

Planning Committee – Supplementary agenda No.2

A meeting of the Planning Committee will be held on:

Date: 6 May 2026

Time: 6.30pm

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

Items

16 Additional Information - Presentation

(Pages
3 - 100)

For further information please contact Julie Francis-Beard, Democratic Services
Officer on Telephone: 01634 332012 or Email:

democratic.services@medway.gov.uk

Date: 7 May 2026

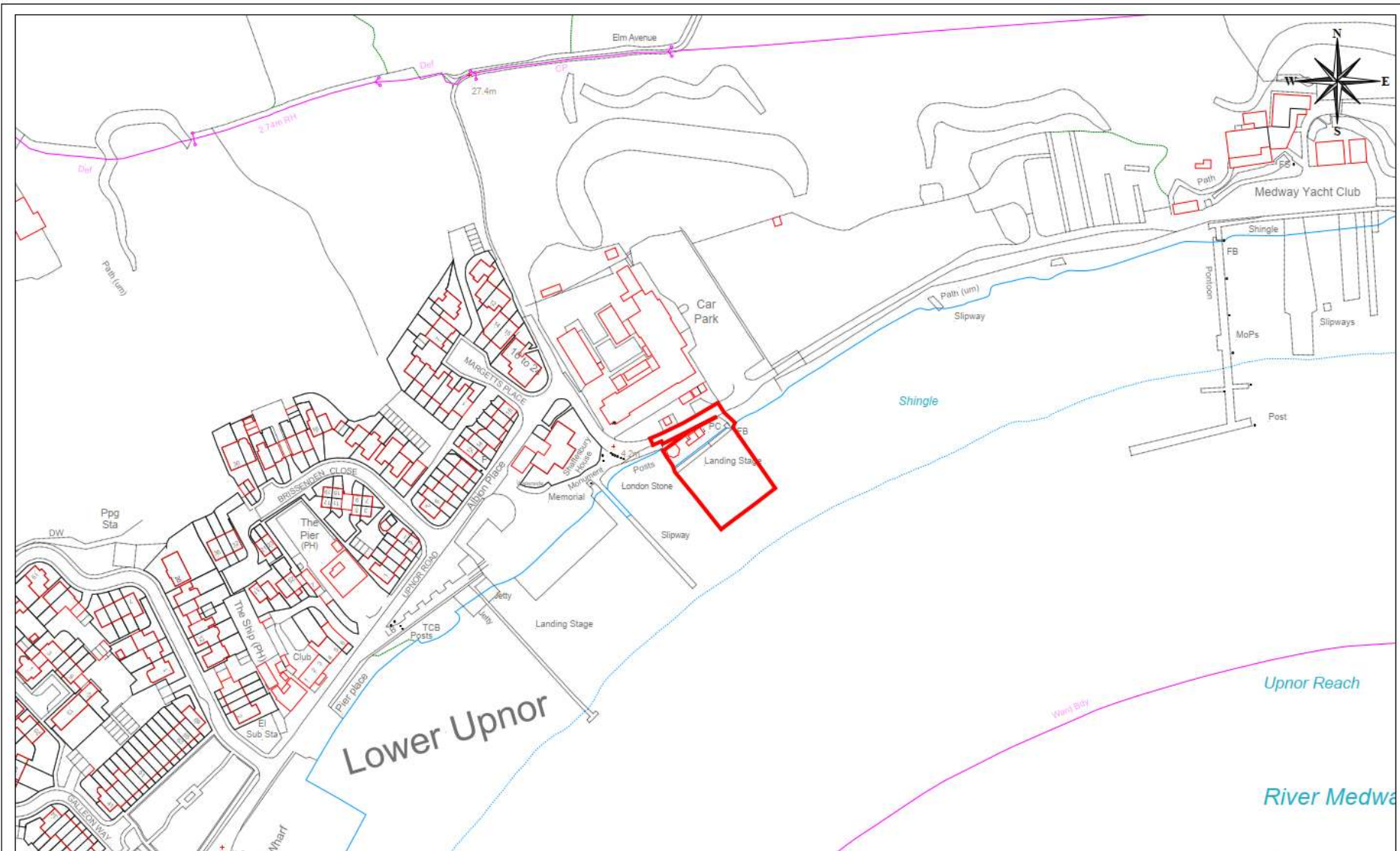
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Planning Committee

6th May 2026

MC/25/0965

Land To The South Of Former Upnor Public Convenience Including
Foreshore And Bed Of The River Medway Lower Upnor Rochester
ME2 4XB



MC/25/0965 - Land To The South Of Former Upnor Public Convenience Including Foreshore And Bed Of The River Medway, Lower Upnor, Rochester, ME2 4XB

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Scale: 1:2500 17/02/26

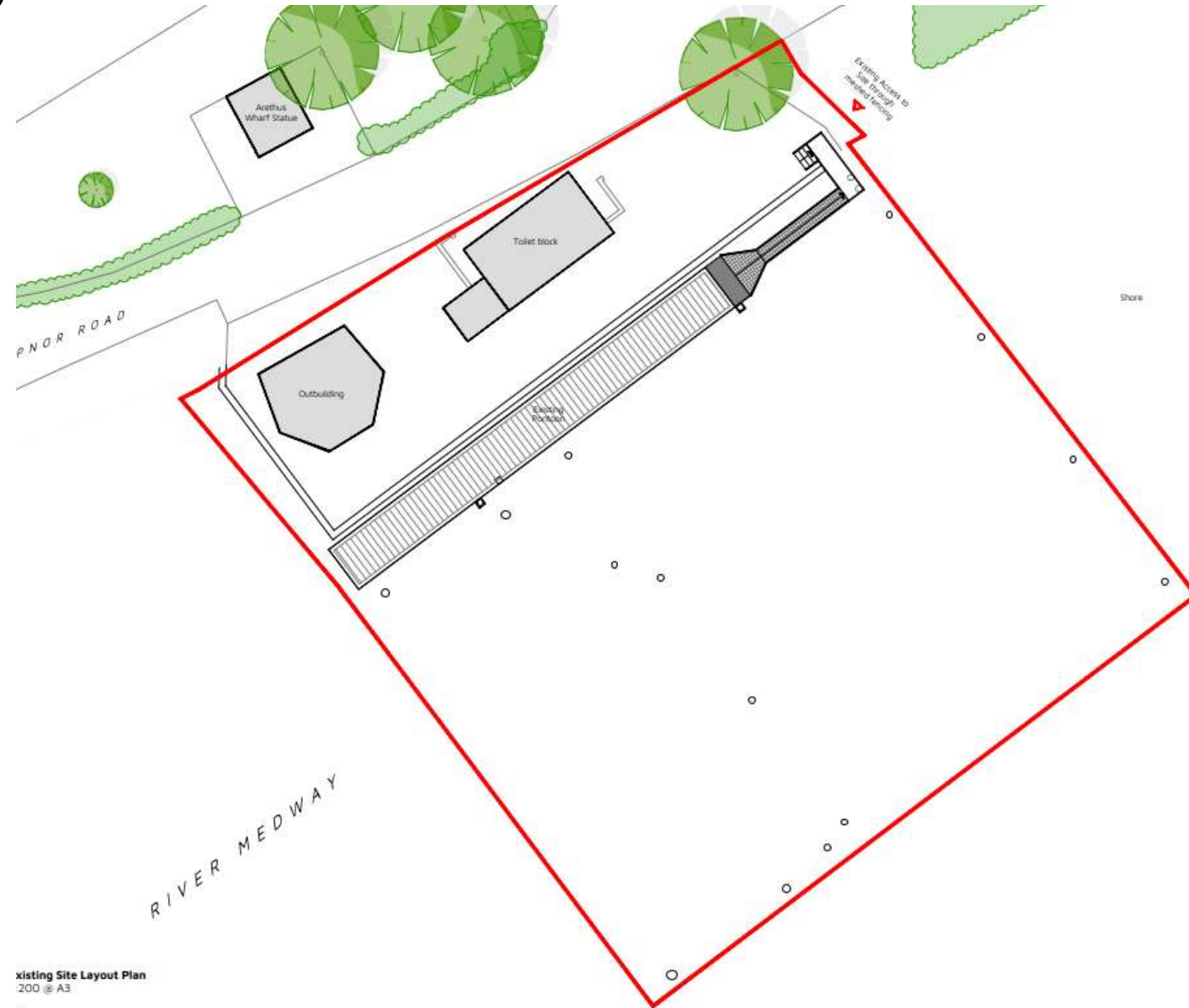
© Medway Council 2026

Site Location Plan

9



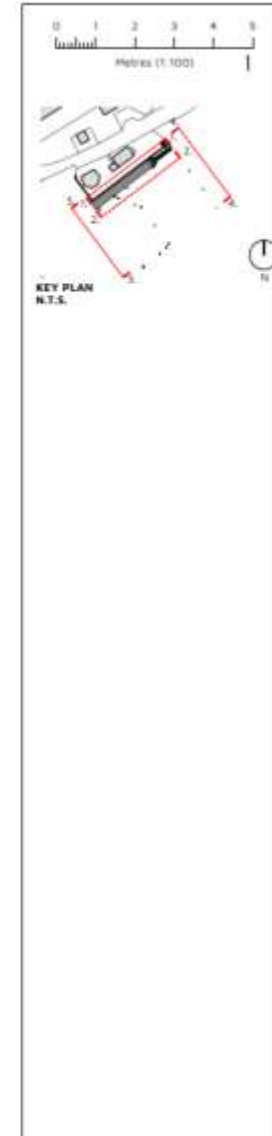
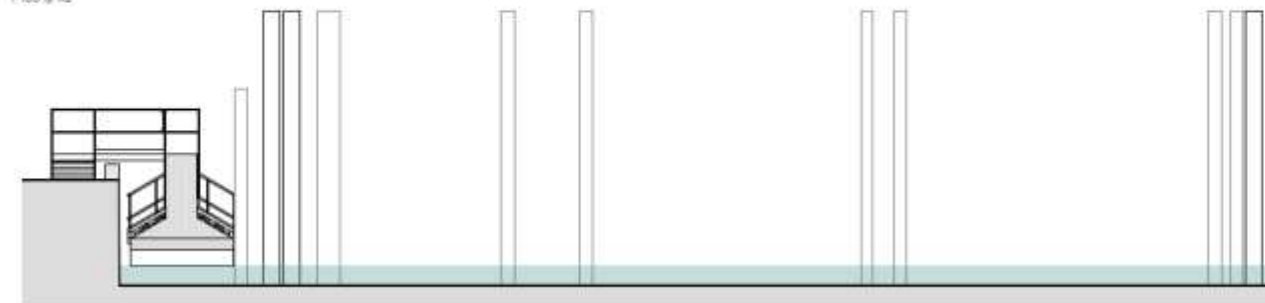
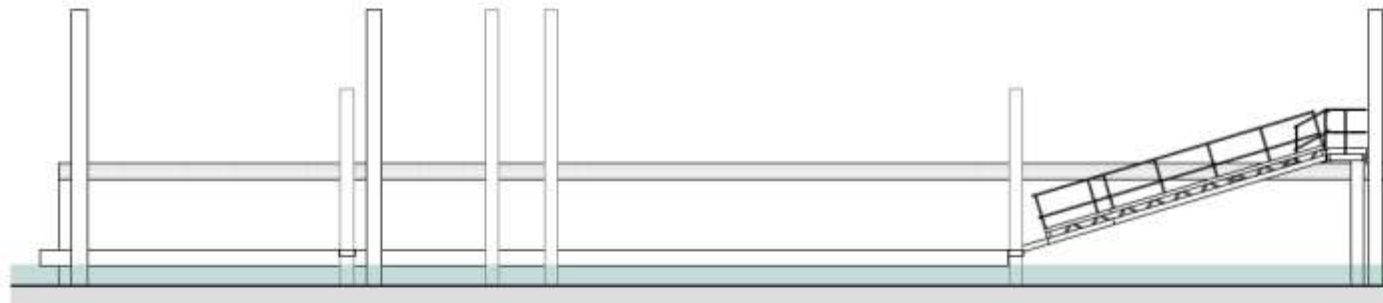
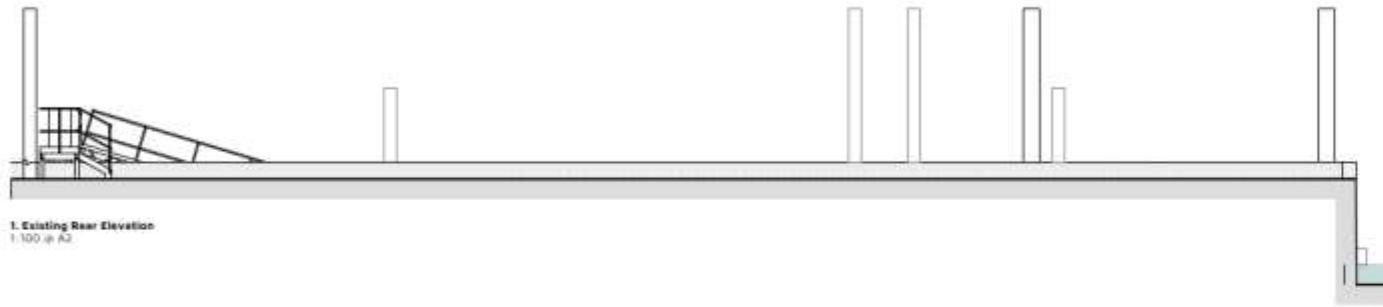
Existing Layout



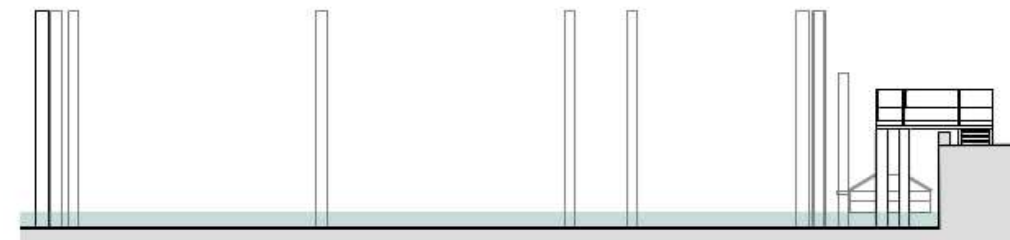
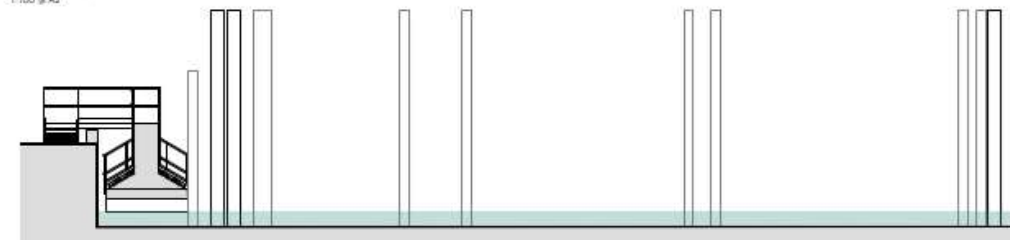
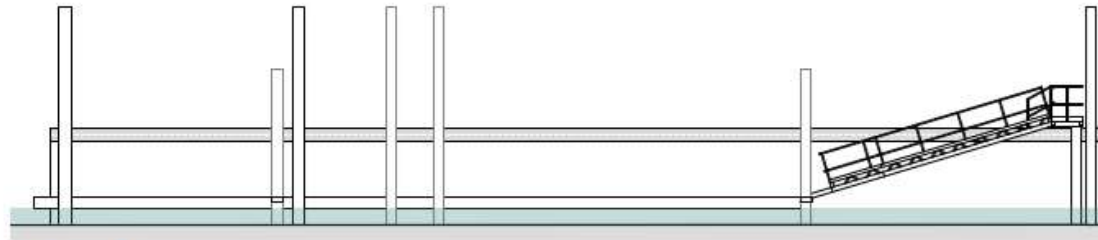
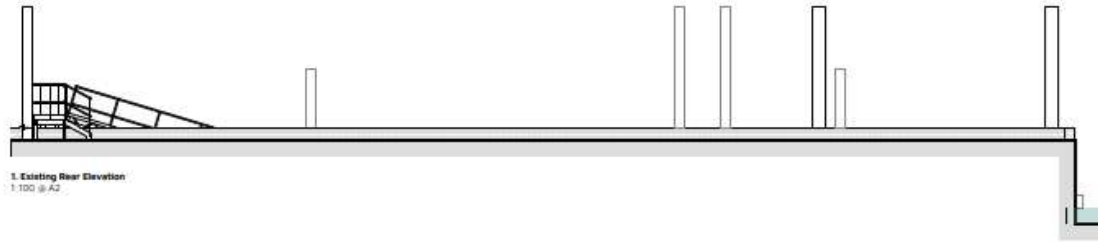
Existing Site Layout Plan
200 @ A3

Existing elevations – Metal piles and Pontoons

8



Existing elevations – Metal piles and Pontoon



0 1 2 3 4 5
Metres (1:100)

KEY PLAN
N.T.S.

Rev: Reason: Date:

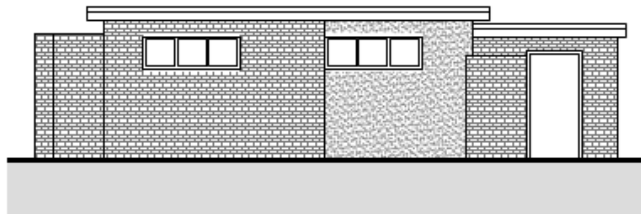
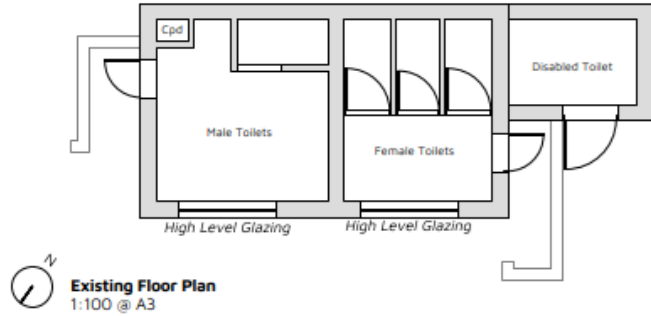
KINGFISHER ACCESS LTD
Riverside
LAND SOUTH OF LOWER UPVOR ROAD,
ROCHESTER, ME2 4BT

Title:
EXISTING ELEVATIONS
METAL PILES AND PONTOON

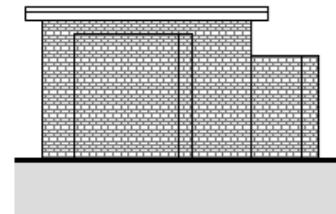
Drawing No: Rev: Scale: Date:
DHA/3537B/04 1:100 APR 2025

Environmental Design & Construction Group
Riverside, Kent ME2 4BT
t: 01622 776220 f: 01622 776227
e: info@dhaenvironmental.co.uk w: www.dhaenvironmental.co.uk
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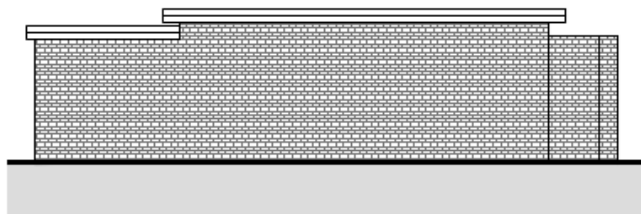
Existing Toilet Block Elevations



