

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 29 July 2026

Time: 6.30pm

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

Items

15 Additional Information - Presentation

**(Pages
3 - 150)**

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

Date: 30 July 2026

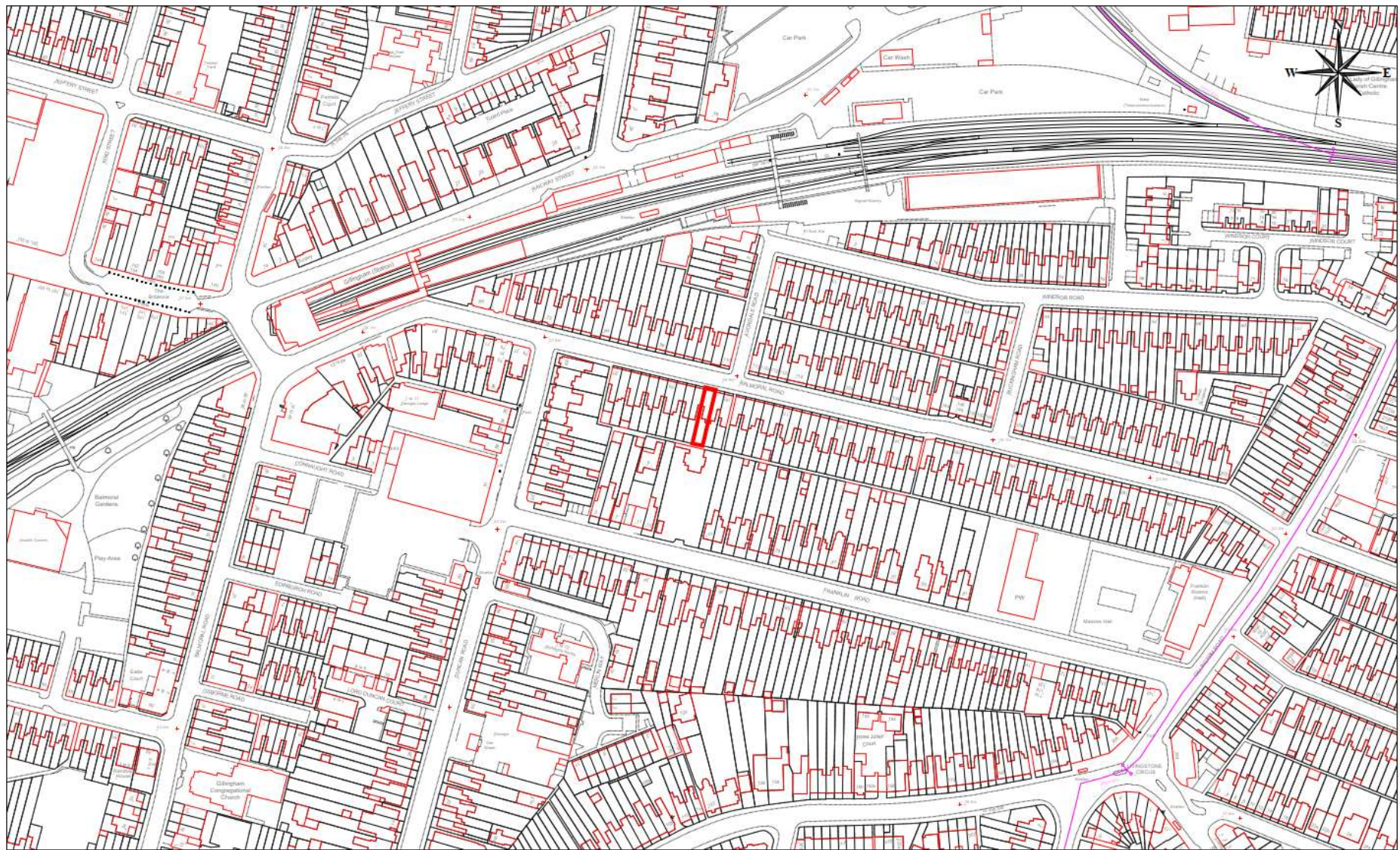
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Planning Committee

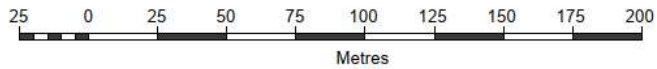
29th July 2026

MC/26/0549

101 Balmoral Road, Gillingham, ME7 4QG



MC/26/0549 - 101 Balmoral Road, Gillingham, ME7 4QG



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Scale: 1:2500 16/06/26

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Site Location



Site Location Plan

1 : 1250



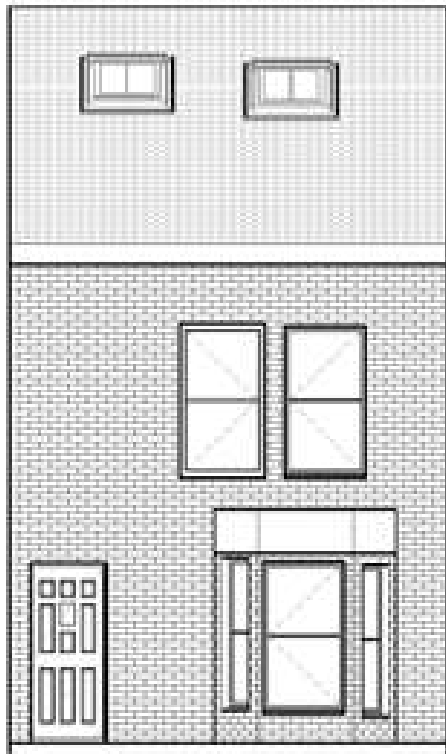
Site Photos



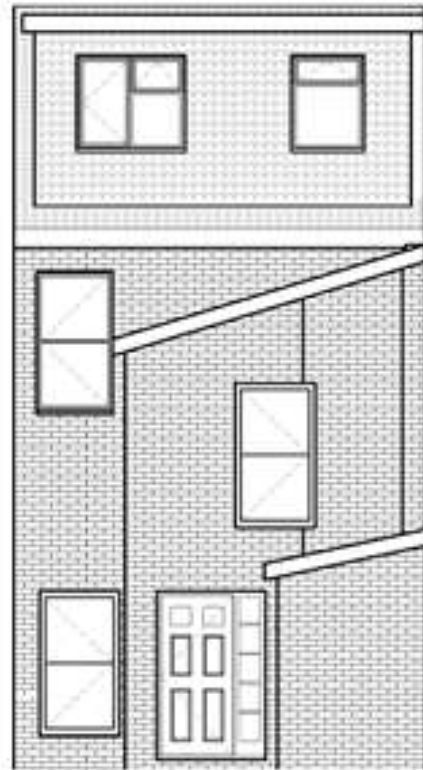
Site Photos



Elevations



Existing and Proposed Front Elevation
1 : 50

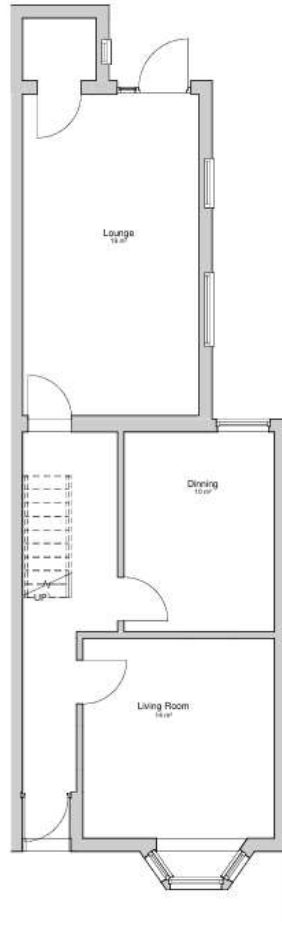


Existing and Proposed Rear Elevation
1 : 50

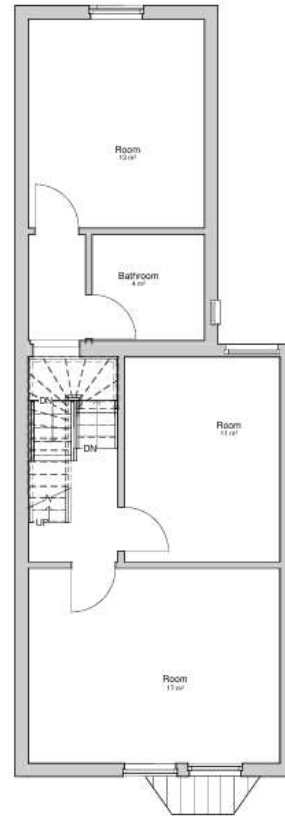


Section A-A Existing and Proposed
1 : 50

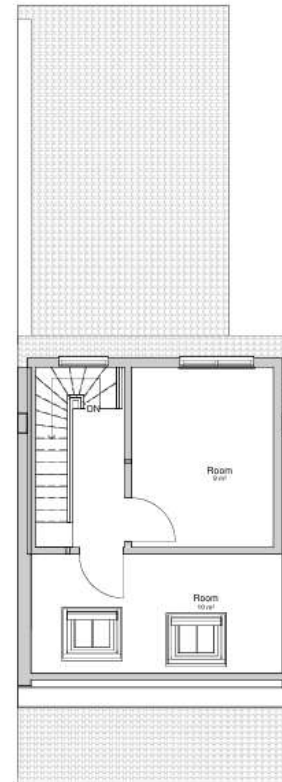
Existing Floor Plans



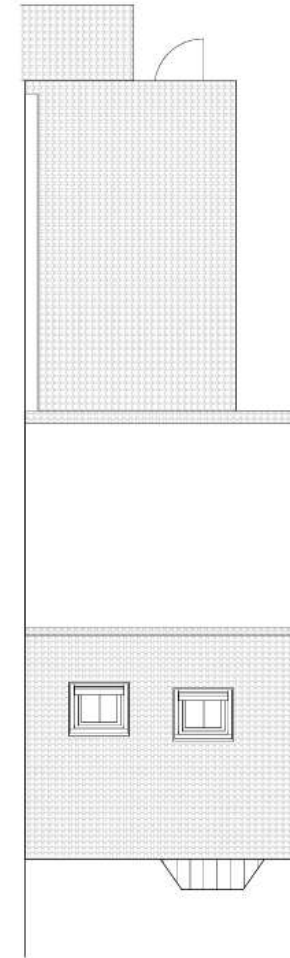
Existing Ground Floor
1 : 50



Existing First Floor
1 : 50

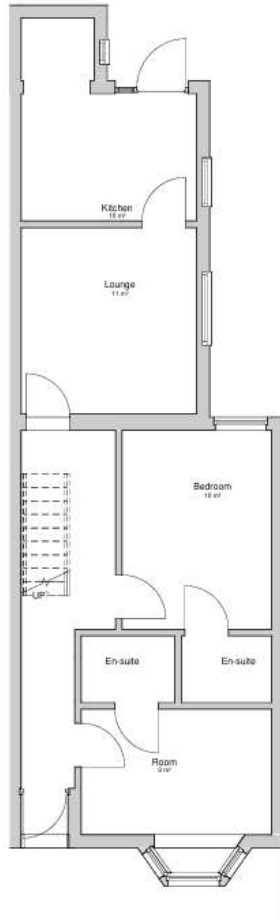


Existing Loft Floor
1 : 50

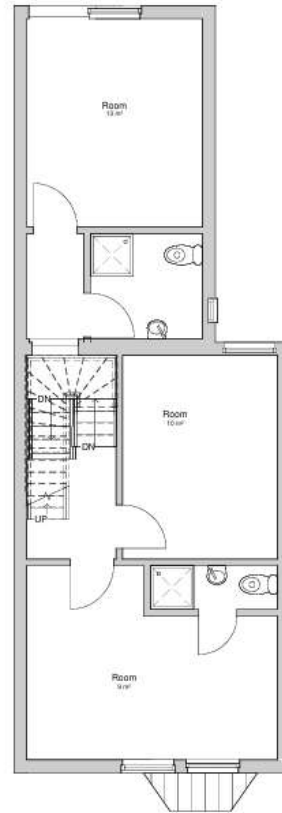


Existing Roof Plan
1 : 50

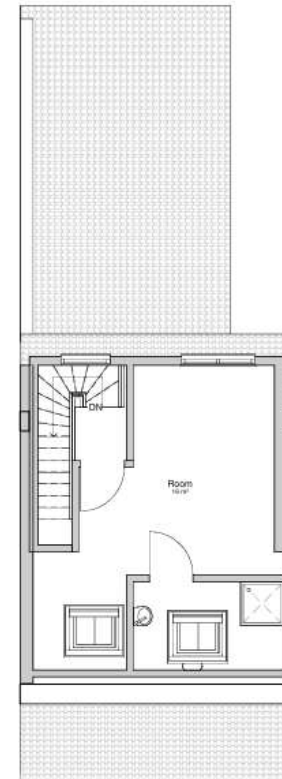
Proposed Floor Plans



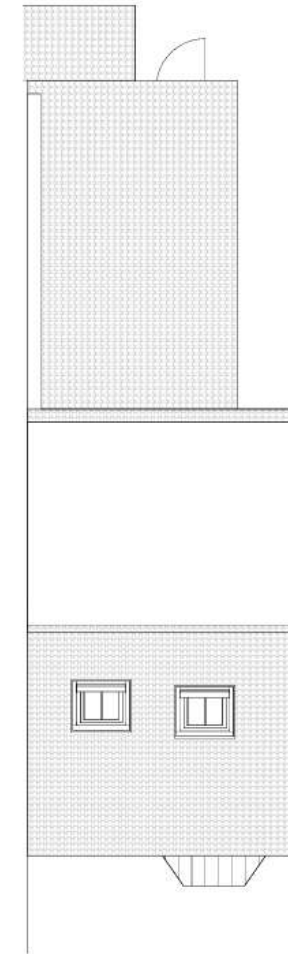
Proposed Ground Floor
1 : 50



Proposed First Floor
1 : 50



Proposed Loft Floor
1 : 50



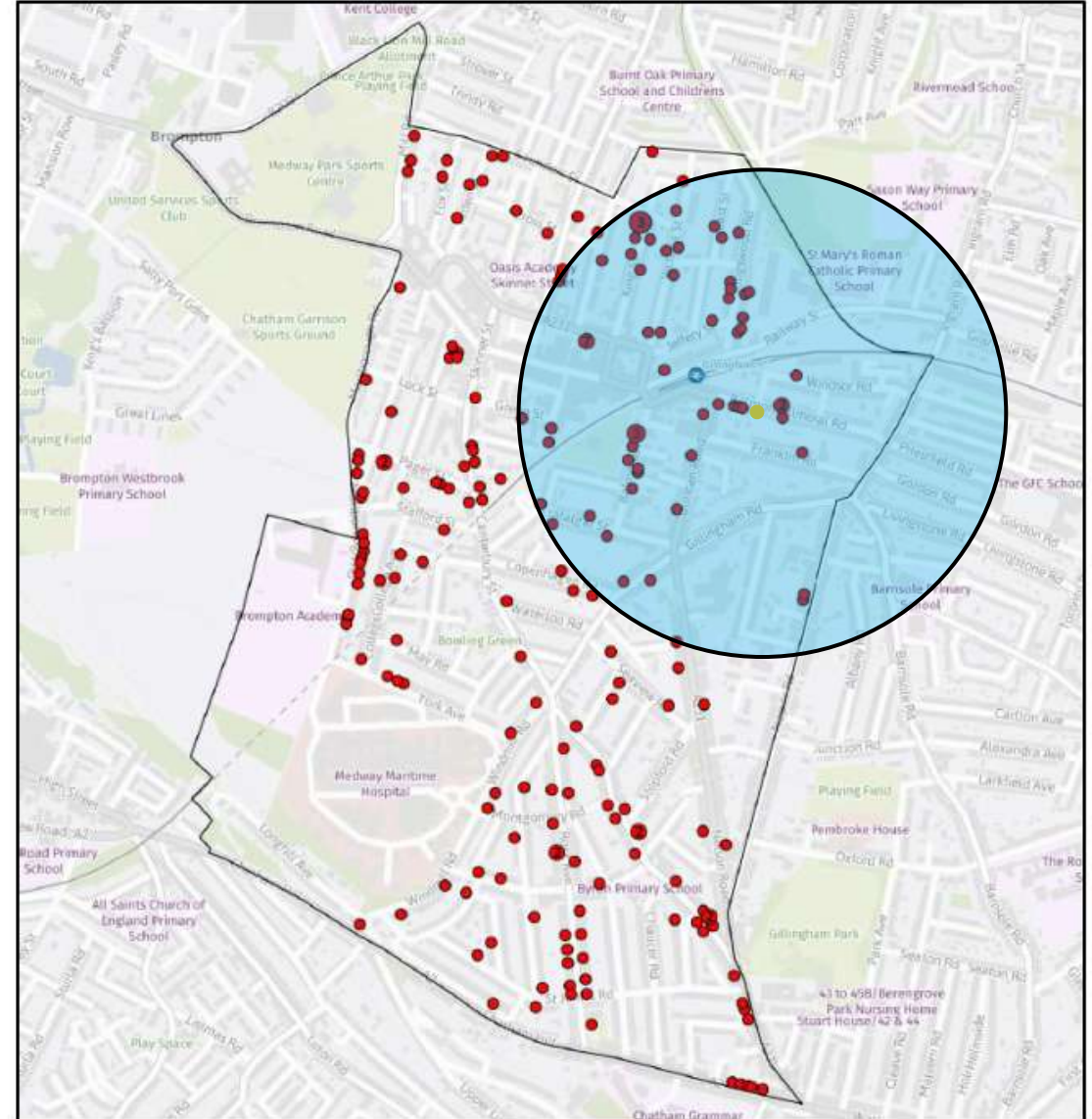
Proposed Roof Plan
1 : 50

HMO Density

● - Application Property

● - HMO

○ - 500m Radius



Land Use Survey



HMO



Subdivided Flat



Application Site



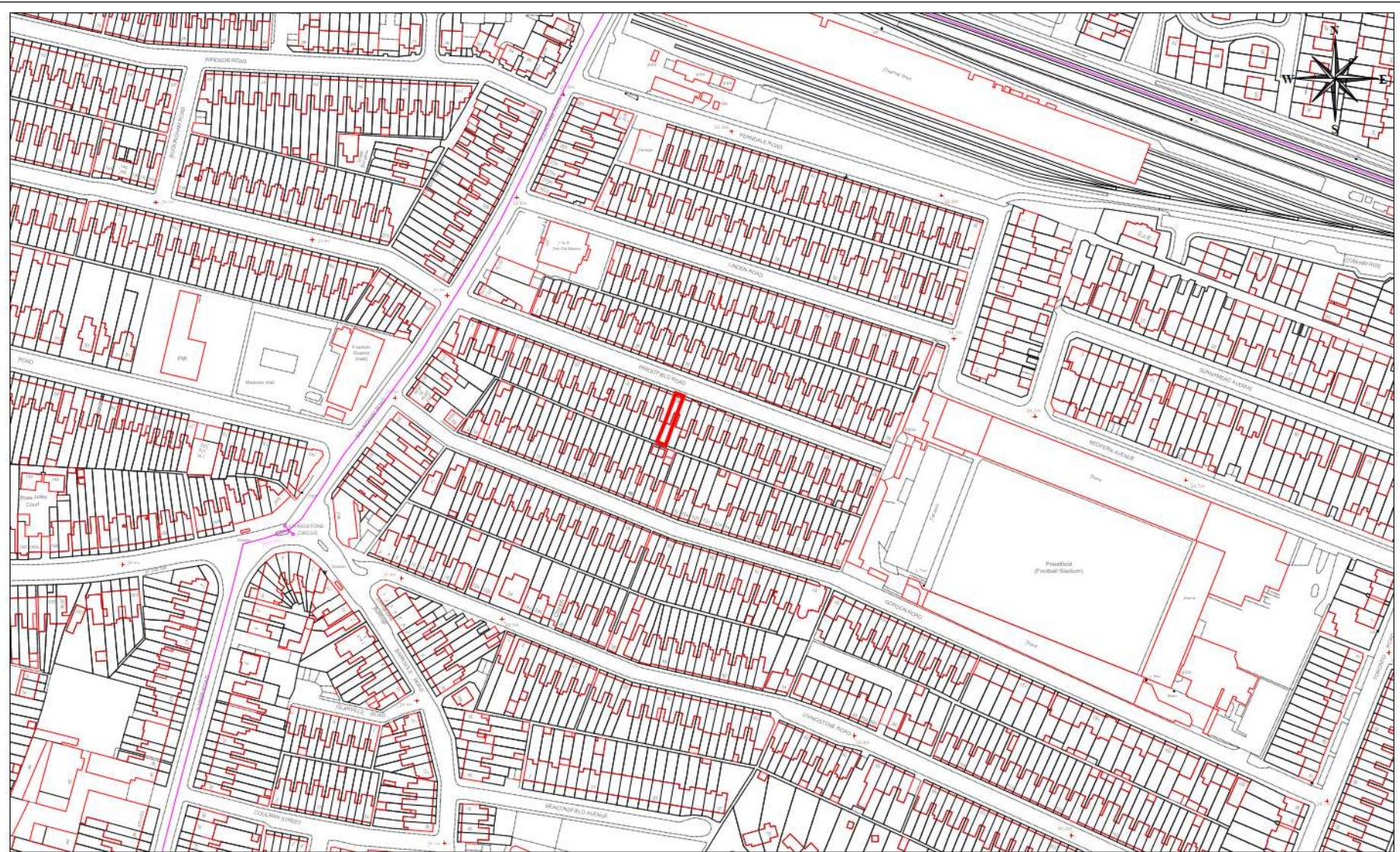
Survey Area

13

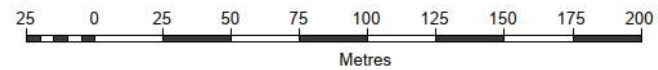


MC/26/0767

49 Priestfield Road, Gillingham, ME7 4RE



MC/26/0767 - 49 Priestfield Road, Gillingham, ME7 4RE



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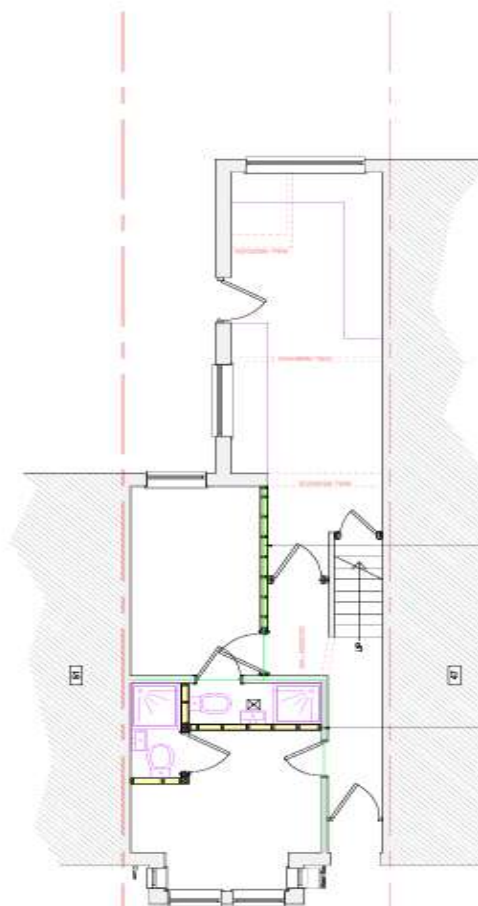
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Site Location

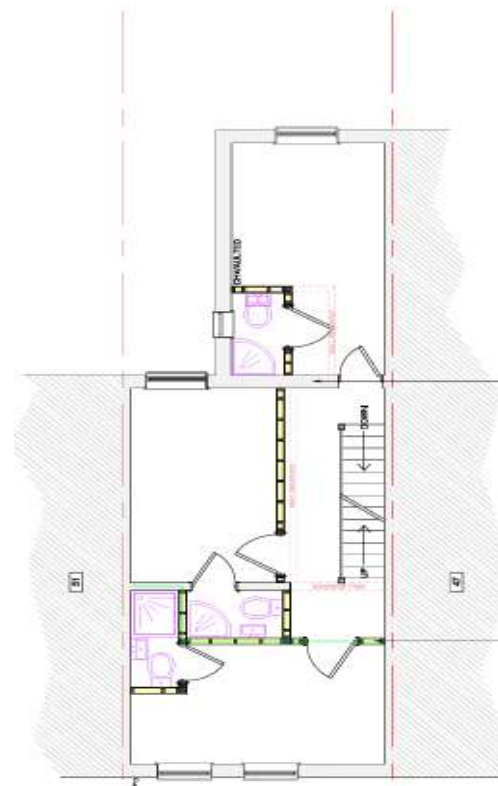
16



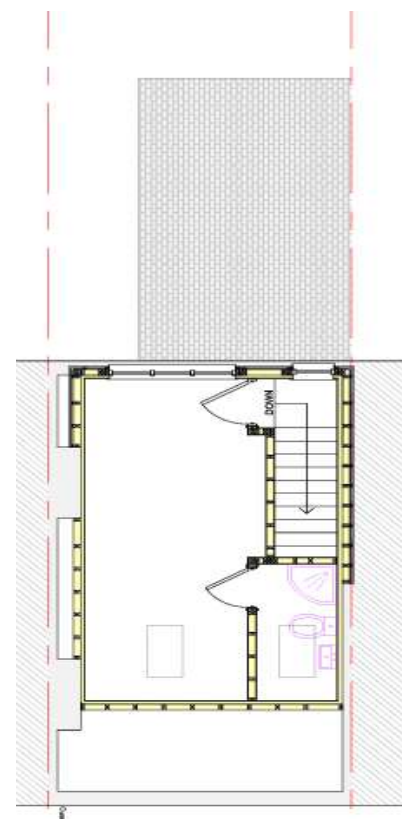
Existing Floor Plans



Existing Ground Floor @ 1.50



Existing First Floor @ 1.50



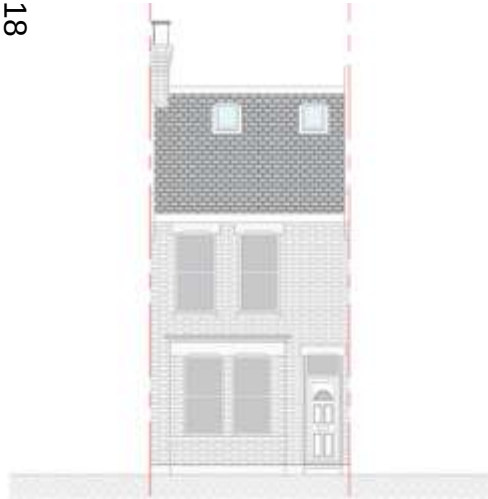
Existing Second Floor @ 1.50

50mm x 100mm C24 Timber stud wall
100mm rockwool insulation
2 x layers 12.5mm SoundBoard plasterboard
100mm x 100mm C24 self plan

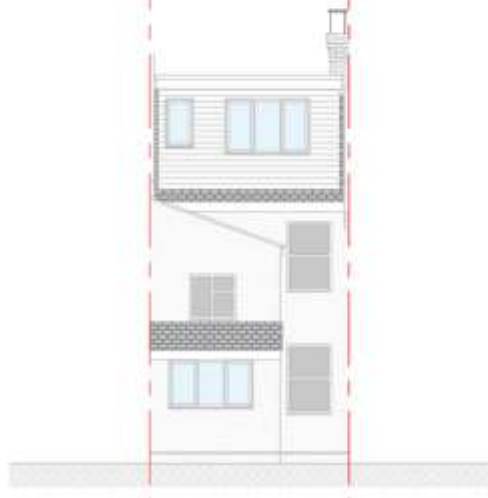
12.5mm SoundBoard plasterboard
flooring
timber joists
Rockwool insulation
12.5mm SoundBoard plasterboard

