

Planning Committee – Supplementary agenda No.2

A meeting of the Planning Committee will be held on:

Date: 1 July 2026

Time: 6.30pm* (*please note the actual meeting will start at 7.30pm)

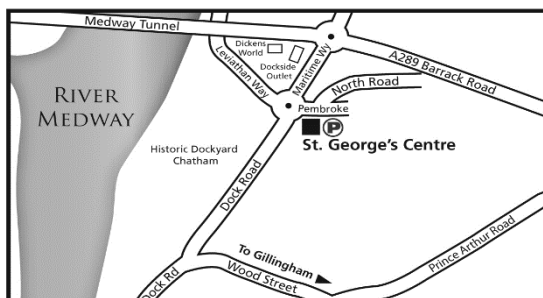
Venue: St George's Centre, Pembroke, Chatham Maritime, Chatham
ME4 4UH

Items

- 13 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 4)**

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

Date: 1 July 2026



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Medway Council
Planning Committee – 1 July 2026
Supplementary Agenda Advice Sheet

Page 40 – Planning Application MC/26/0889 7 Camden Road, Gillingham, Medway, ME7 1QS

Recommendations

Inclusion of additional condition 9 as follows:

- 9 *Prior to the commencement of the use, the existing shower located off the ground floor communal room shall be removed and converted to contain a toilet and sink only as shown on plan no. K1344-PL-106 Rev C and maintained thereafter.*

Reason: To regulate and control the number of occupants of the property in the interests of the amenities of neighbouring properties and of occupants of the site itself which has limited communal facilities, in accordance with Policy BNE2 of the Medway Local Plan 2003.

Page 68 – Planning application MC/25/2538 Land to the south of Moor Street and east of Meresborough Road, Rainham

Representation

The following table of issues has been submitted by the applicant for consideration.

Asset/ Topic	Applicant's Position	Council's Position
Conservation Area	Less than substantial harm at the <u>low end</u> of the scale	Less than substantial harm at the <u>mid to high end</u> of the scale (Substantial/Significant weight)
Westmoor Farmhouse Listed Building	Less than substantial harm at the <u>lowest</u> level	Less than substantial harm at the <u>mid to low end</u> of the scale (Substantial/Significant weight)
Westmoor Cottage Listed Building	Less than substantial harm at <u>de minimis</u> level	Less than substantial harm at the <u>mid to low end</u> of the scale (Substantial/Significant weight)
Moor Street Cottages Listed Building	No harm	Low level of less than substantial harm (Substantial/Significant weight)
Pooh House Listed Building	No harm	Low level of less than substantial harm (Substantial/Significant weight)
Moor Street House Listed Building	No harm	Low level of less than substantial harm (Substantial/Significant weight)

The Cows Listed Building	No harm	Low level of less than substantial harm (Substantial/Significant weight)
Spatial Strategy	The Council's spatial strategy includes the release of large areas of edge of settlement green field land. The existing spatial strategy had a time horizon until 2006 and is, therefore, significantly out of date and should only attract <u>limited weight</u> in the planning balance	Conflict with spatial strategy of the existing and emerging Local Plans (<u>significant weight</u>)
Landscape/ Visual Impact	Whilst development would extend the settlement edge locally, the proposed landscape framework would continue to maintain a meaningful degree of separation between Rainham and Moor Street and <u>would not materially undermine</u> the wider landscape function of the Mierscourt / Meresborough ALLI as a landscape buffer between settlements	Unacceptable landscape and visual impacts as development would have a permanent effect on the character, amenity and functioning of the countryside and a negative impact on the distinctive settlement identity, particularly between the hamlet of Moor Street and the urban area of Rainham (<u>substantial weight</u>)
ALLI	As set out in Paragraphs 6.2.5–6.2.10 of the LVIA, the Site is not considered to be strongly representative of the most intact or higher-value parts of the Mierscourt / Meresborough ALLI. Development would not compromise the ability of the wider ALLI to provide an attractive setting to the urban area, function as a green buffer, support recreation or contribute to ecological connectivity and, therefore, should be given <u>limited weight</u>	Development contrary to two of the purposes of the designation as an Area of Local Landscape Importance (<u>significant weight</u>)
BMV Land	Whilst it is a loss of BMV Land, in the context of the benefits, including addressing the substantial and dire need for housing in Medway within a sustainable location, the benefits of the development are considered to substantially and demonstrably outweigh the loss of this BMV land and, therefore, should be given <u>limited to no weight</u>	Loss of Grade 1 BMV Land limited/moderate weight