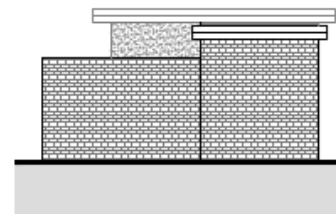
1. Existing Front Elevation
1:100 @ A3



2. Existing Side Elevation
1:100 @ A3

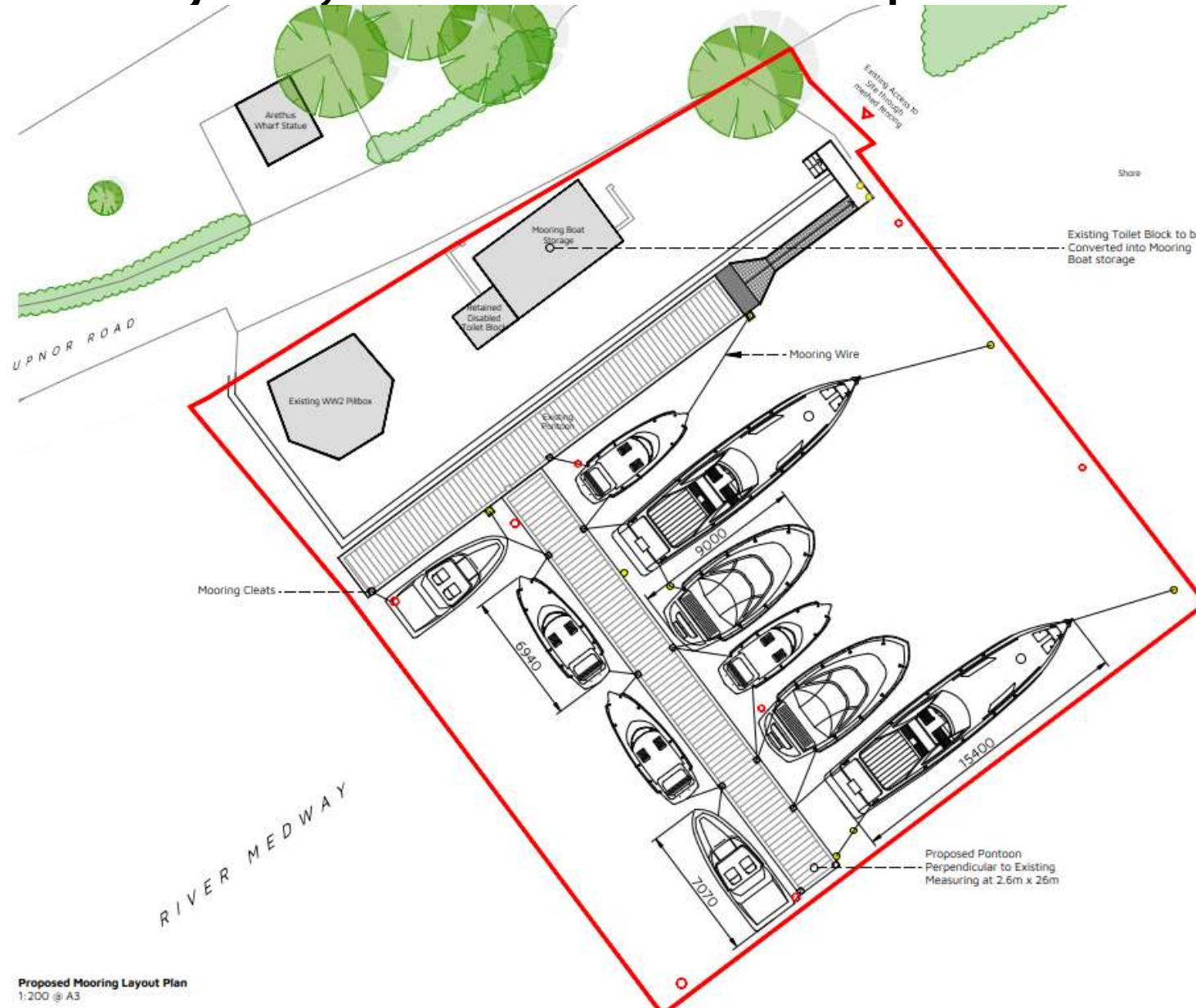


3. Existing Rear Elevation
1:100 @ A3



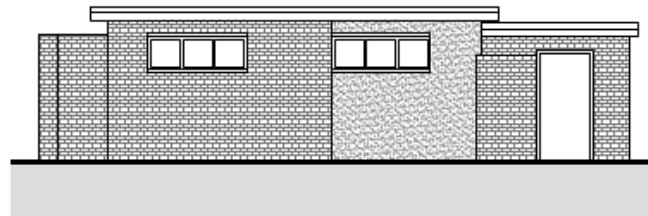
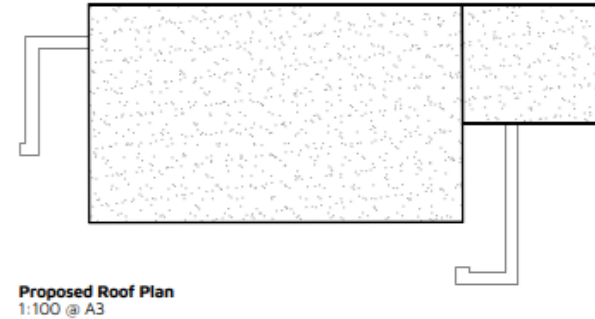
4. Existing Side Elevation
1:100 @ A3

Proposed Layout, red circles show piles to be removed

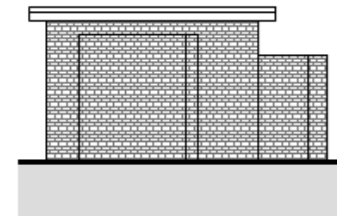


Proposed Mooring Layout Plan
1:200 @ A3

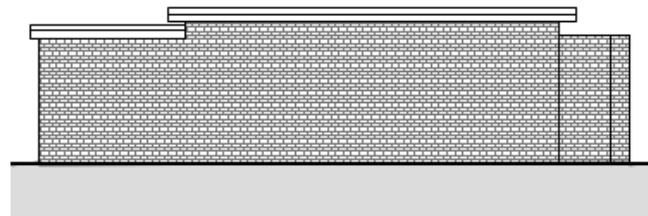
Proposed Toilet Block Elevations



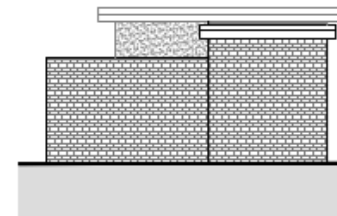
1. Proposed Front Elevation
1:100 @ A3



2. Proposed Side Elevation
1:100 @ A3



3. Proposed Rear Elevation
1:100 @ A3



4. Proposed Side Elevation
1:100 @ A3

View of the piles looking towards St Marys Island



Images of the walkway



Images of existing toilet block

16



Looking down road with site on the left of view

Looking down road with site on the right of view



Ariel view showing pontoons/walkways/moorings in the area marked 1 & 2- red circle is site location



View of walkway approx. 35m to West of application site - No1 on map



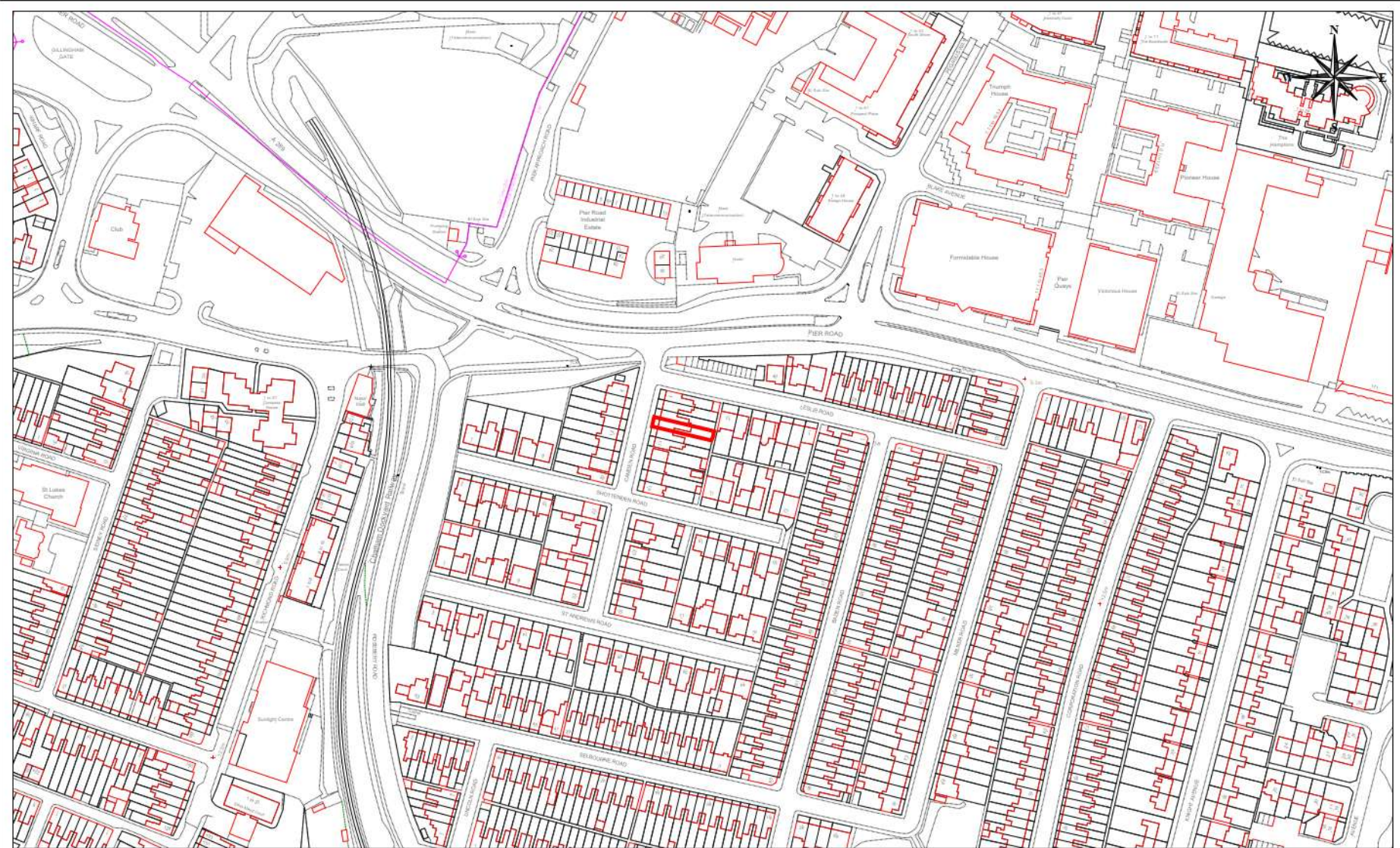
View of walkway approx. 400m to East of application site No2 on map

20



MC/26/0116

7 Camden Road, Gillingham, ME7 1QS



MC/26/0116 - 7 Camden Road, Gillingham, ME7 1QS



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Scale: 1:2500 20/04/26

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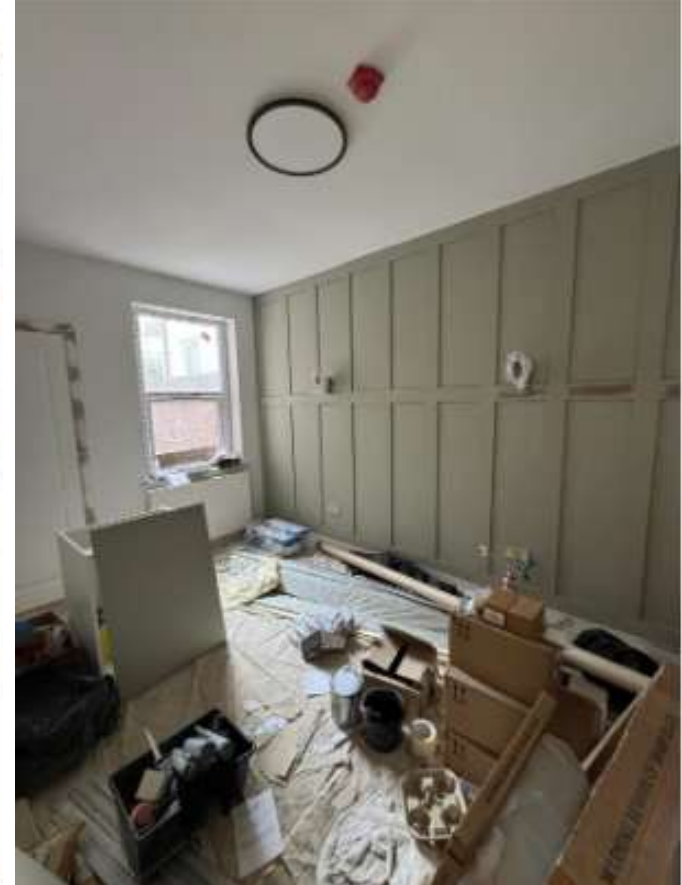
Site Location