Existing Elevations

18



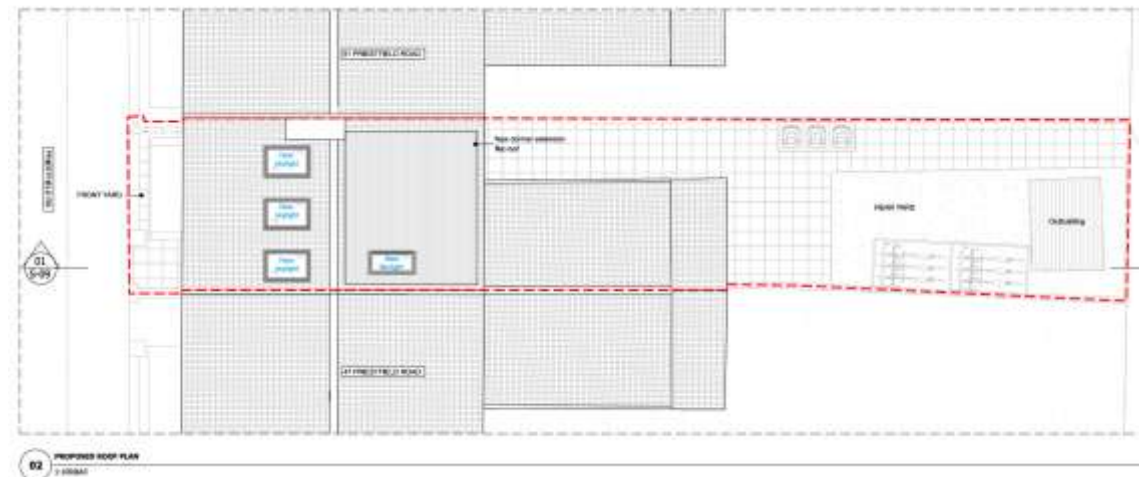
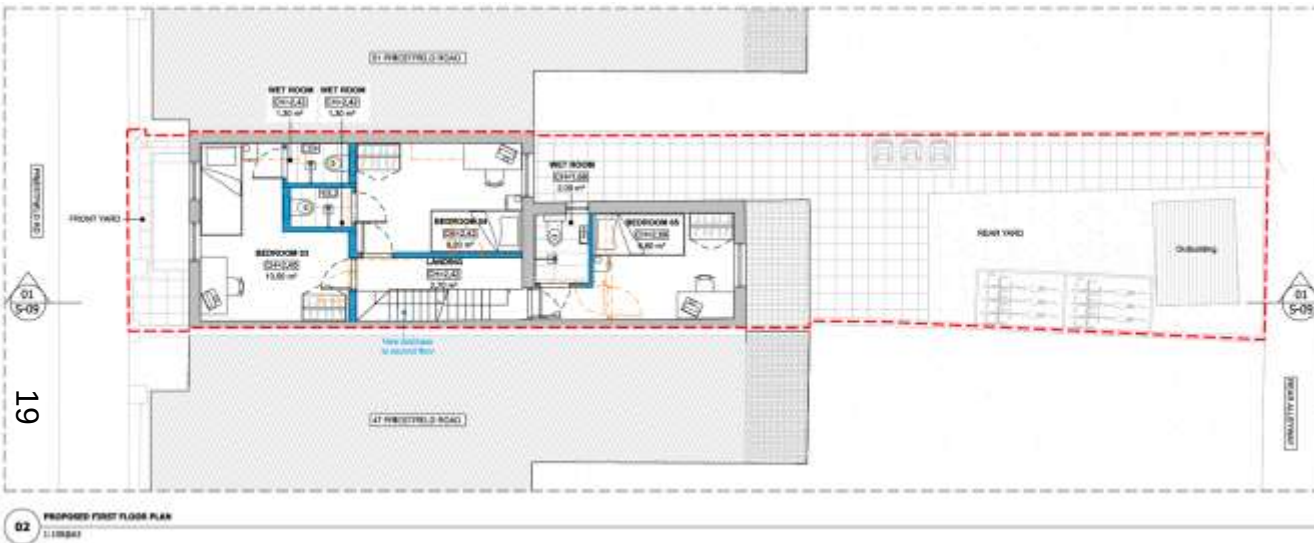
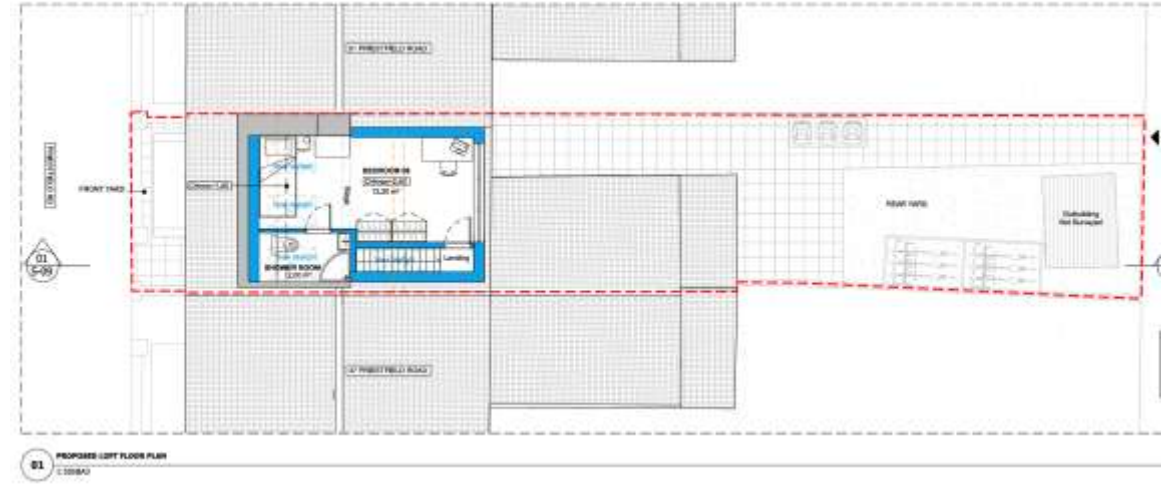
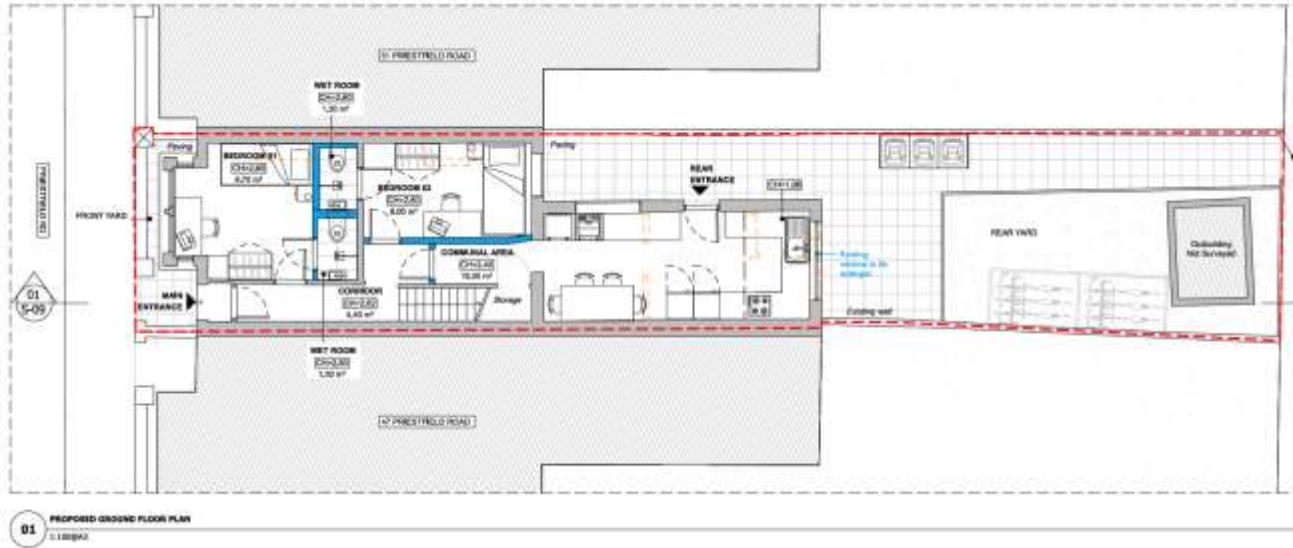
Existing North Elevation @ 1:50



Existing East Elevation @ 1:50



Proposed Floor Plans



Proposed Section and Elevations

20



01 PROPOSED FRONT ELEVATION
1:100(A3)



02 PROPOSED REAR ELEVATION
1:100(A3)



03 PROPOSED SECTION
1:100(A3)



04 PROPOSED SECTION
1:100(A3)

Streetscene and Property



Photos provided by agent

22
Room 1



Room 2



Photos provided by agent

Kitchen



Room 4



Room 5



Room 3



Photos provided by agent

24

First floor landing



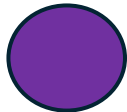
Room 6 - Dorma



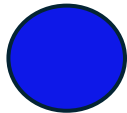
Land Use Map



Registered HMO's



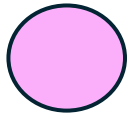
Flats/Converted to flat(s)



Registered C2 care home



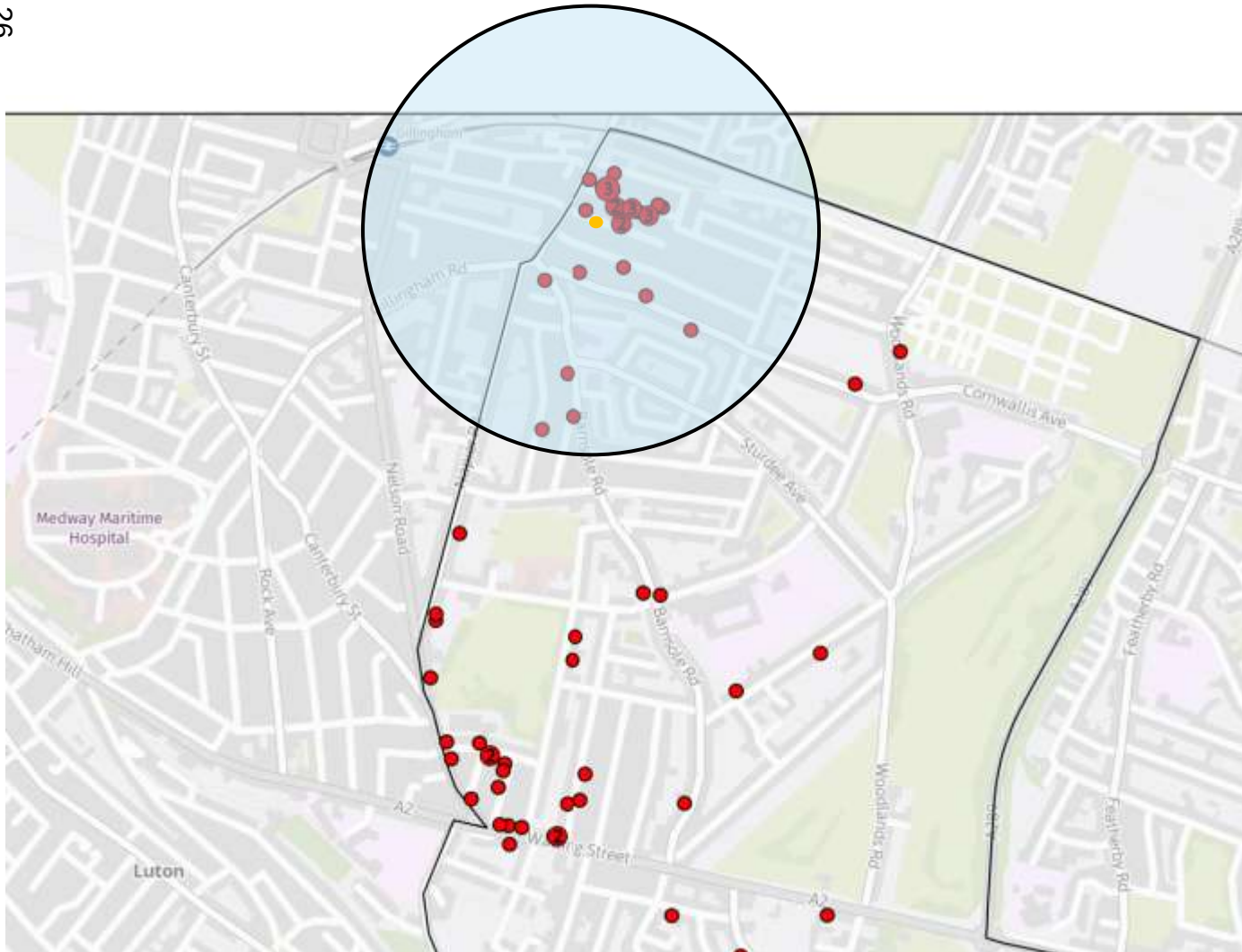
Vehicle Repairs



Hair and Beauty

HMO Density

26



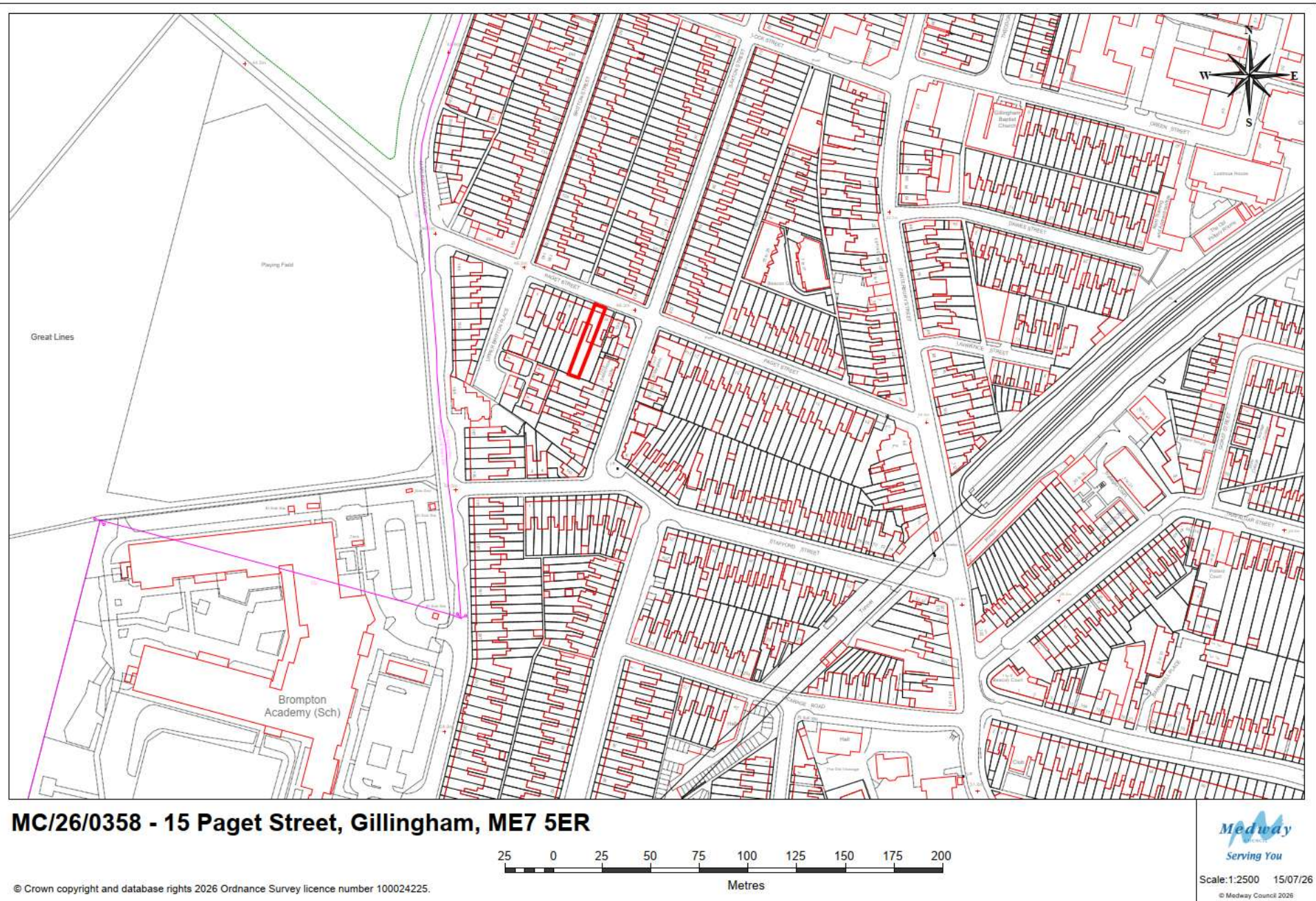
● - Application Property

● - HMO

○ - 500m Radius

MC/26/0358

15 Paget Street, Gillingham, ME7 5ER



Site Location



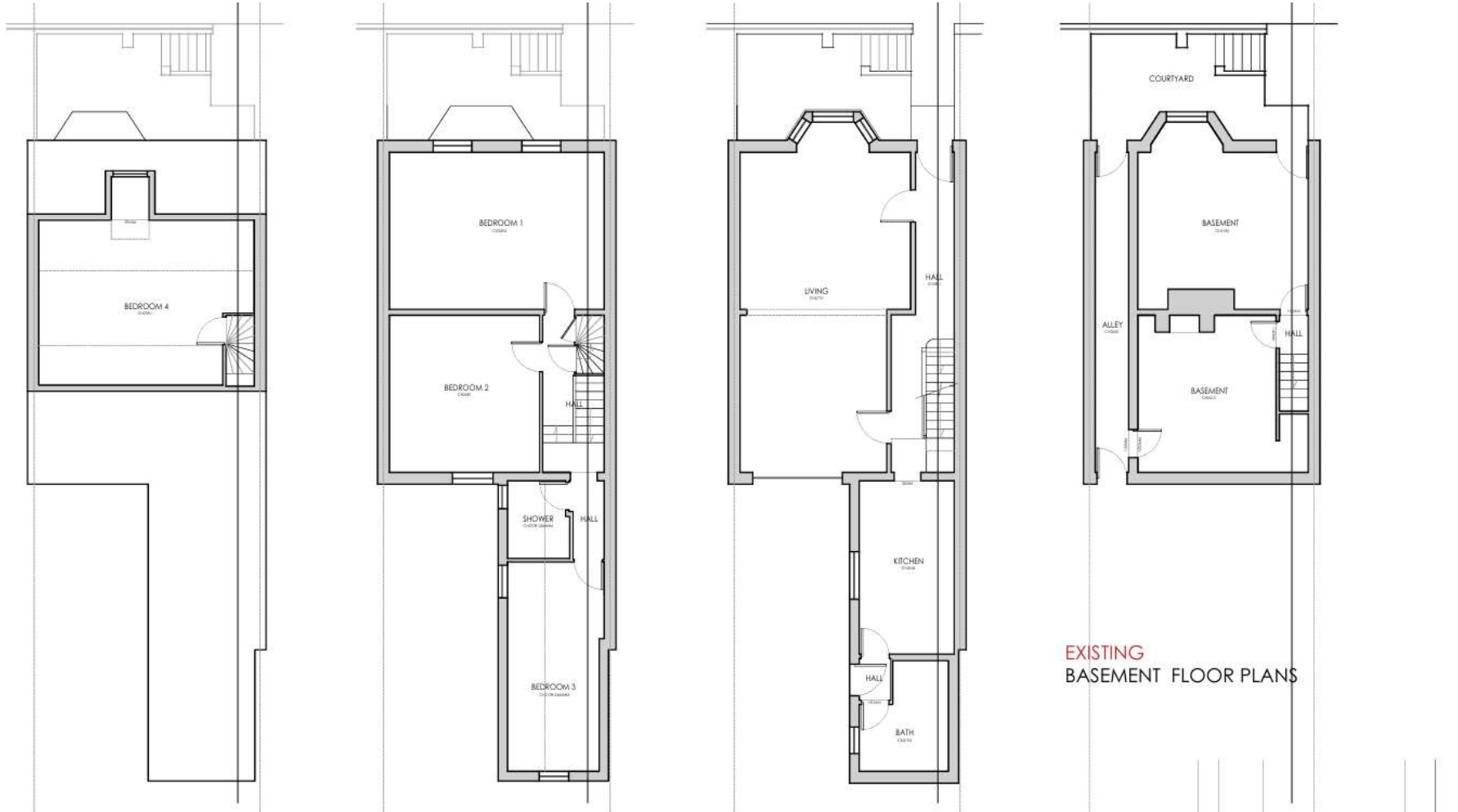
Site Photos



Site Photos



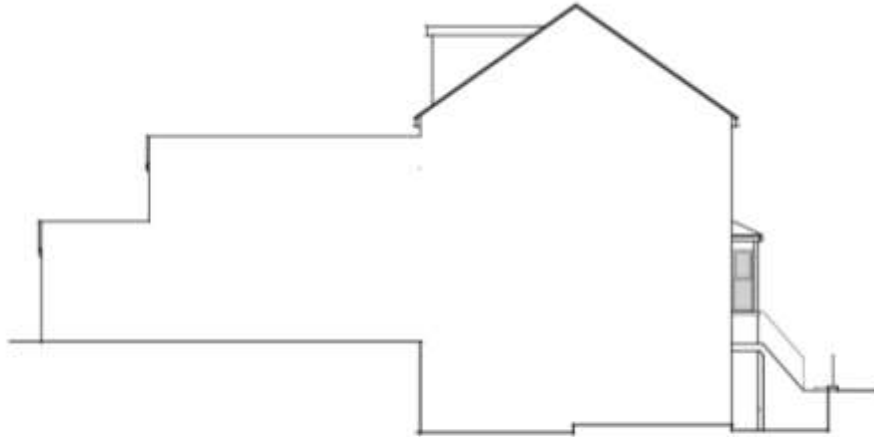
Existing Floor Plans



Existing Elevations



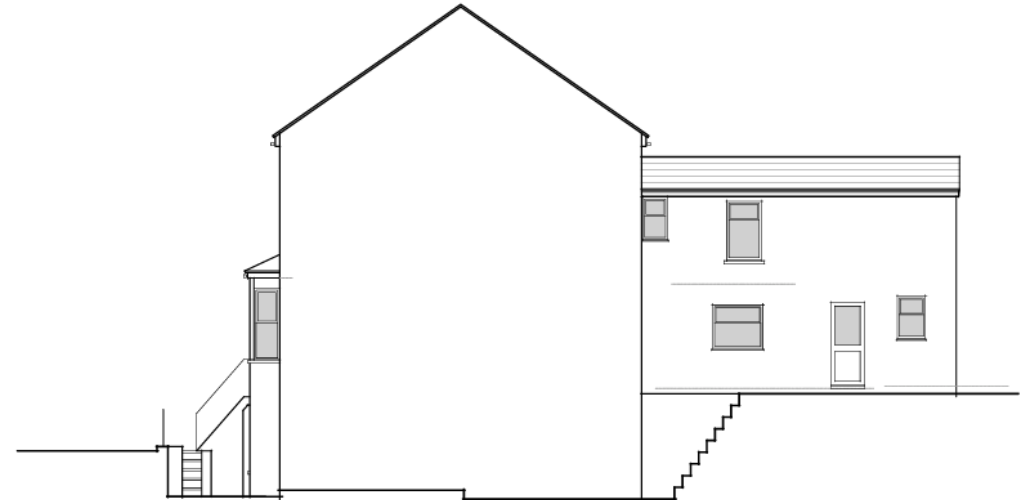
EXISTING
NORTH ELEVATION



EXISTING
EAST ELEVATION



EXISTING
SOUTH ELEVATION

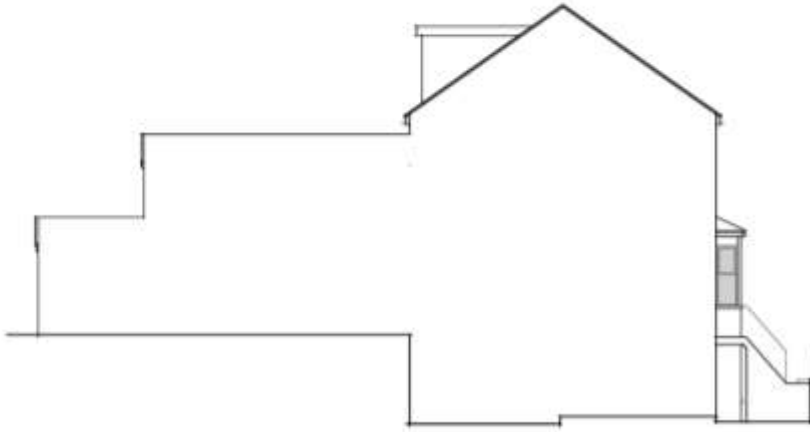


EXISTING
WEST ELEVATION

Approved Elevations – MC/25/1243 (LDC)



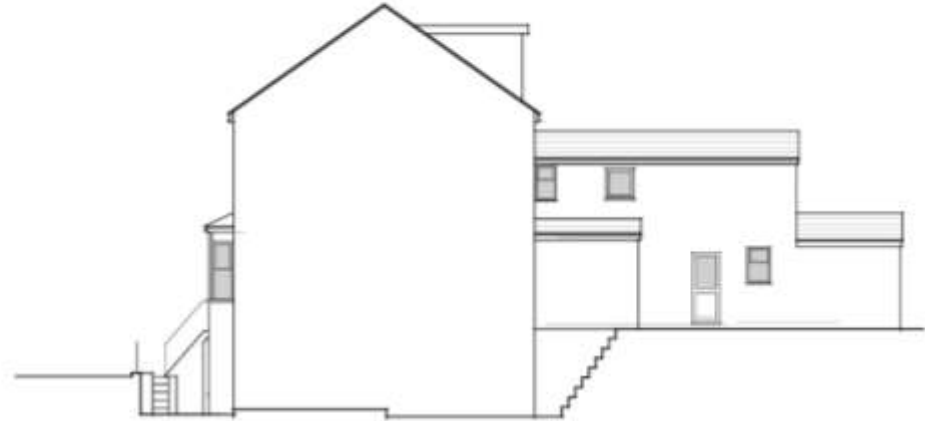
PROPOSED
NORTH ELEVATION



PROPOSED
EAST ELEVATION



PROPOSED
SOUTH ELEVATION

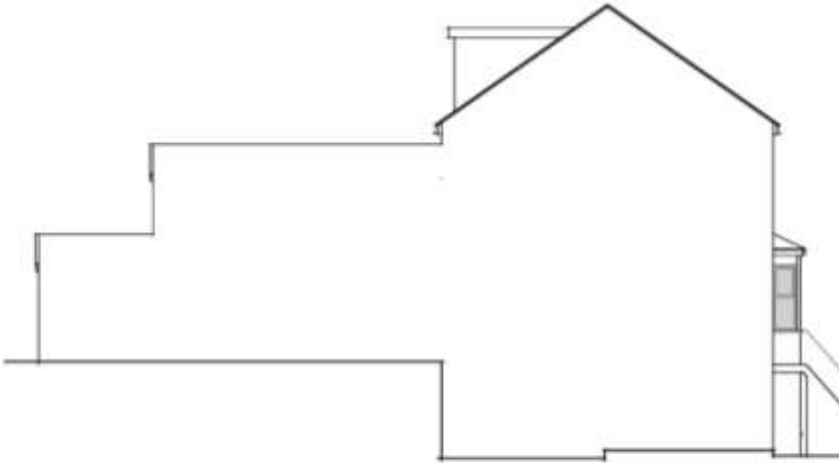


PROPOSED
WEST ELEVATION

Proposed Elevations



PROPOSED
NORTH ELEVATION



PROPOSED
EAST ELEVATION

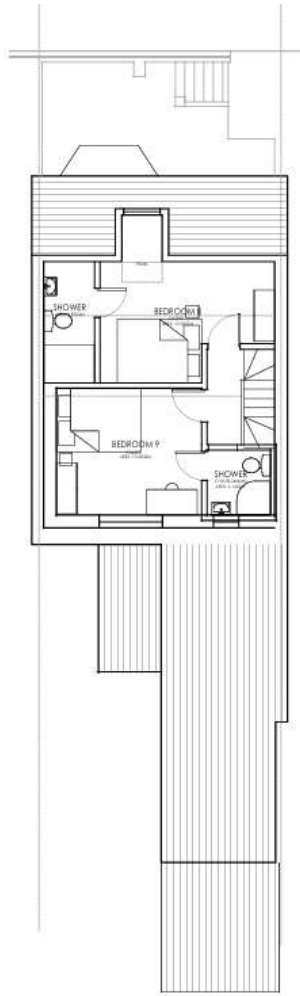


PROPOSED
SOUTH ELEVATION

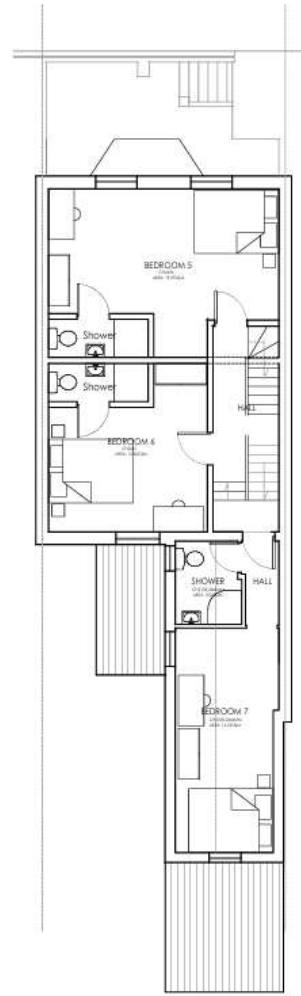


PROPOSED
WEST ELEVATION

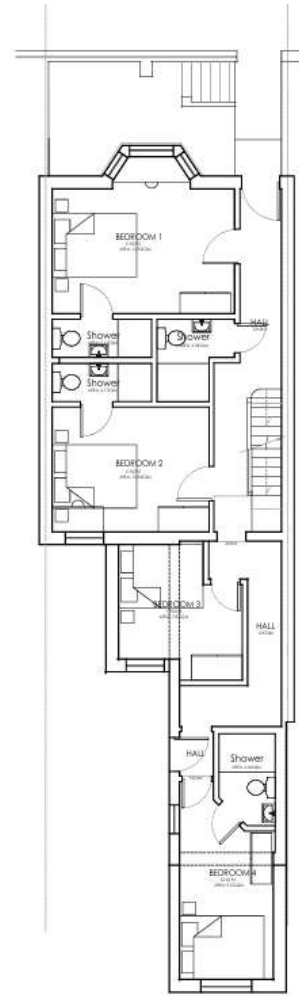
Refused Floor Plans – MC/25/1657



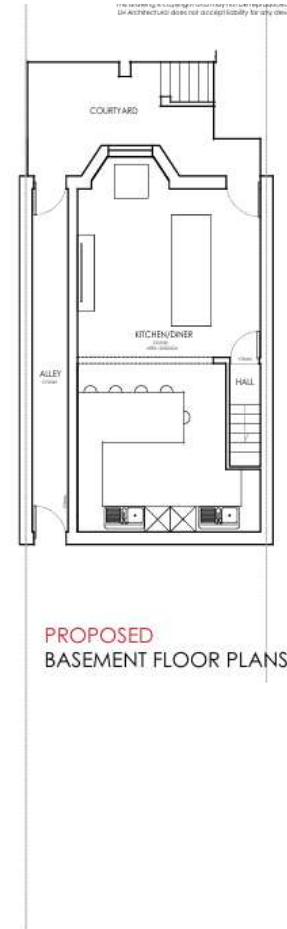
PROPOSED
SECOND FLOOR PLANS



PROPOSED
FIRST FLOOR PLANS

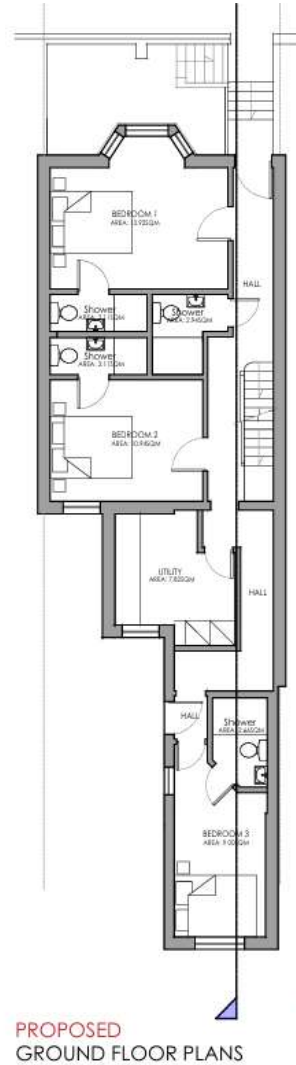
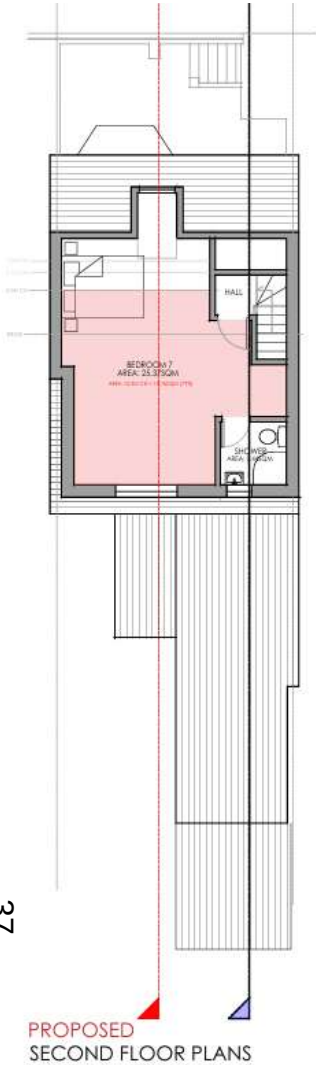


