

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 26 August 2026

Time: 6.30pm

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

Items

15 Additional Information - Presentation

**(Pages
3 - 134)**

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

Date: 27 August 2026

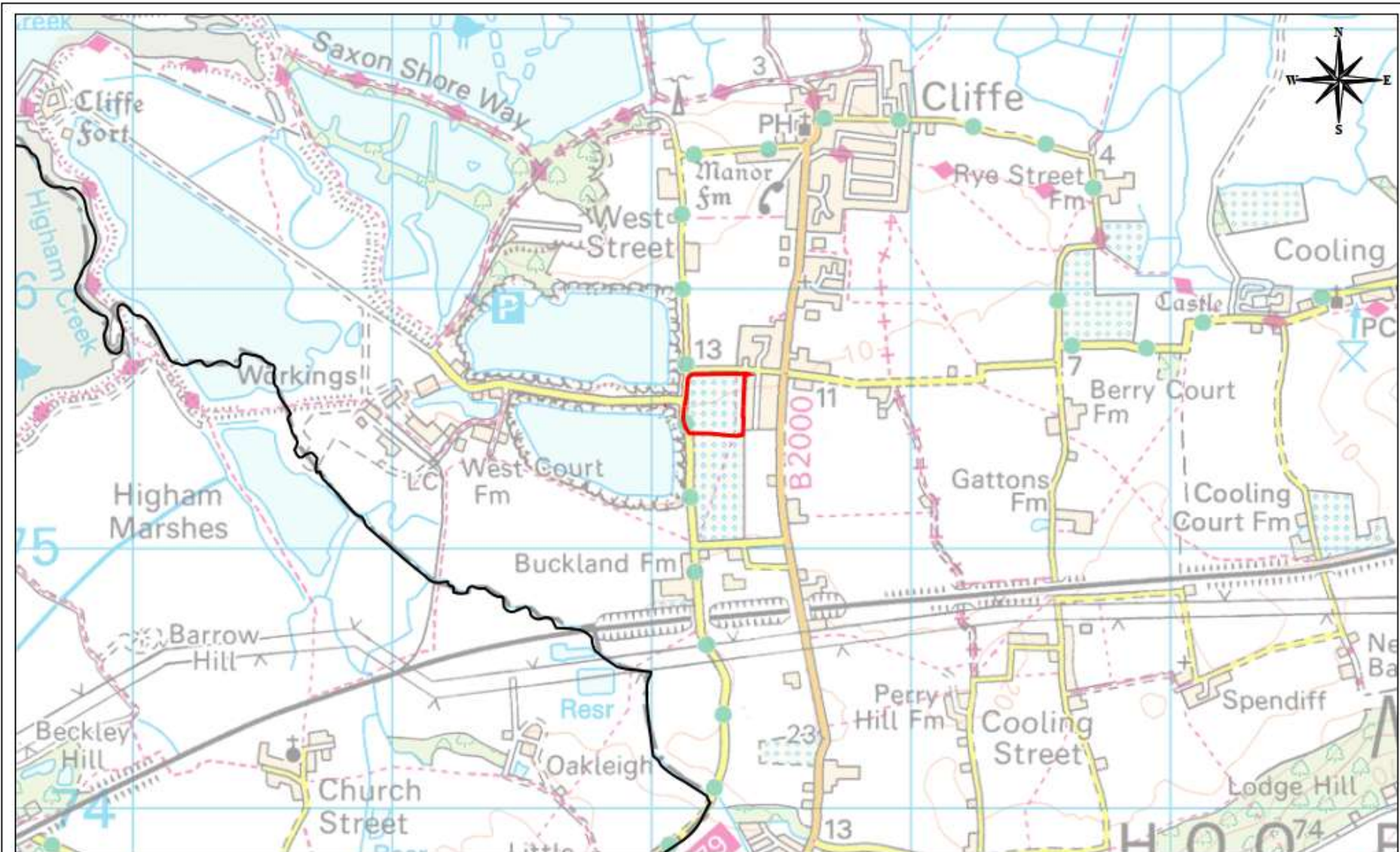
This page is intentionally left blank

Planning Committee

26^h August 2026

MC/26/0194

Land To The Left Eternal Lake Nature Reserve,
South Of Higham Road And East Of Buckland Road,
Cliffe, ME3 7RT



MC/26/0194 - Land To The Left Eternal Lake Nature Reserve, South Of Higham Road And East Of Buckland Road, Cliffe, Rochester, ME3 7RT

© Crown copyright and database rights 2026 Ordnance Survey licence number 100024225.