Site Photos



Site Photos showing work underway prior to Article 4



Previous Elevations

26



1 PRINCIPAL ELEVATION
EAST ELEVATION SCALE 1:100

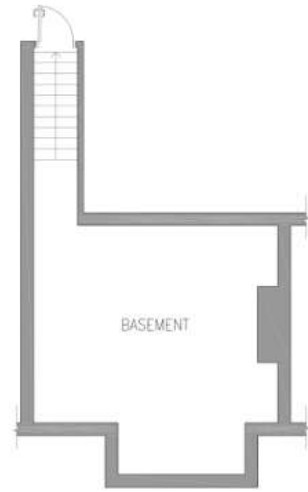


3 FLANK ELEVATION
NORTH ELEVATION SCALE 1:100

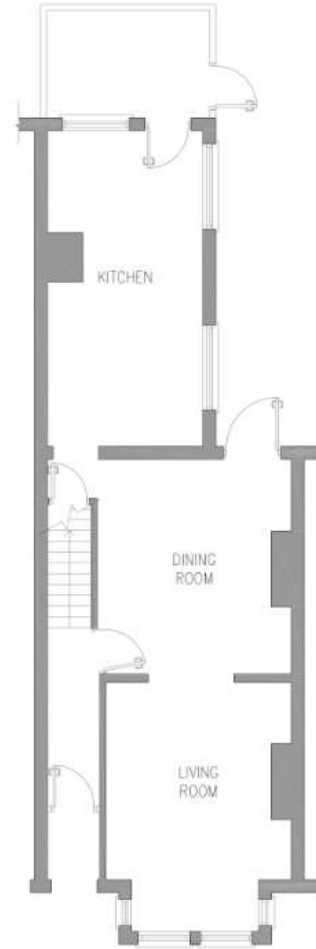


2 REAR ELEVATION
WEST ELEVATION SCALE 1:100

Previous Floor Plans



1 BASEMENT PLAN
SCALE 1:100



2 GROUND FLOOR PLAN
SCALE 1:100

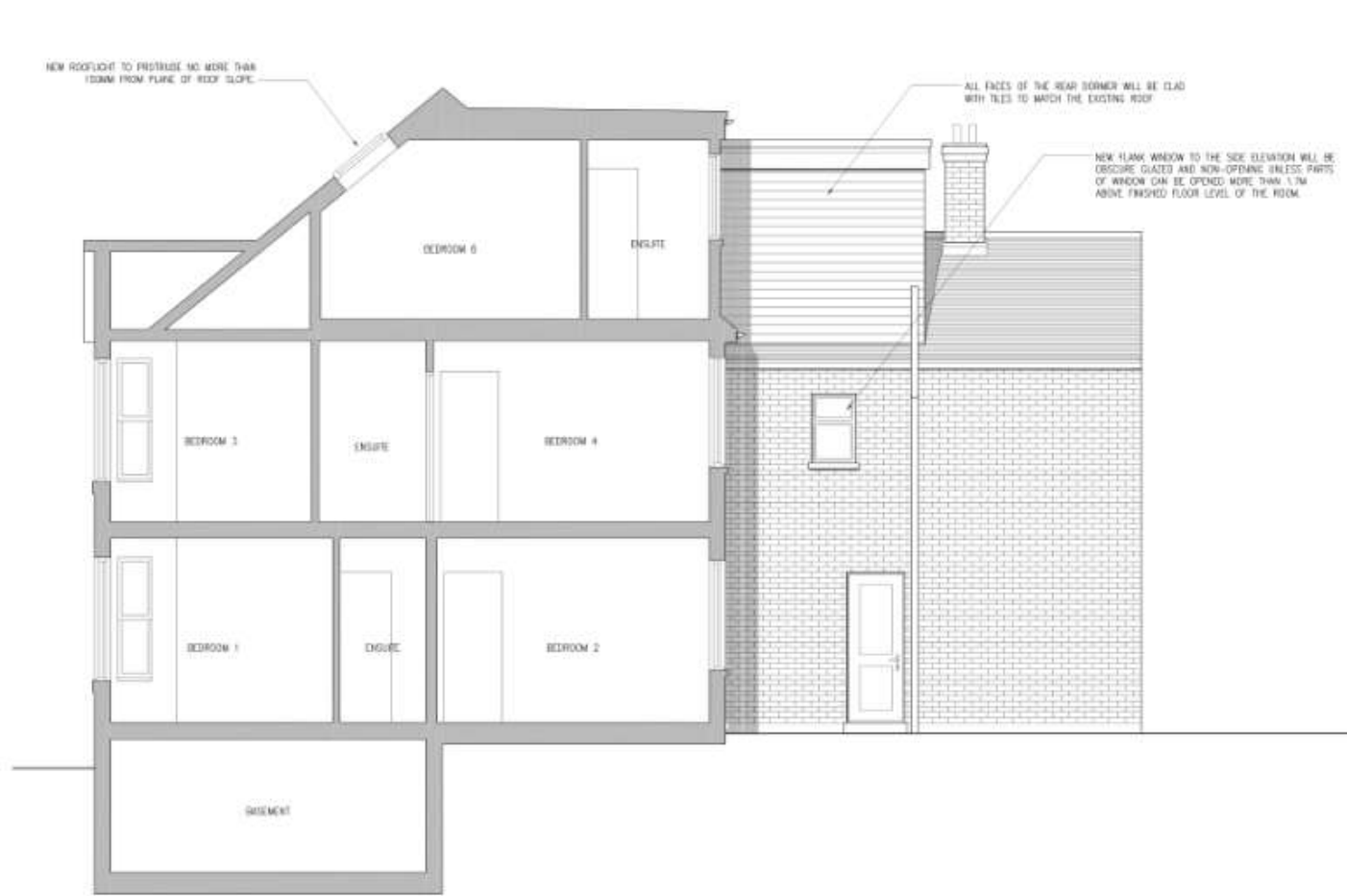


3 FIRST FLOOR PLAN
SCALE 1:100

Approved Elevations – MC/25/1952



1 PRINCIPAL ELEVATION
EAST ELEVATION SCALE 1:100

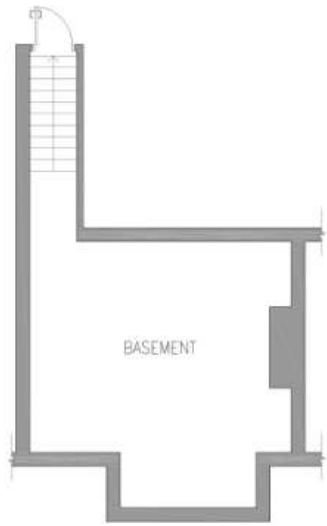


3 FLANK ELEVATION
NORTH ELEVATION SCALE 1:100

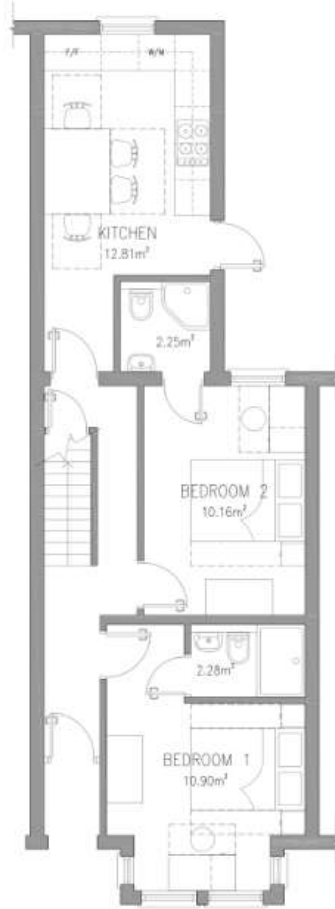


2 REAR ELEVATION
WEST ELEVATION SCALE 1:100

Approved Floor Plans – MC/25/1952



1 BASEMENT PLAN
SCALE 1:100



2 GROUND FLOOR PLAN
SCALE 1:100



3 FIRST FLOOR PLAN
SCALE 1:100



4 SECOND FLOOR PLAN
SCALE 1:100

Proposed Elevations



1 PRINCIPAL ELEVATION
EAST ELEVATION SCALE 1:100

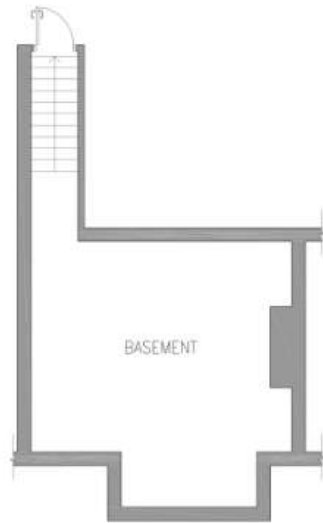


3 FLANK ELEVATION
NORTH ELEVATION SCALE 1:100



2 REAR ELEVATION
WEST ELEVATION SCALE 1:100

Proposed Floor Plans



1 BASEMENT PLAN
SCALE 1:100



2 GROUND FLOOR PLAN
SCALE 1:100



3 FIRST FLOOR PLAN
SCALE 1:100



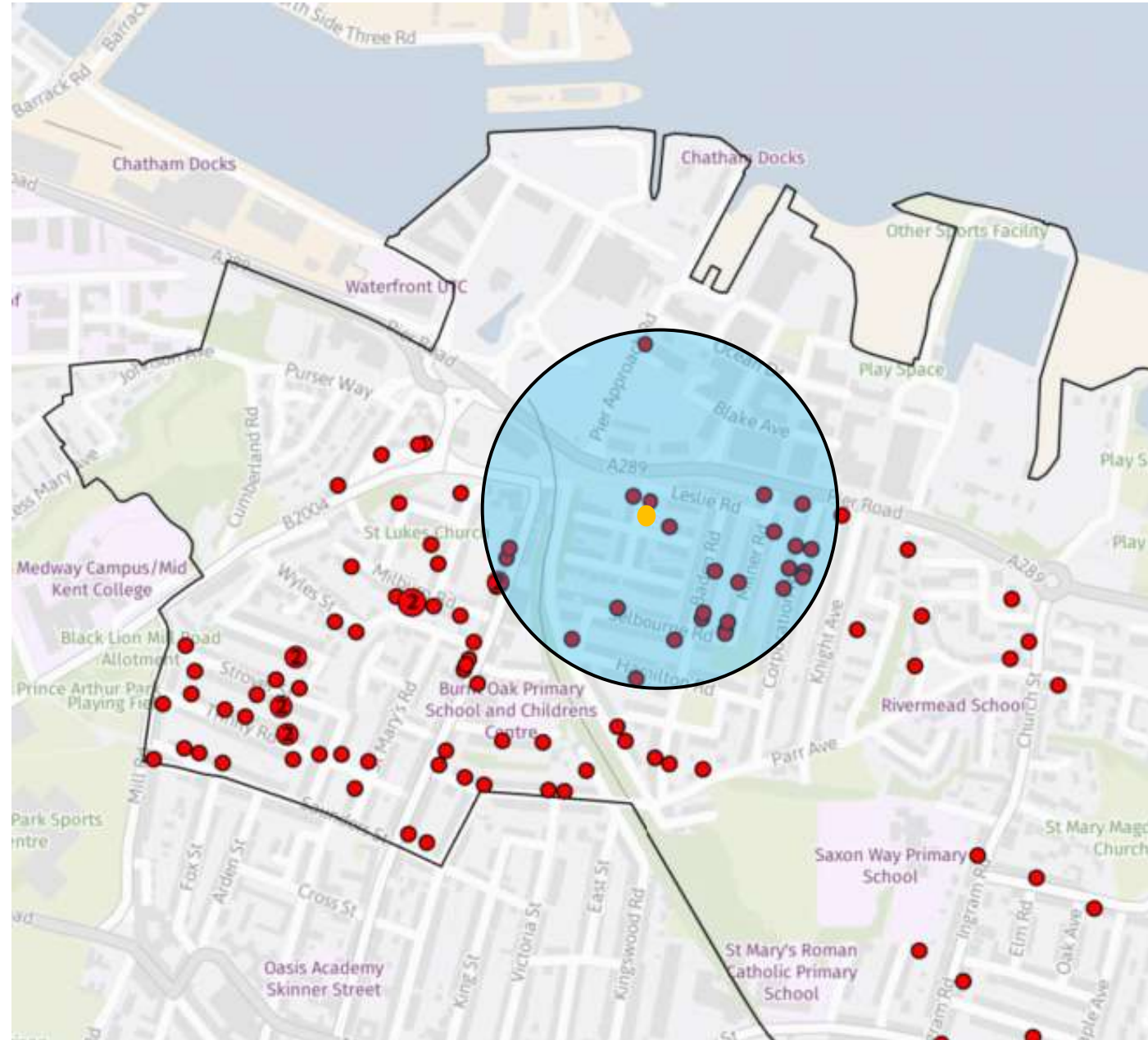
4 SECOND FLOOR PLAN
SCALE 1:100

HMO Density

● - Application Property

● - HMO

○ - 500m Radius



MC/26/0220

53 Imperial Road, Gillingham, ME7 5PH



MC/26/0220 - 53 Imperial Road, Gillingham, ME7 5PH



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Scale: 1:2500 21/04/26

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Site Location



Proposed Block Plan and Existing and Proposed Elevations

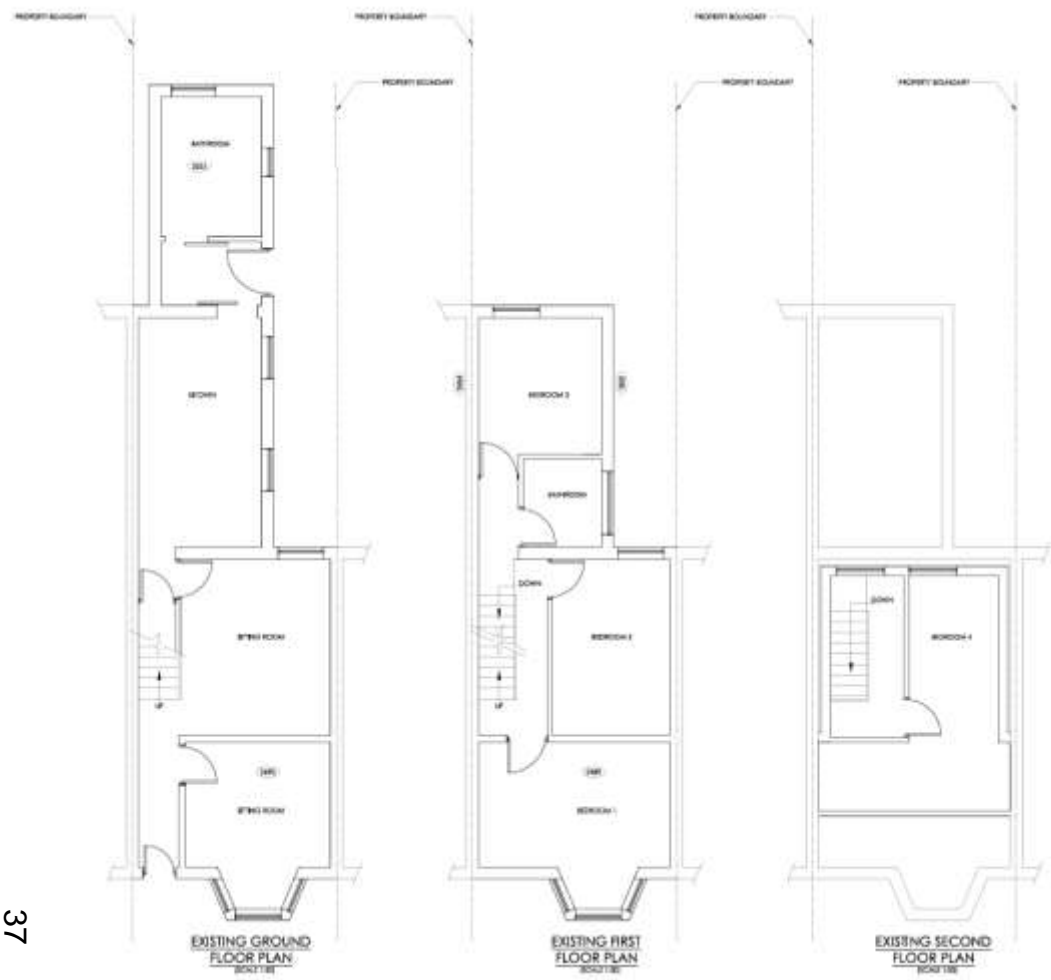
36



PROPOSED BLOCK PLAN
(SCALE 1:500)



Existing and Proposed Floor Plans



Streetscene and Property

38

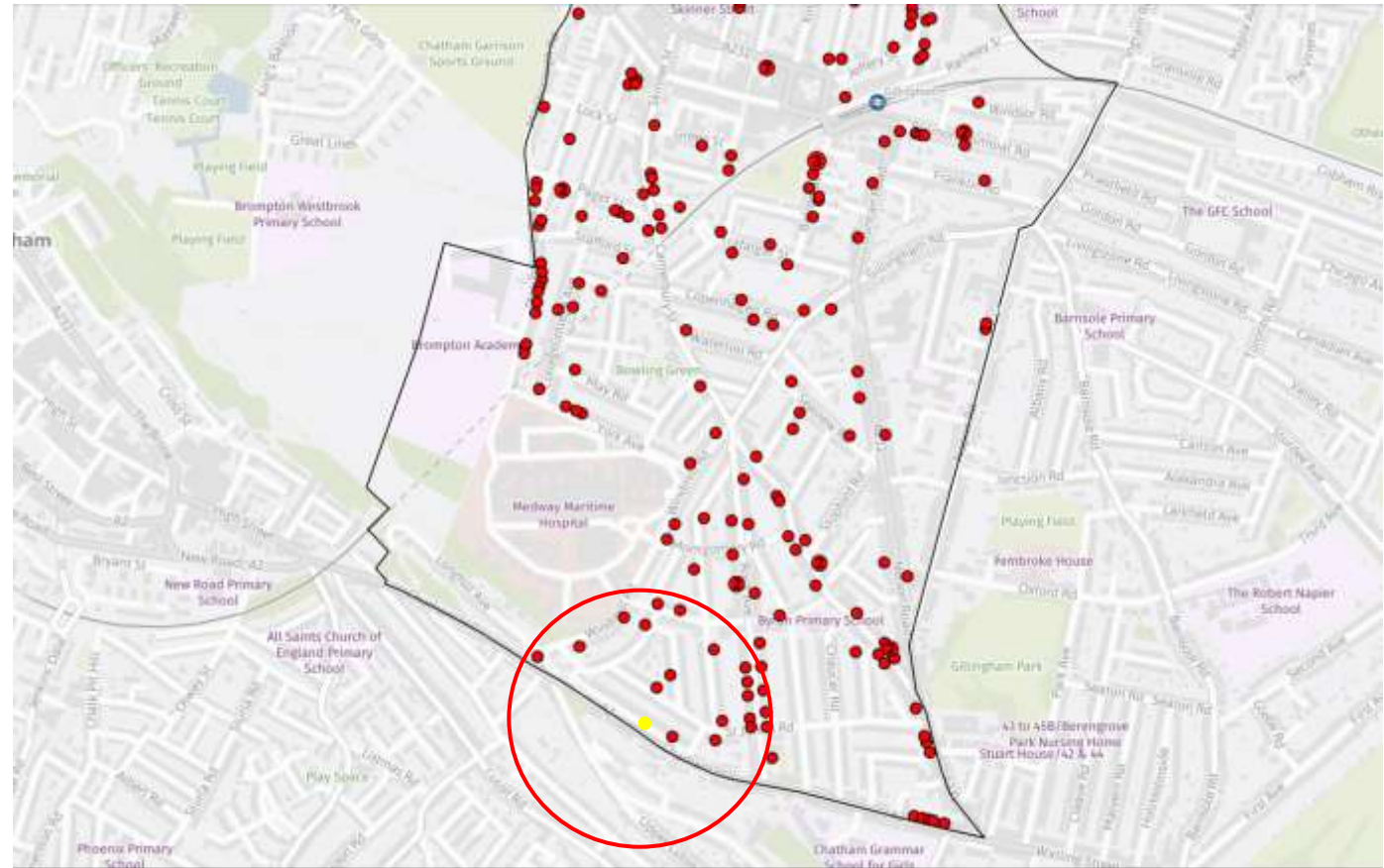


HMO Density

● - Application Property

● - HMO

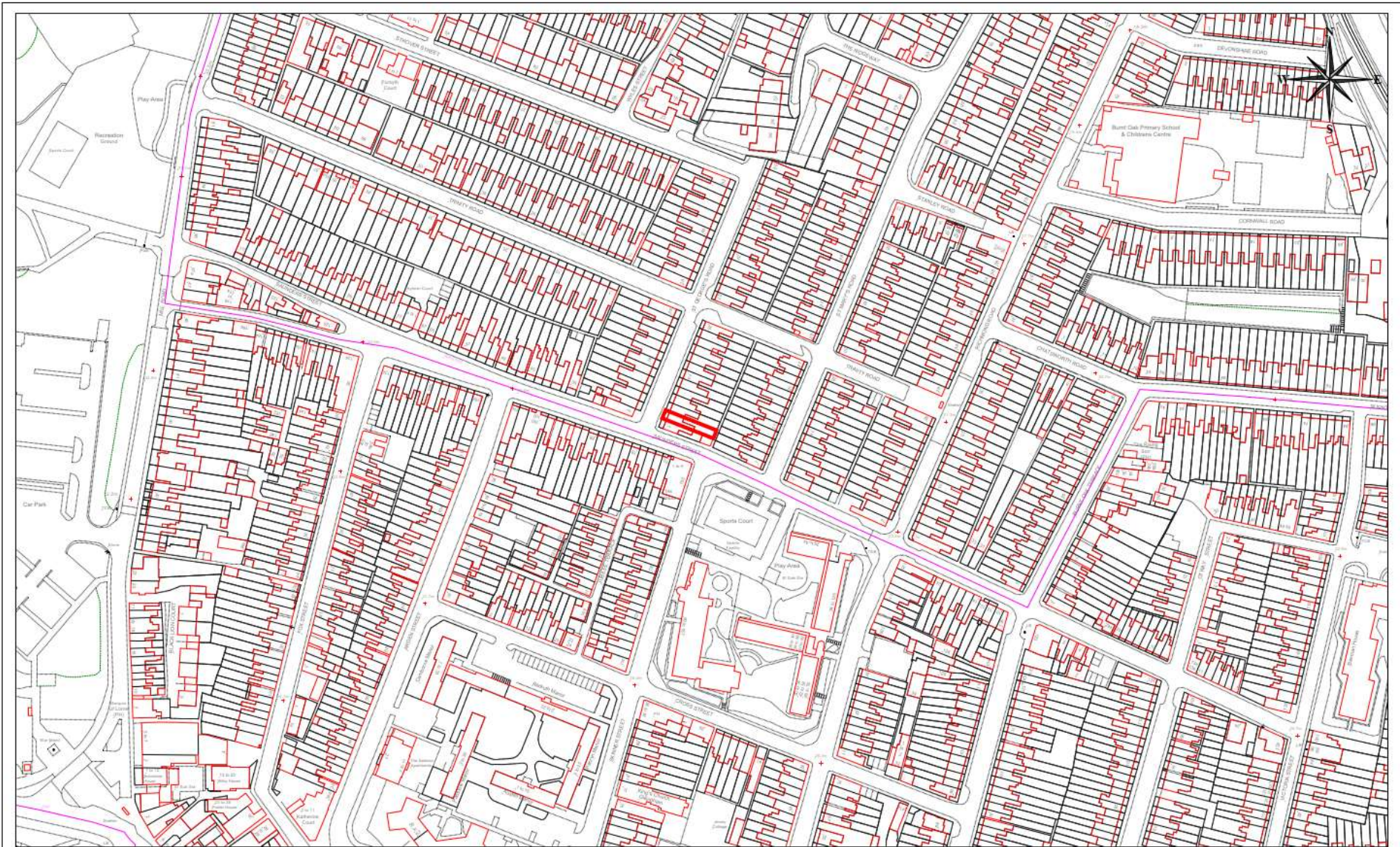
○ - 500m Radius



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MC/26/0274

3 St Georges Road, Gillingham, ME7 1JG



MC/26/0274 - 3 St Georges Road, Gillingham, ME7 1JG



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Metres



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Site Location



Site Photos



Site Photos



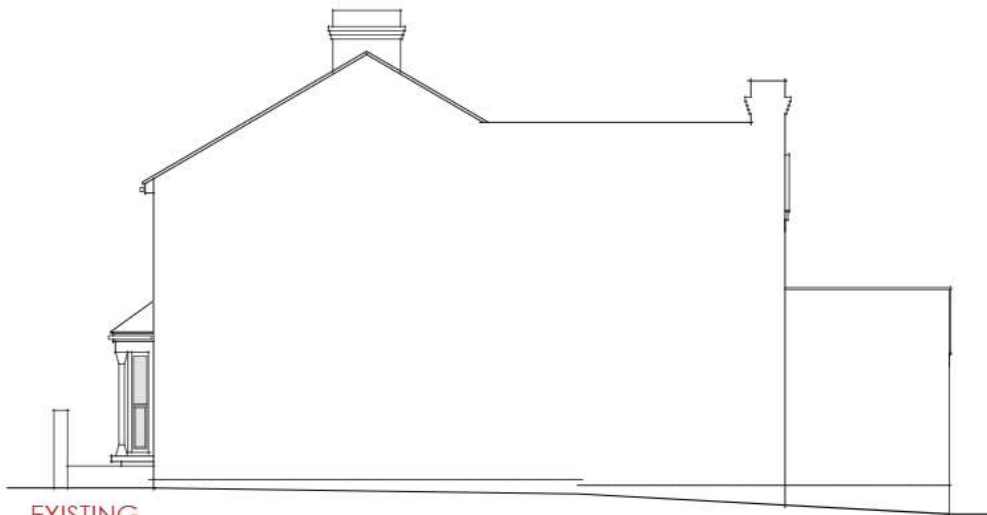
Existing Elevations



EXISTING
NORTH ELEVATION



EXISTING
EAST ELEVATION

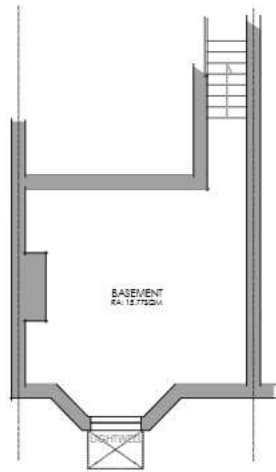


EXISTING
SOUTH ELEVATION



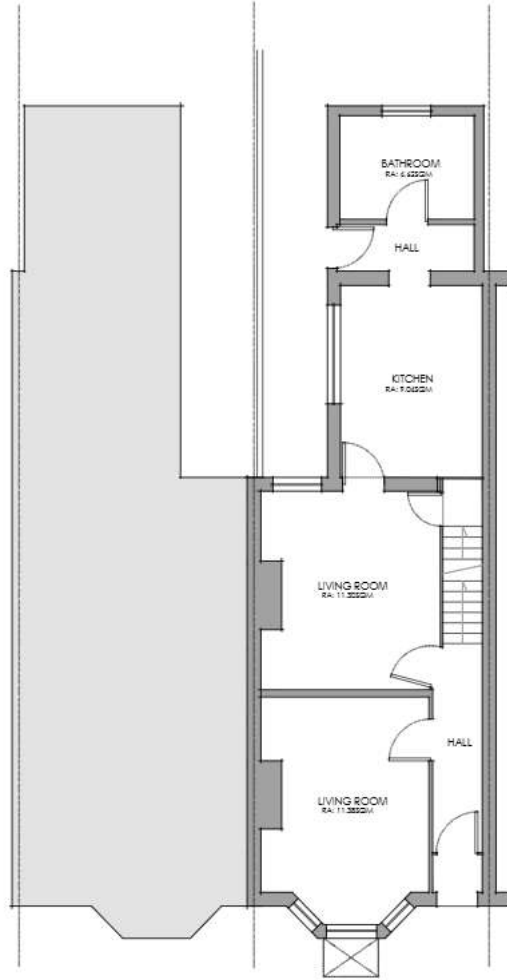
EXISTING
WEST ELEVATION

Existing Floor Plans



3 ST. GEORGES RD

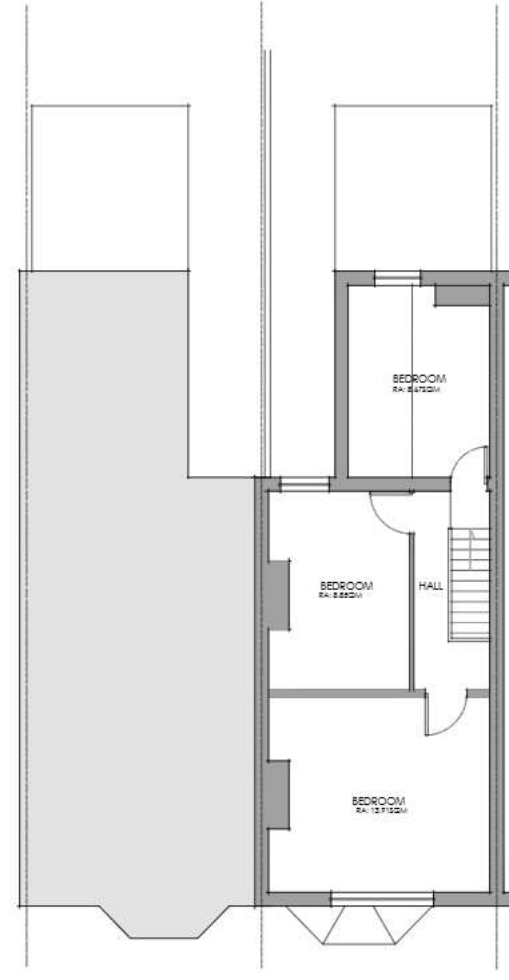
EXISTING
BASEMENT PLANS



5 ST. GEORGES RD

3 ST. GEORGES RD

EXISTING
GROUND FLOOR PLANS



5 ST. GEORGES RD

3 ST. GEORGES RD

EXISTING
FIRST FLOOR PLANS

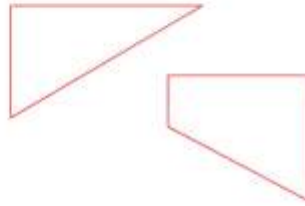


Approved Elevations – MC/26/0069



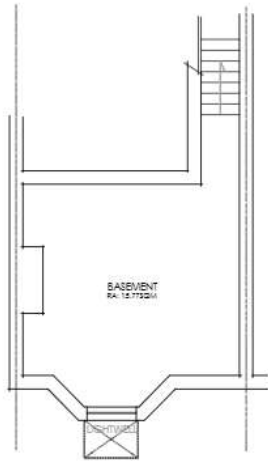
PROPOSED
NORTH ELEVATION

TOTAL DORMER VOLUME
BOX DORMER: 4.4m³ X 4.28m = 19.08m³
L-SHAPE DORMER: 5.18m³ X 3.75m = 19.42m³
TOTAL VOLUME: 38.50m³ + 40m³