PROPOSED
GROUND FLOOR PLANS



PROPOSED
BASEMENT FLOOR PLANS

Proposed Floor Plans



Proposed Block Plan

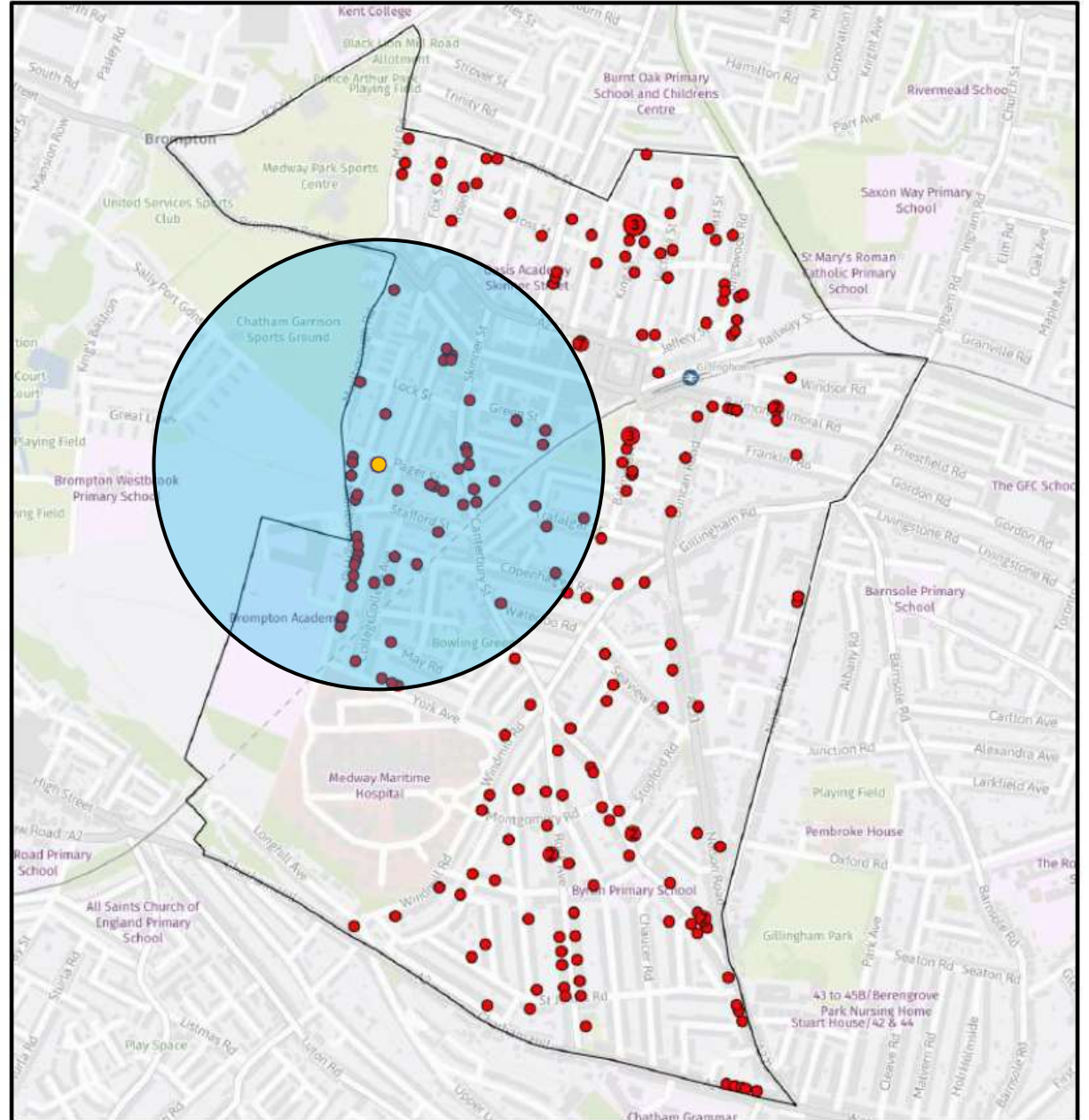


HMO Density

● - Application Property

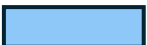
● - HMO

○ - 500m Radius



Land Use Survey

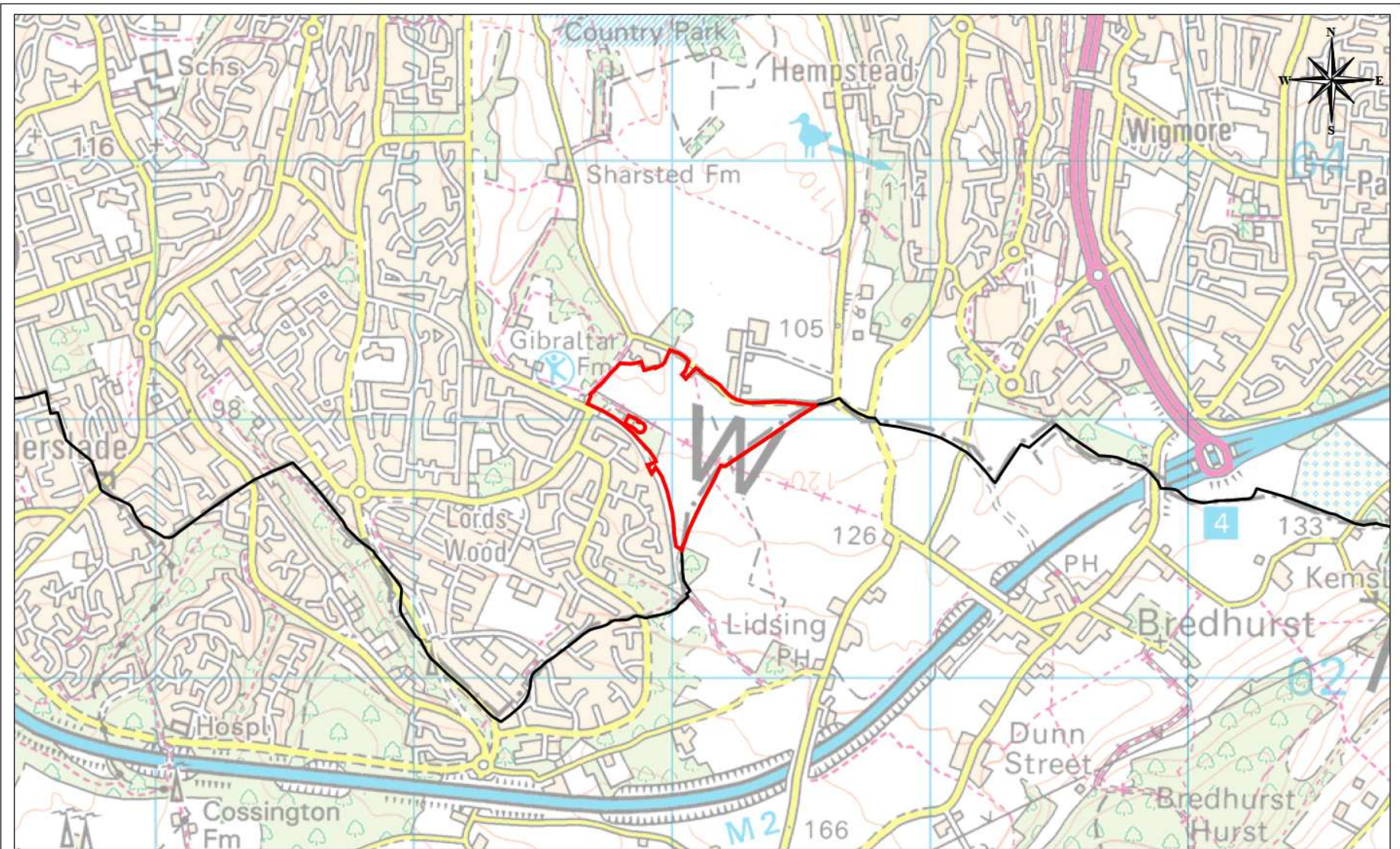
40

-  Public House
-  HMO
-  Subdivided Flat
-  Application Site
-  Survey Area



MC/20/0347

Land South Of Ham Lane (formerly Gibraltar Farm), Hempstead,
Gillingham



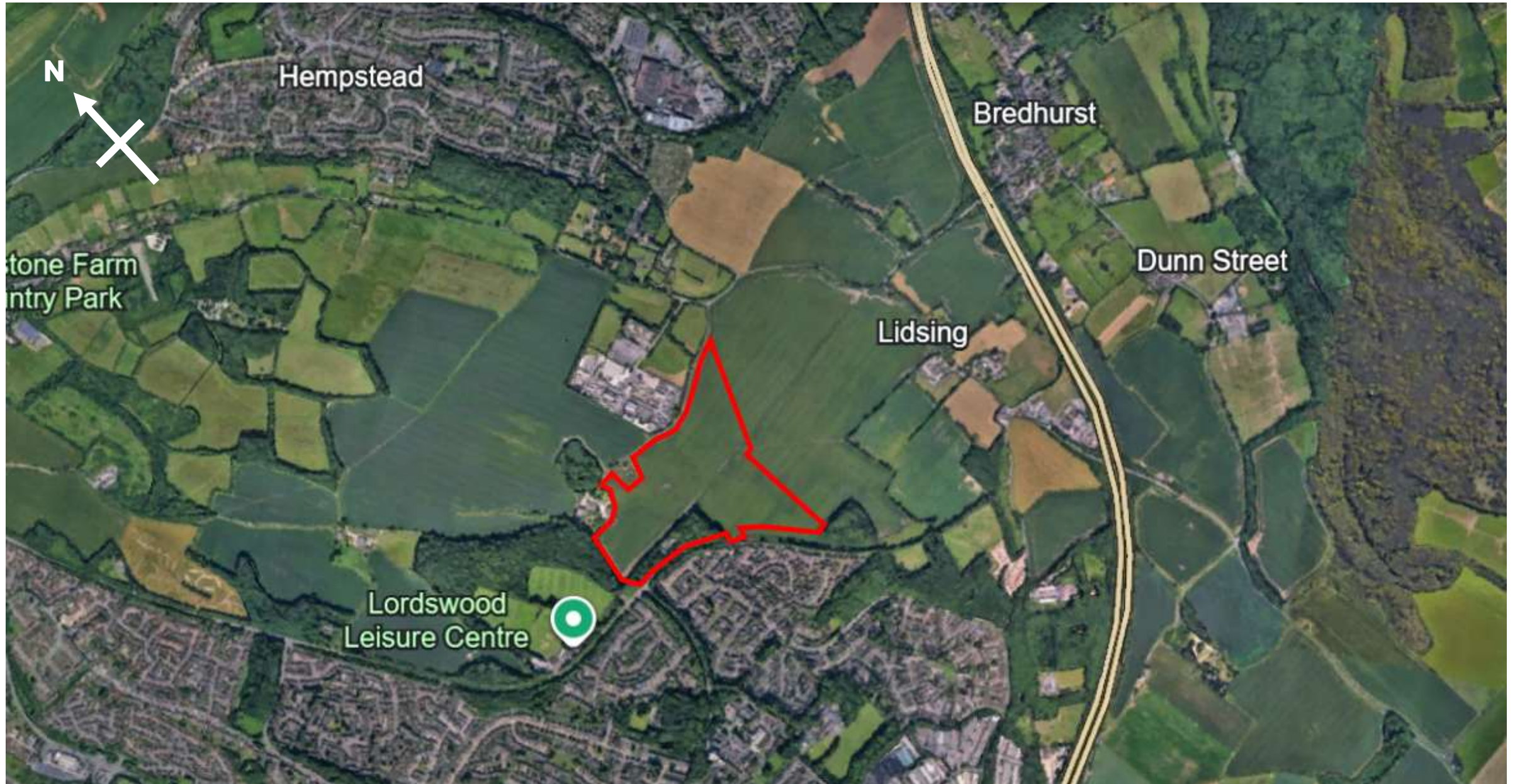
MC/20/0347 - Land South Of Ham Lane (formerly Gibraltar Farm), Hempstead, Gillingham

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Scale: 1:20000 15/07/26
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Aerial view of the site

















End of North Dane Way and remains of road, adjacent to Ancient Woodland through to application site. Approved access into the development

EDLA

GIBALTAR FARM

SITELAND MASTERPLAN

Ref	Date	Description	By
001	10/01/2020	EDLA	EDLA
002	10/01/2020	EDLA	EDLA
003	10/01/2020	EDLA	EDLA
004	10/01/2020	EDLA	EDLA
005	10/01/2020	EDLA	EDLA
006	10/01/2020	EDLA	EDLA
007	10/01/2020	EDLA	EDLA
008	10/01/2020	EDLA	EDLA
009	10/01/2020	EDLA	EDLA
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082	10/01/2020	EDLA	EDLA
083	10/0		



53



Redrow

54



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION
SINGLE GARAGE

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

Barratt



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



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FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



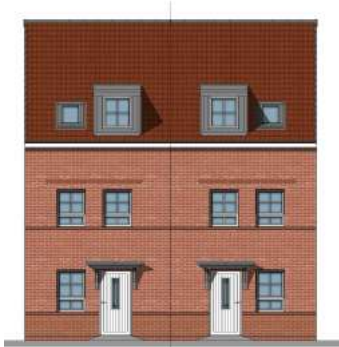
FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



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FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



FRONT ELEVATION



FRONT ELEVATION





FRONT / SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



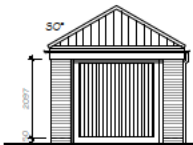
REAR ELEVATION



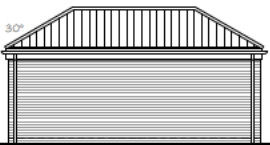
FRONT / SIDE ELEVATION



FRONT ELEVATION



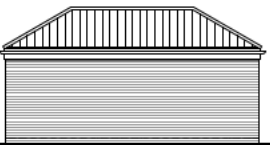
FRONT ELEVATION
TWIN GARAGE



SIDE ELEVATION



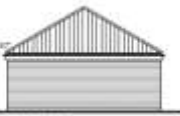
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION
TWIN GARAGE



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

Street scenes

GIBRALTAR FARM, GILLINGHAM.

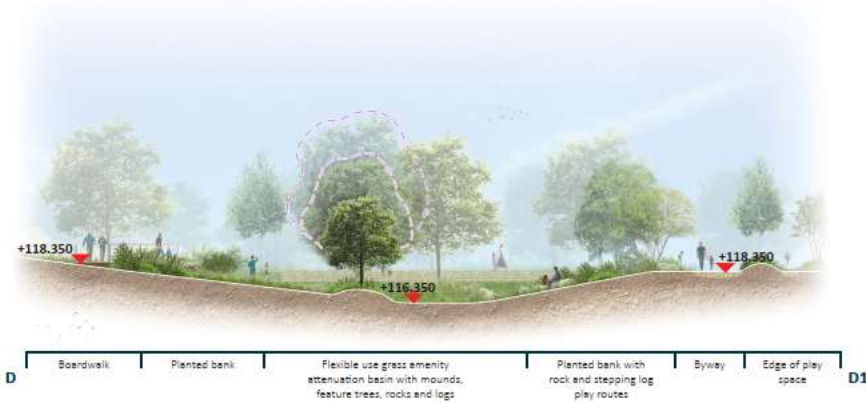
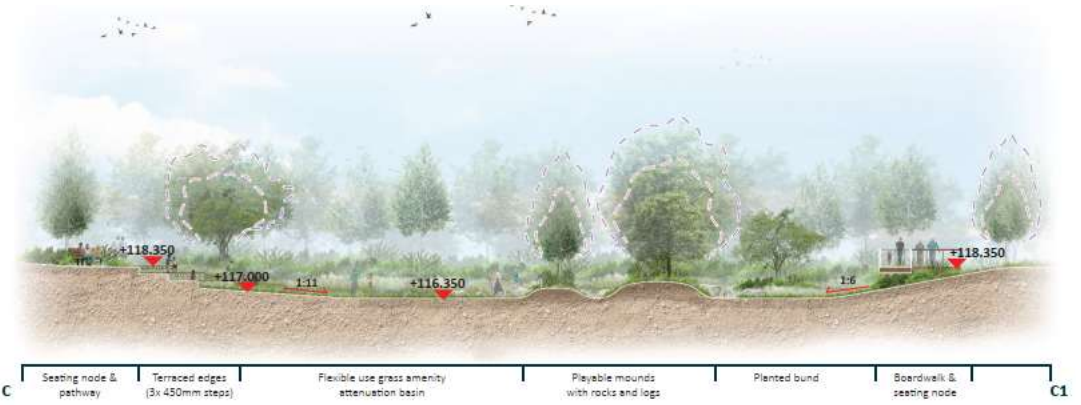


North eastern open space





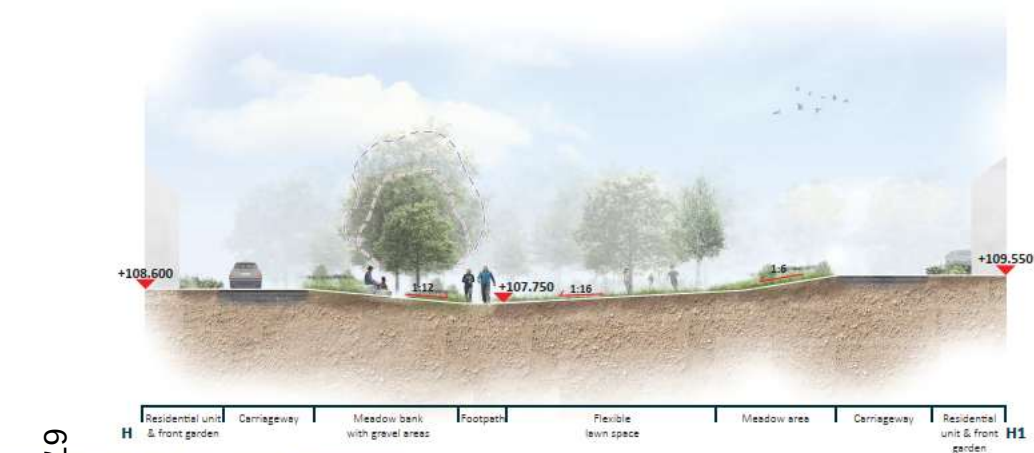
Central open space



North western open space



Dry valley north open space



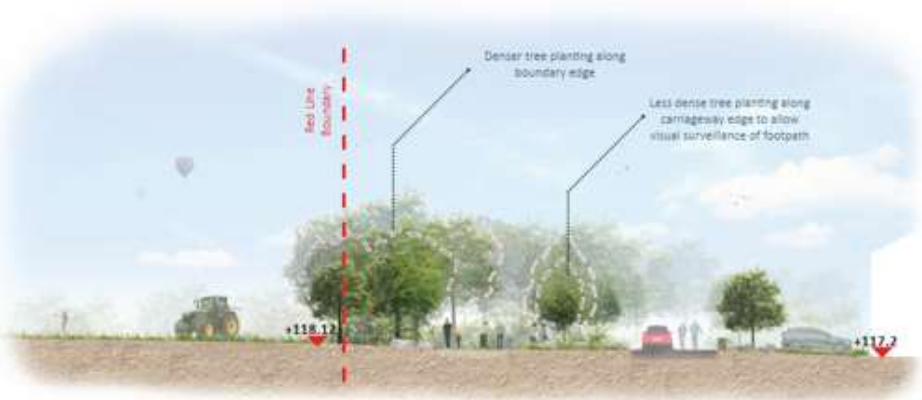
Dry valley south open space



Eastern boundary



Primary street



External agricultural land Circular footpath through woodland corridor Shared surface Front garden Residential unit L1

69



Indicative Tree Growth
--- Year 5
--- Year 15
(Note: only trees in immediate foreground shown with indicative tree growth)



M 2.5m Front garden 2m Path 5m Rein garden 9.5m Carriageway 2m Green verge 2m Path Front garden M1

Central play space

1.46 landscape strategies

central play space zoom in

The centre piece of the play strategy will be the twin play spaces at the heart of the development. Together they will provide a variety of play experiences including but not limited to climbing, swinging, sliding, and rocking for children of all ages to engage with and enjoy.

The main space, 'The Timber Yard', will be aimed at children from 5+ and will be the culmination of the oak trees journey from woodland to warship. The space will incorporate a variety of naturalistic play elements centred around a main feature ship element. Pole elements and will help to develop the idea that this space is the assembly point for oaks felled and moved across site.

The secondary space to the north will be aimed children 5 and under and include a number of appropriate pieces for this age range.

