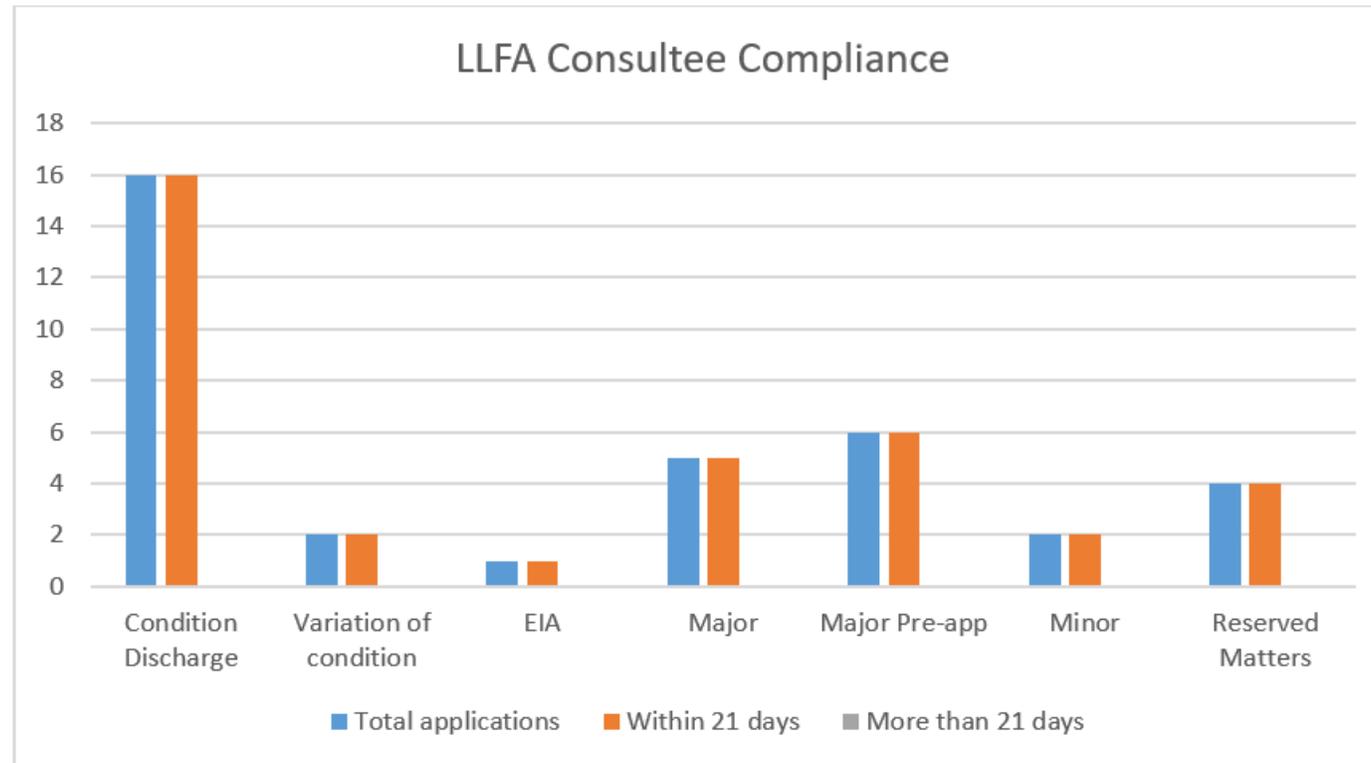


Figure 3 TPO and Conservation Area Notification applications determined within target time from 1 October 2025 to 31 December 2025