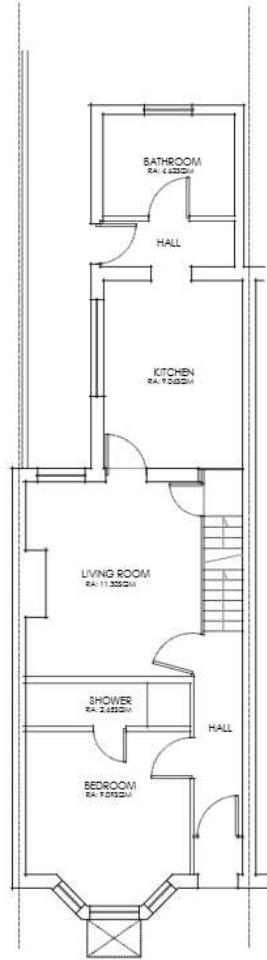


PROPOSED
SOUTH ELEVATION

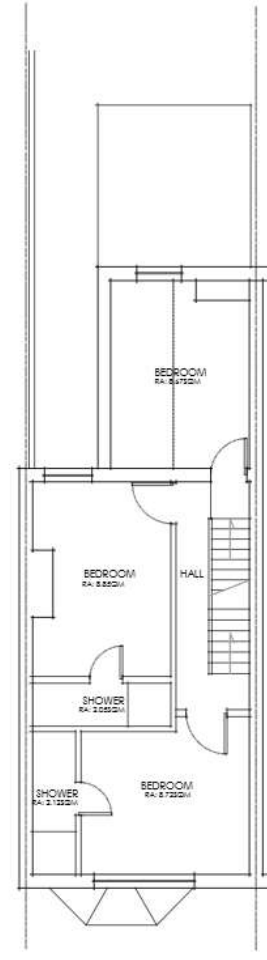
48 Approved Floor Plans – MC/26/0069



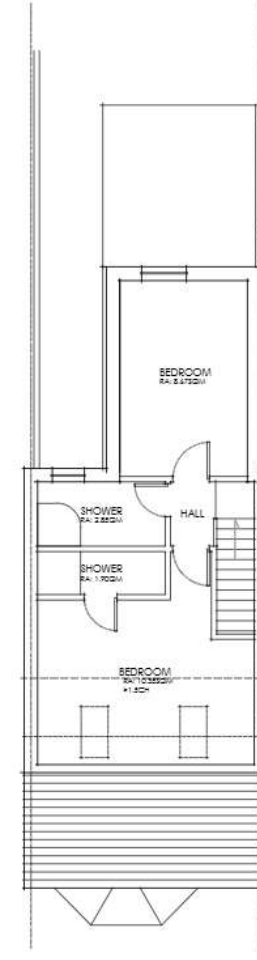
PROPOSED
BASEMENT PLANS



PROPOSED
GROUND FLOOR PLANS



PROPOSED
FIRST FLOOR PLANS



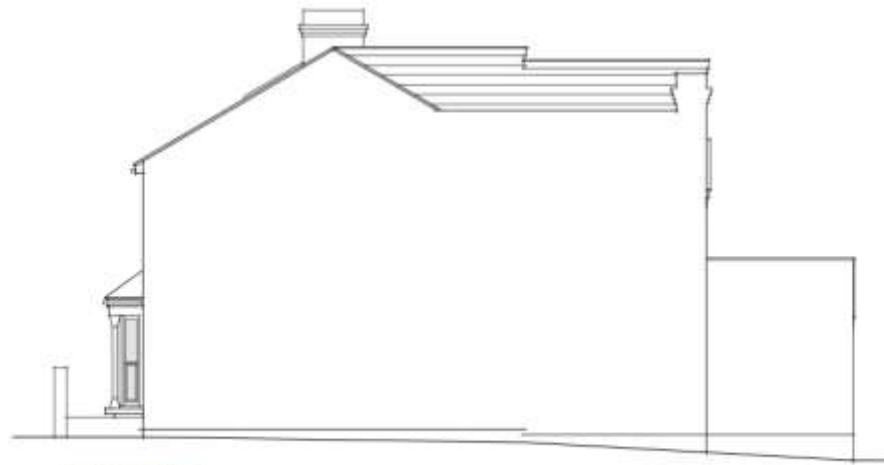
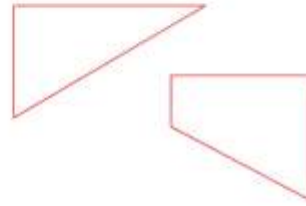
PROPOSED
LOFT FLOOR PLANS

Proposed Elevations



PROPOSED
NORTH ELEVATION

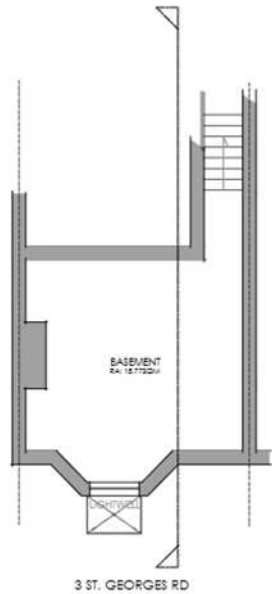
TOTAL DORMER VOLUME
BOX DORMER: 4.4m³ X 4.28m = 19.08m³
L-SHAPE DORMER: 5.18m³ X 3.75m = 19.42m³
TOTAL VOLUME: 38.50m³ + 40m³



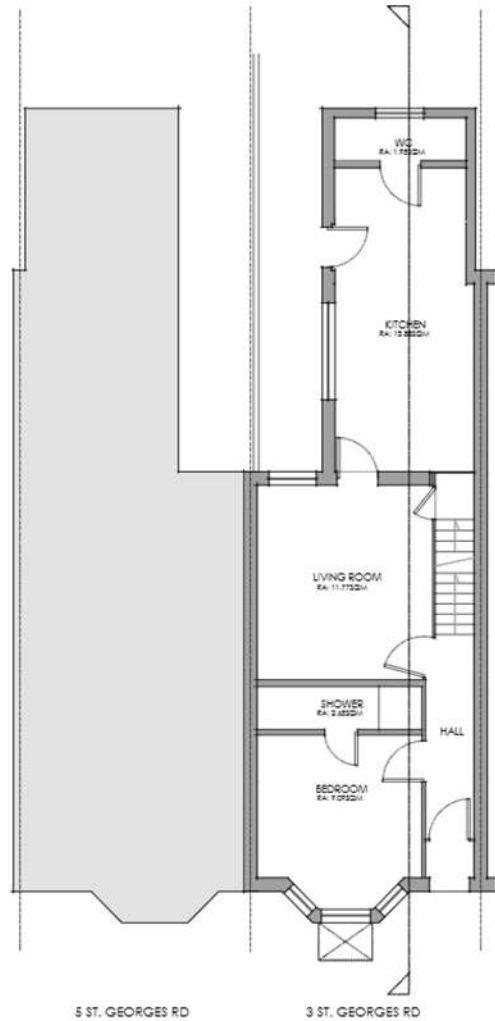
PROPOSED
SOUTH ELEVATION



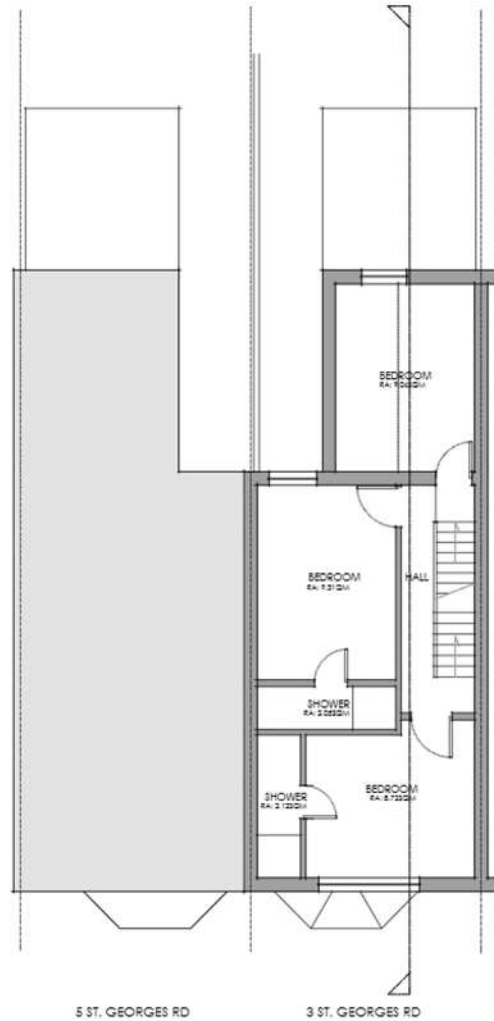
Proposed Floor Plans



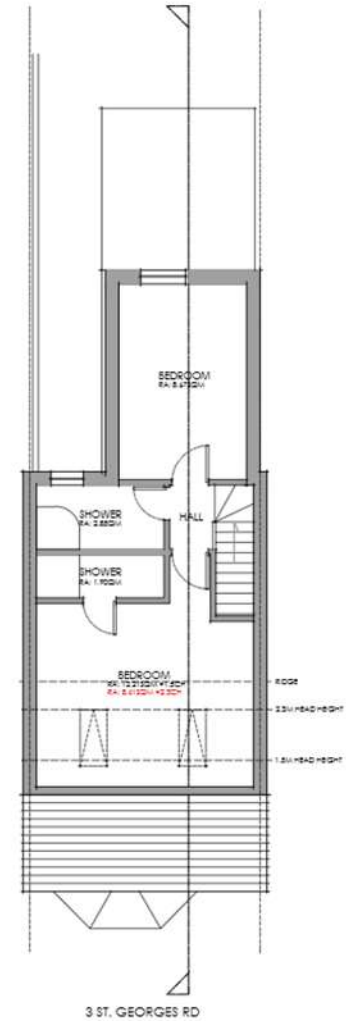
PROPOSED
BASEMENT PLANS



PROPOSED
GROUND FLOOR PLANS

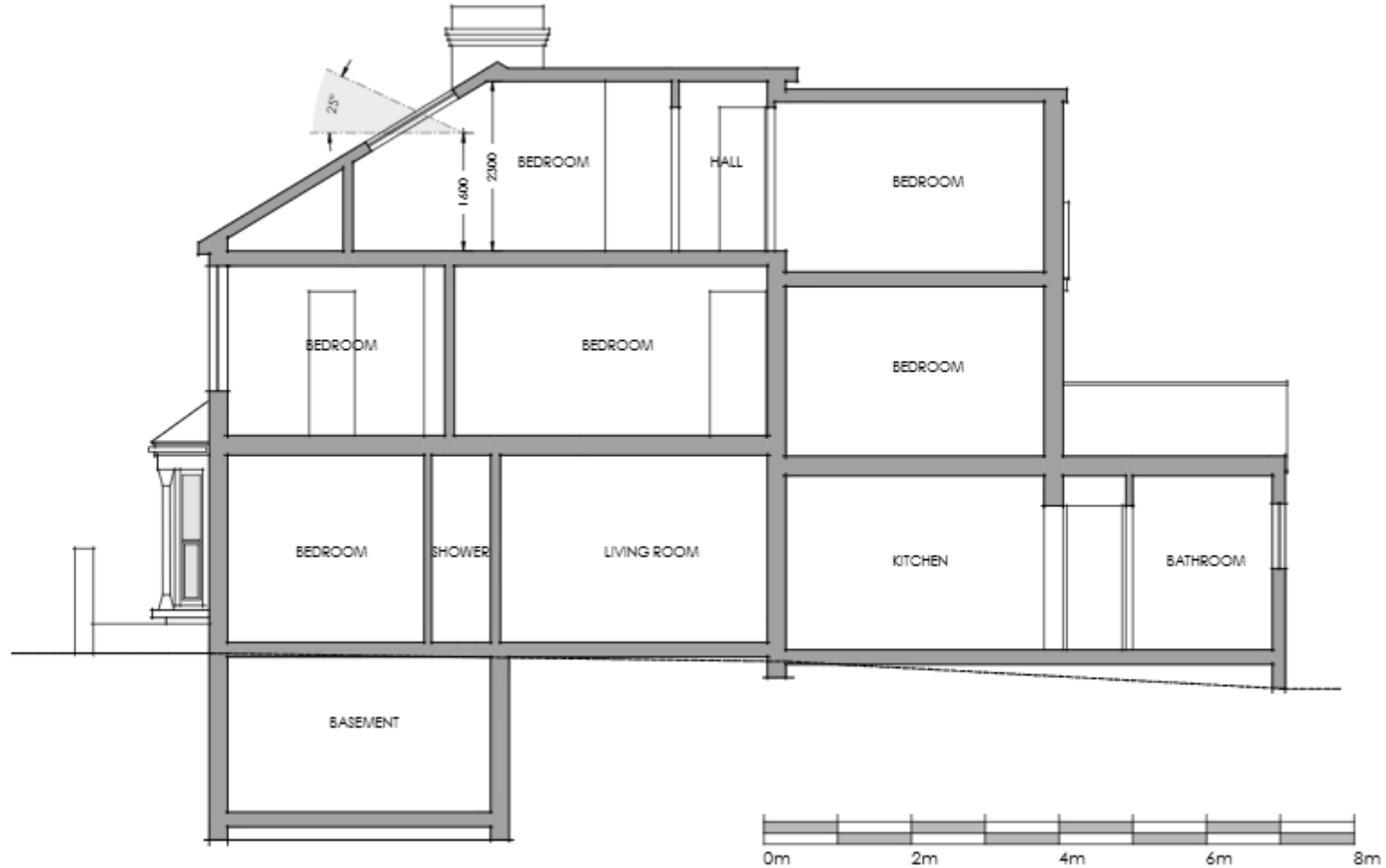


PROPOSED
FIRST FLOOR PLANS



PROPOSED
LOFT FLOOR PLANS

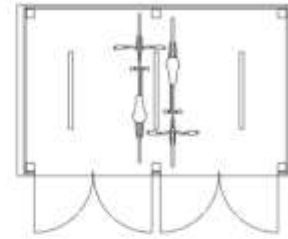
Proposed section



Proposed Site Plan and Cycle Storage



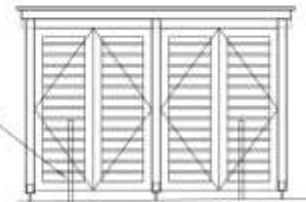
PROPOSED
SITE PLAN
SCALE 1:200



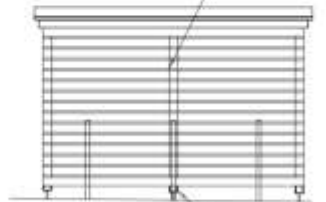
Grey profile polyester roofing

PROPOSED
PLAN & MATERIAL FINISH
INDICATIVE SIZE - BUILDER TO CONFIRM ON SITE
HEIGHT TO REMAIN AS INDICATED

PROPOSED
EAST ELEVATION



Sheffield cycle
Stands bolted to
concrete slab



Hit & miss timber
panelling to form
sides of enclosure

Timber posts on
saddle supports
concrete into ground

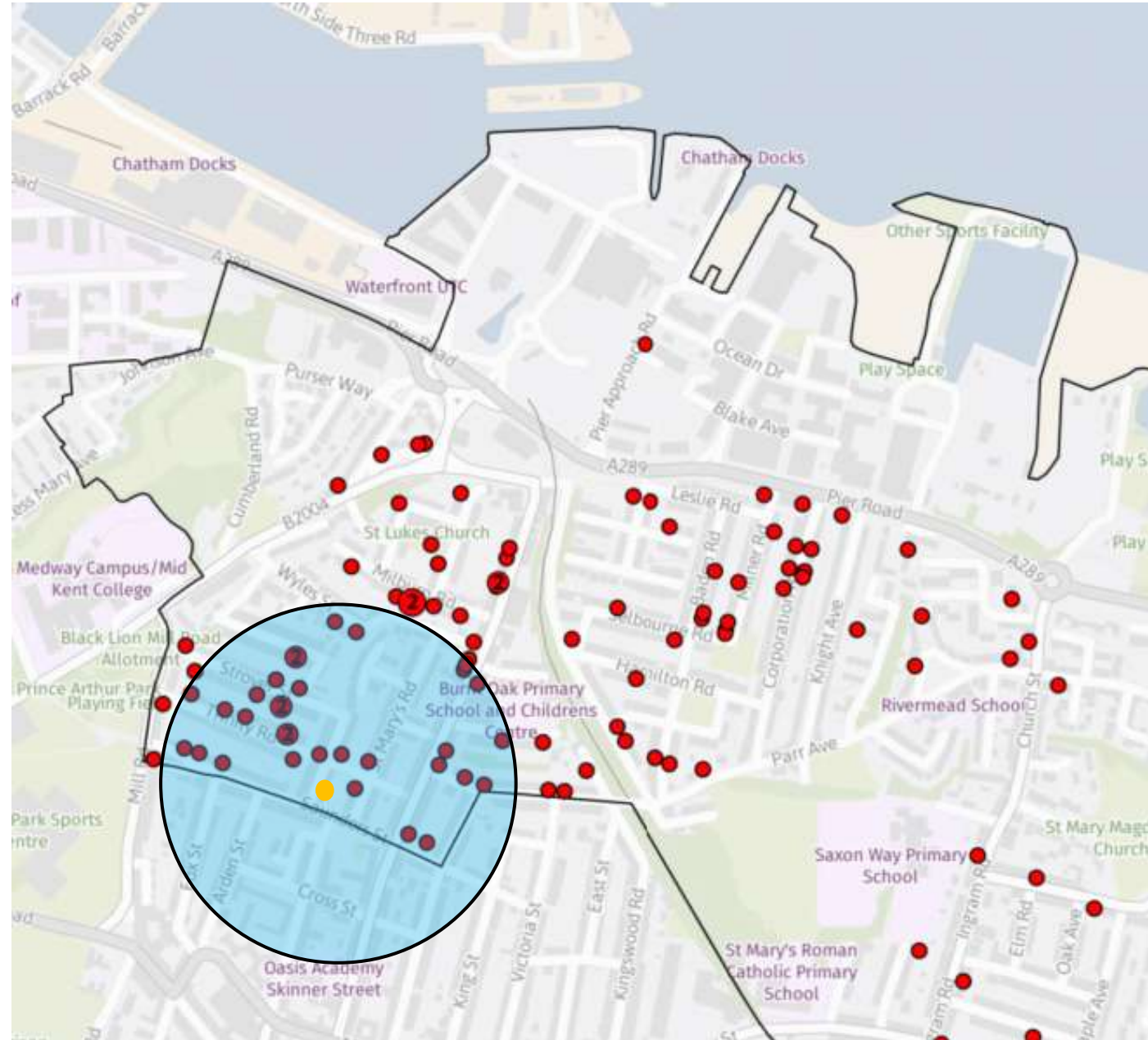
PROPOSED
FRONT, SIDE & REAR ELEVATIONS
INDICATIVE SIZE - BUILDER TO CONFIRM SIZE ON SITE
HEIGHT TO REMAIN AS INDICATED