- | | |
|---|--|
| 1 | Main play space with feature play elements and sand/ rock scramble areas |
| 2 | Younger childrens play space |
| 3 | Anchor trim trail point |
| 4 | Informal lawn space |
| 5 | Circulation routes |



Area anticipated to provide a roundabout to facilitate access to the Lidsing development
(Maidstone Council)

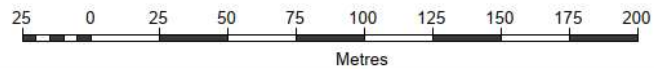


MC/26/0815

130 High Street, Gillingham, ME7 1AS



MC/26/0815 - 130 High Street, Gillingham, ME7 1AS

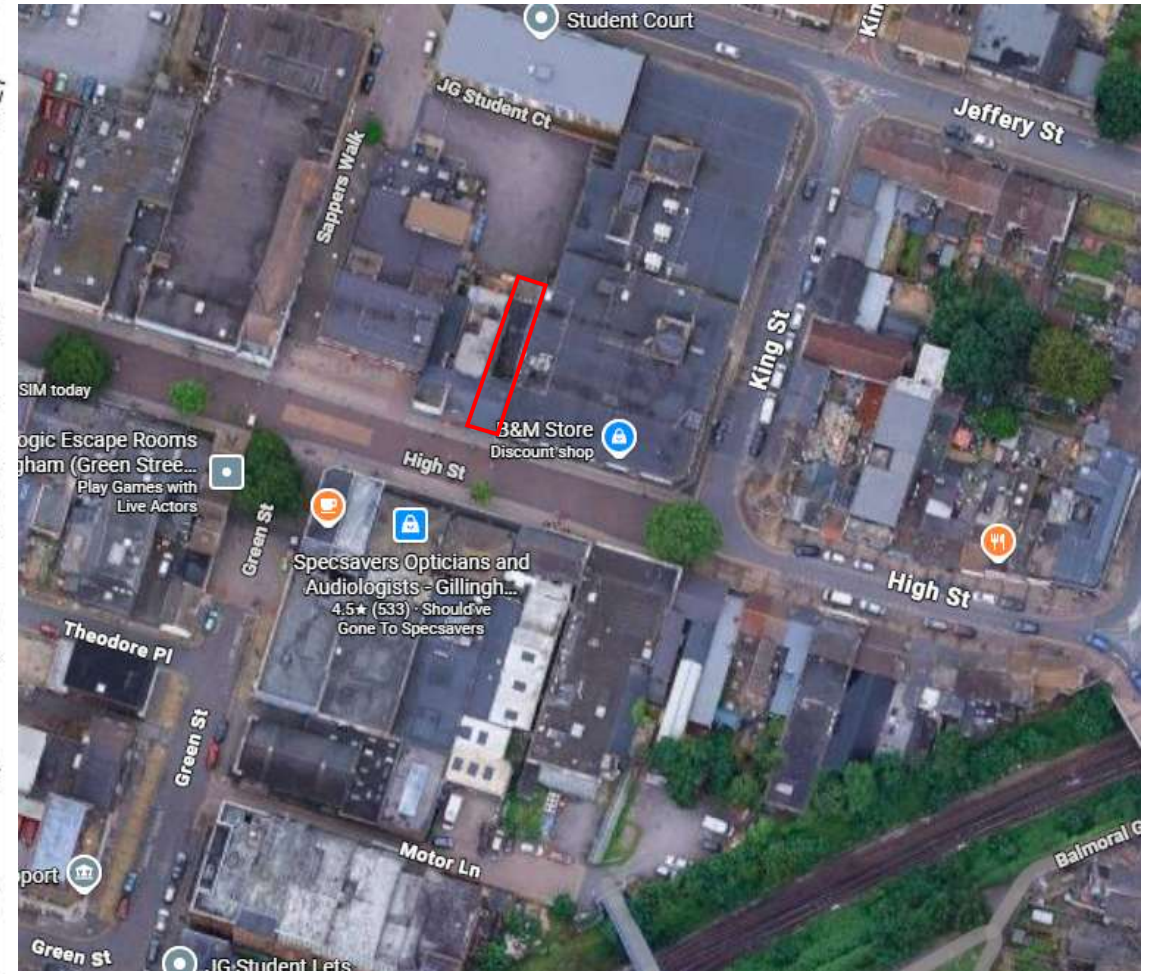
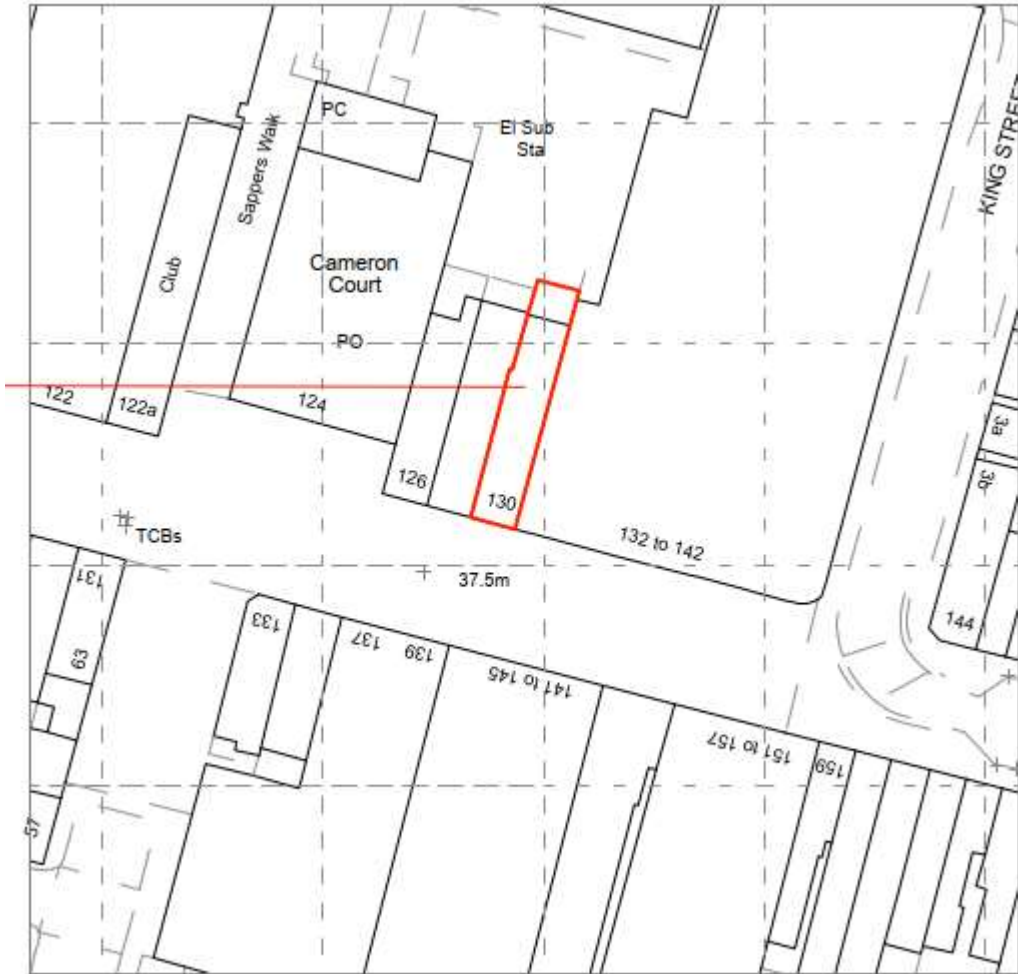


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Medway
Council
Serving You

Scale: 1:2500 15/07/26
© Medway Council 2026

Site Location and Aerial View



Site Photos

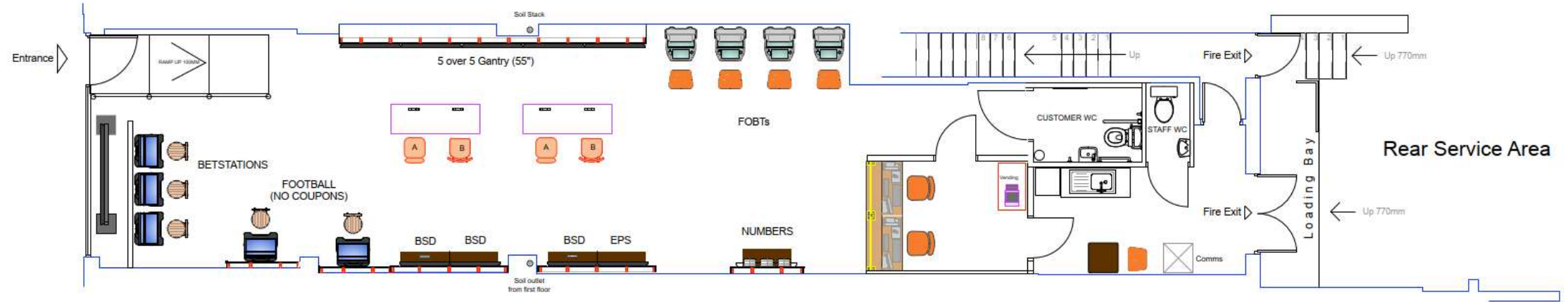


Existing Layout

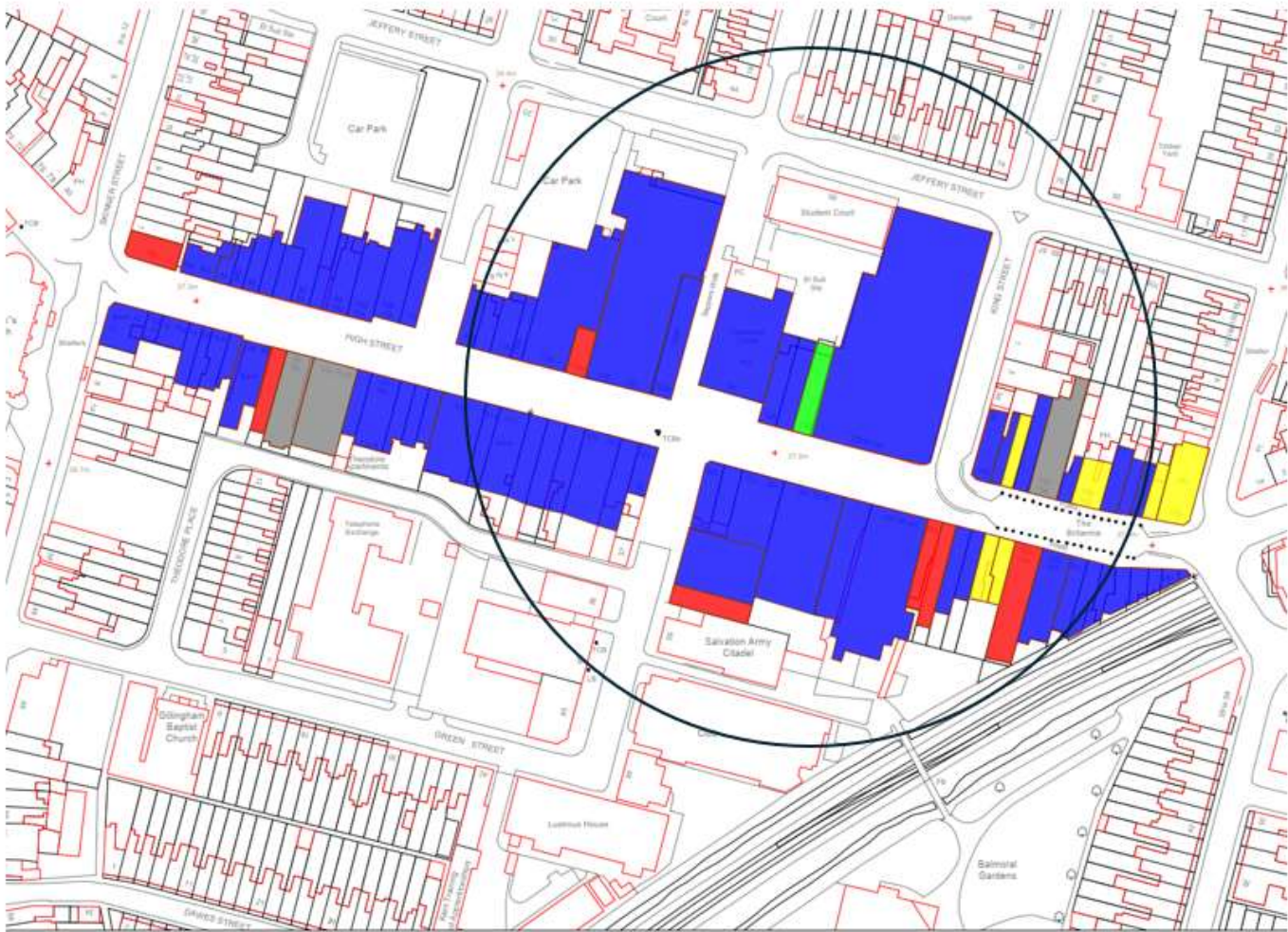


Proposed Layout

78



Survey of Gillingham High Street Area



Total Number of Gambling Establishments on the High Street - 7

100 metre radius
Total Units = 45
Gambling Present = 4 (9%)
Gambling Proposed = 5 (11%)

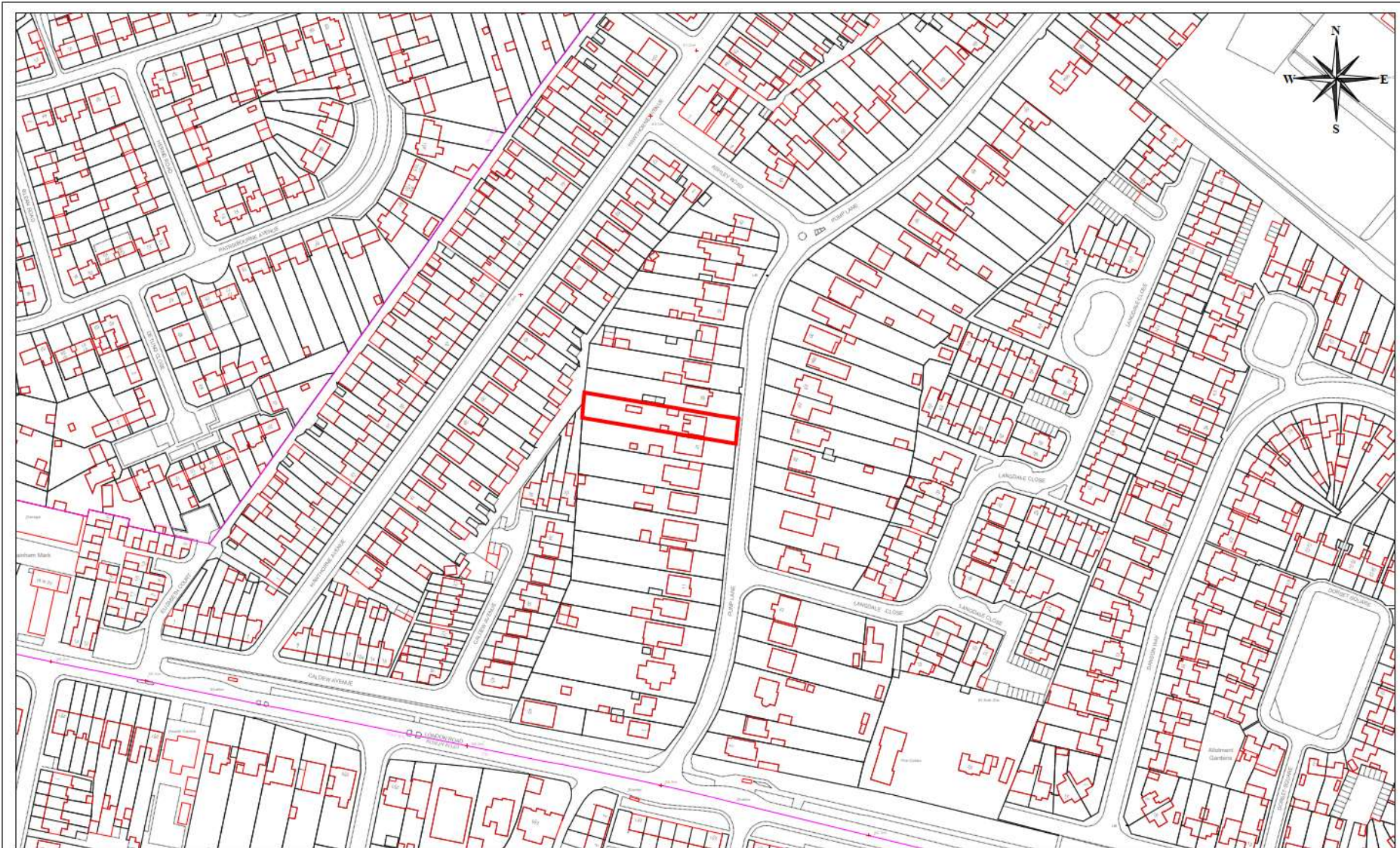
vn Centre Retail Survey

rdance Survey licence number 100024225

Green: Application Site
Blue: Class E
Red: Sui Generis (Betting shop + Amusements)
Yellow: Sui Genris
Grey: Vacant

MC/26/0407

23 Pump Lane, Rainham, Gillingham, ME8 7AB



MC/26/0407 - 23 Pump Lane, Rainham, Gillingham, ME8 7AB



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Medway
Serving You

Scale: 1:2500 15/07/26

© Medway Council 2026

Site Location and Aerial View

82



Site Photos



Pre-existing & Proposed Block Plan

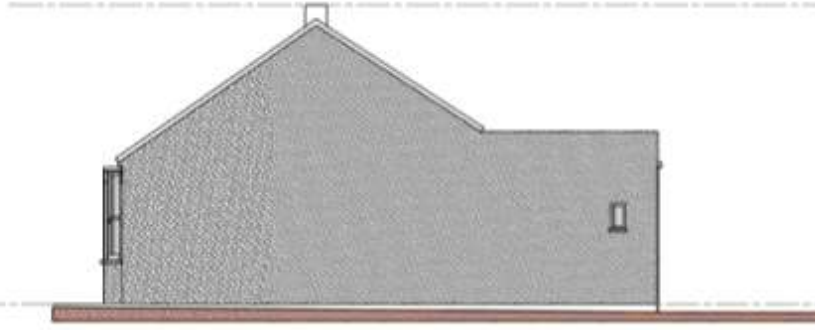
84



Pre-existing Elevations



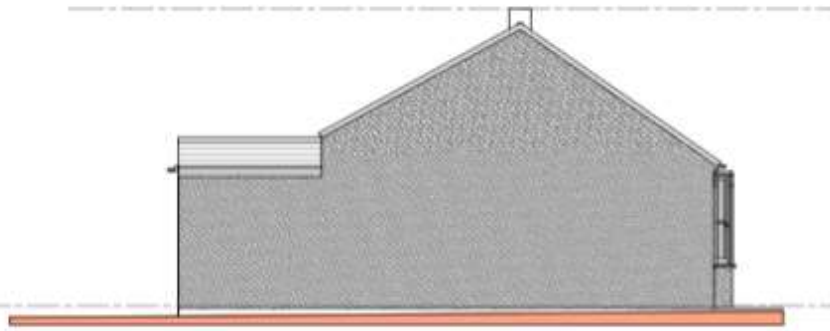
Existing Front Elevation
(demolished)



Existing Side Elevation
(demolished)



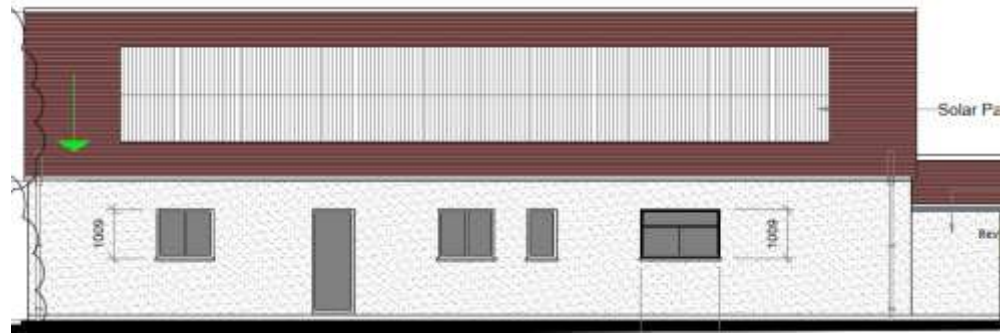
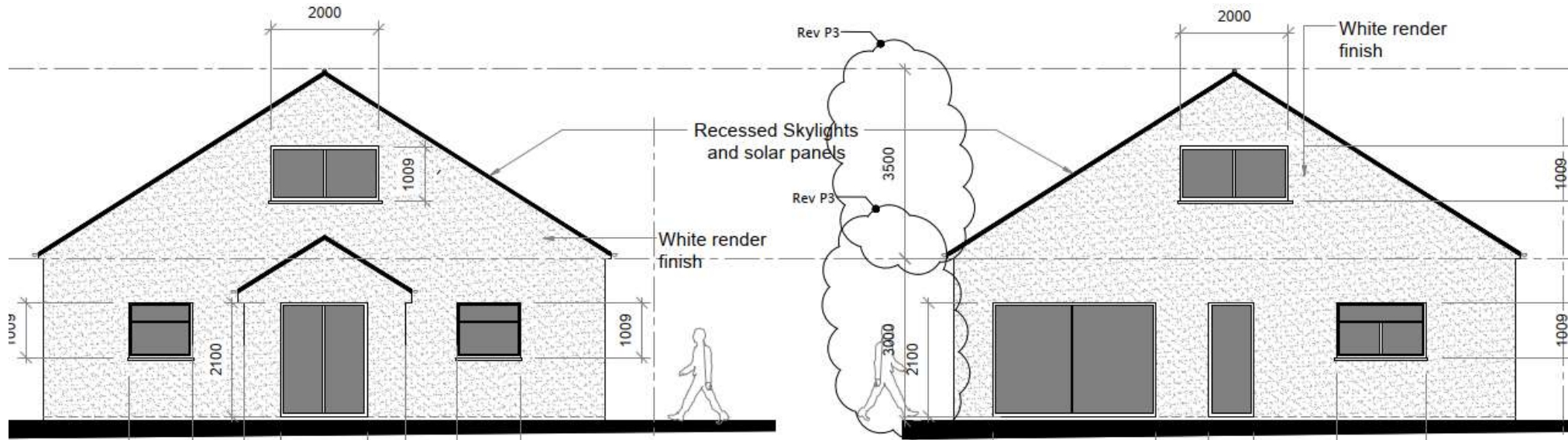
Existing Rear Elevation
(demolished)



Existing Other Elevation
(demolished)