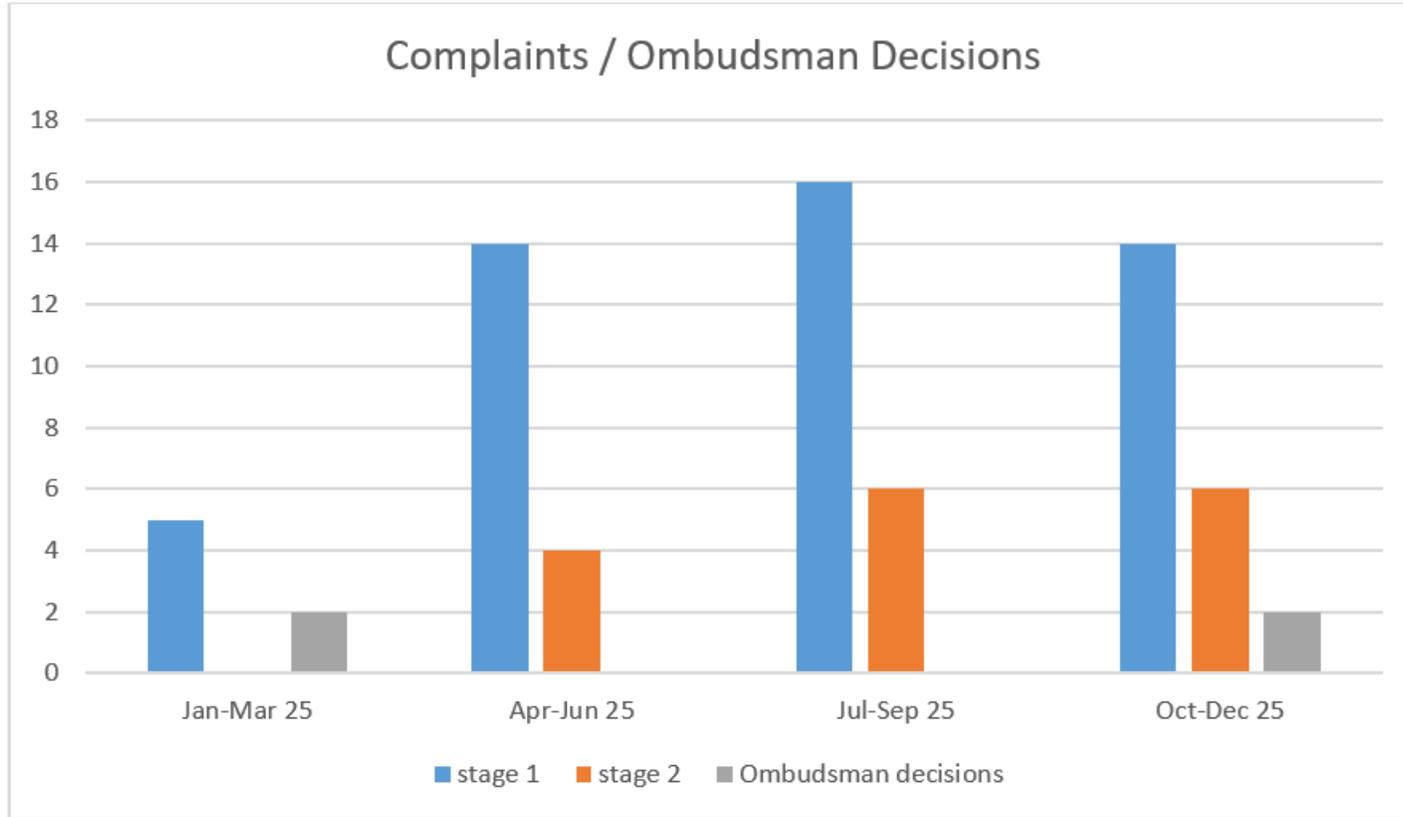


Appendix H : Lead Local Flood Authority Consultee Compliance

Statutory Consultee compliance results from 1 October to 31 December 2025



Overall compliance for all types of consultations received is 100%. The internally set target is 80%.