Medway
Serving You

Scale: 1:20000 17/08/26

© Medway Council 2026

MC/26/0194 – Description of Development

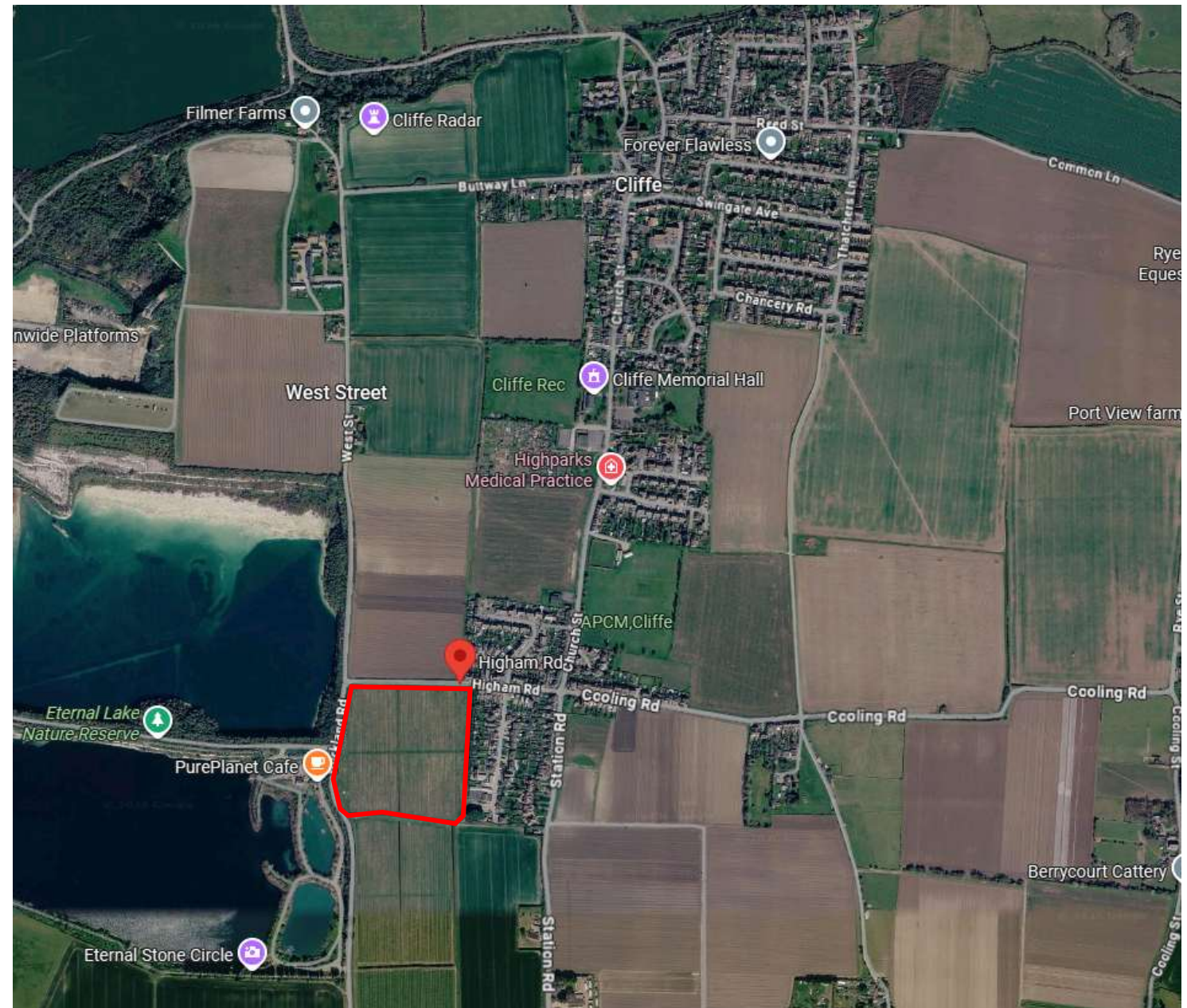
Outline application with some matters reserved (appearance, landscaping, layout and scale) for the construction of up to 100 residential dwellings including affordable housing with provision of vehicular, pedestrian and cycle access from Higham Road, public open spaces, sustainable urban drainage systems, landscaping, infrastructure and earthworks.