Proposed Elevations

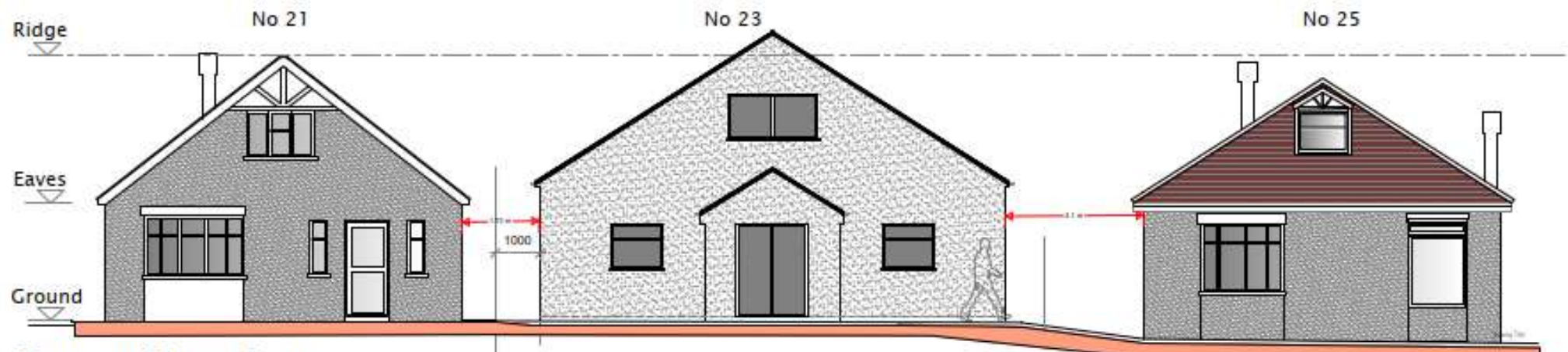
98



Existing & Proposed Street Scene



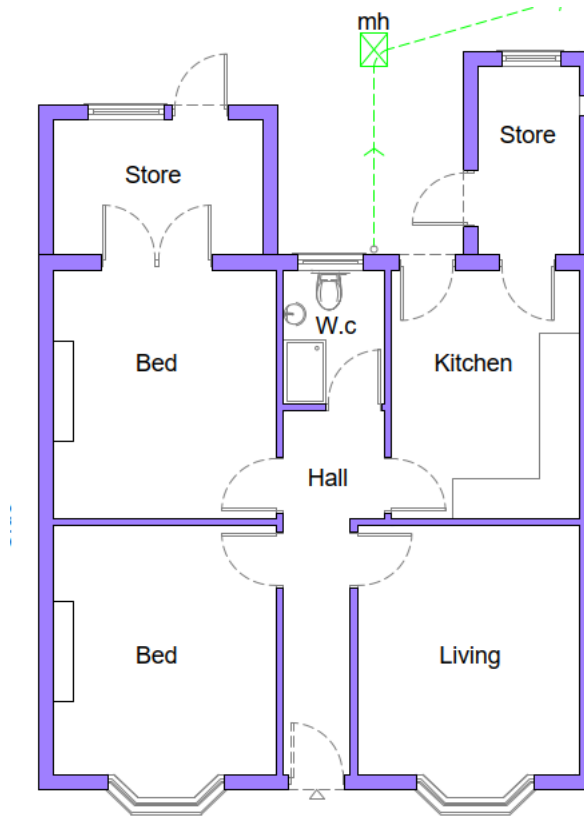
Pre Existing Street Scene



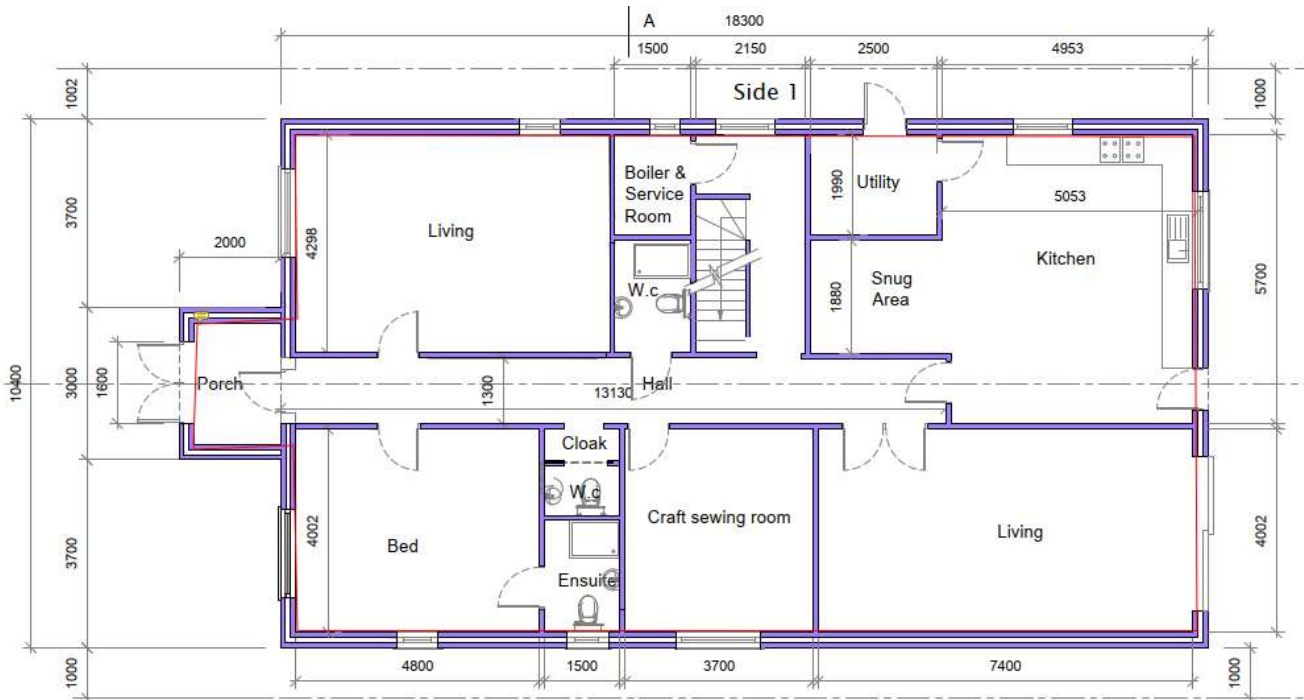
Proposed Street Scene

23 Pump Lane Gillingham 1:50 (A1)

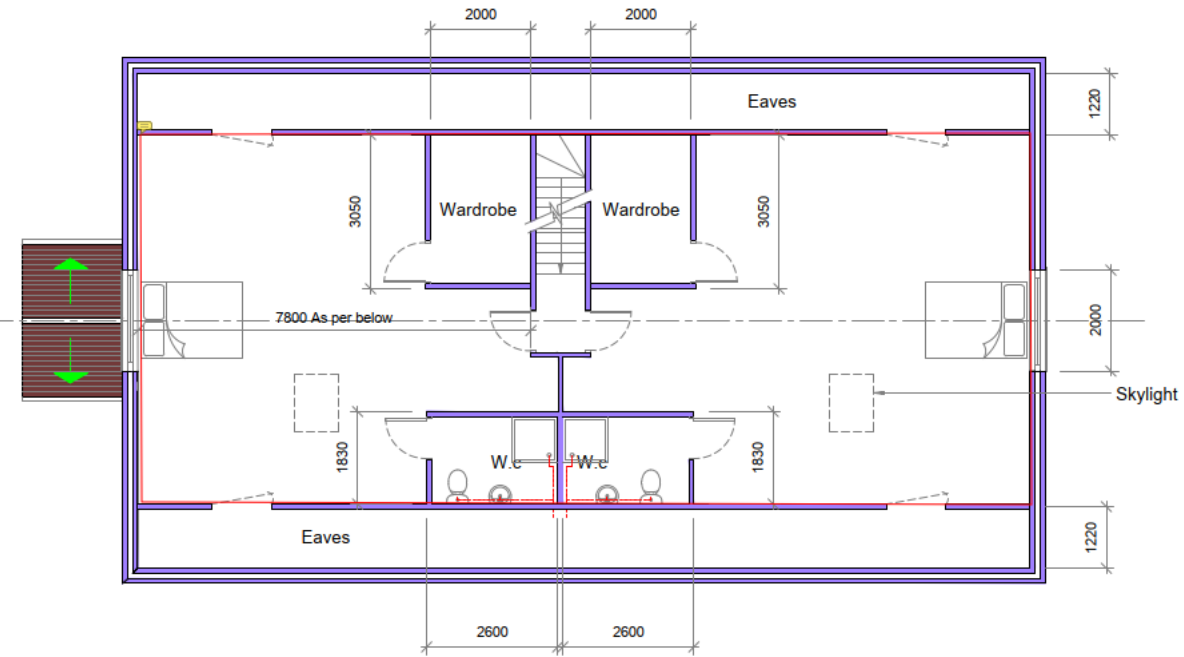
Pre-existing Floor Plan



Proposed Floor Plans



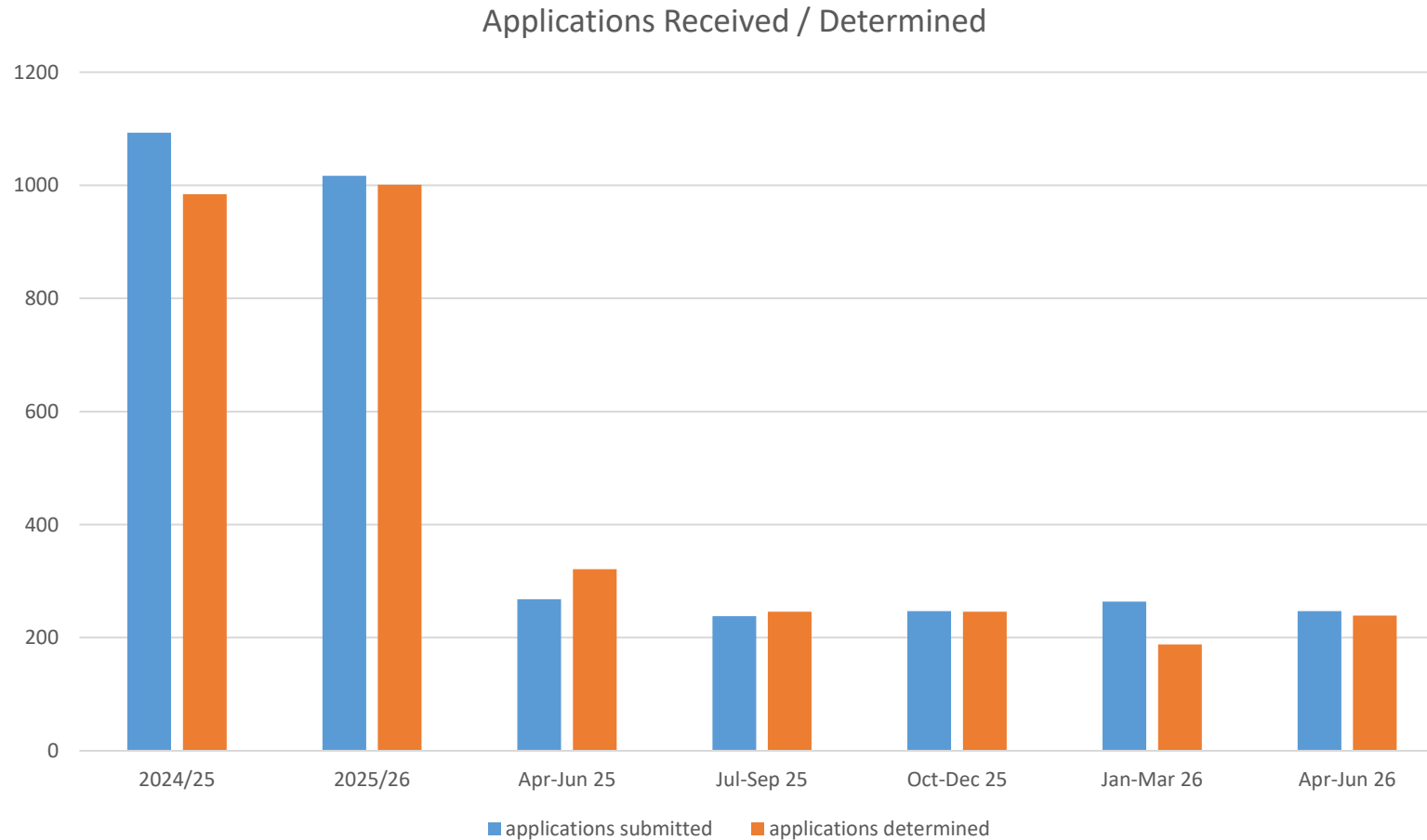
Proposed Ground Floor Plan



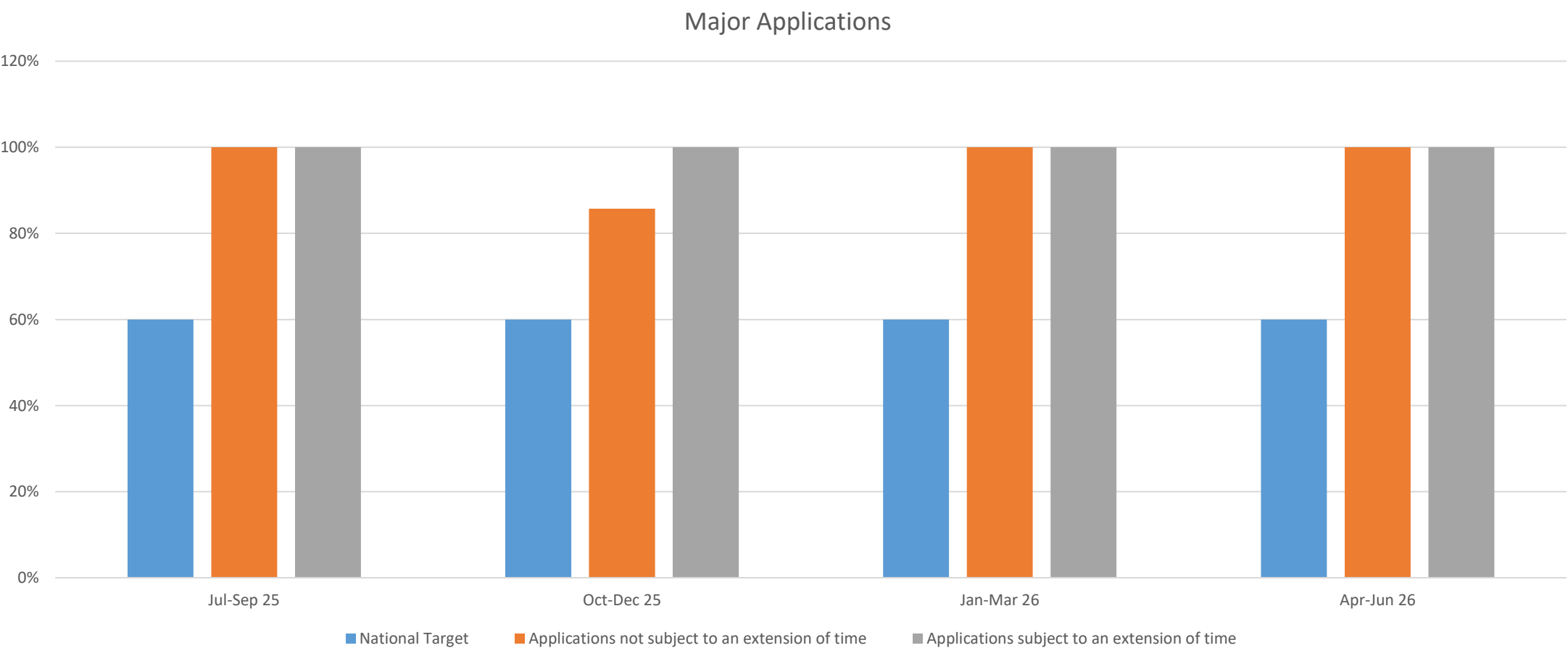
Proposed Loft Plan

Performance Report

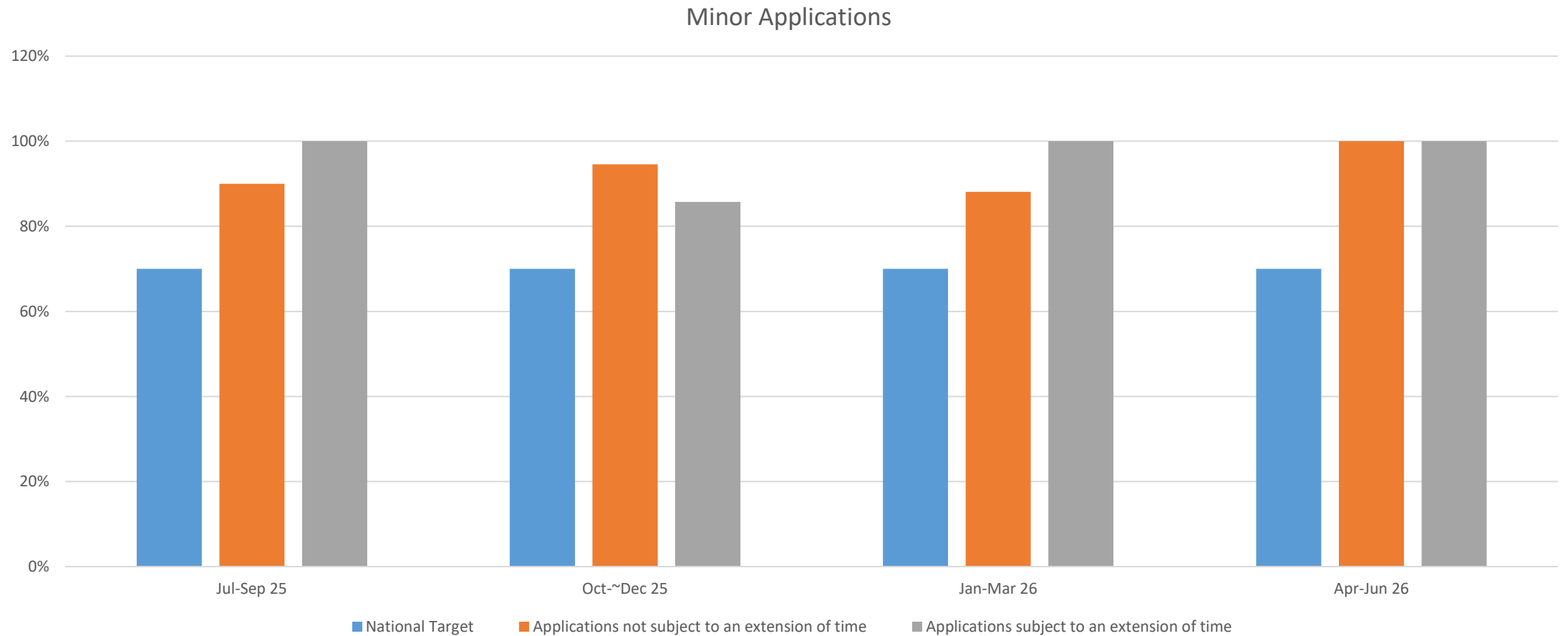
Number of applications received and determined 2024/25 to June 2026



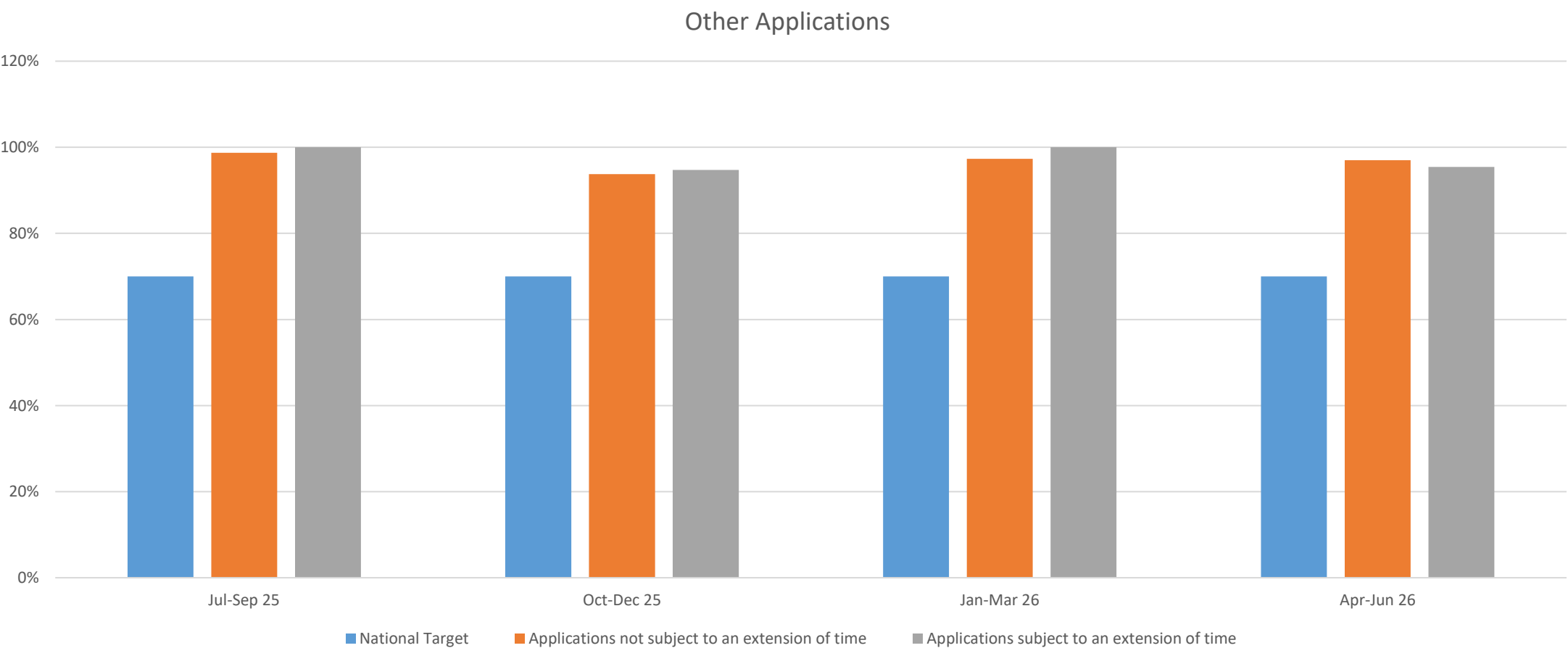
Percentage of “Major” applications determined against performance target July 2025 to June 2026



Percentage of “Minor” applications determined against performance target July 2025 to June 2026



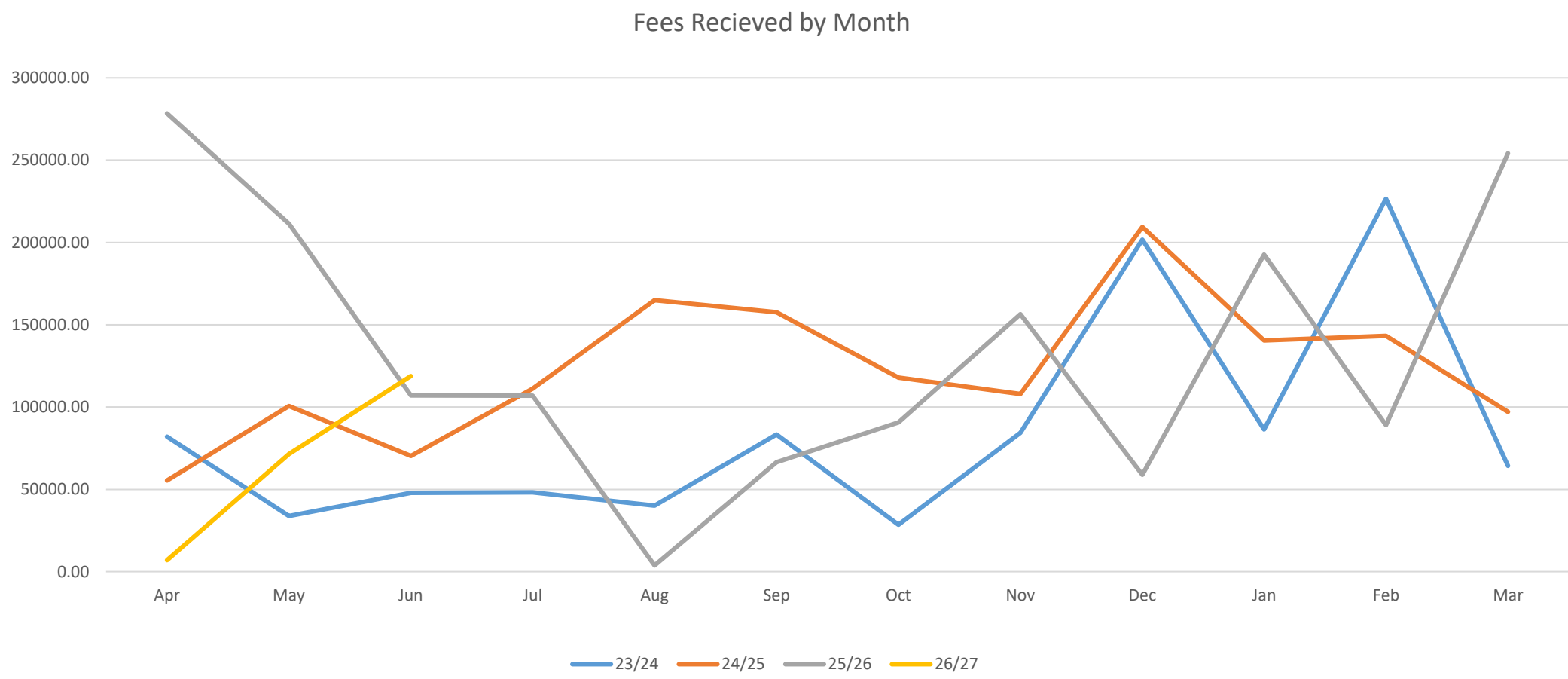
Percentage of “Other” applications determined against performance target July 2025 to June 2026



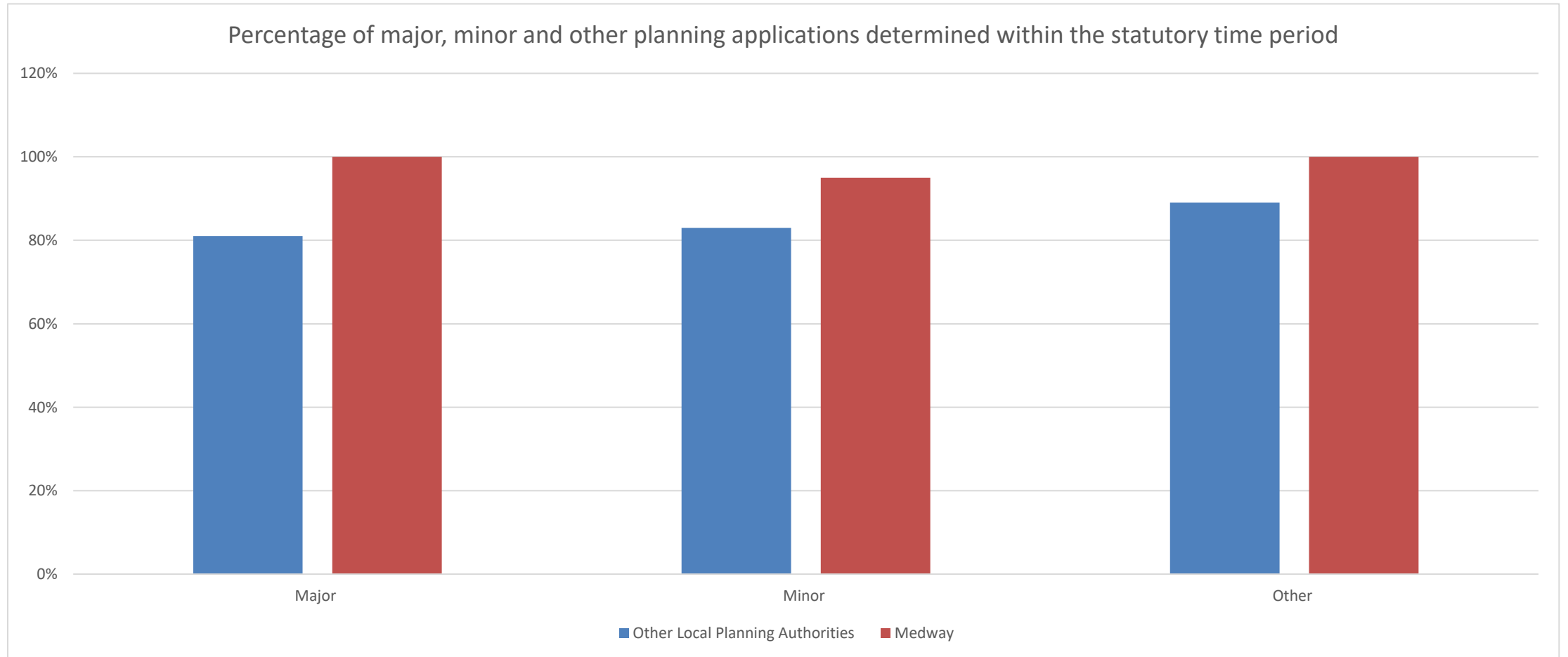
Percentage of decisions on time for the period April to June 2026, including conditions, non-material amendments, Pre-Application, Screening and Trees



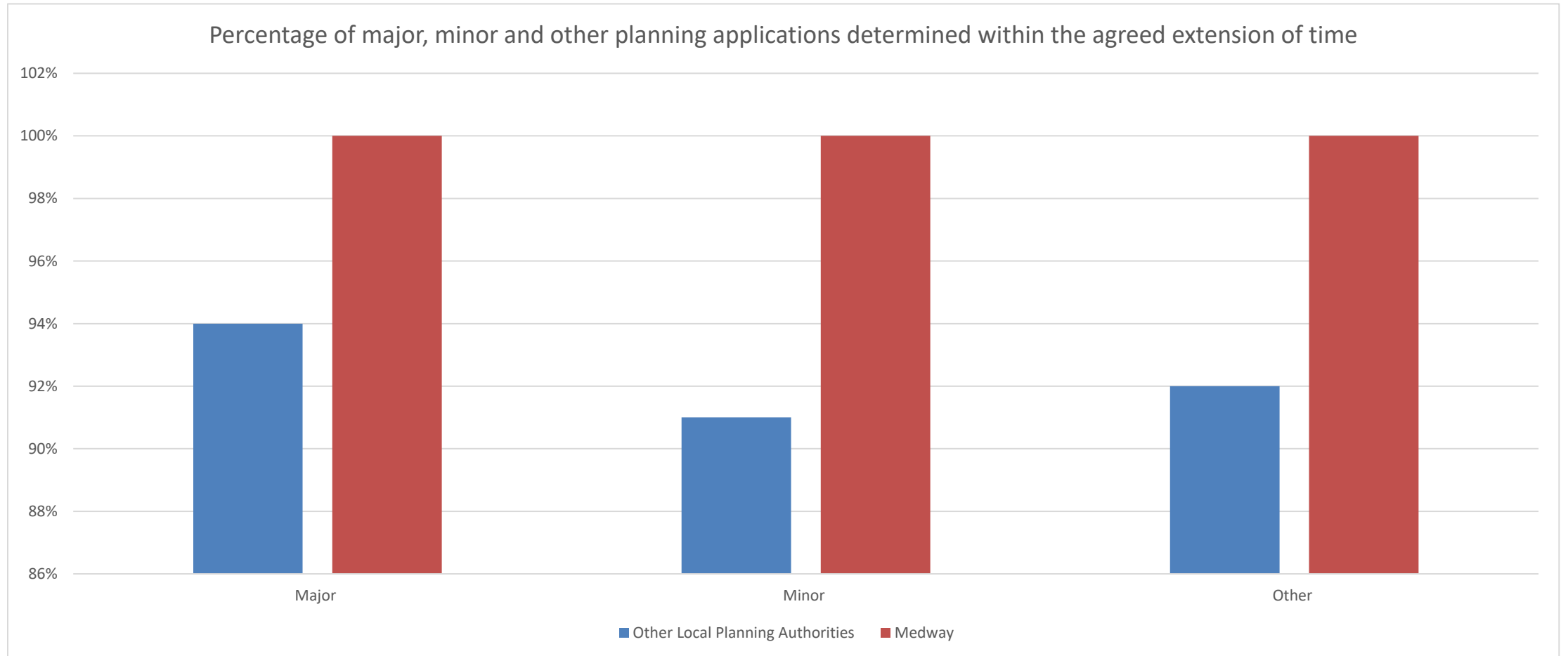
Planning application fees received for the year 2026/27, 2025/26, 2024/25 and 2023/24



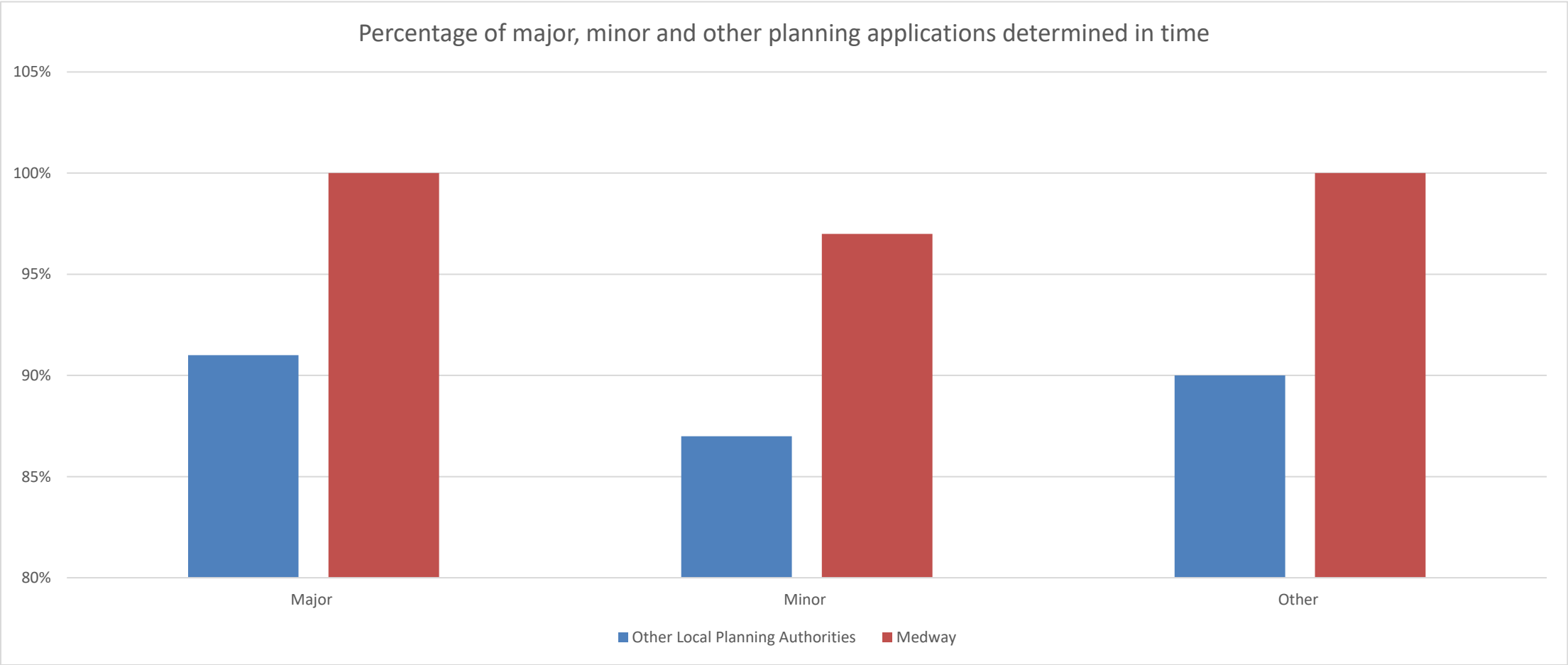
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



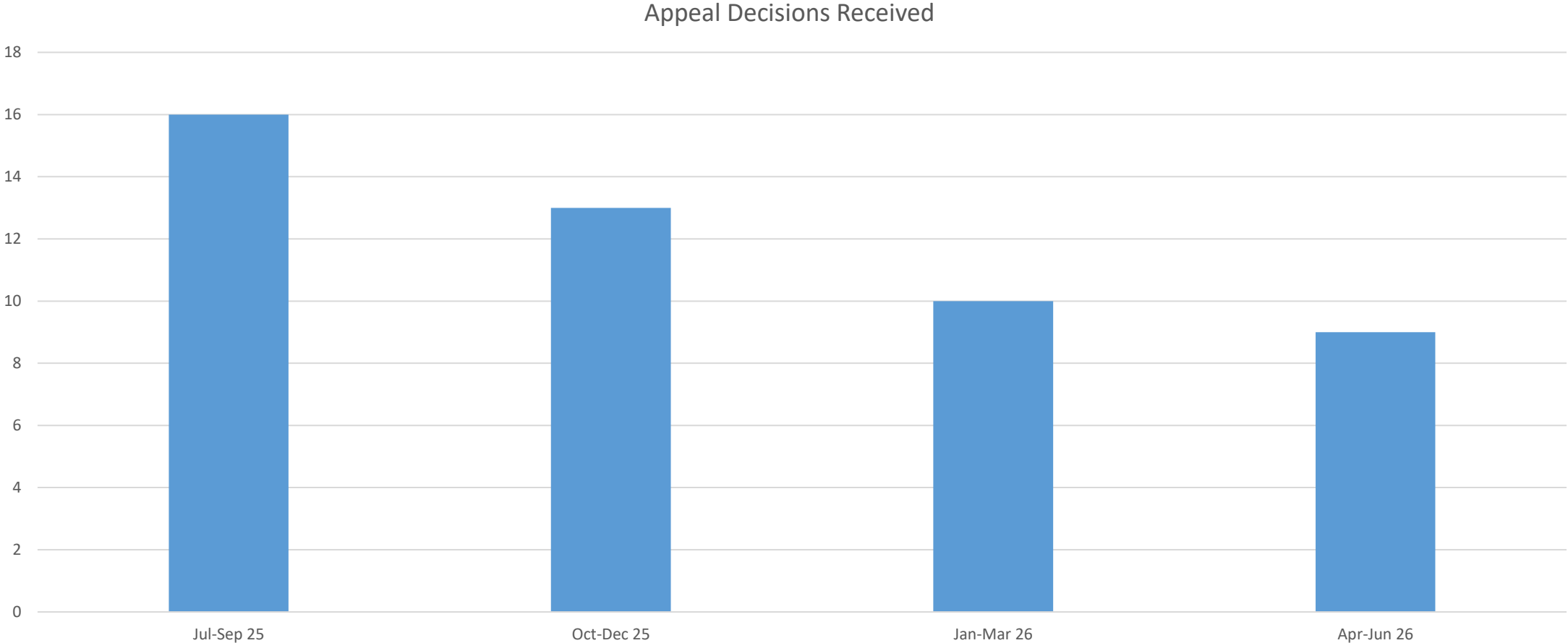
Total planning applications decided in time