HMO Density

● - Application Property

● - HMO

○ - 500m Radius

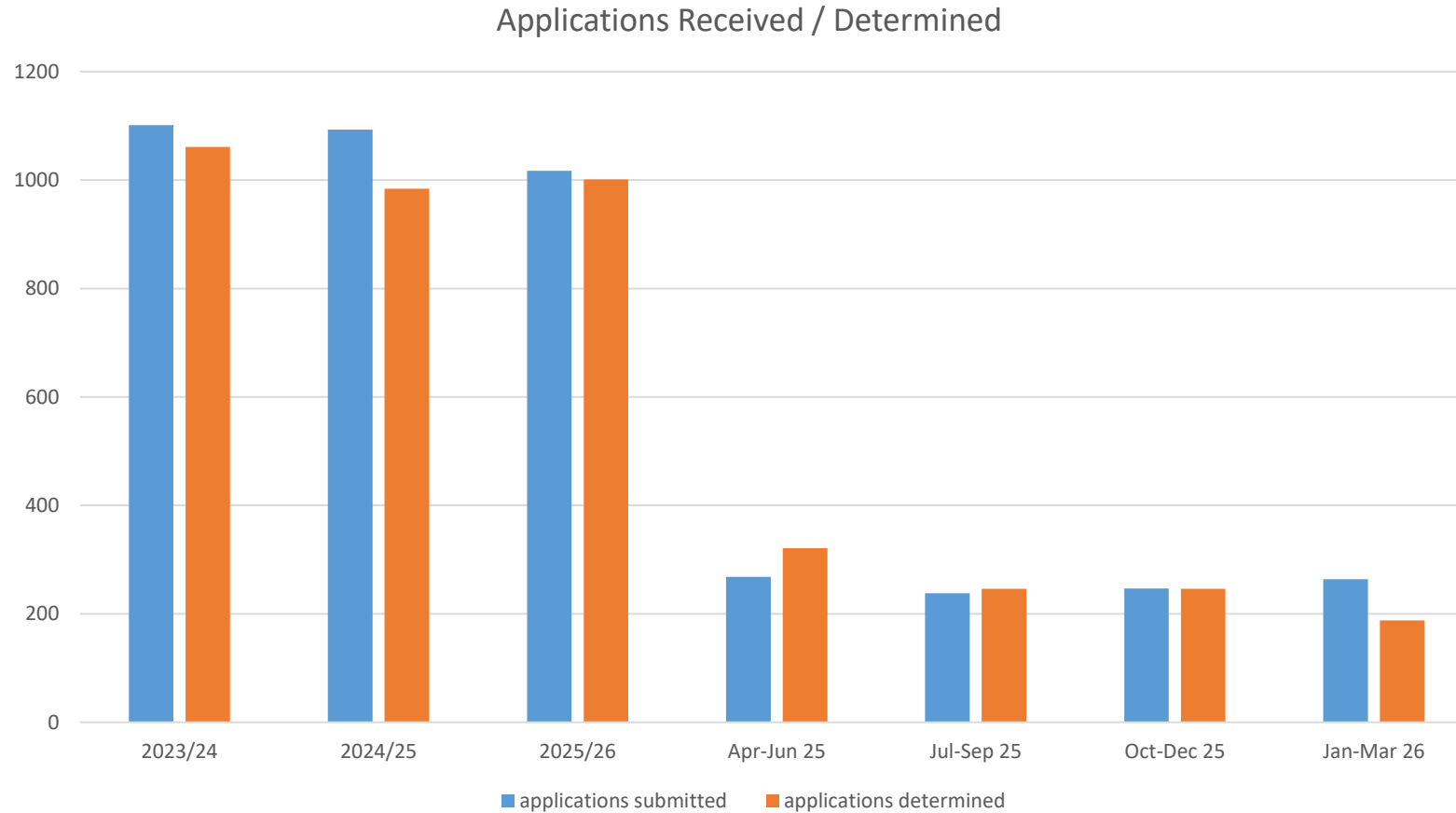


Performance Report

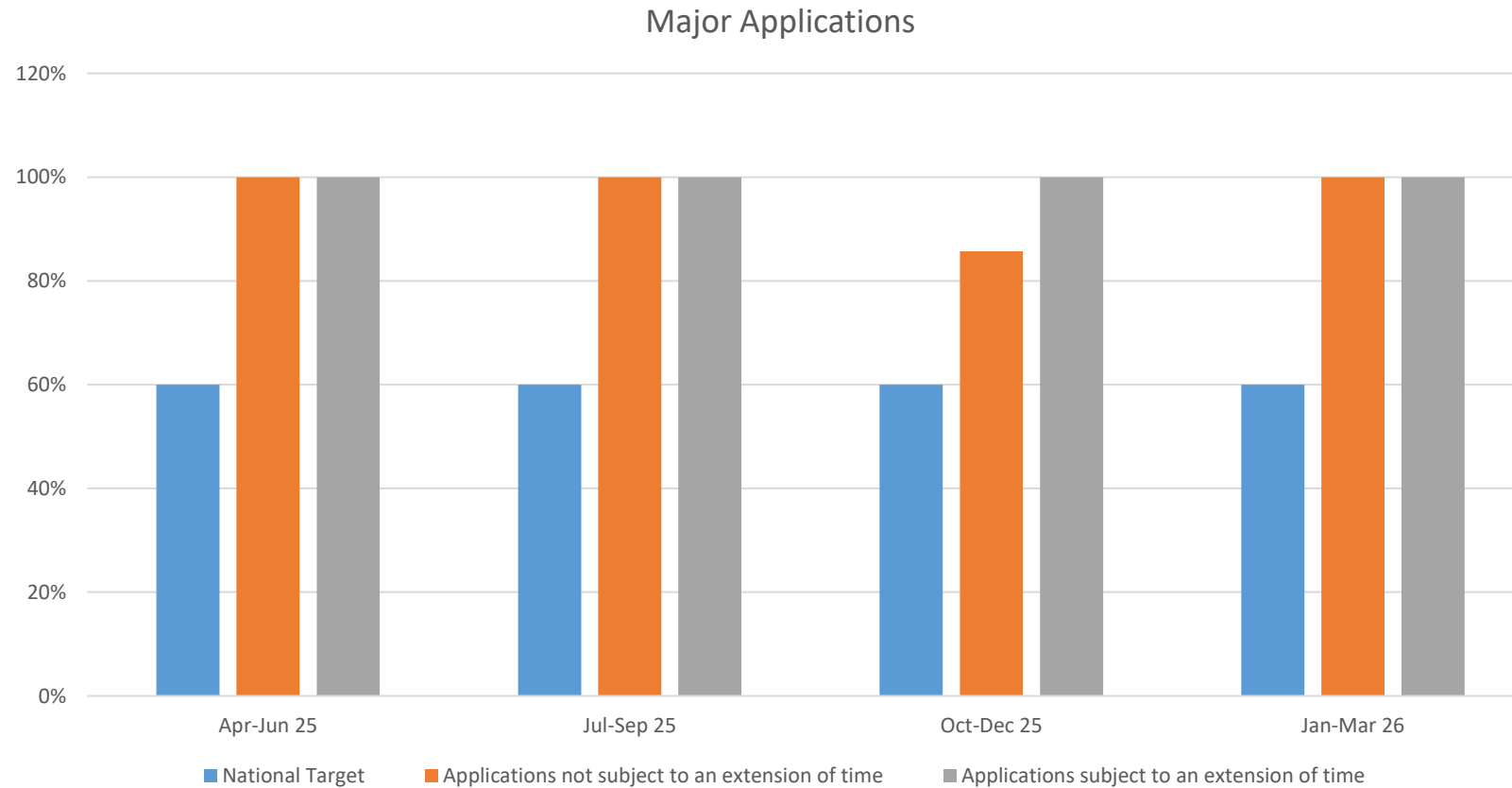
New legislation and Reform to Planning Committee

- NPPF 2026
- Planning and Infrastructure Act – get Britain building again
- Spatial Development Strategies
- New Style Local Plans
- Draft regulations 30 September 2026
- Schedule 1 applications – always delegated
- Schedule 2 applications – Gateway
- Nominated member and Officer
- Size of Planning Committees – 13
- Locally set fees

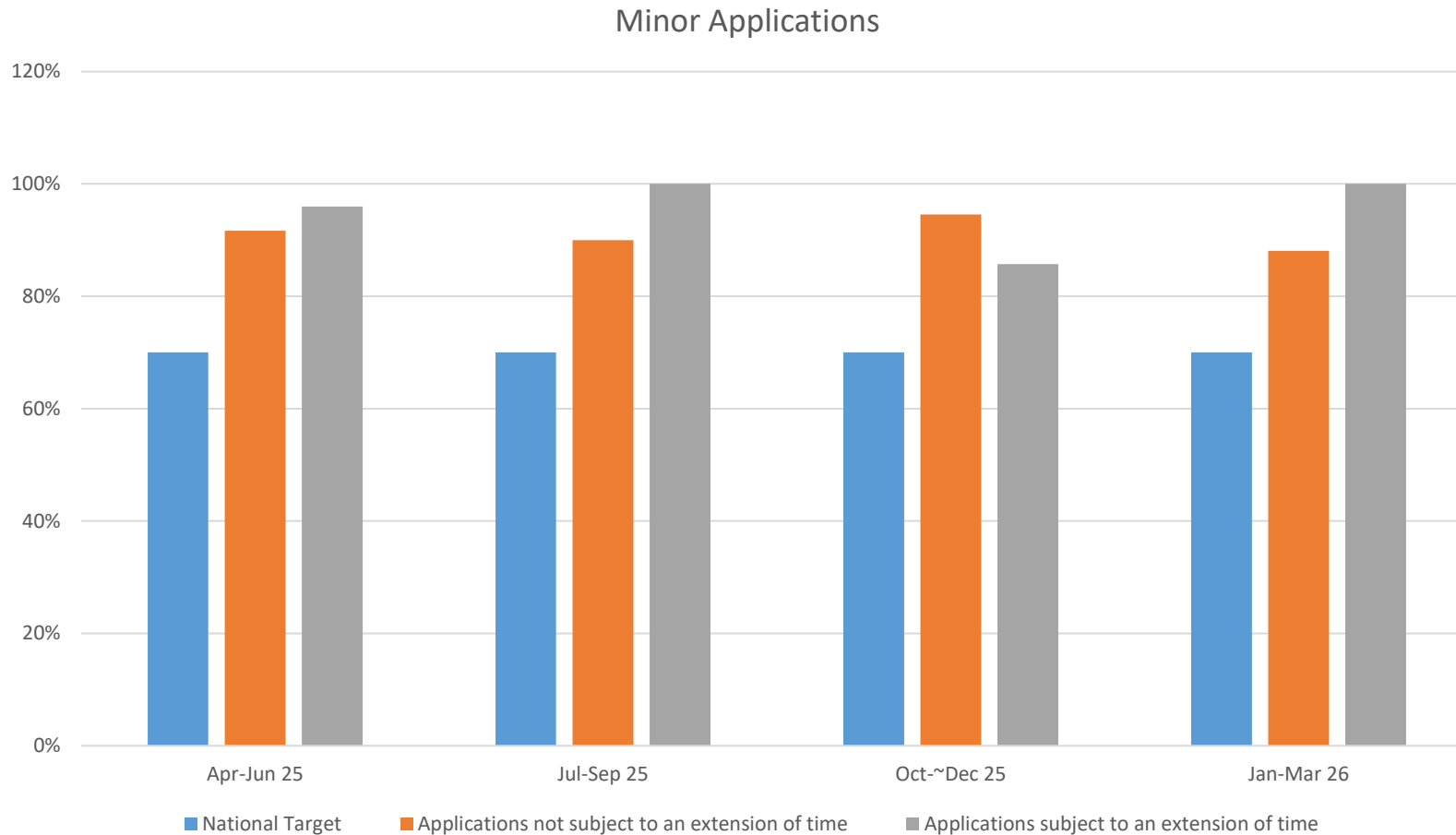
Number of applications received and determined 2023/24 to 2025/26



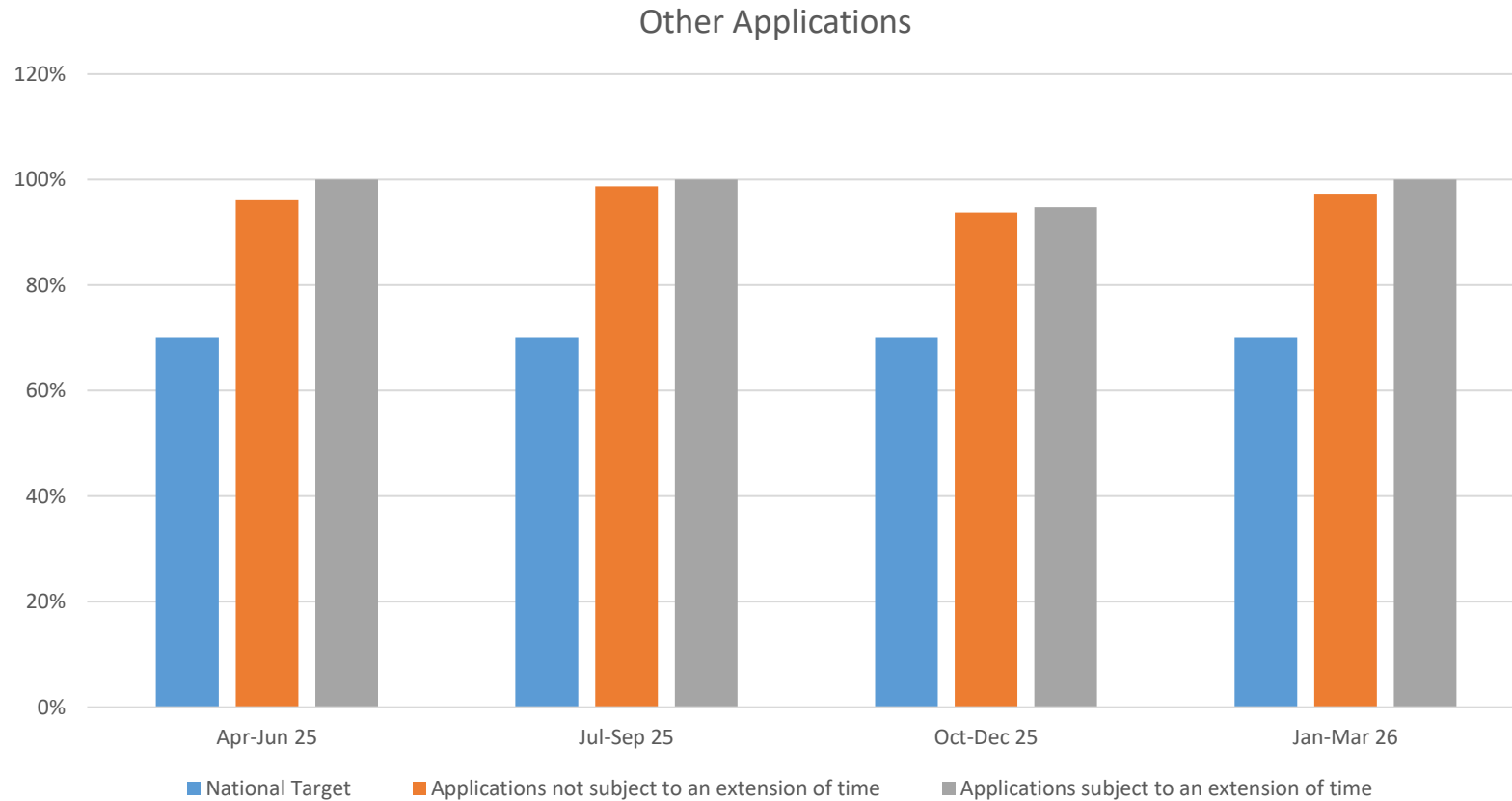
Percentage of “Major” applications determined against performance target April 2025 to March 2026



Percentage of “Minor” applications determined against performance target April 2025 to March 2026

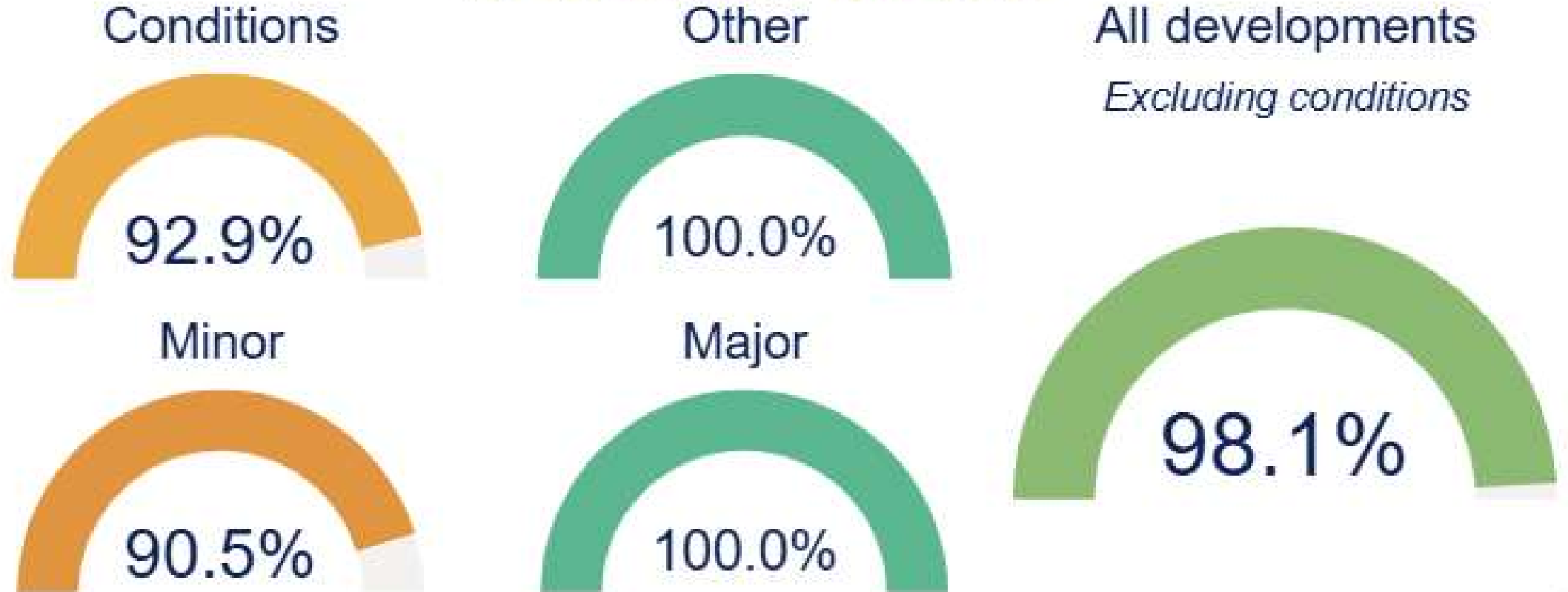


Percentage of “Other” applications determined against performance target April 2025 to March 2026

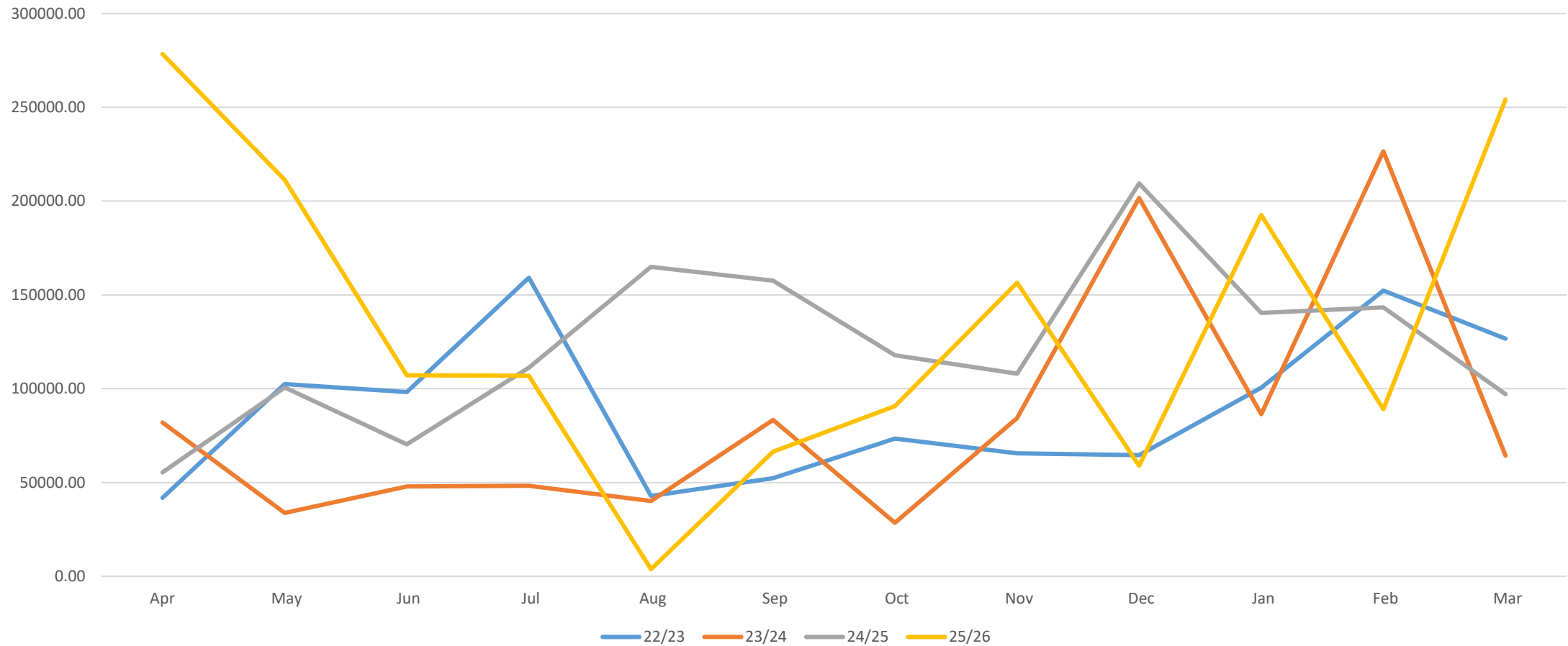


Percentage of decisions on time for the period January to March 2026, including conditions, non-material amendments, Pre-Application, Screening and Trees