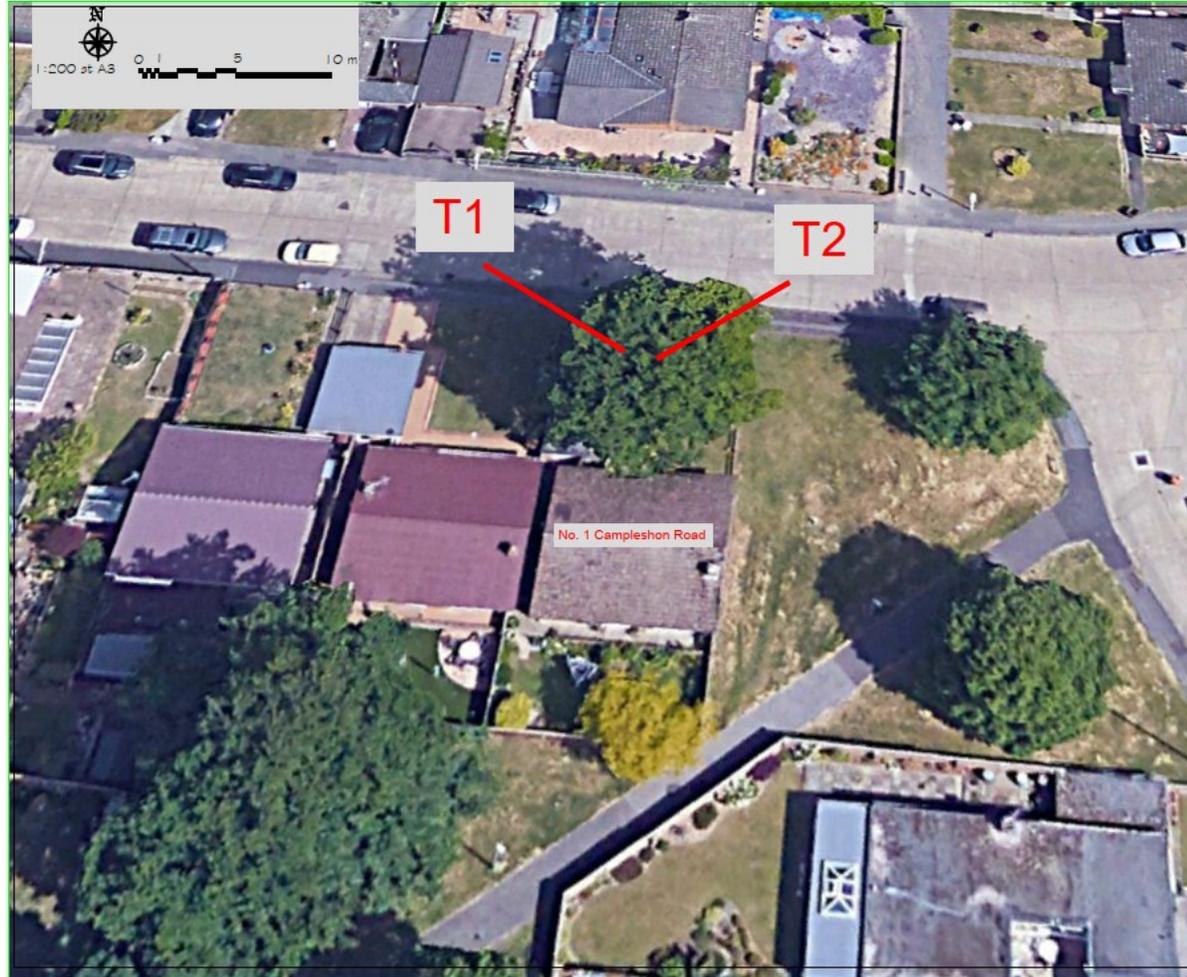


Appeals

TPA/25/0022

287 Castle Road
Chatham
Medway
ME4 5JA

Site Location Plan



Notes

Drawing based upon Google earth image dated 02/06/20

Also please refer to Treeventures report ref. G899

Rev	Date	Description

Project:

1 Campleshon Road
Parkwood
Kent, ME8 9LE

Title:

Tree Survey Plan

Survey Date: 25-10-2024 Scale: 1:200 at A3

Drawing No: G899TS Revision: -



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Officer Site Photo

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MC/25/0387

Land To The East Of Eastern Road

Gillingham

Medway

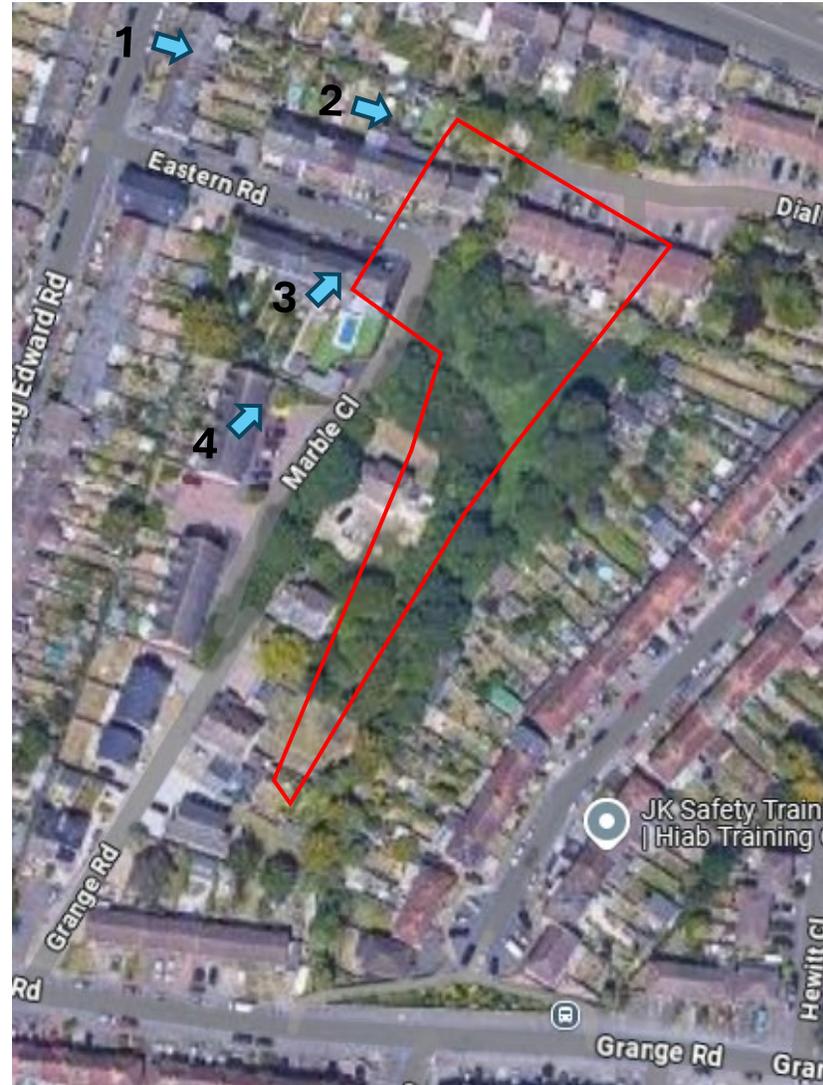
Aerial View



Site Plan



Wider Views



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