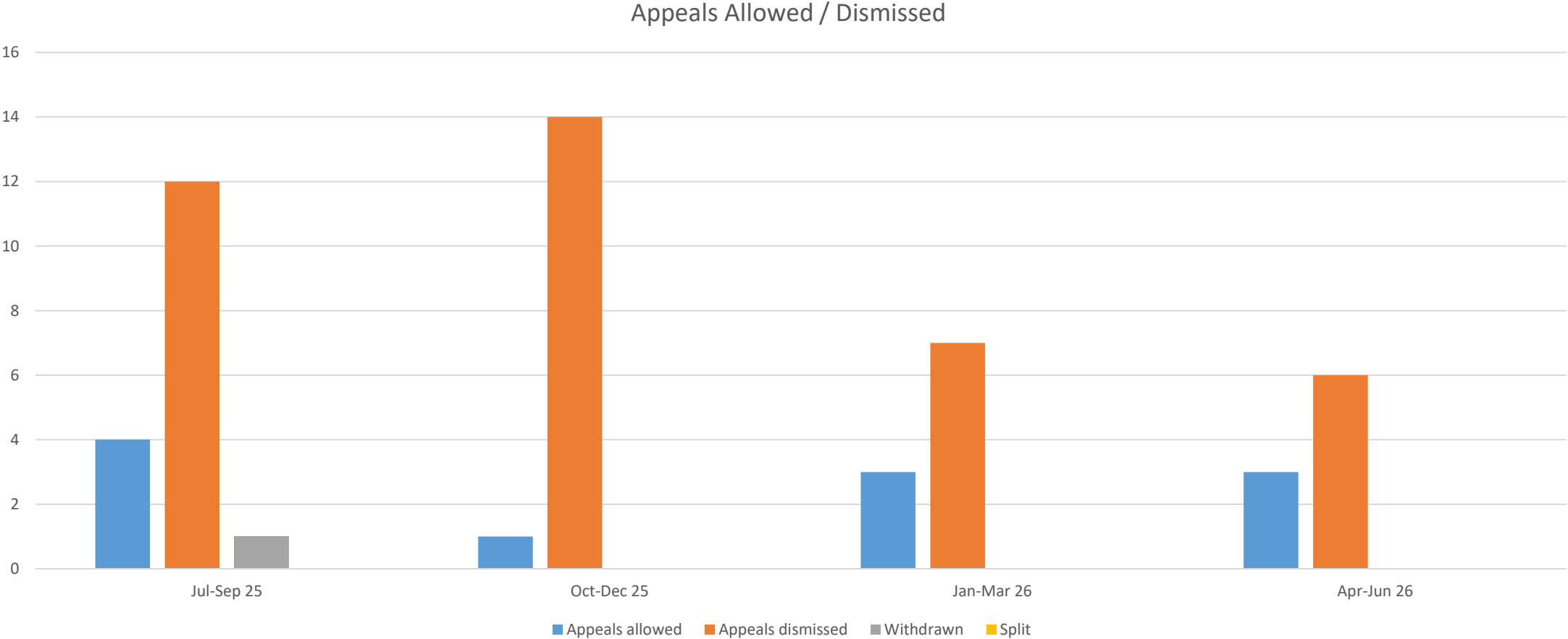
Medway performance compared with other Kent Planning Authorities for the year ending March 2026

Local Planning Authority	<i>Percentage of decisions granted</i>	<i>% with an Extension of Time</i>	<i>Major dev % decided within 13wks</i>	<i>Non-major devt % decided within 8 wks</i>	<i>Householder devt % decided within 8 wks</i>
Medway	91%	18%	31%	82%	94%
Ashford	88%	40%	32%	61%	75%
Canterbury	95%	44%	3%	37%	43%
Dartford	79%	33%	48%	64%	73%
Dover	88%	31%	14%	67%	83%
Folkestone and Hythe	82%	12%	33%	89%	96%
Gravesham	75%	36%	21%	63%	72%
Maidstone	84%	29%	40%	69%	81%
Sevenoaks	87%	34%	23%	62%	72%
Swale	89%	70%	23%	27%	37%
Thanet	91%	45%	13%	51%	62%
Tonbridge and Malling	95%	54%	26%	41%	49%
Tunbridge Wells	93%	25%	55%	75%	84%

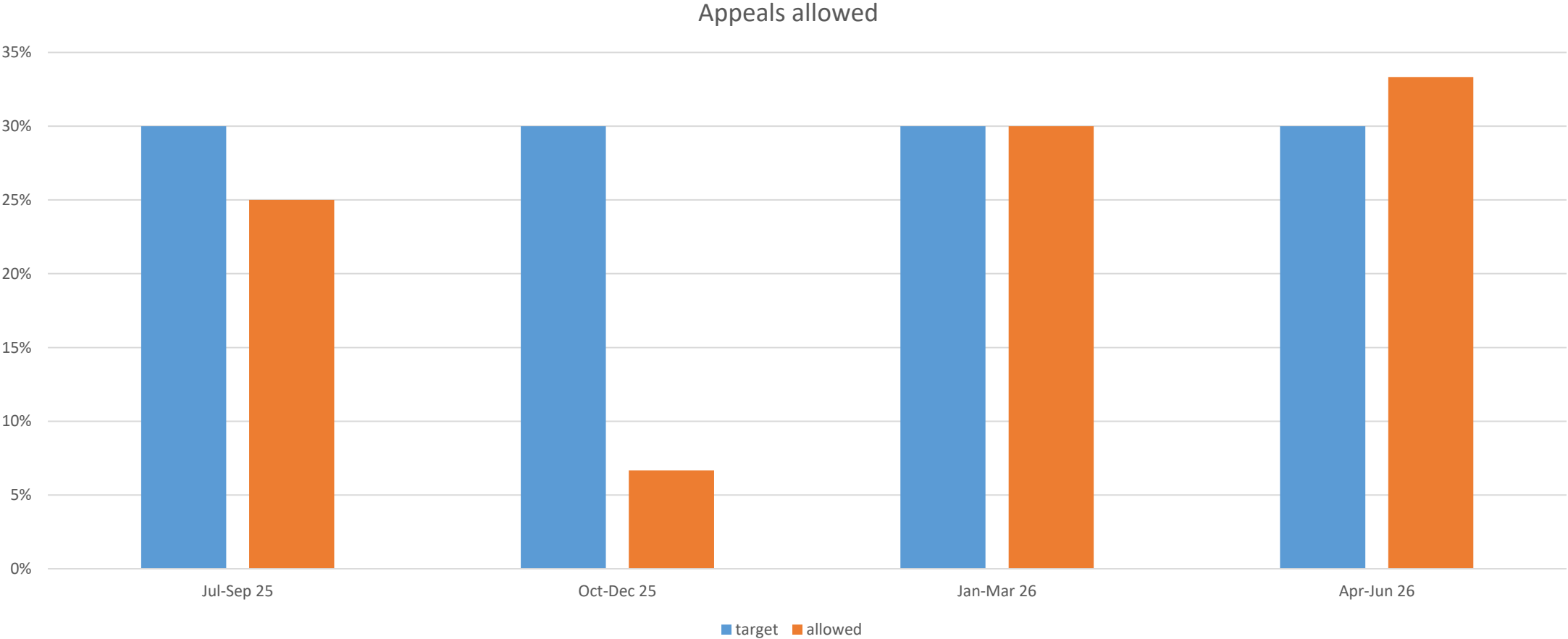
Number of appeal decisions received from July 2025 to June 2026



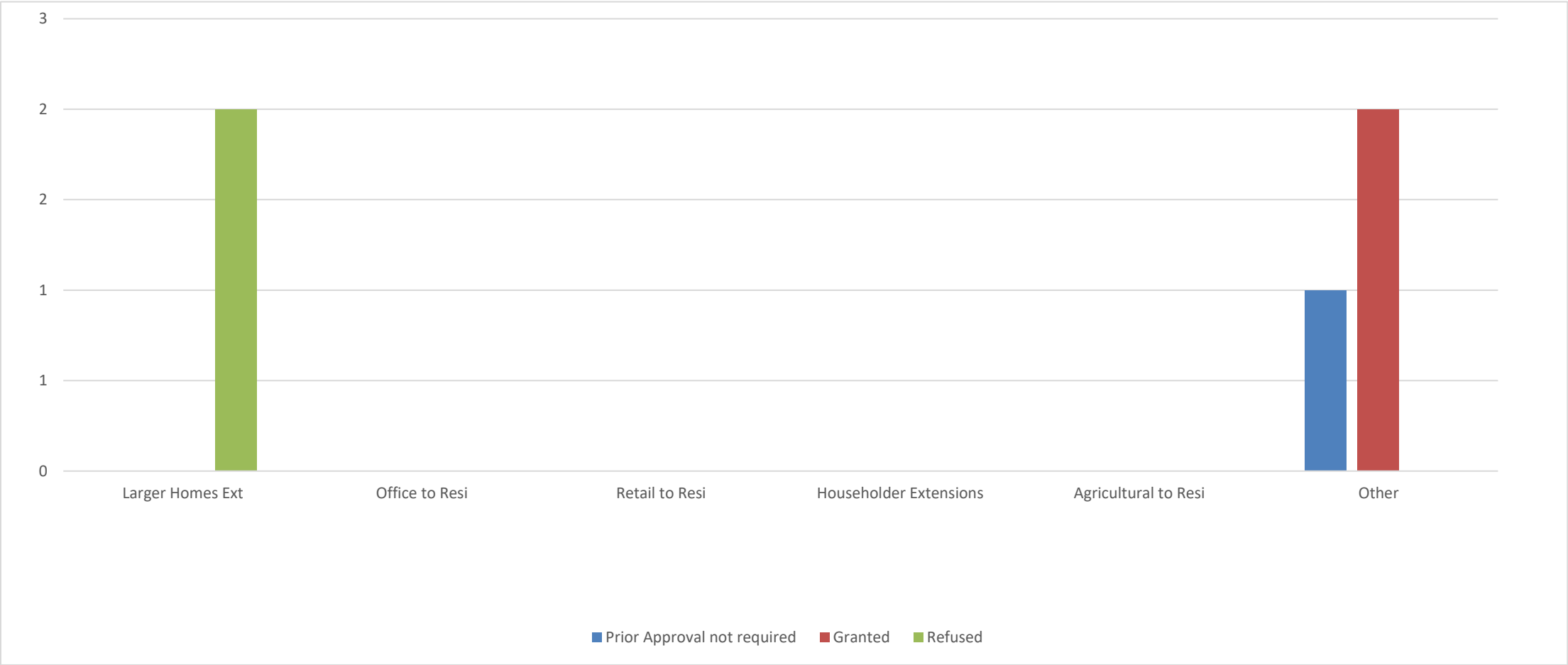
Number of Appeals allowed / dismissed from July 2025 to June 2026



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



Number of prior approvals for permitted developments for the period 1 April to 30 June 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

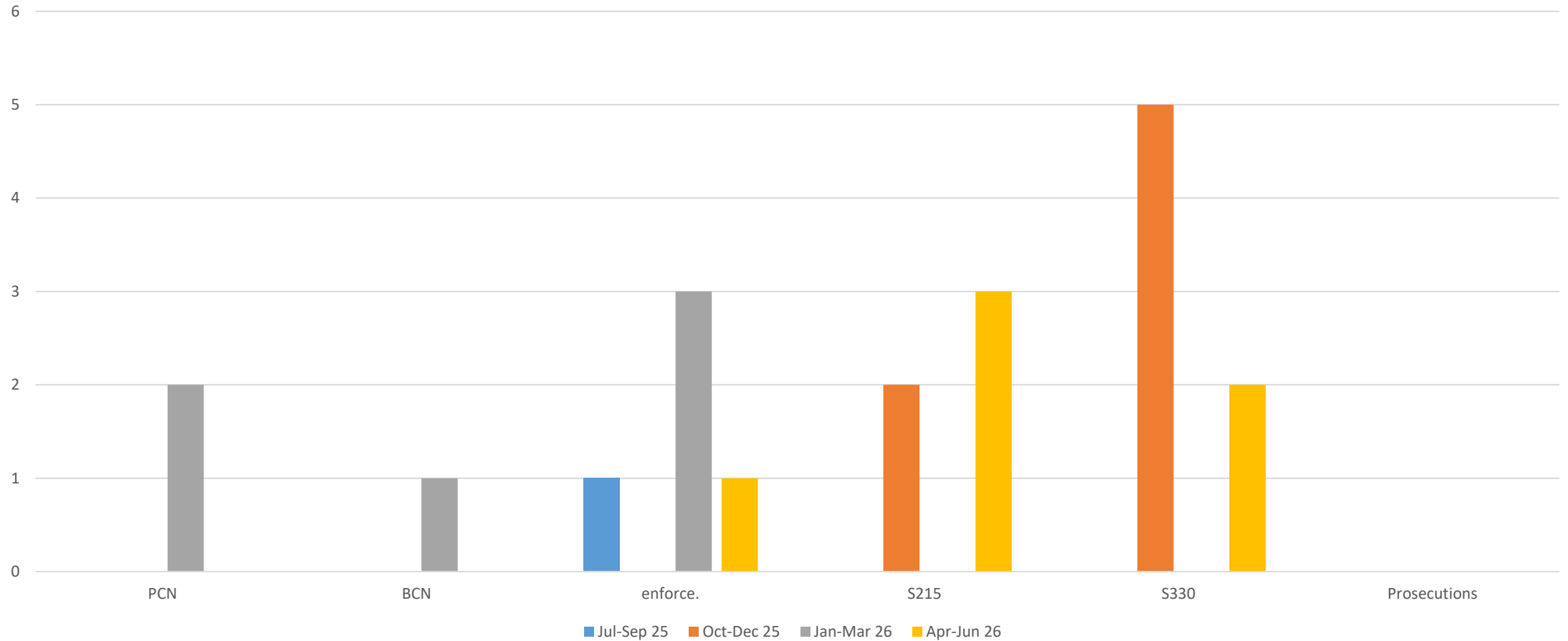
	Year 2020/21	Year 2021/22	Year 2022/23	Year 2023/24	Year 2024/25
Completions	1082	1102	950	1300	634
Requirement	1586	1675	1667	1685	1636
Surplus/Deficit	-504	-573	-717	-358	-1,002

Housing completions comparison with other authorities in Kent

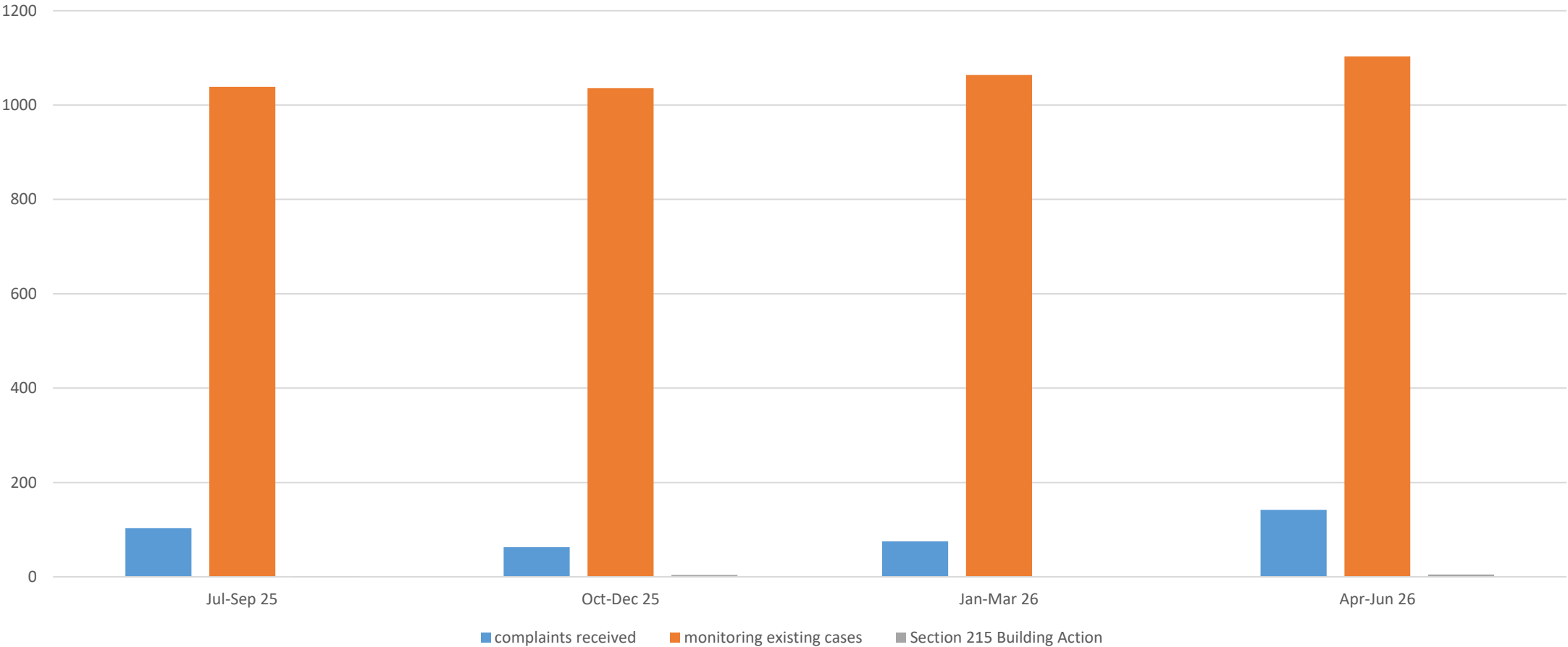
This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2020/21	2021/22	2022/23	2023/24	2024/25 <i>Provisional</i>
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

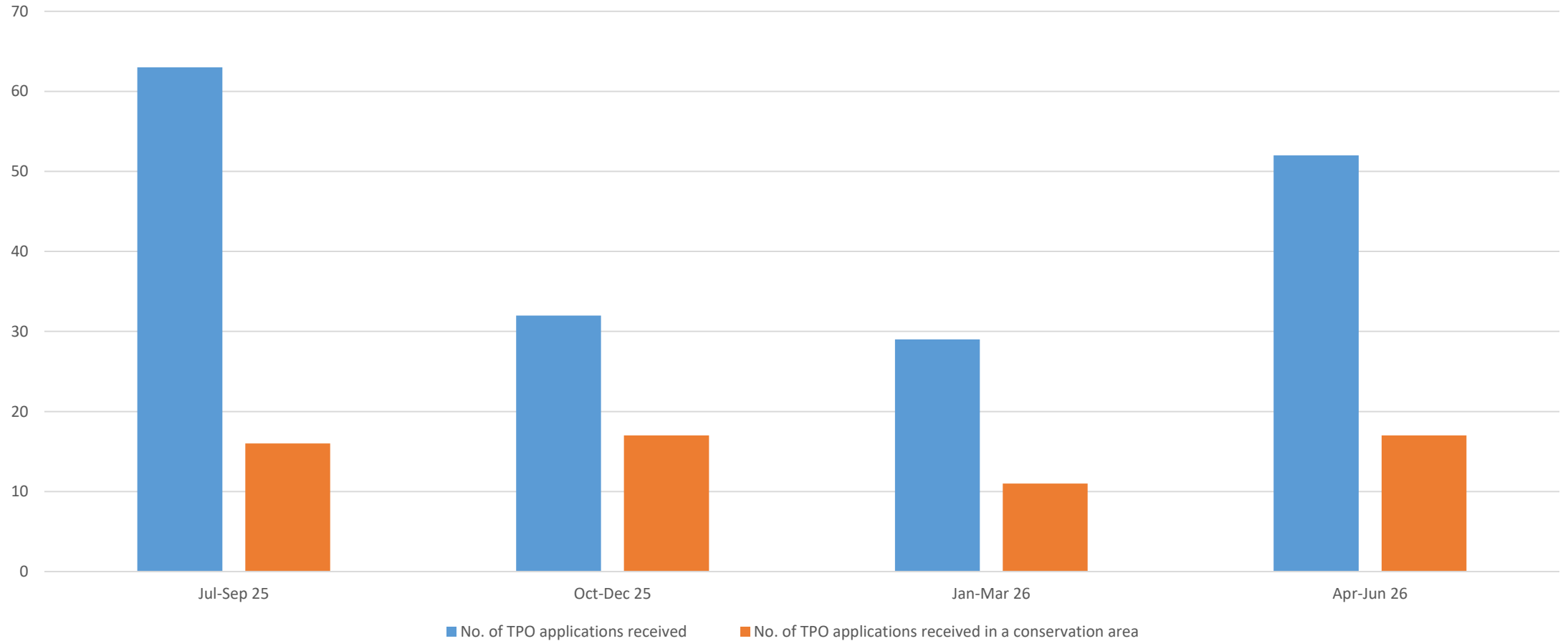
Number of enforcement notices served and prosecutions from 1 July 2025 to 30 June 2026



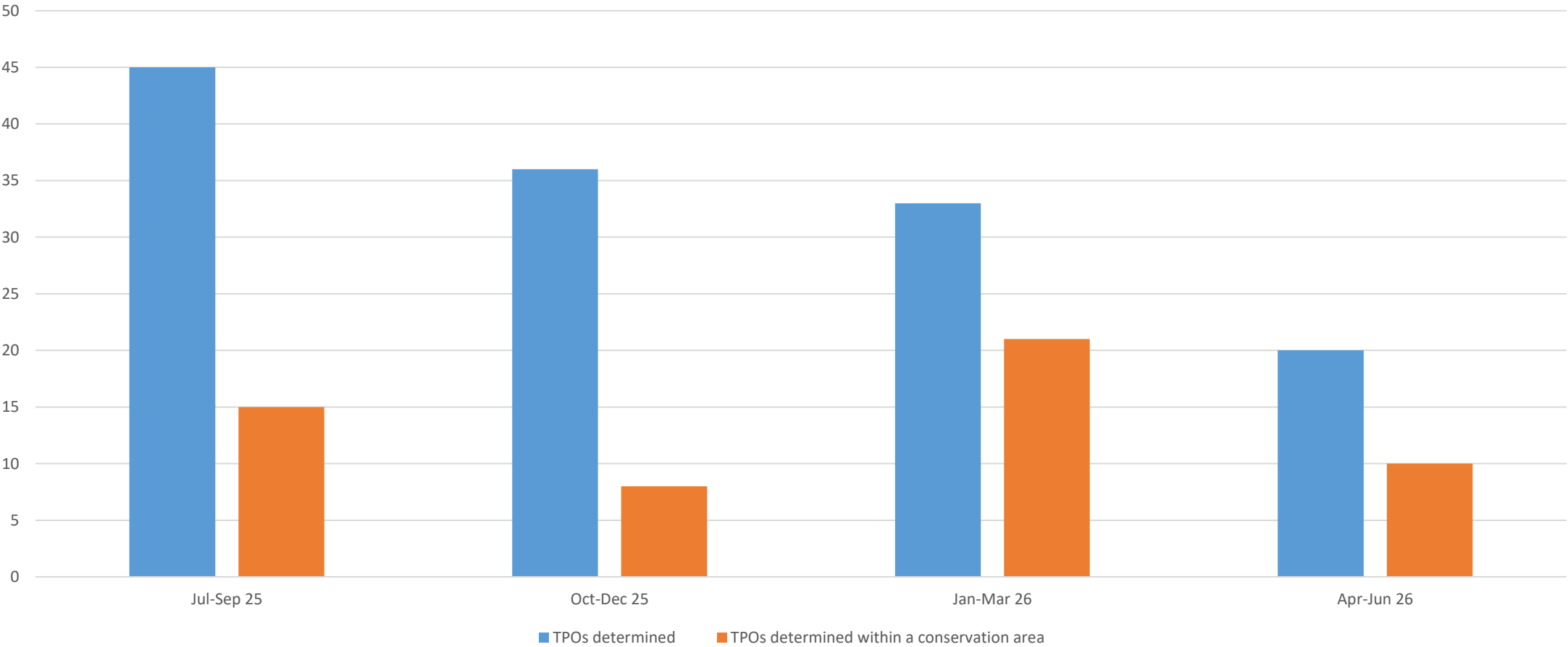
Number of enforcement related complaints and activities from 1 July 2025 to 30 June 2026



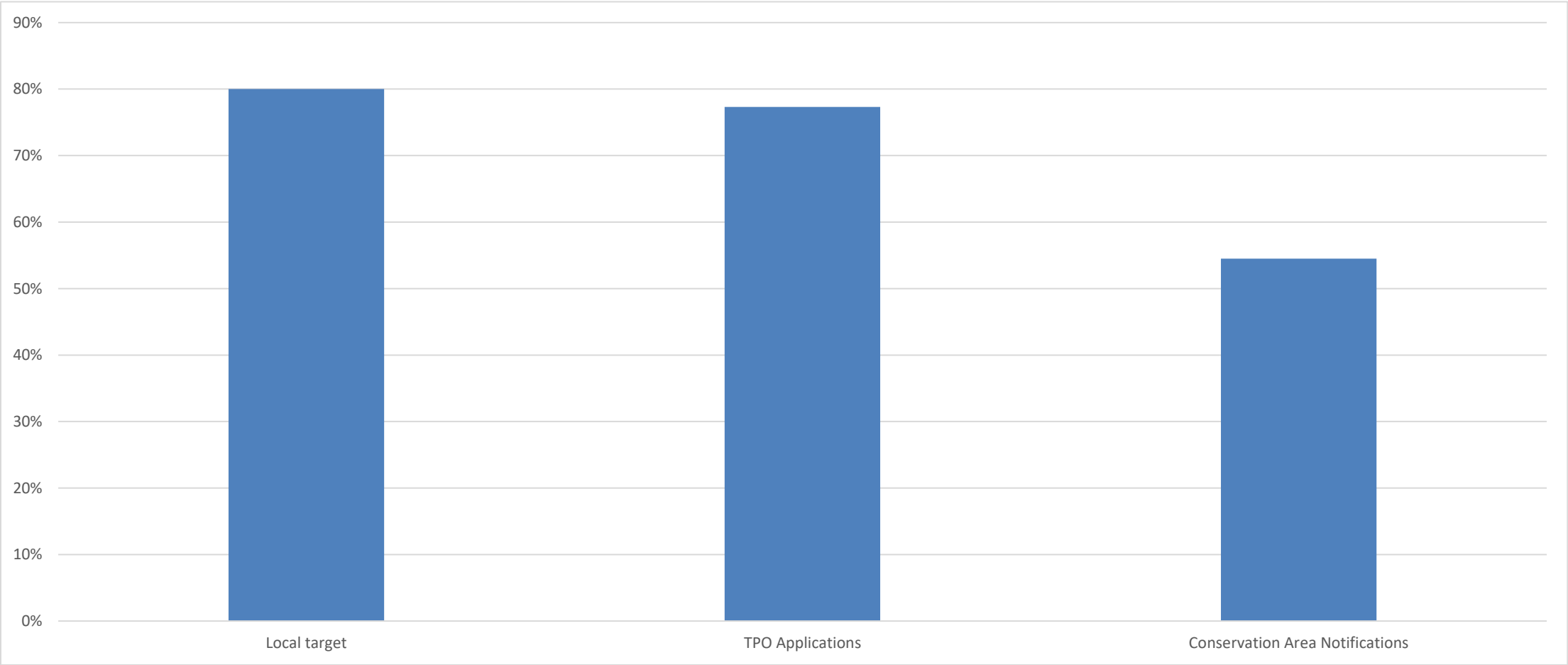
TPO applications received from 1 July 2025 to 30 June 2026