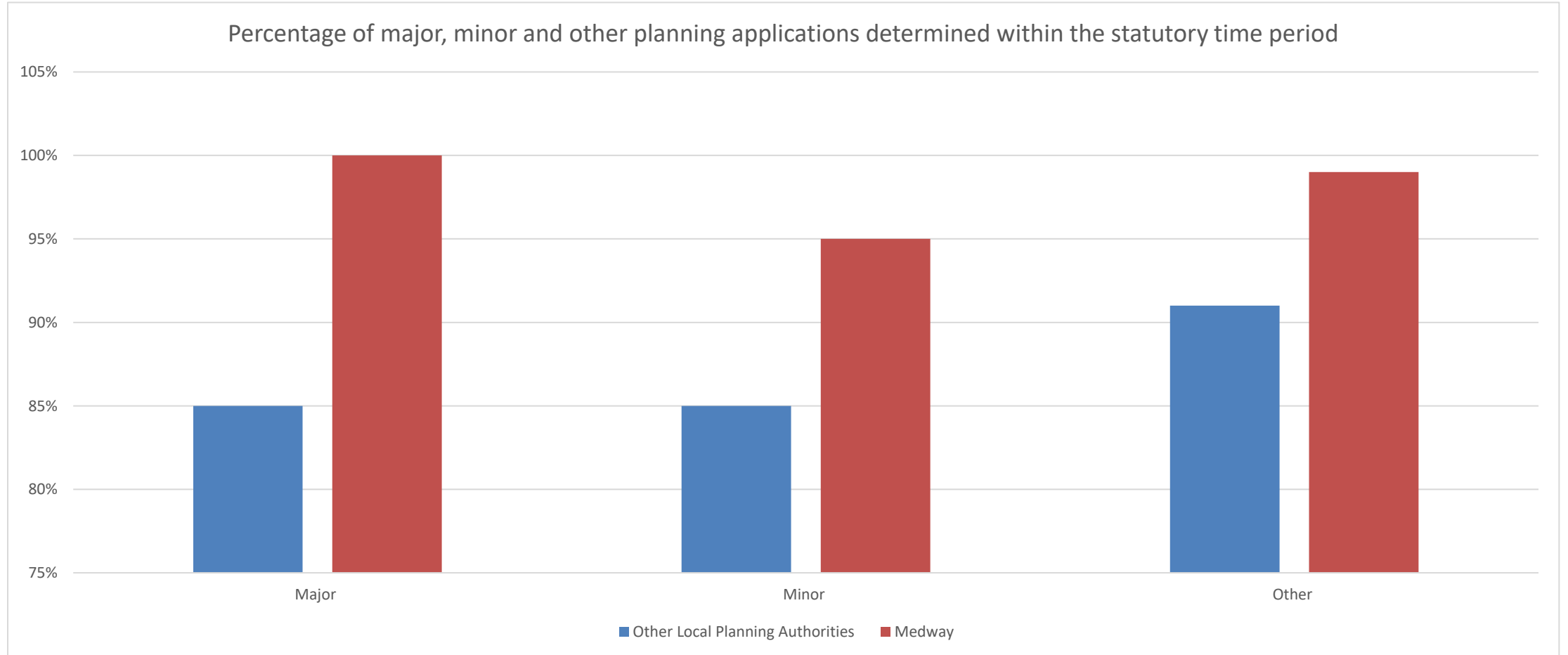
% decisions on time



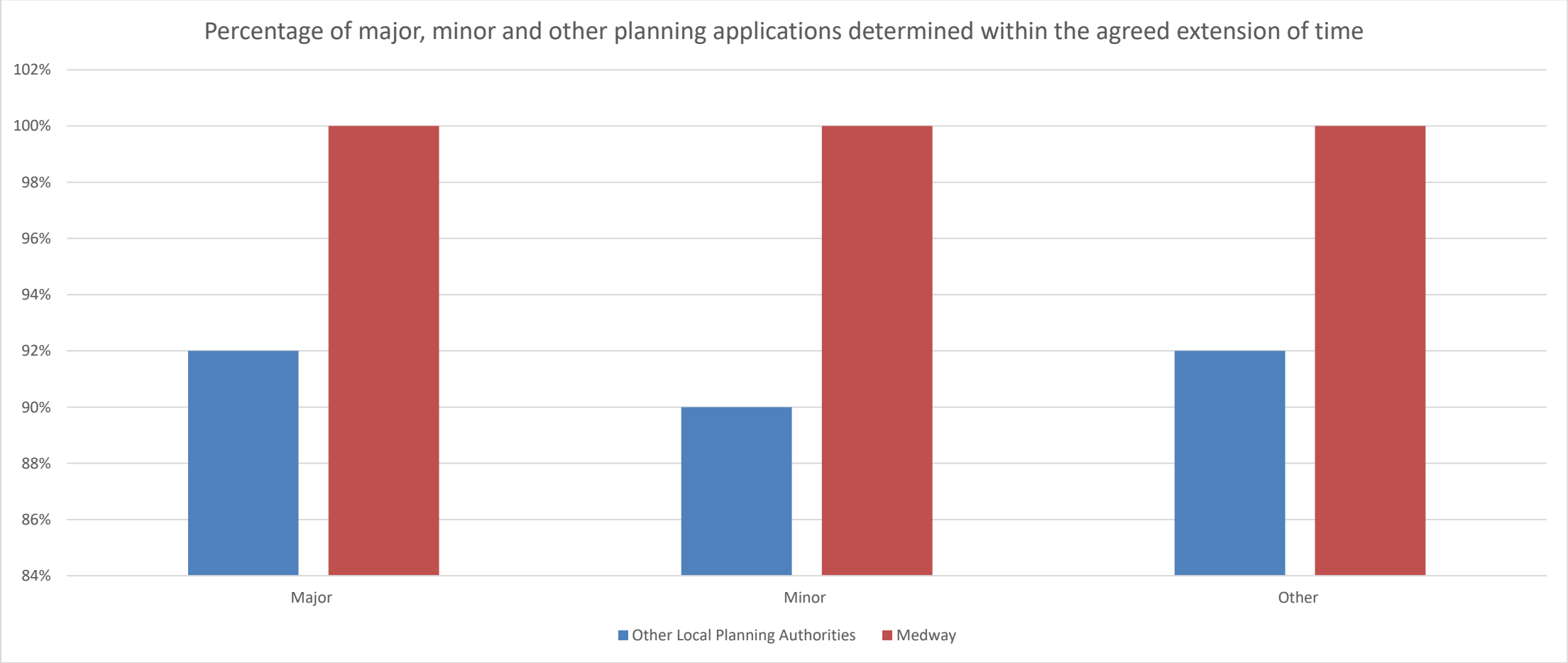
Planning application fees received for the period January to December 2026 and for the year 2025/26, 2024/25, 2023/24, and 2022/23



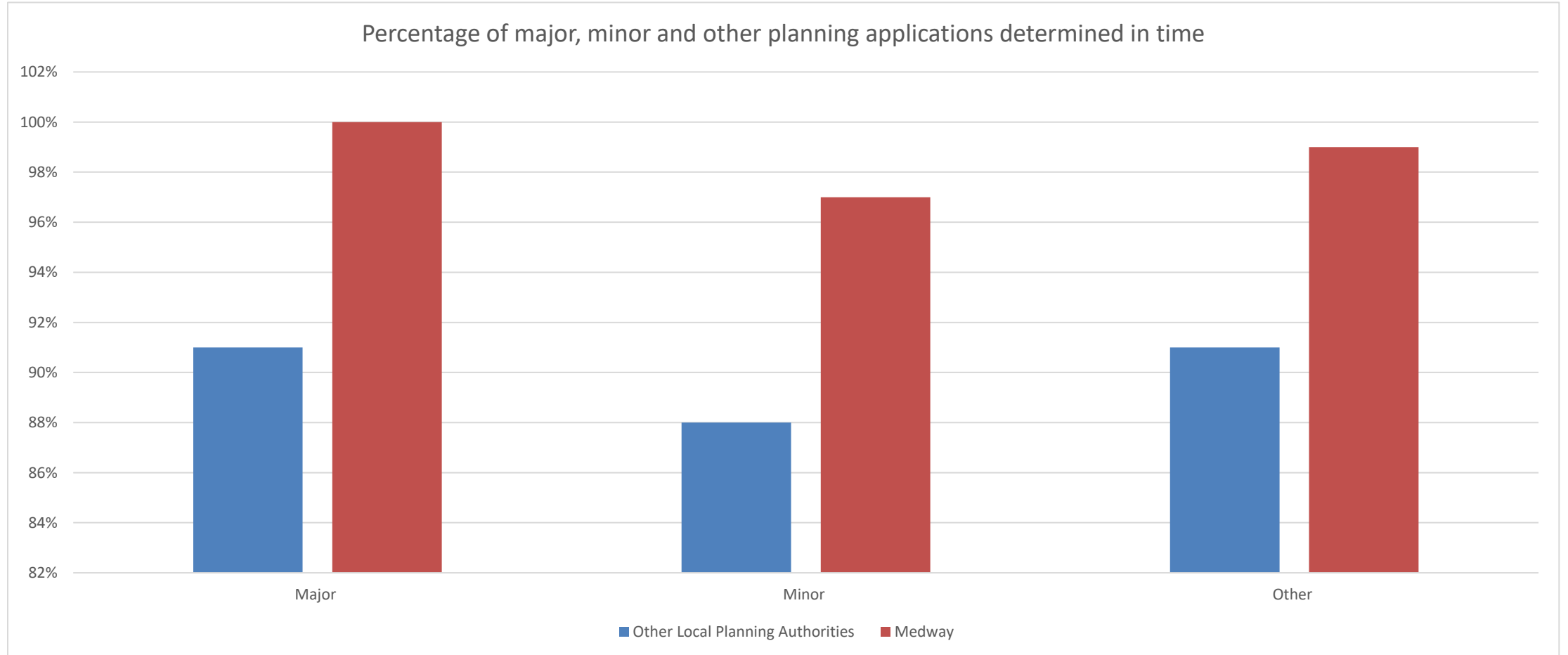
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



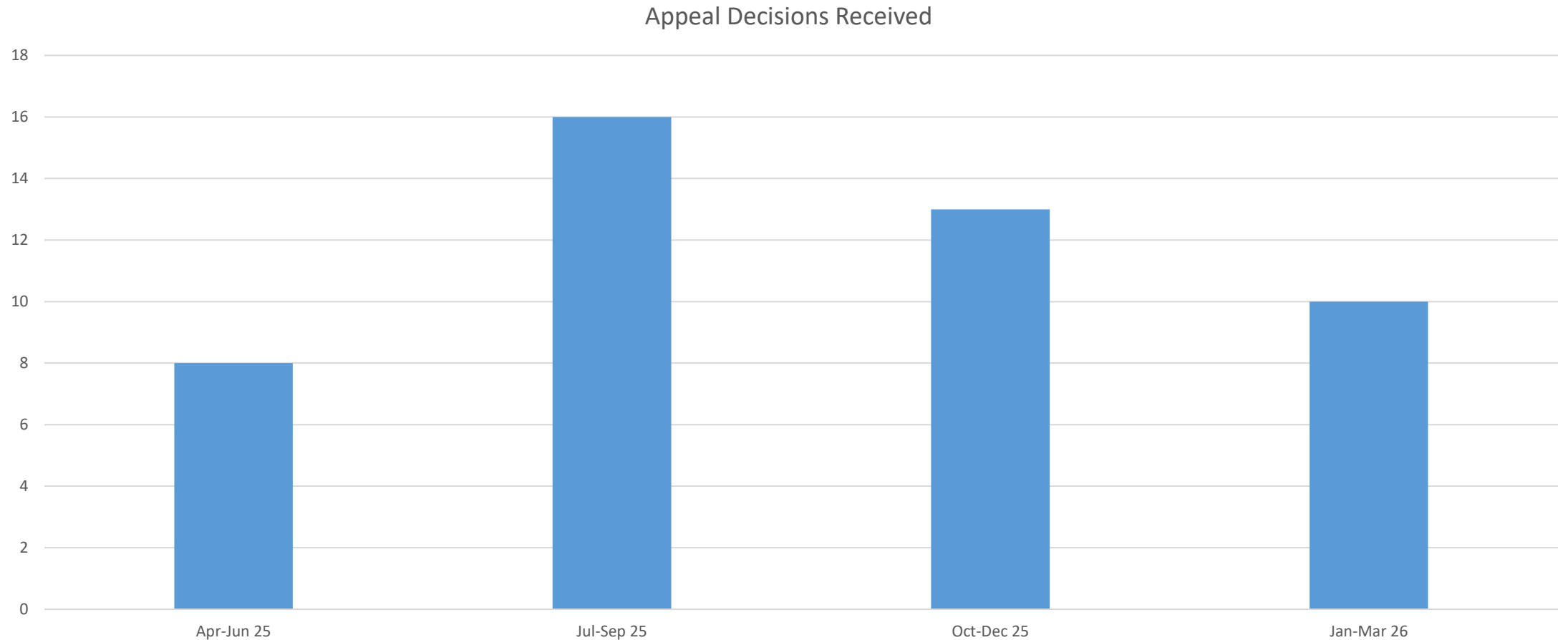
Total planning applications decided in time



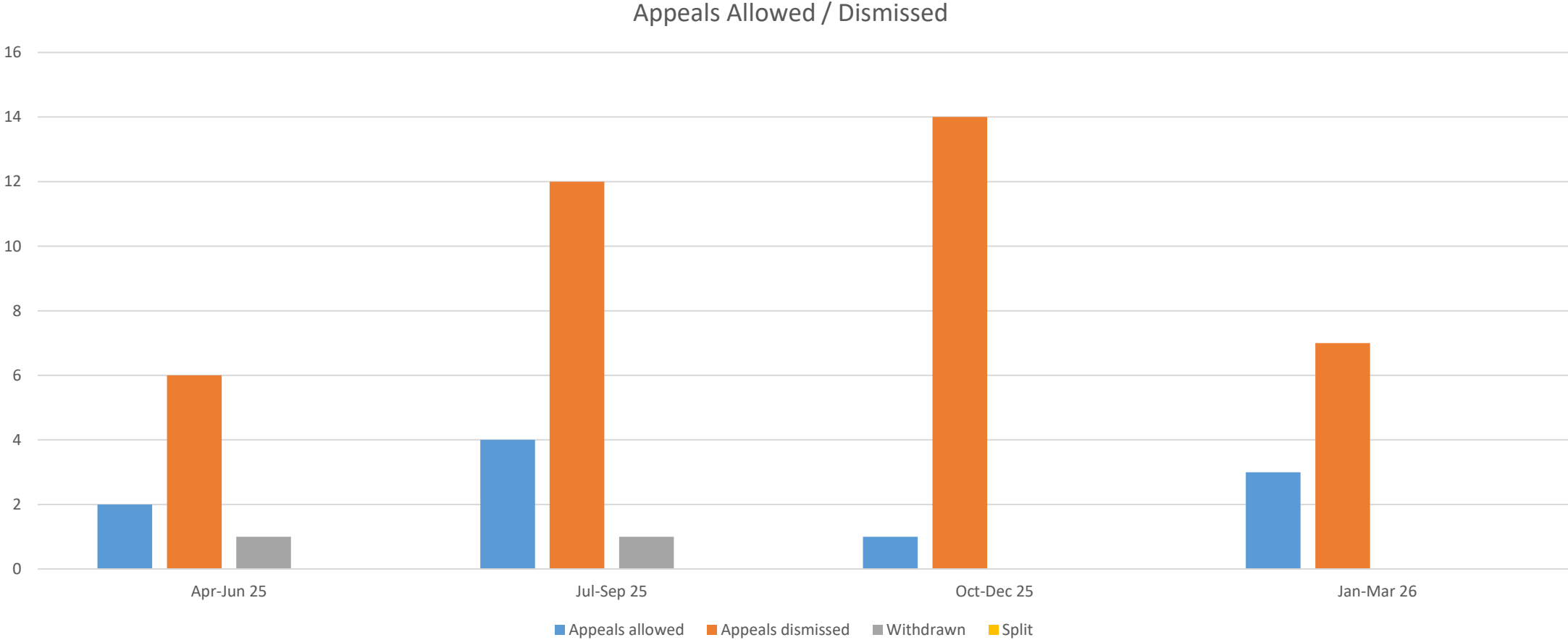
Medway performance compared with other Kent Planning Authorities for the year ending December 2025

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%	20%	33%	80%	92%
Ashford	87%	39%	27%	63%	79%
Canterbury	93%	47%	3%	36%	42%
Dartford	80%	39%	50%	57%	66%
Dover	90%	34%	13%	63%	76%
Folkestone and Hythe	83%	12%	31%	87%	95%
Gravesham	72%	37%	24%	62%	71%
Maidstone	82%	29%	34%	71%	84%
Sevenoaks	87%	34%	18%	63%	72%
Swale	90%	73%	26%	24%	32%
Thanet	89%	43%	11%	50%	62%
Tonbridge and Malling	94%	52%	26%	44%	51%
Tunbridge Wells	94%	26%	41%	74%	84%

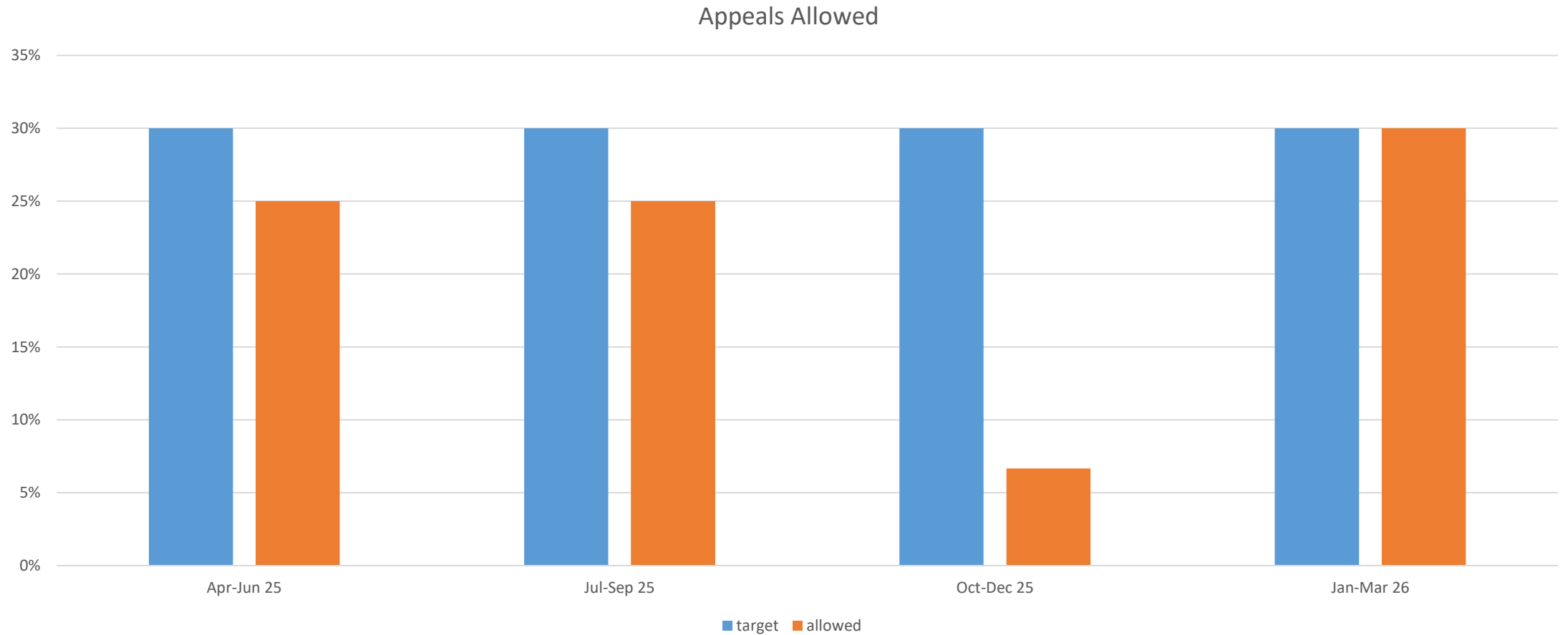
Number of appeal decisions received from April 2025 to March 2026



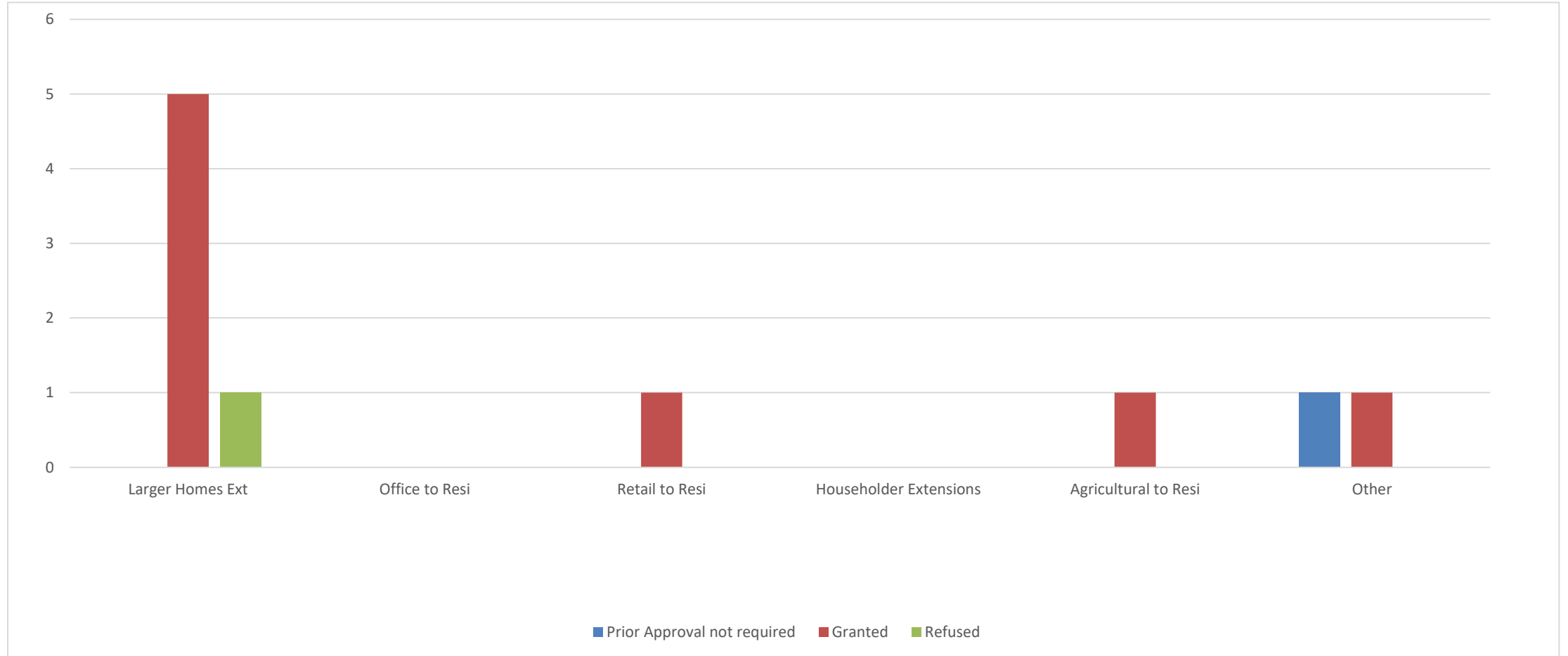
Number of Appeals allowed / dismissed from April 2025 to March 2026



Percentage of appeals allowed against target of 30% from April 2025 to March 2026



Number of prior approvals for permitted developments for the period 1 January to 31 March 2026



Number of units under construction

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

Number of units completed

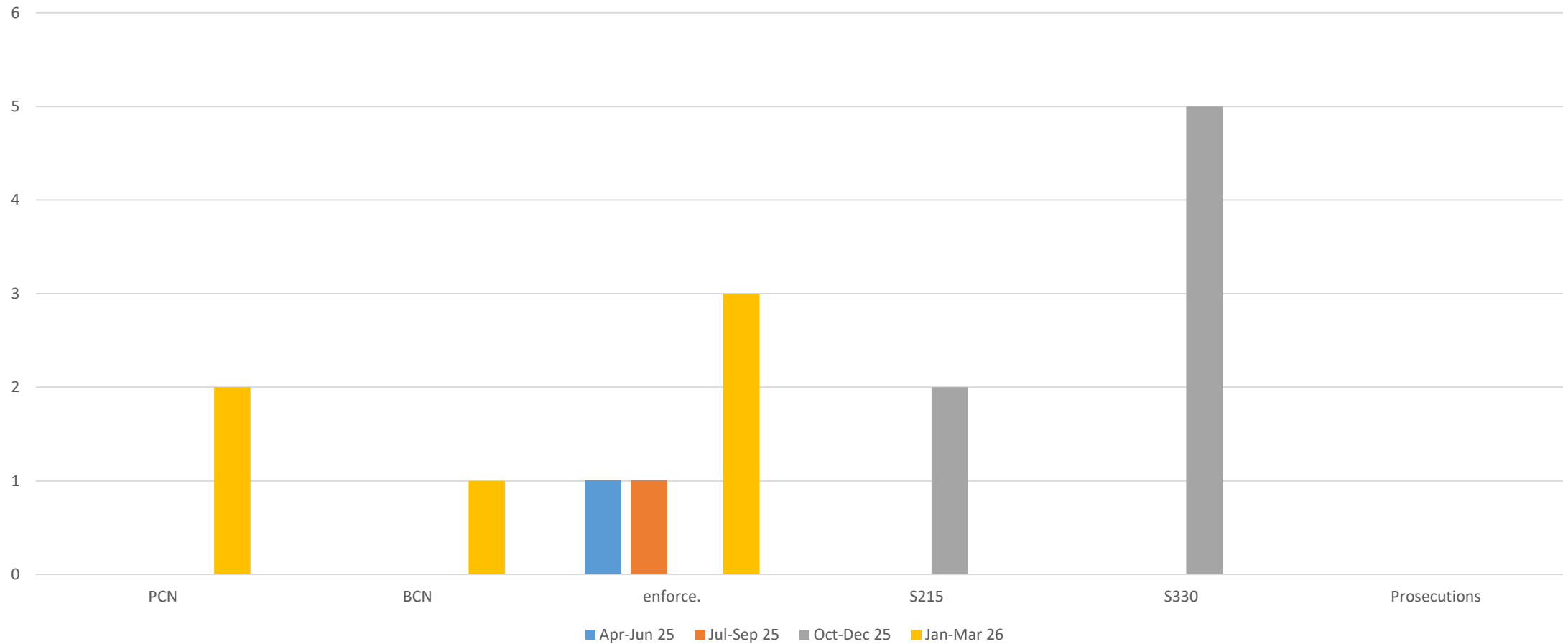
	Year 2020/21	Year 2021/22	Year 2022/23	Year 2023/24	Year 2024/25
Completions	1082	1102	950	1300	634
Requirement	1586	1675	1667	1685	1636
Surplus/Deficit	-504	-573	-717	-358	-1,002

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*

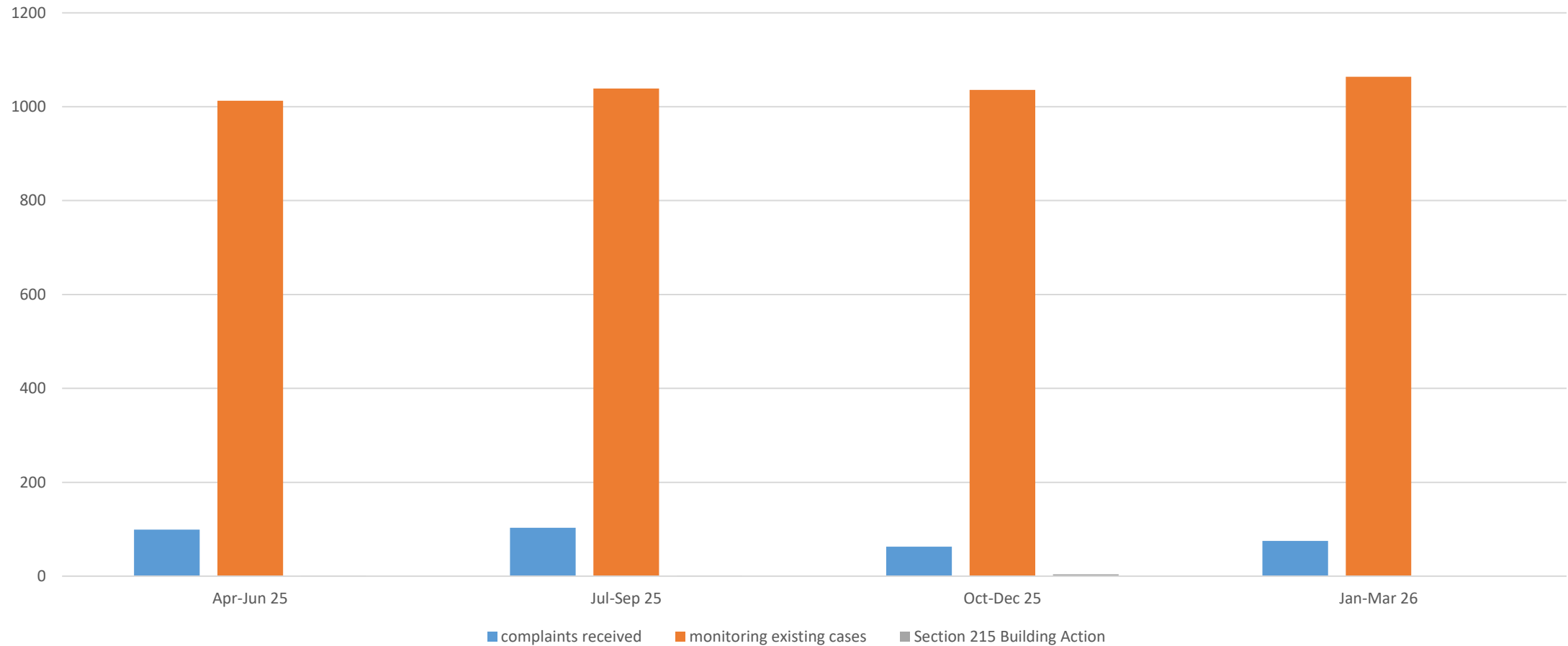
Authority	2020/21	2021/22	2022/23	2023/24	2024/25 Provisional
Ashford	1,144	627	1,001	471	604
Canterbury	319	692	644	660	1,235
Dartford	553	540	738	637	817
Dover	411	625	543	718	633
Gravesham	250	421	419	293	546
Maidstone	1,446	1,627	1,064	1,066	654
Medway	1,087	1,103	960	1,305	647
Sevenoaks	260	267	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

Number of enforcement notices served and prosecutions from 1 April 2025 to 31 March 2026

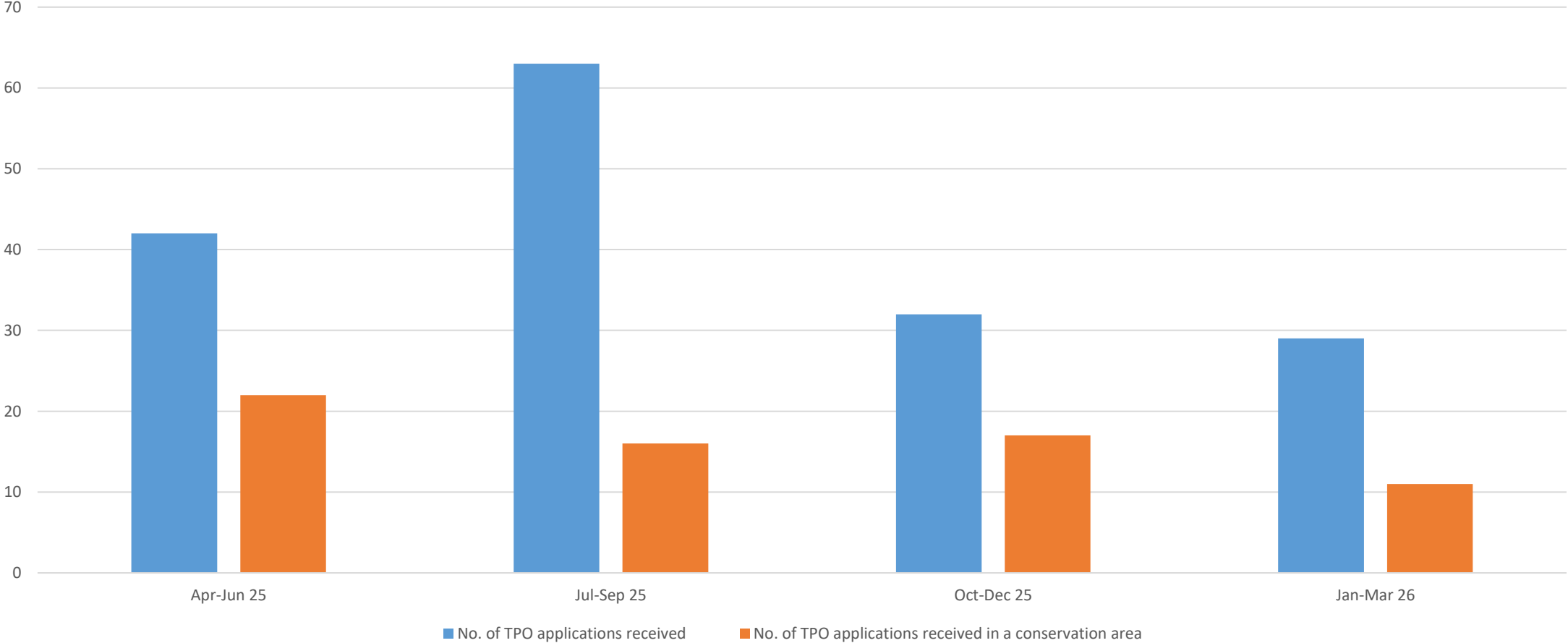


Number of enforcement related complaints and activities from 1 April 2025 to 31 March 2026

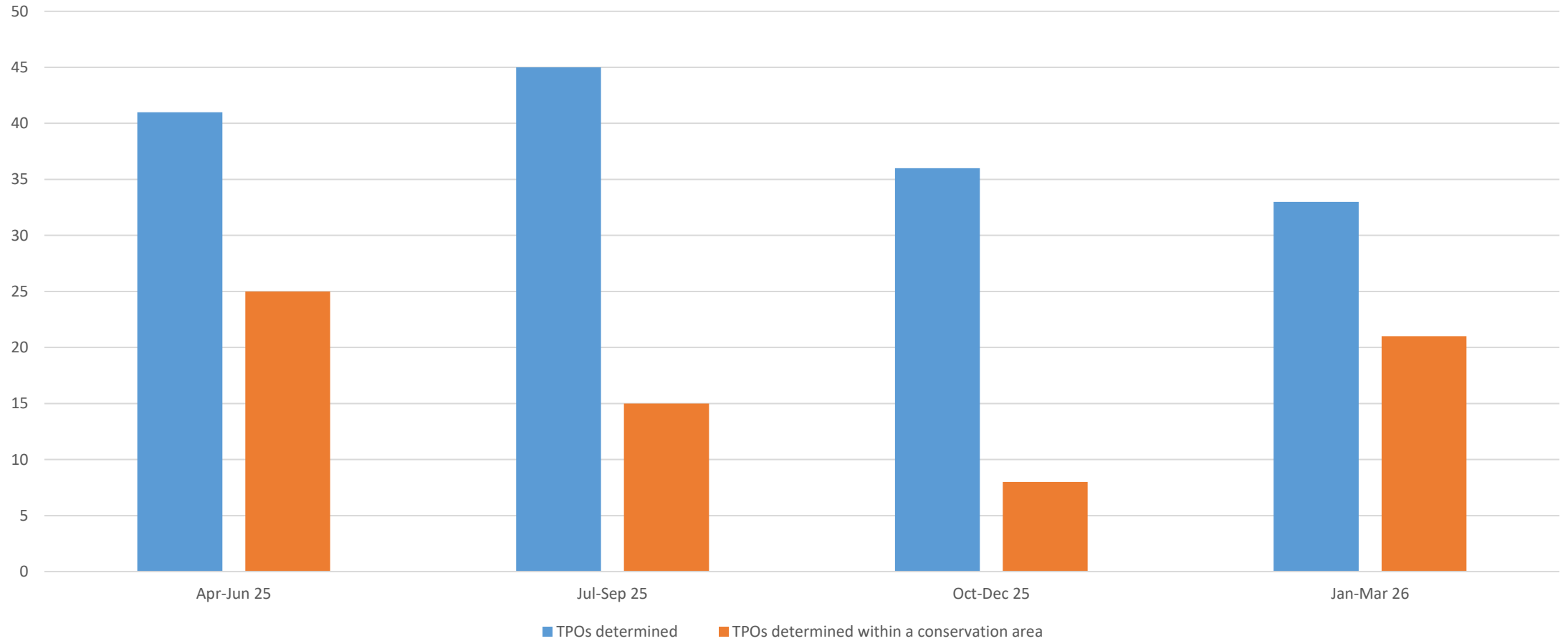
74



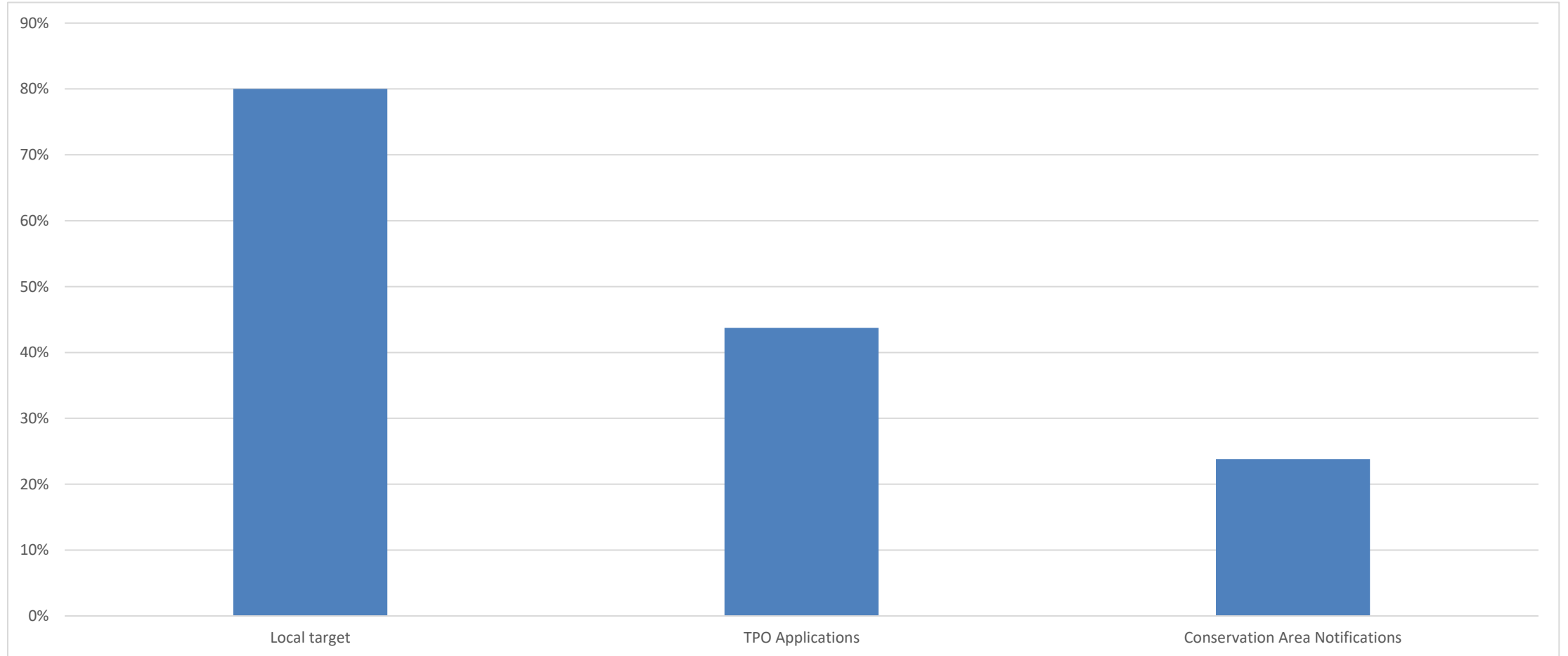
TPO applications received from 1 April 2025 to 31 March 2026