TPO applications determined from 1 July 2025 to 30 June 2026

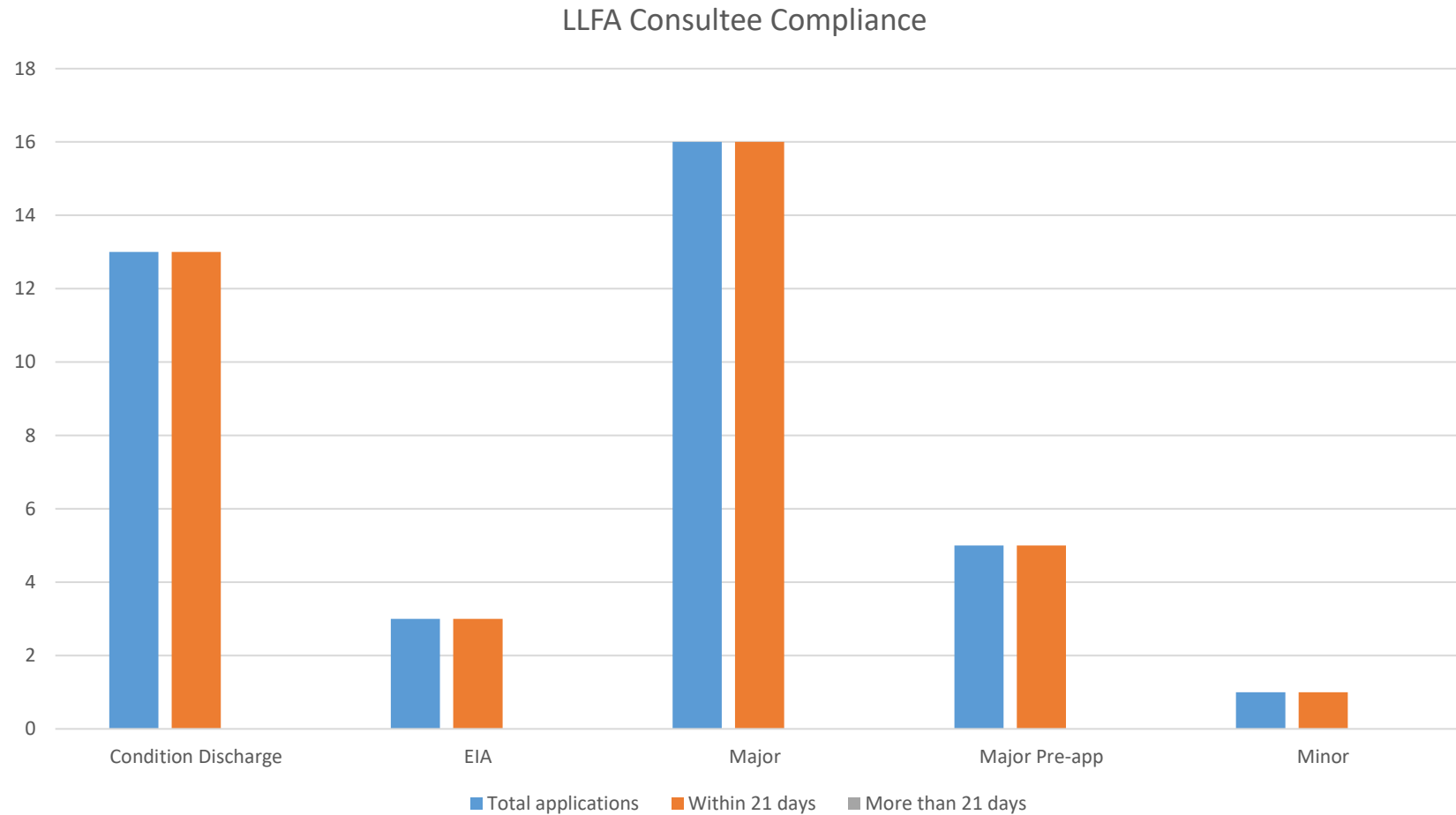


TPO and Conservation Area Notification applications determined within target time from 1 April 2026 to 30 June 2026