TPO applications determined from 1 April 2025 to 31 March 2026

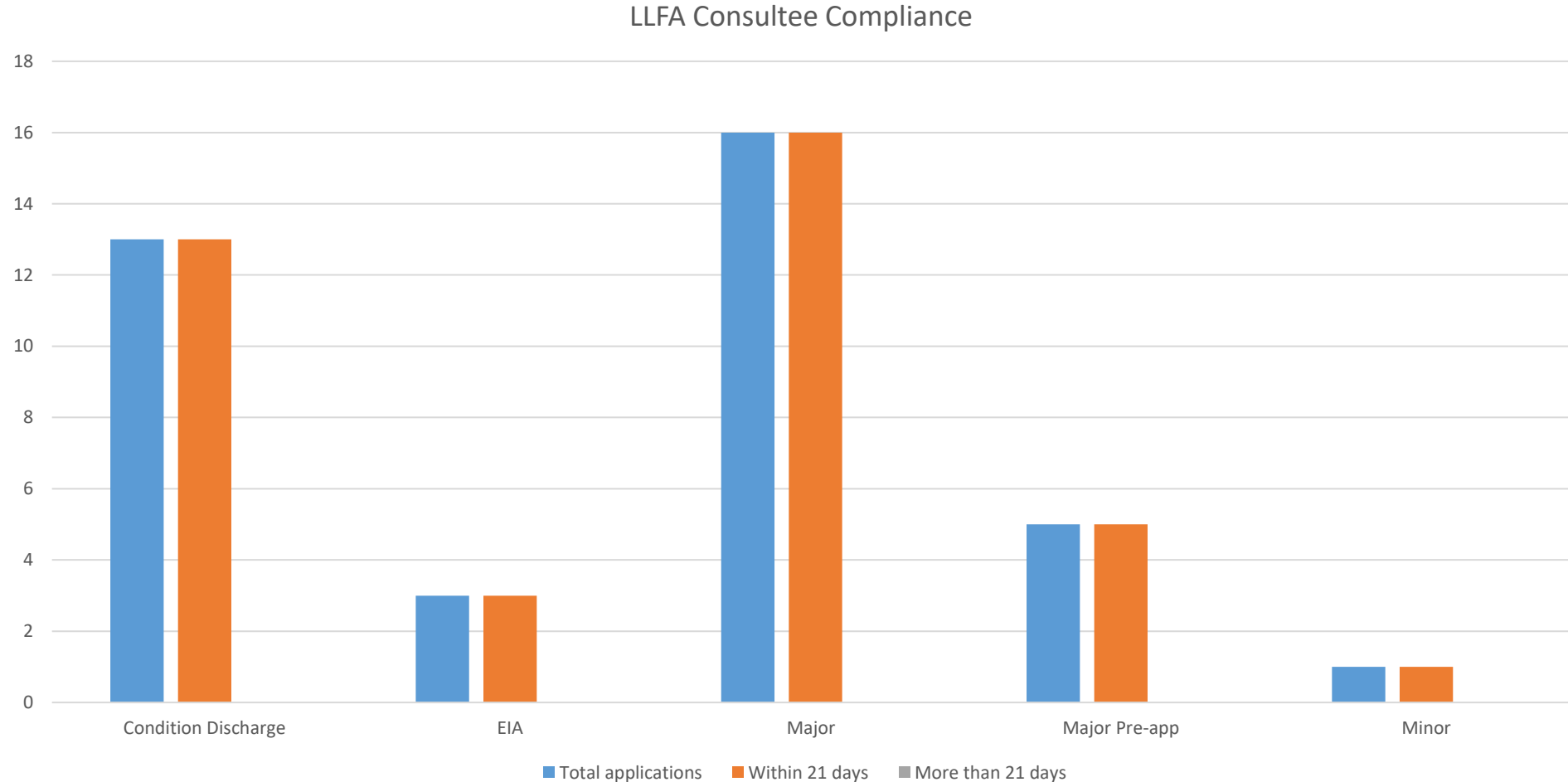


TPO and Conservation Area Notification applications determined within target time from 1 January 2026 to 31 March 2026



Lead Local Flood Authority Consultee Compliance

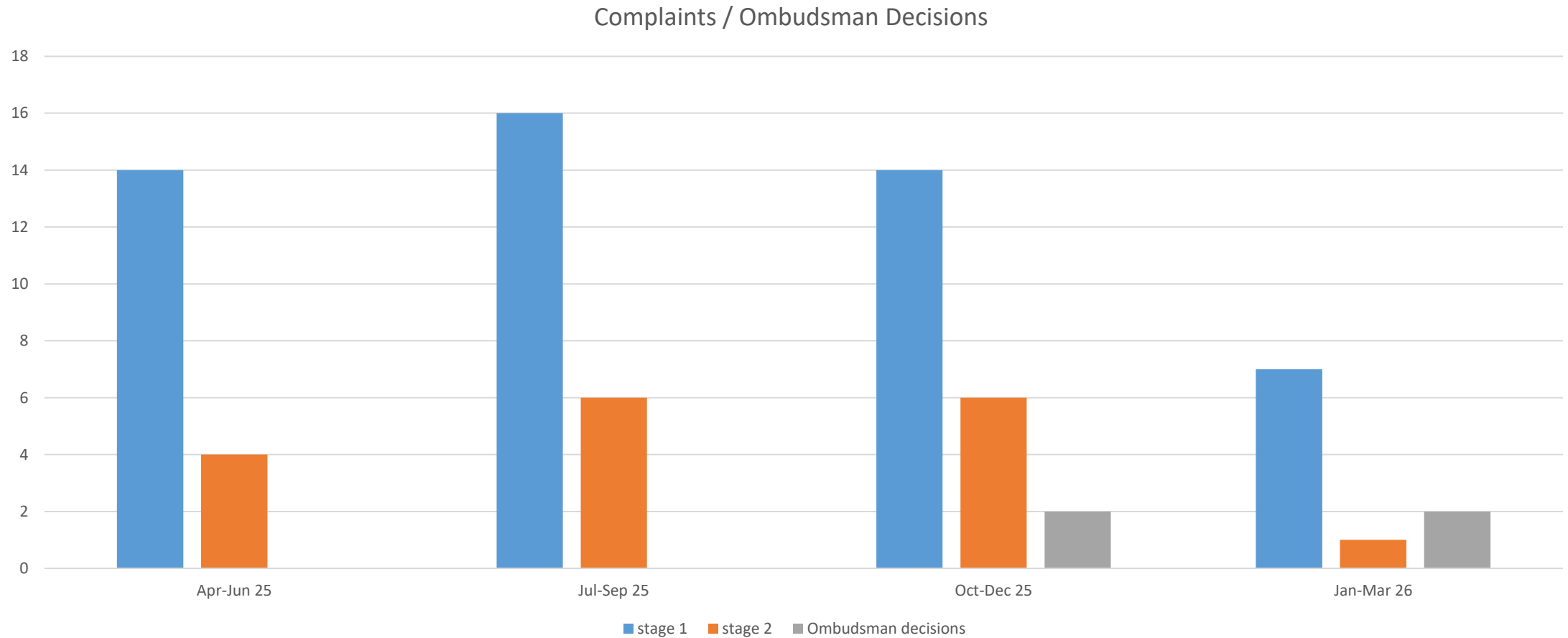
Statutory Consultee compliance results from 1 January 2026 to 31 March 2026



Statutory Consultee compliance results for the year 2025/26

Consultation Type	Number responded to within 21 days	Total	% compliance
Appeal	7	7	100%
Change of Use	5	5	100%
Condition Discharge - Standard	35	35	100%
Condition Discharge - Verification Report	14	14	100%
Condition Discharge - CSWMP	12	12	100%
EIA	7	7	100%
Listed Building App Minor	2	2	100%
Listed Building App Major	1	1	100%
Major	43	43	100%
Major Outline	6	6	100%
Major Pre-app	24	24	100%
Minor	11	11	100%
Reserved Matters	12	12	100%
Variation of Condition	9	9	100%
Total	188	188	100%

Complaints and Compliments



Appeals

MC/25/1566

Ratcliffe House

Ratcliffe Highway

St Mary Hoo

Rochester

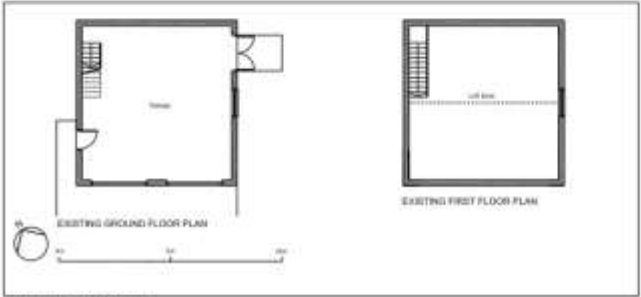
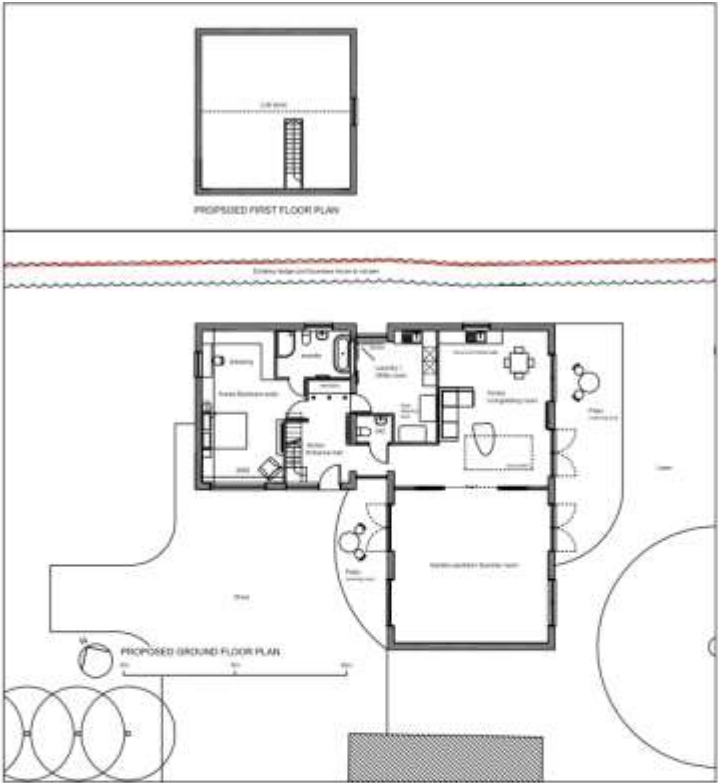
Medway

ME3 8RJ

Officer Site Photos



Existing/Proposed Floor & Proposed Site Plans



25-101-002
 20 May 2024
 20 May 2024
 Extension to and conversion of garage to granny annex and garden summer room
 Floor plans and proposed site plan
 25-101-002
 20 May 2024



25-101-002
 20 May 2024
 20 May 2024
 25-101-002 P2

Existing and Proposed Elevations



ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE.

Project Name: _____
 Project Number: _____
 Client: _____
 Designer: _____
 Date: _____



MC/25/2045

2 Tudor Farm Cottages

Stoke Road

Hoo St Werburgh

Rochester

Medway

ME3 9SF

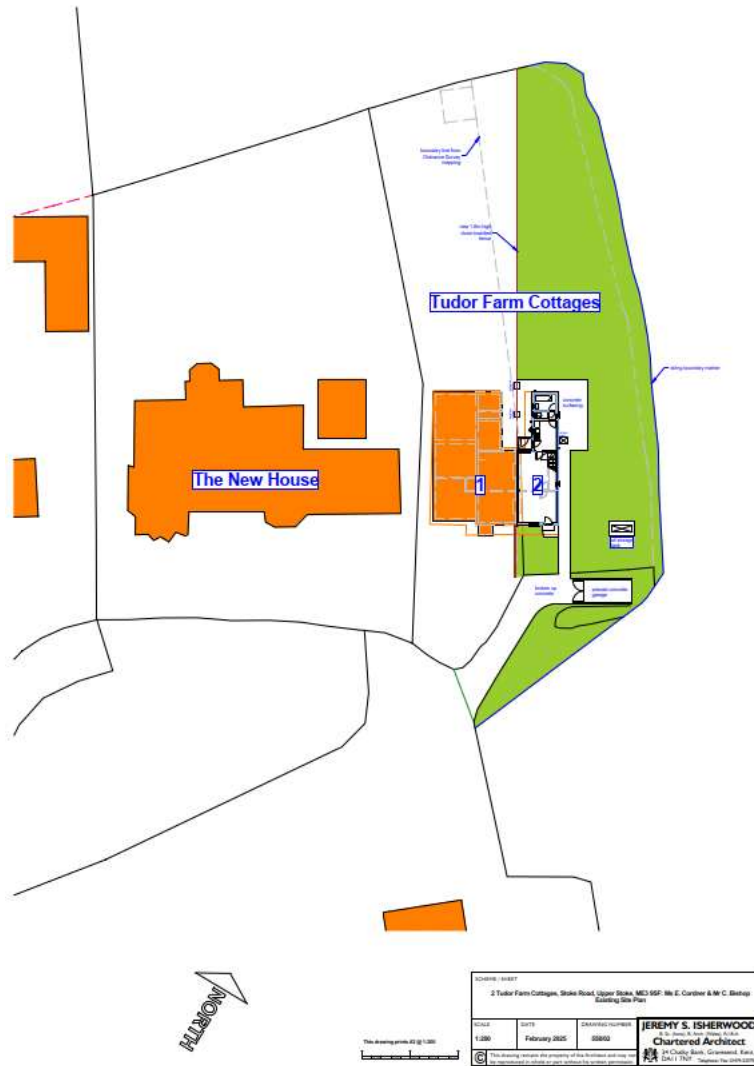
Site Location Plans






T-2 Tudor Farm Cottages Stoke Road Upper Stoke, ME3 9SF - ME3 9SF - ME3 9SF - ME3 9SF			
Scale	Date	Revision	Author
1:1000	February 2024	0001	JERRY S. ISHERWOOD
JERRY S. ISHERWOOD Chartered Architect 10 Church Lane, Rochester, Kent ME1 1JH			JERRY S. ISHERWOOD Chartered Architect 10 Church Lane, Rochester, Kent ME1 1JH

Existing/Proposed Block Plans



Existing Block Plan



Proposed Block Plan

Officer Site Photos



Officer Site Photos

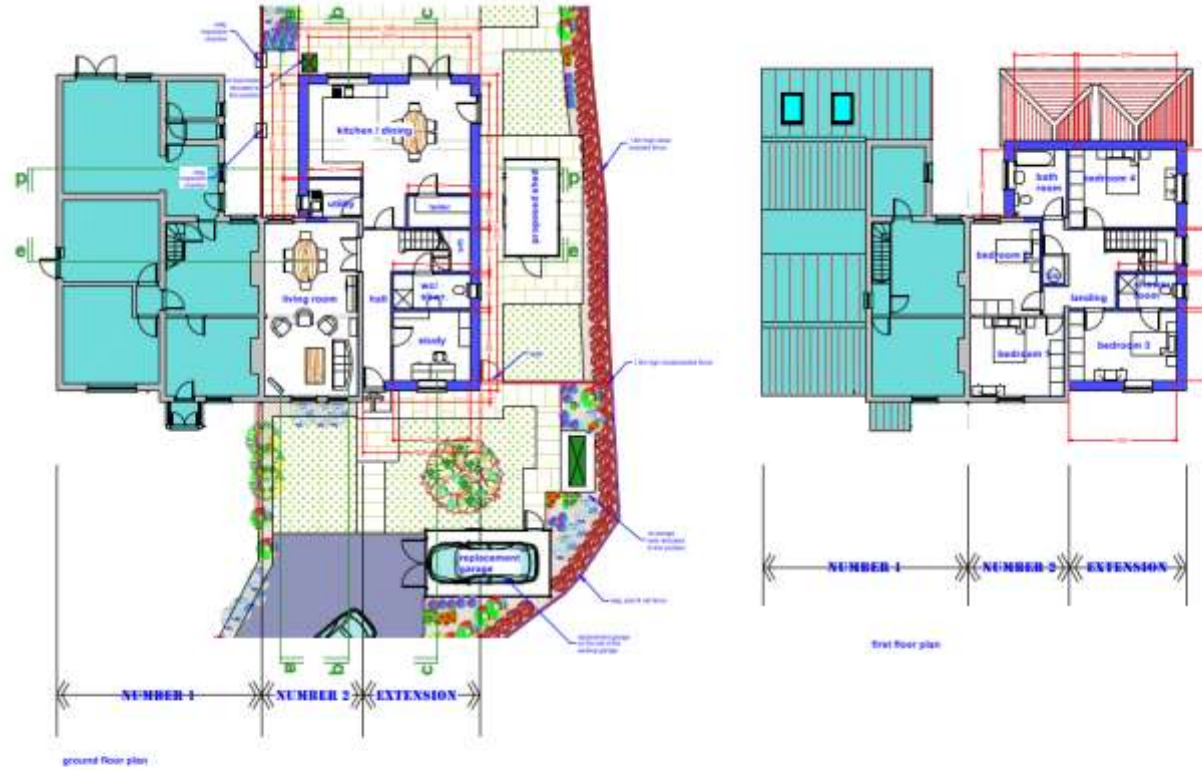


Existing Floor Plans



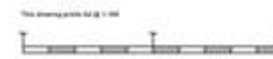
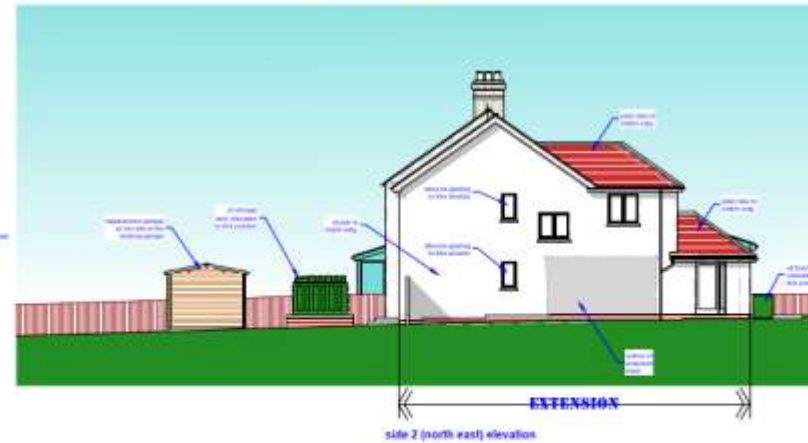
PROJECT NAME			
4 Cedar Grove Cottage, Cedar Grove, Upper Merion, MD 20885, Mr. C. Gordon & Mr. G. Baker, Existing Plans			
NO. 1	DATE	REVISIONS	JEREMY S. ISHERWOOD AIA Registered Architect Chartered Architect 34 Cedar Grove, Upper Merion, PA 610.377.1100
0-100	December 2014	00001	
NOTES: 1. Existing conditions are shown in black lines and text. 2. Proposed conditions are shown in red lines and text. 3. All dimensions are in feet and inches unless otherwise noted.			

Proposed Floor Plans



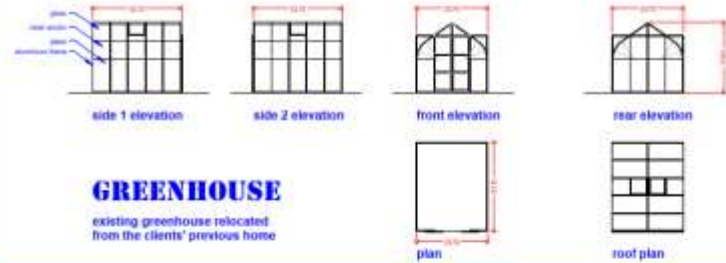
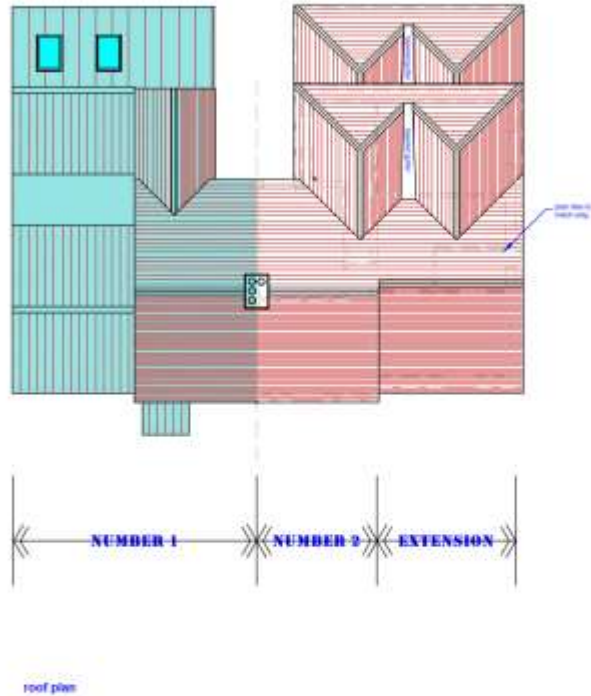
PROJECT NAME			
2 Tudor Farm Cottages, Stone Road, Open Stone, MK2 5DT, UK. Contact: S & W. C. Bishop Proposed Plans			
DATE	DATE	DESIGNED BY	JEREMY S. ISHERWOOD 21, Church Lane, Hemel Hempstead, Herts, SG1 1JF Chartered Architect
01/10	September 2020	0000110	
All drawings remain the property of the architect and shall not be used for any other project without the written consent of the architect.			

Proposed Elevations



01/24/2021			
2 Tudor Farm Cottages, Slade Road, Upper Slade, MK2 5DF, Mr E. Corbett & Mr C. Bishop Proposed Elevations			
SCALE	DATE	DESIGNED BY/PROJECT	JEREMY S. ISHERWOOD R. A. Chartered Architect 24 Chantry South, Gosport, Hants, GU11 1NY
1:100	September 2021	506/PL/20	
<small>This drawing is the property of the Architect and may not be reproduced or used in any way without the written permission of the Architect.</small>			

Proposed Roof & Outbuildings Plan



SCHEME 19/08/21 2 Tudor Farm Cottages, Stoke Road, Upper Stoke, M21 3SF, Mr E. Corbier & M.C. Bishop Proposed Roof Plan Proposed Outbuildings under Permitted Development			
SCALE	DATE	DRAWING NUMBER	JEREMY S. ISHERWOOD Chartered Architect 34 Chalky Bank, Gosport, Hants, GU11 7UT 02352 760012/02352 760013
1:100	September 2021	SSBP, 10	
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ENF/22/0151

382 Canterbury Street
Gillingham
Medway
ME7 5LD

Officer Site Photos