Lead Local Flood Authority Consultee Compliance

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

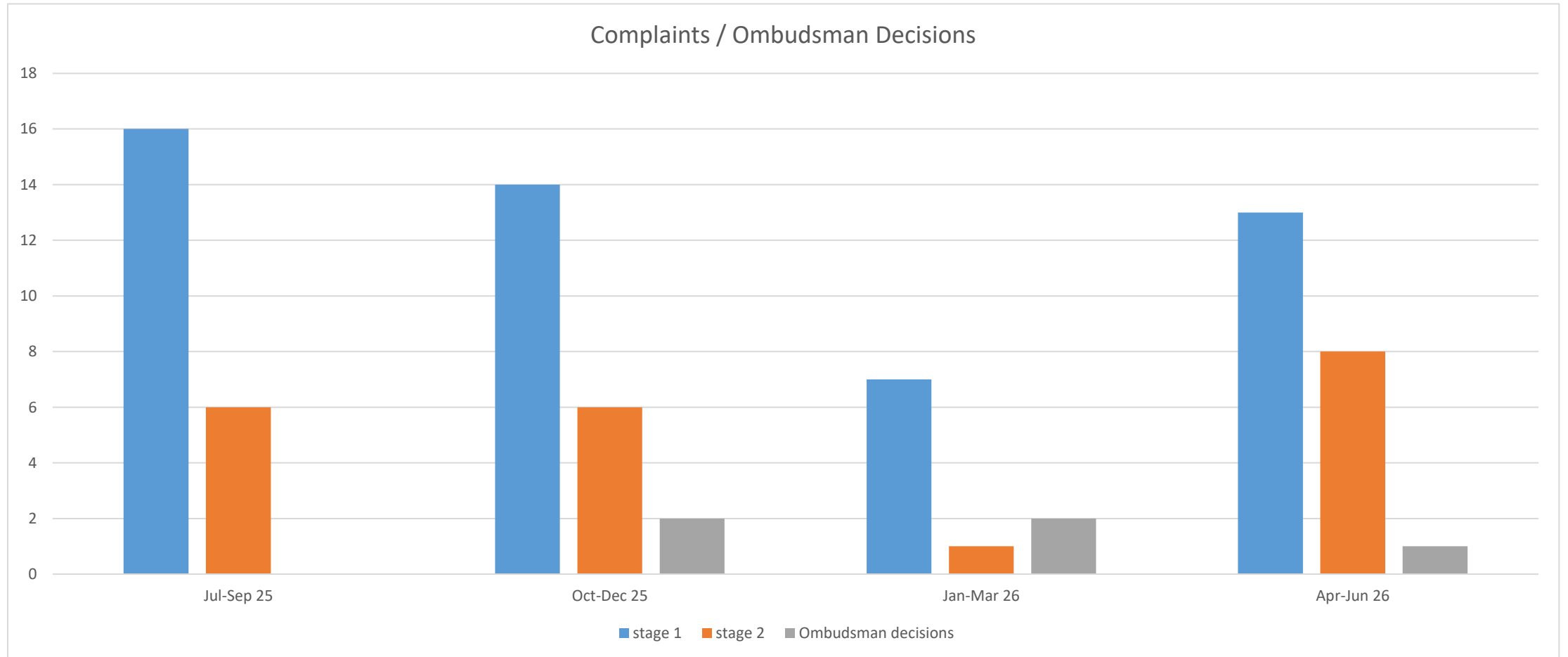


Statutory Consultee compliance results for the year 2025/26

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%

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

Complaints and Compliments



Appeal

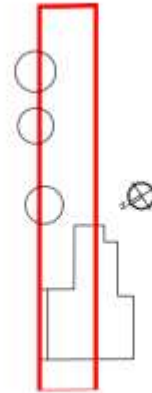
MC/25/1571

33 Stopford Road, Gillingham

Site Location Plan & Site Plan



8 Location Plan
Not to Scale



9 Site Plan
Not to Scale

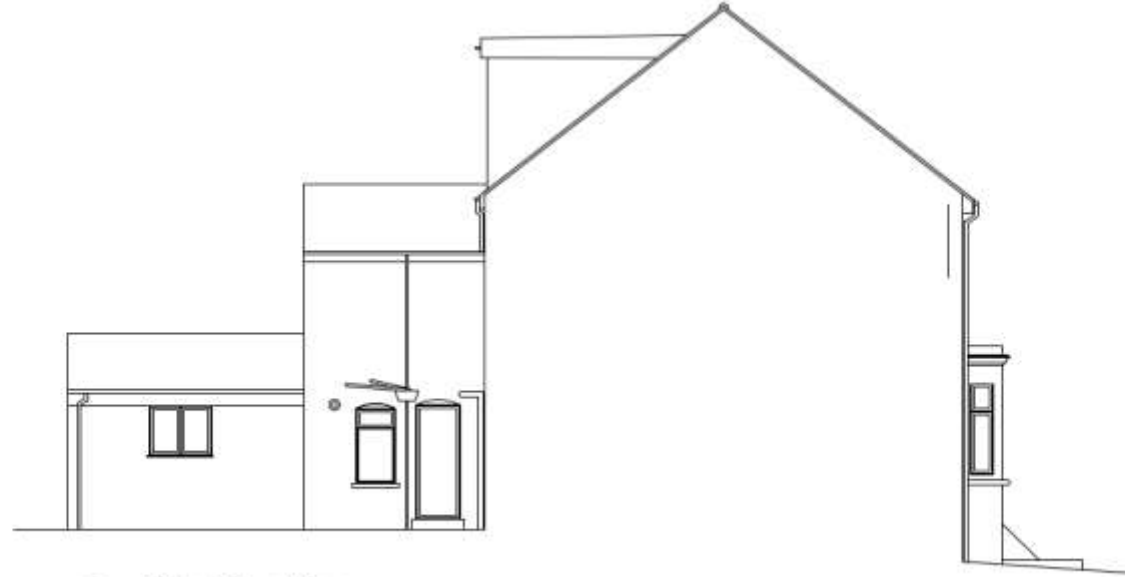
Officer's site photos



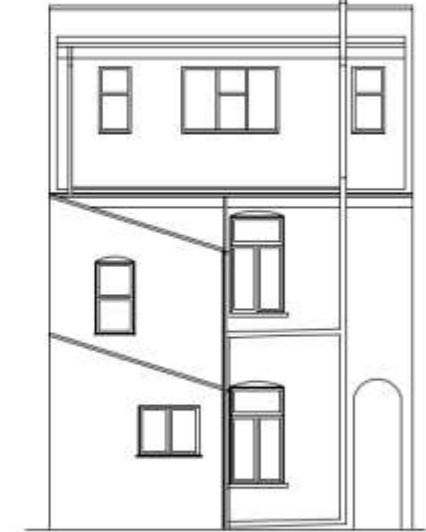
Existing Elevations



1 Front Elevation
Scale: 1:200



2 Side Elevation
Scale: 1:200

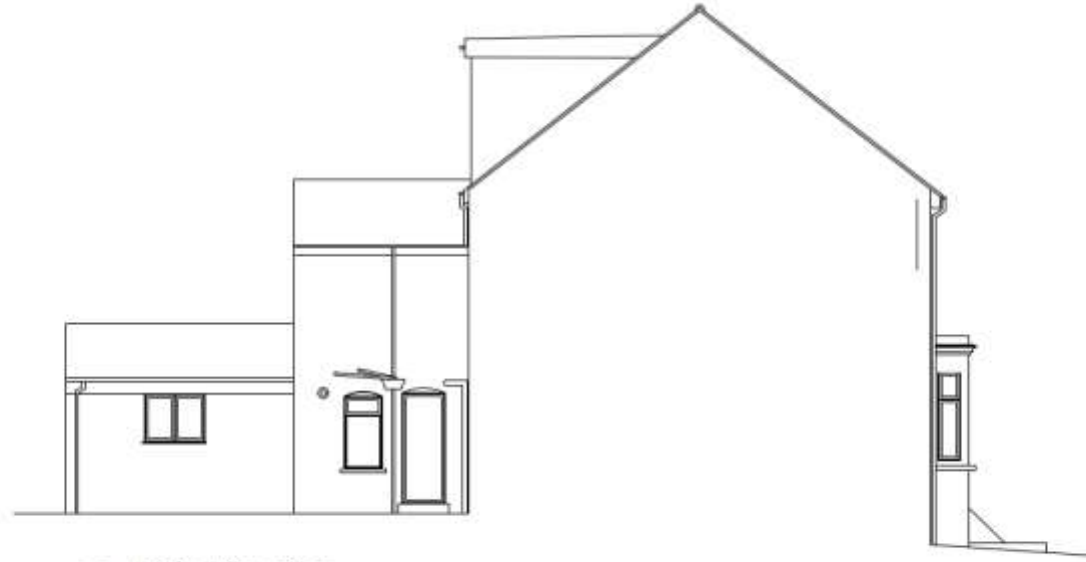


3 Rear Elevation
Scale: 1:200

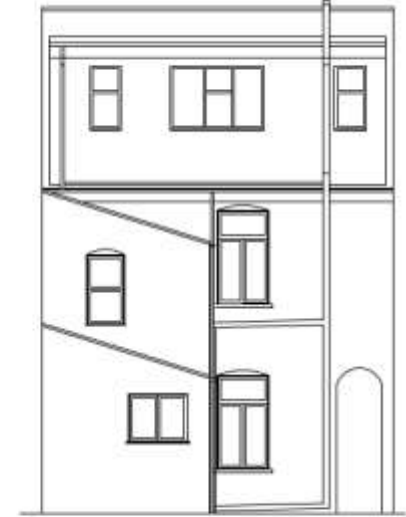
Proposed Elevations



1 Front Elevation
Scale: 1:200



2 Side Elevation
Scale: 1:200

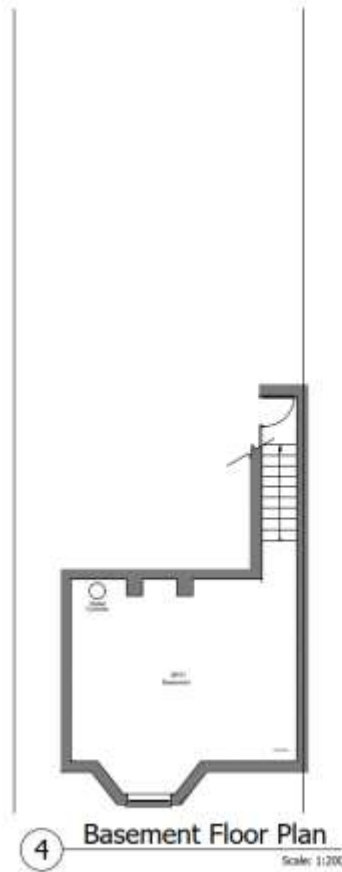


3 Rear Elevation
Scale: 1:200

Existing Floor Plans



Proposed Floor Plans



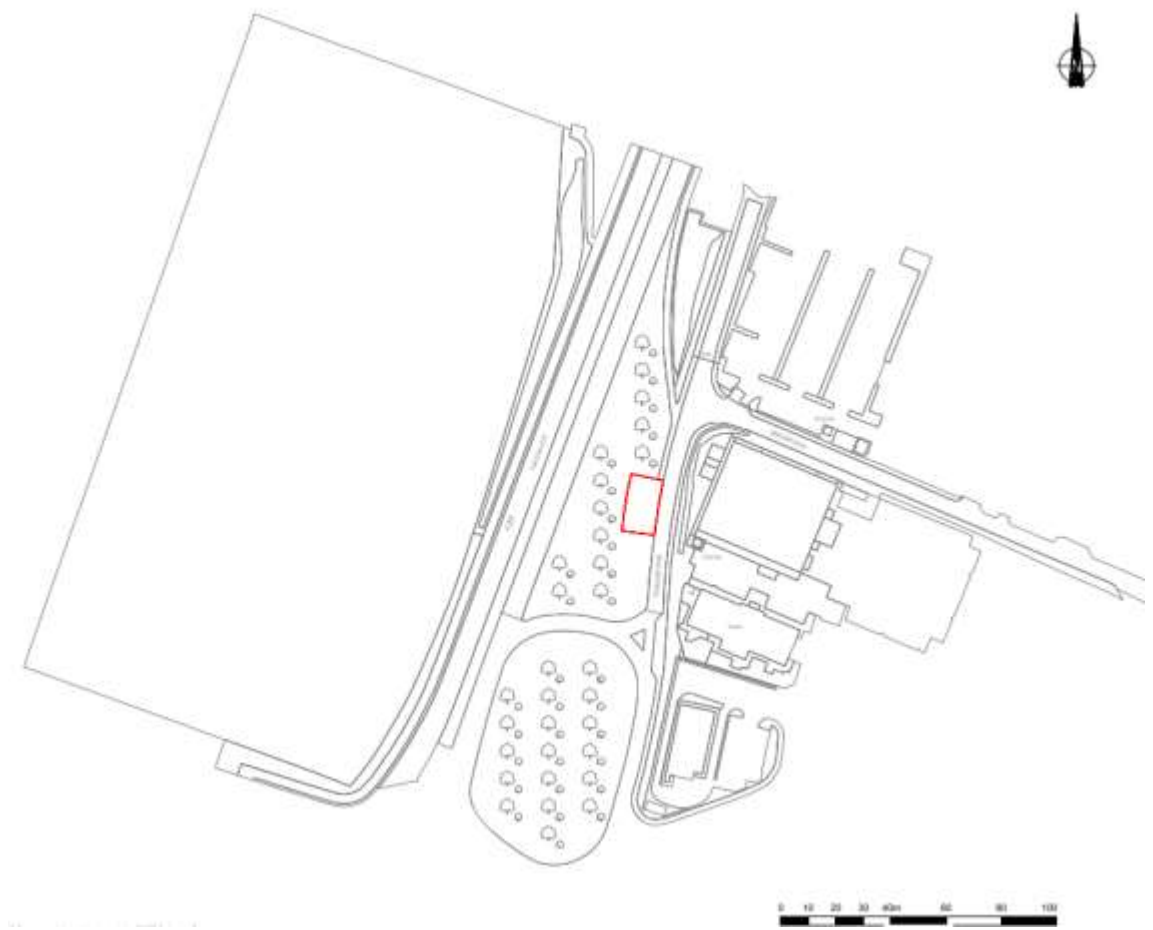
Scale: 1:200



MC/25/2401

Land at Featherby Road opposite Bredgar Road, Gillingham

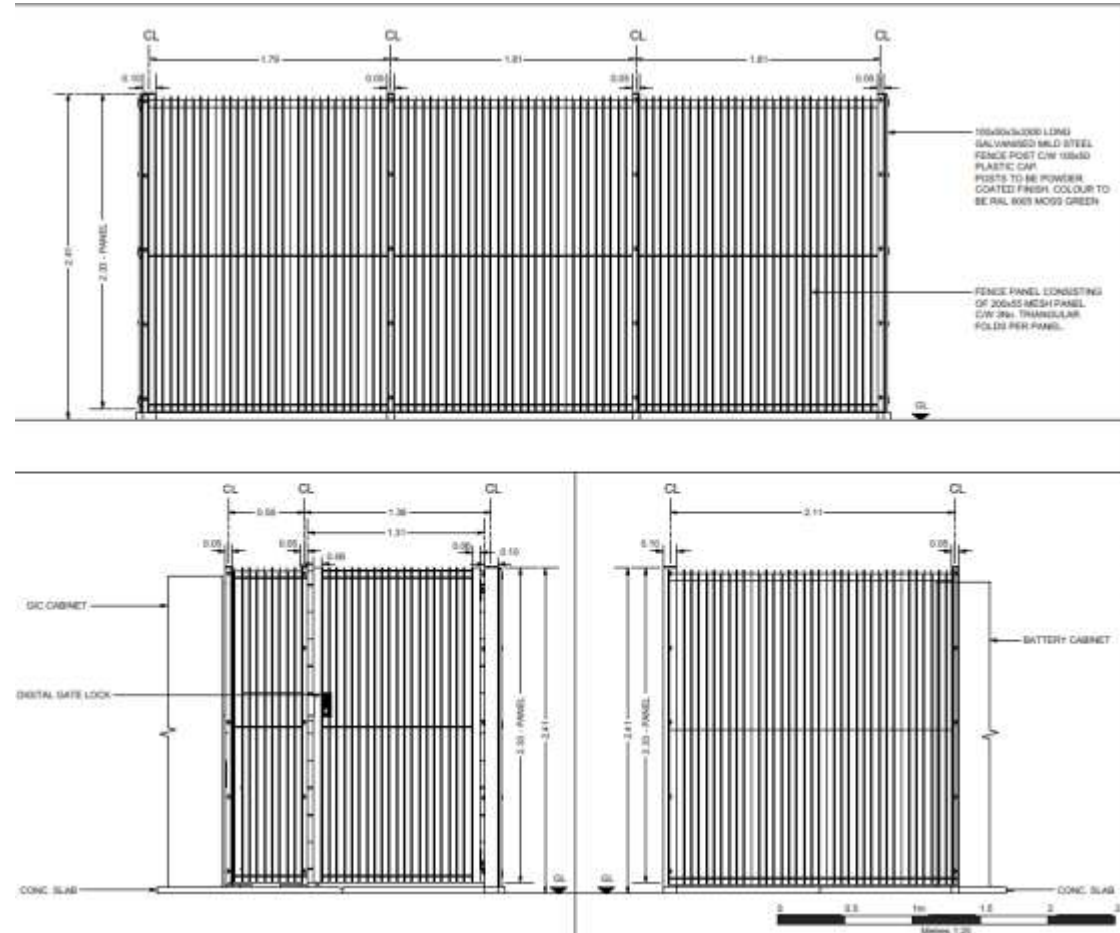
Site Location Plan



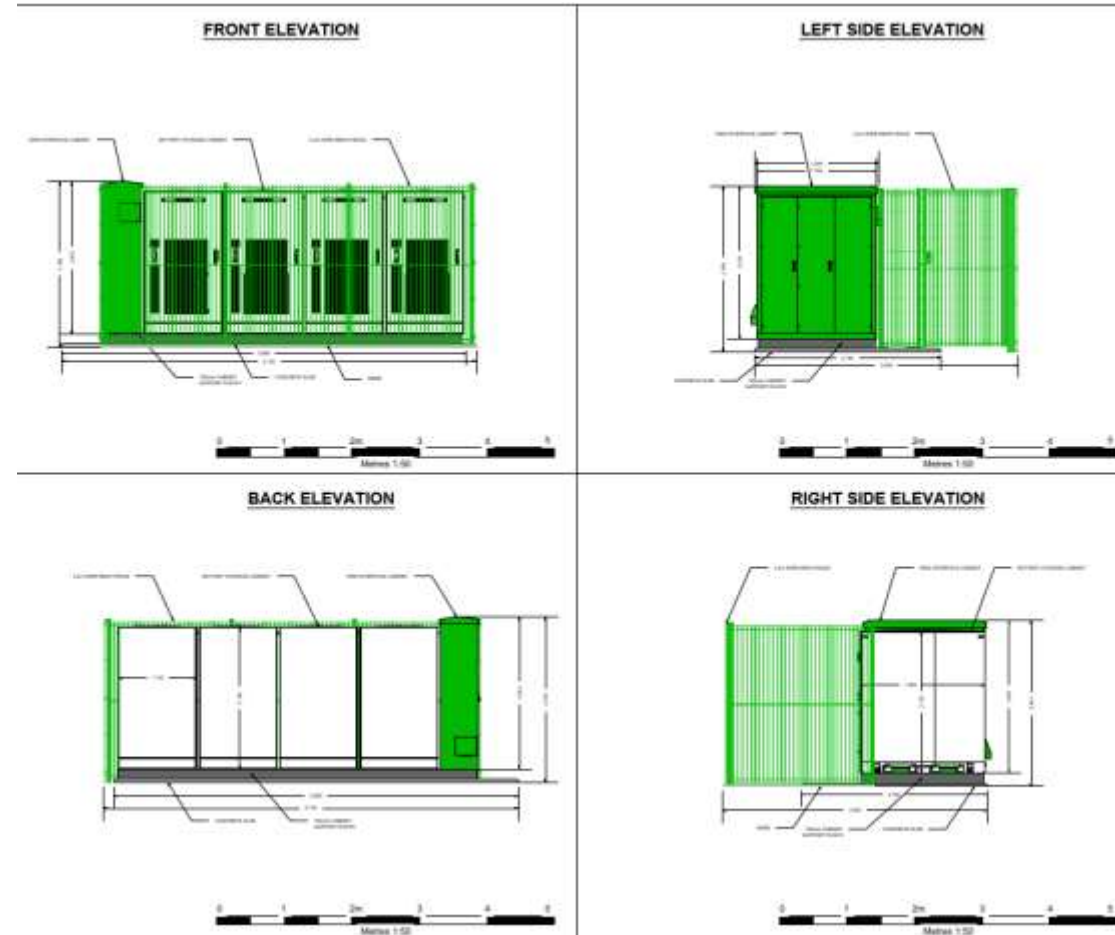
Battery Box



Elevations



Elevations



Officer's site photos



MC/26/0060

2 Burnt Oak Terrace, Gillingham

Site Location Plan



Officer's Site Photos

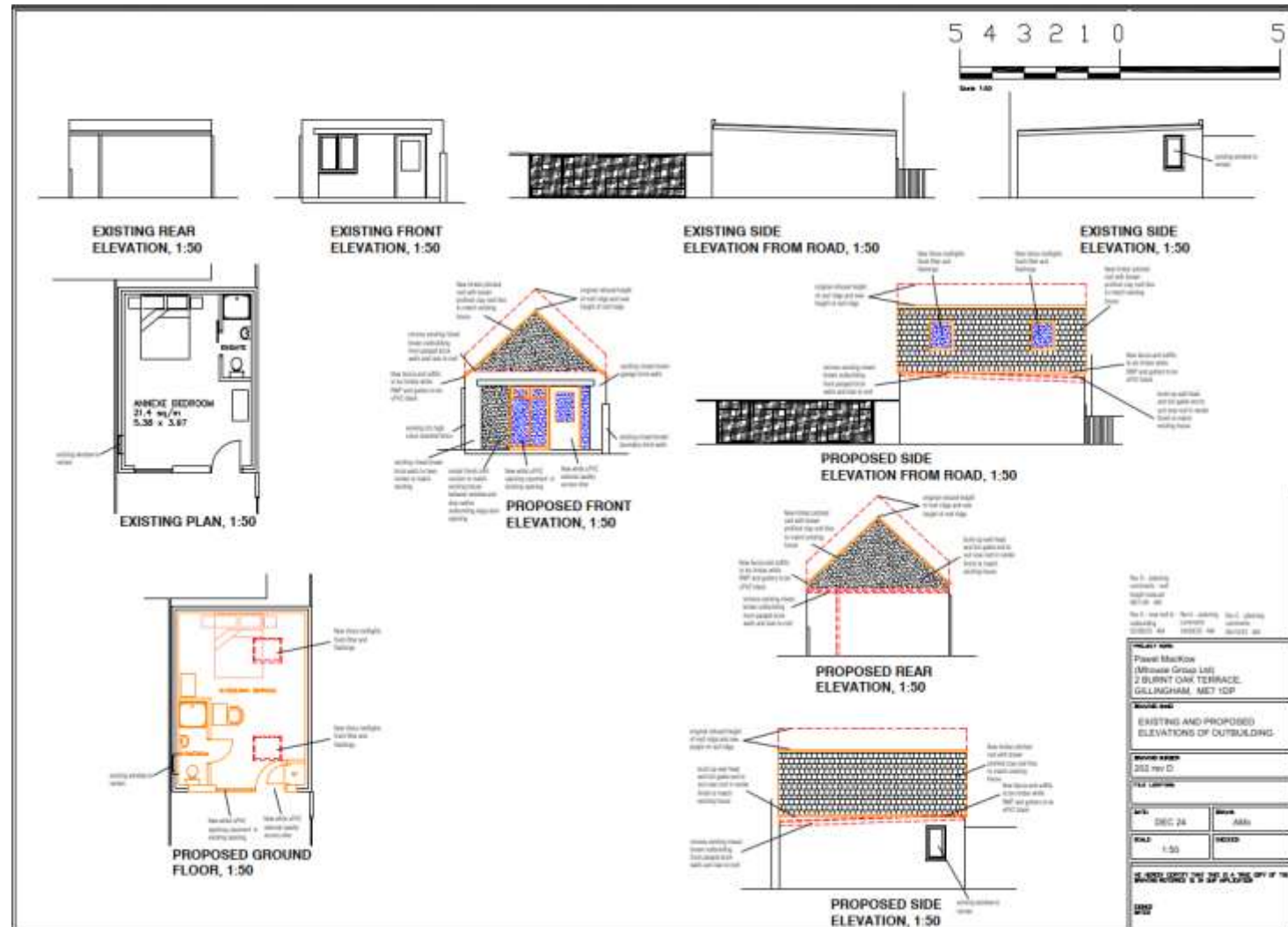


Officer's Site Photos





135



MC/25/1453

3 Kingswood Road, Gillingham, Medway, ME7 1DZ

Site Location



Site Photos



Site Photos



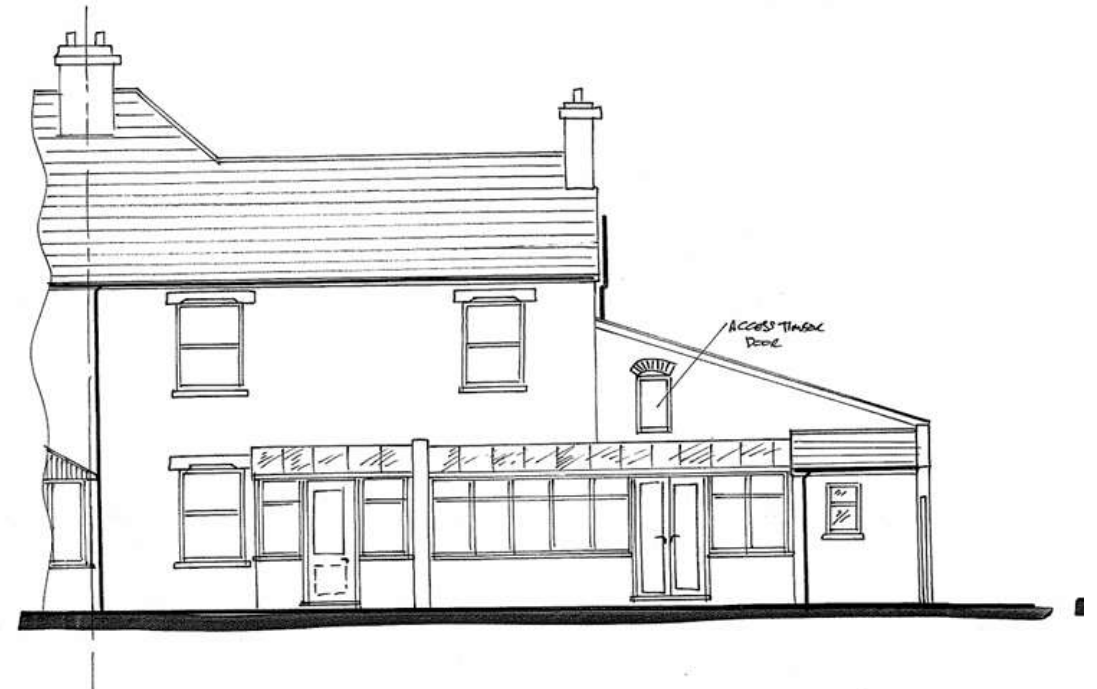
Site Photos



Existing Elevations

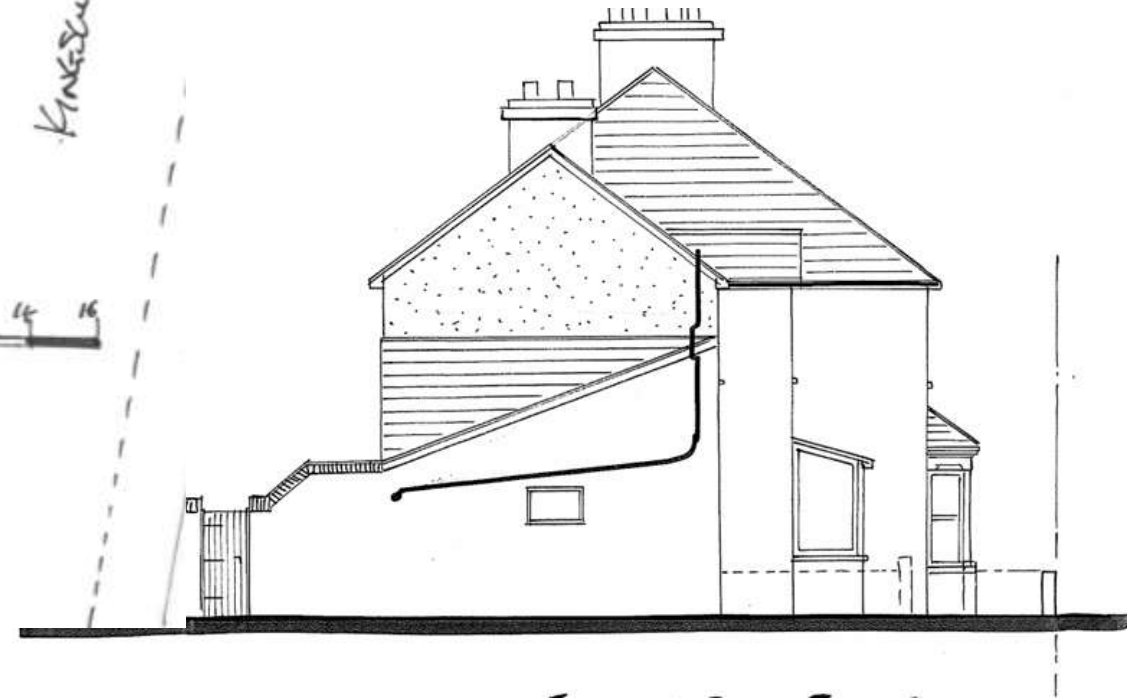


EXISTING FRONT ELEVATION

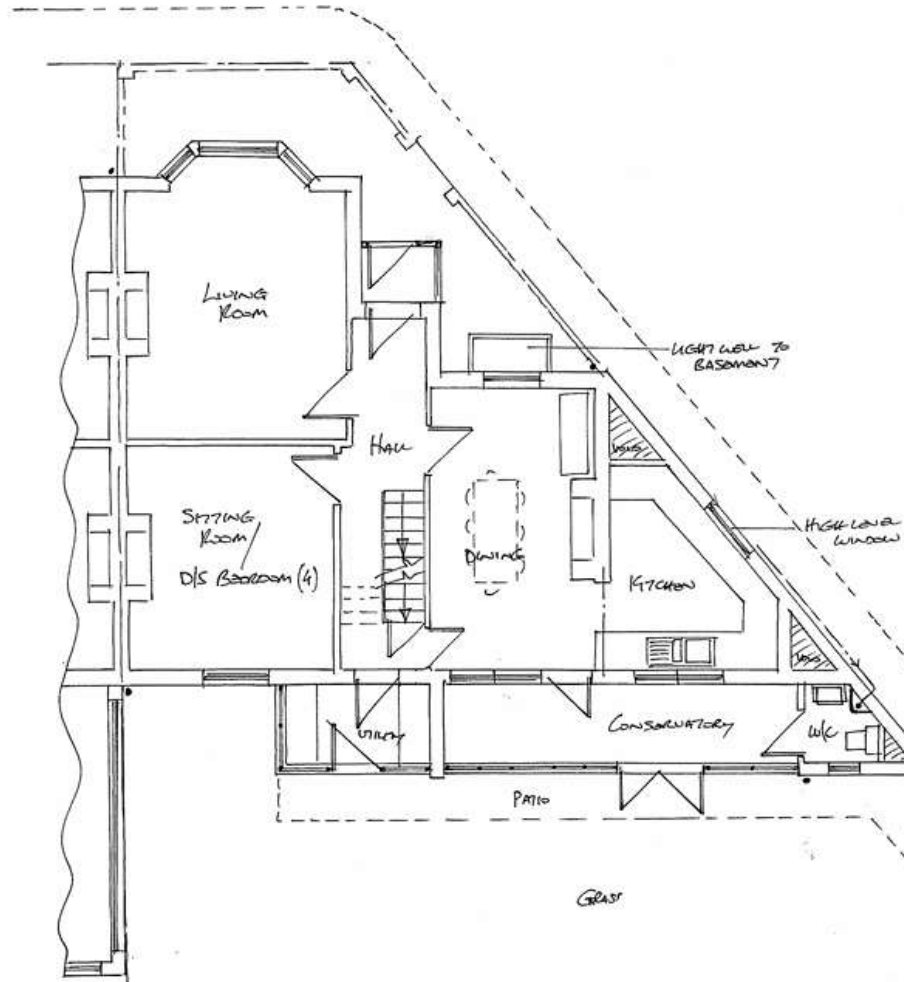


EXISTING REAR ELEVATION

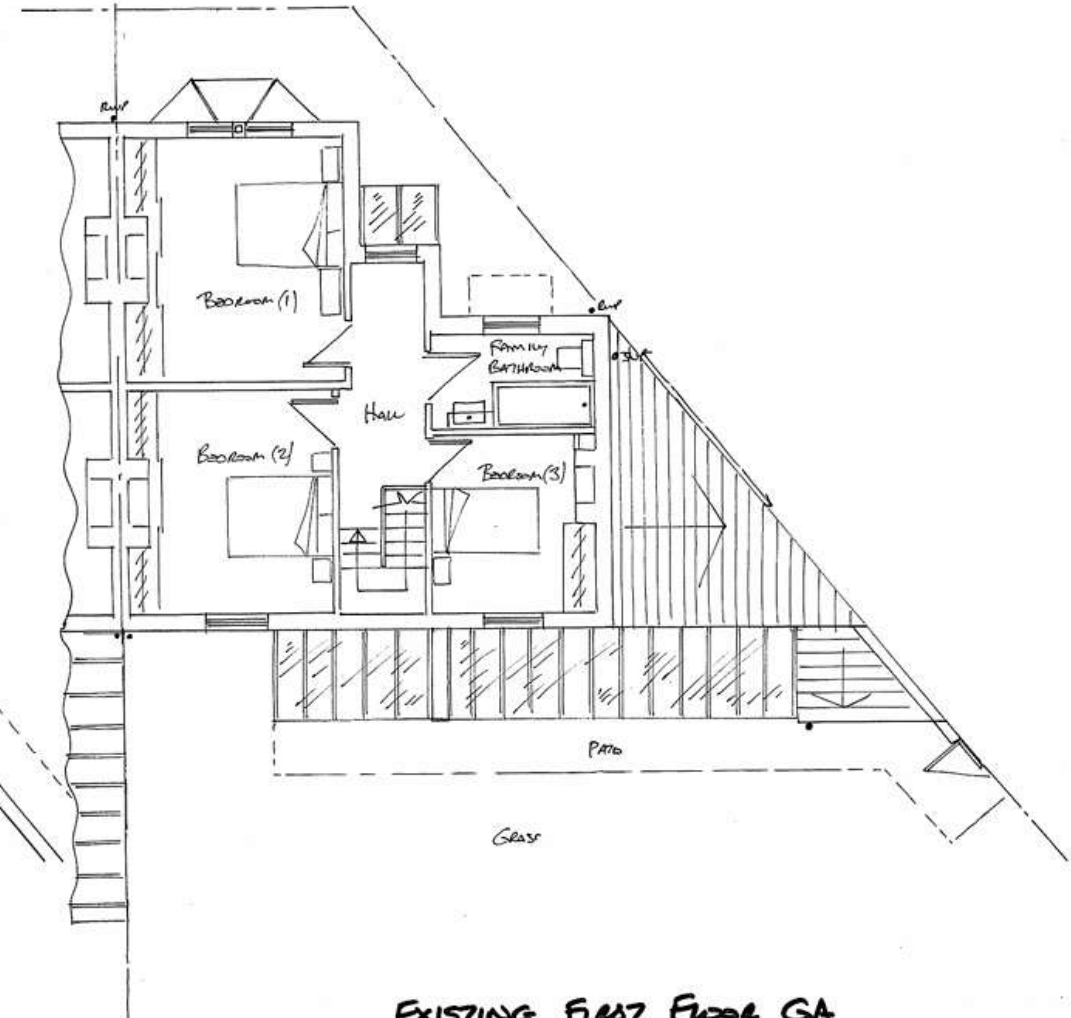
Existing Block Plan & Elevation



Existing Floor Plans



EXISTING GROUND FLOOR GA



EXISTING FIRST FLOOR GA

Approved Elevations - MC/25/0373



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Proposed Elevations

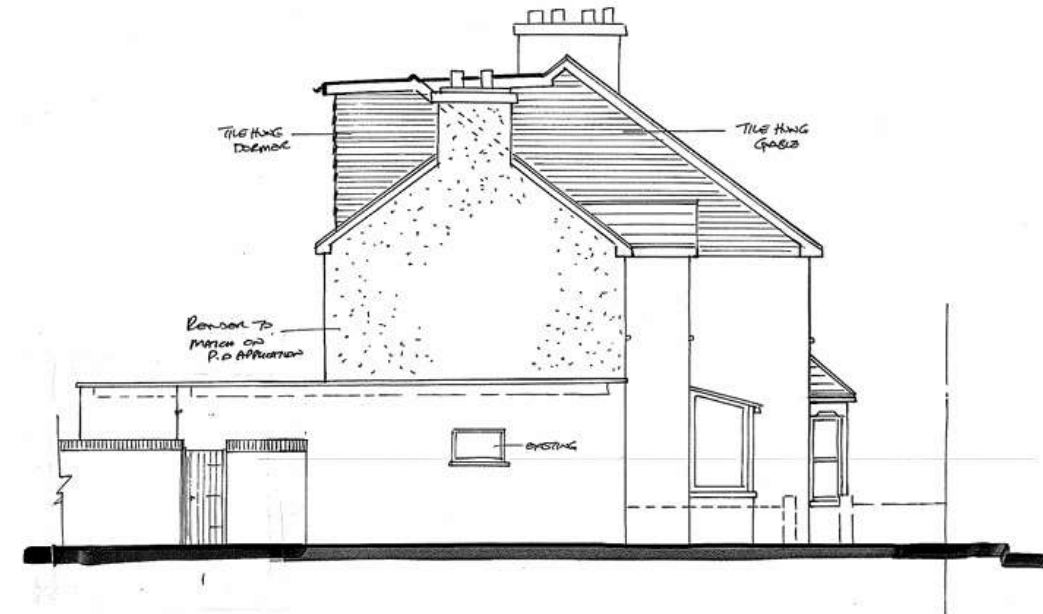


PROPOSED FRONT ELEVATION

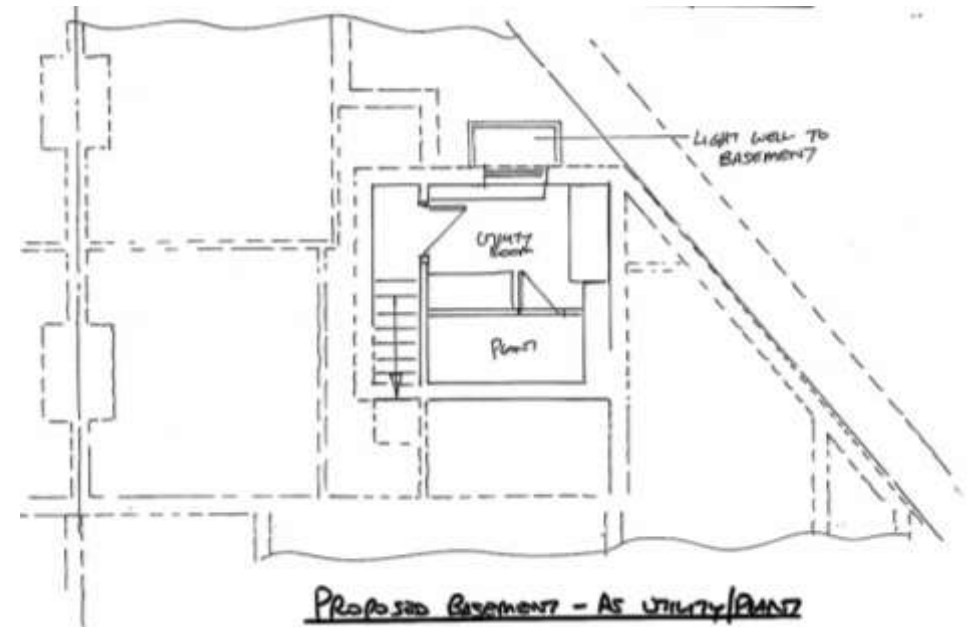
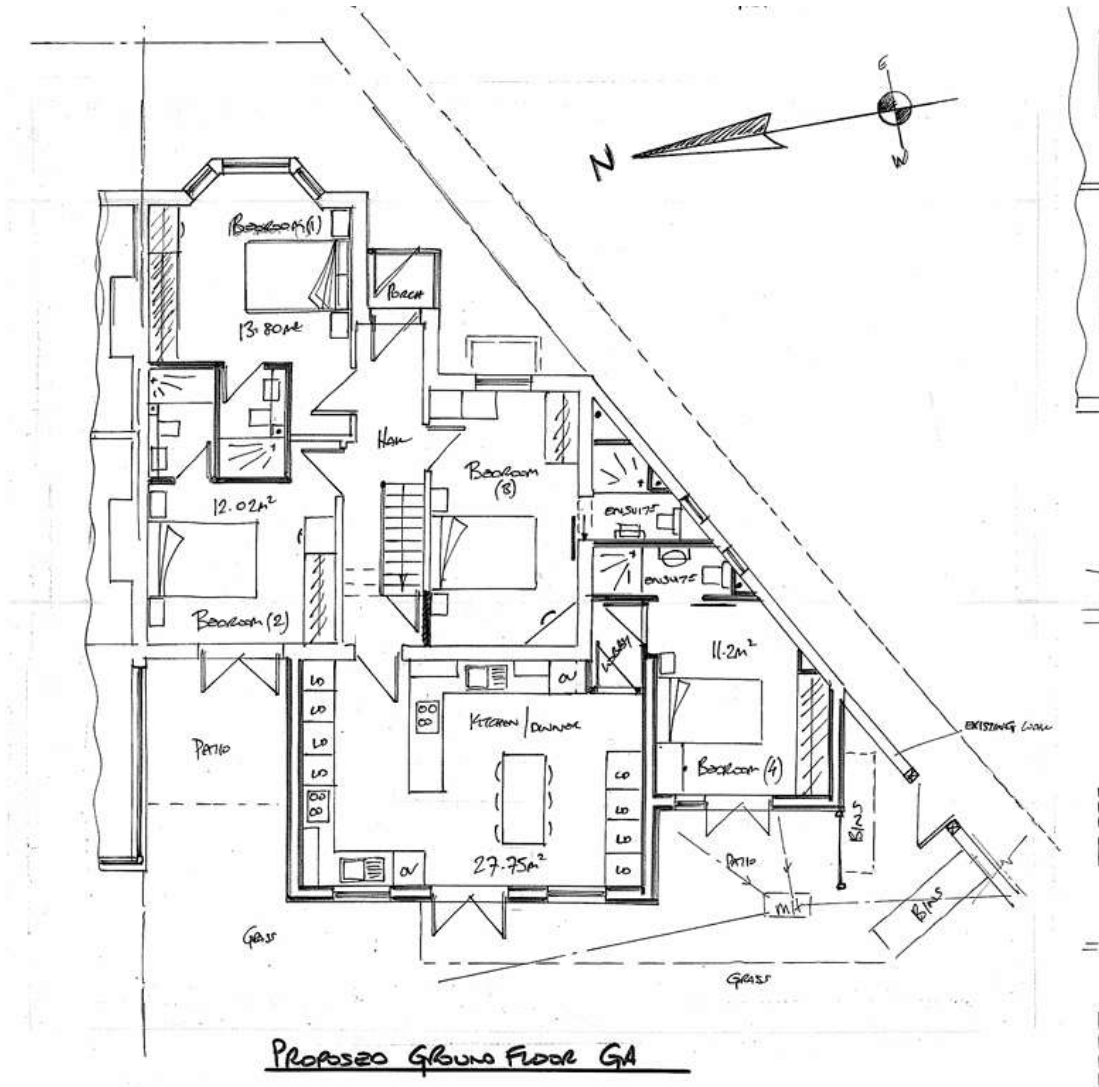


PROPOSED REAR ELEVATION

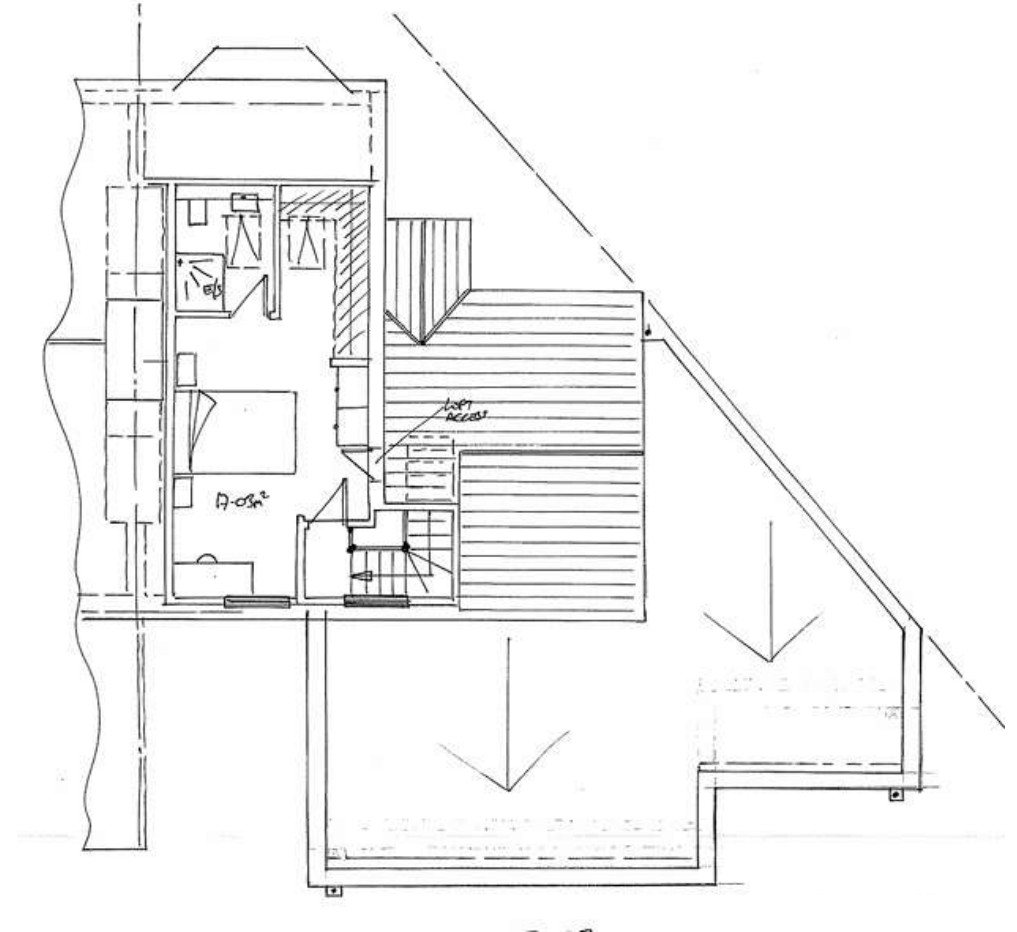
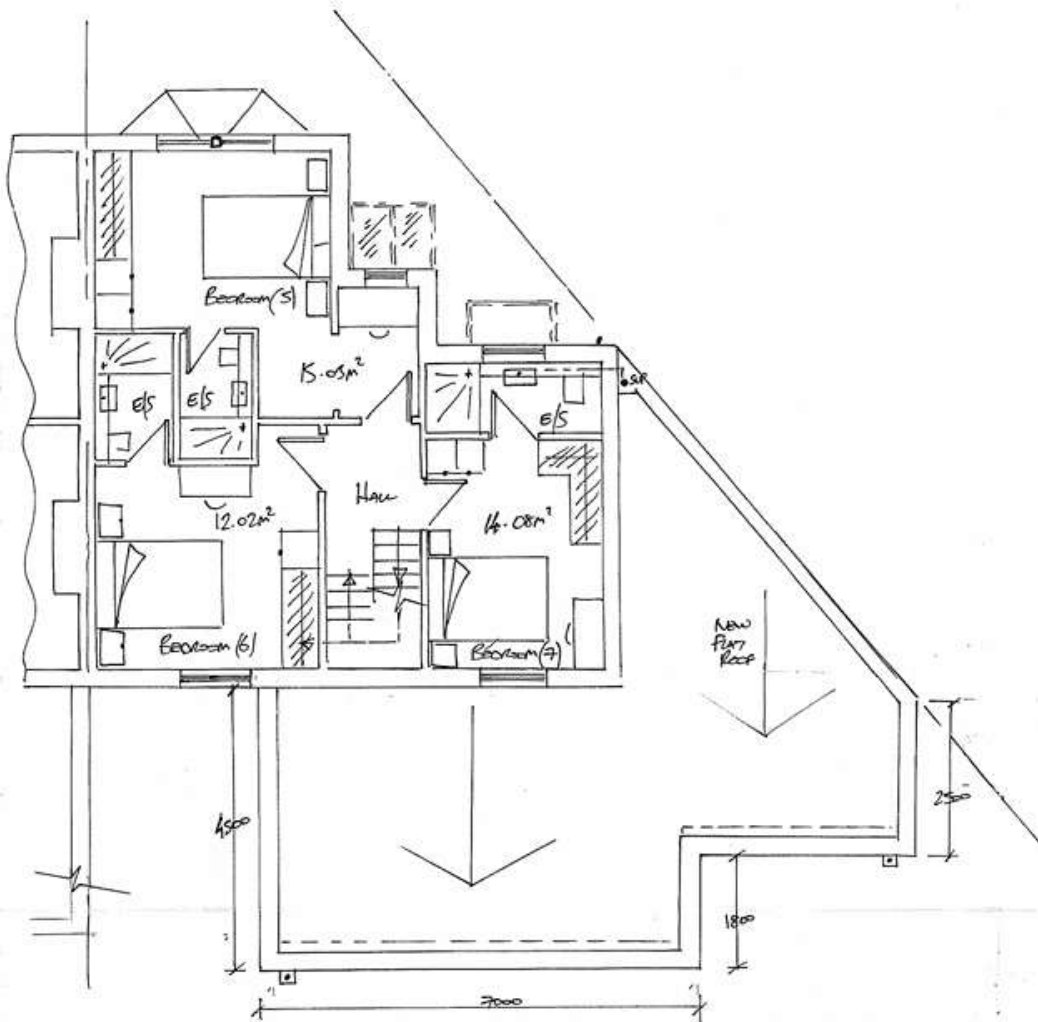
Proposed Block Plan & Elevation



Proposed Floor Plans



Proposed Floor Plans

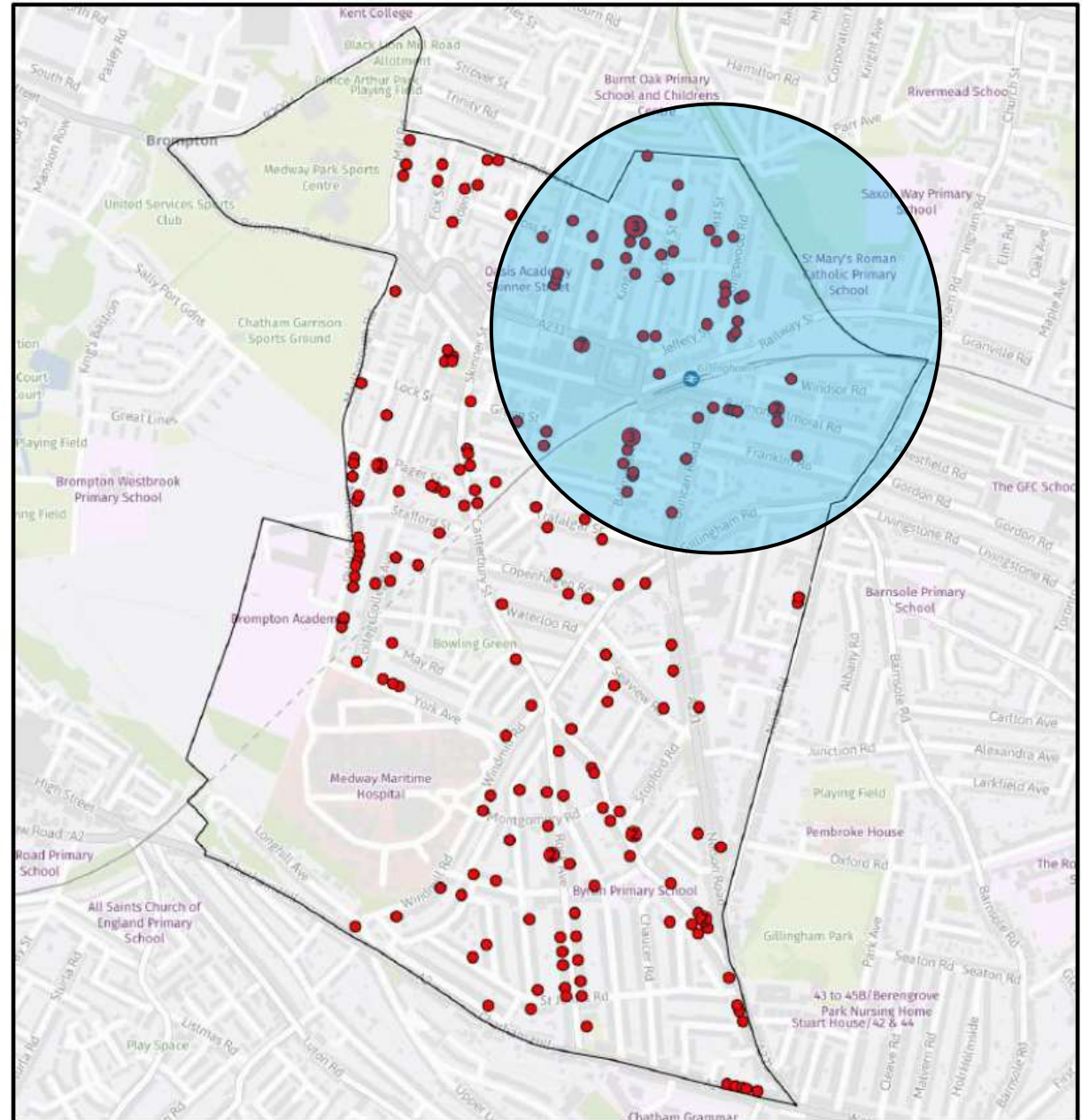


HMO Density

● - Application Property

● - HMO

○ - 500m Radius



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