MC/26/0194 – Site location



MC/26/0194 – Site location

∞



MC/26/0194 – photos of Higham Road



MC/26/0194 – Photos of the site

10



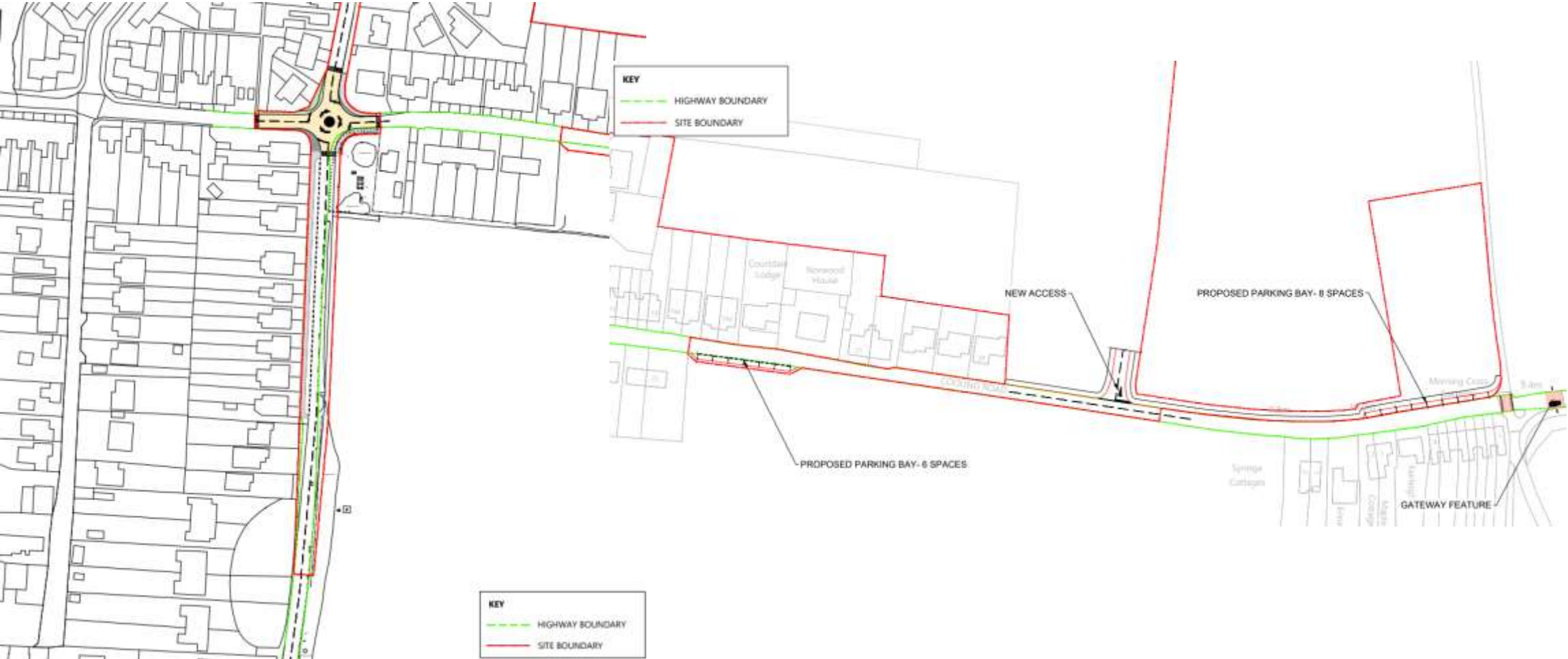
Land to East and West of Church Street, Cliffe (draft Site allocation SR51)

Proposed masterplan ongoing Reserved Matters
application



Land to East and West of Church Street, Cliffe

Off-site highways works: Station Road and Cooling Road



MC/26/0194 – Parameter plan

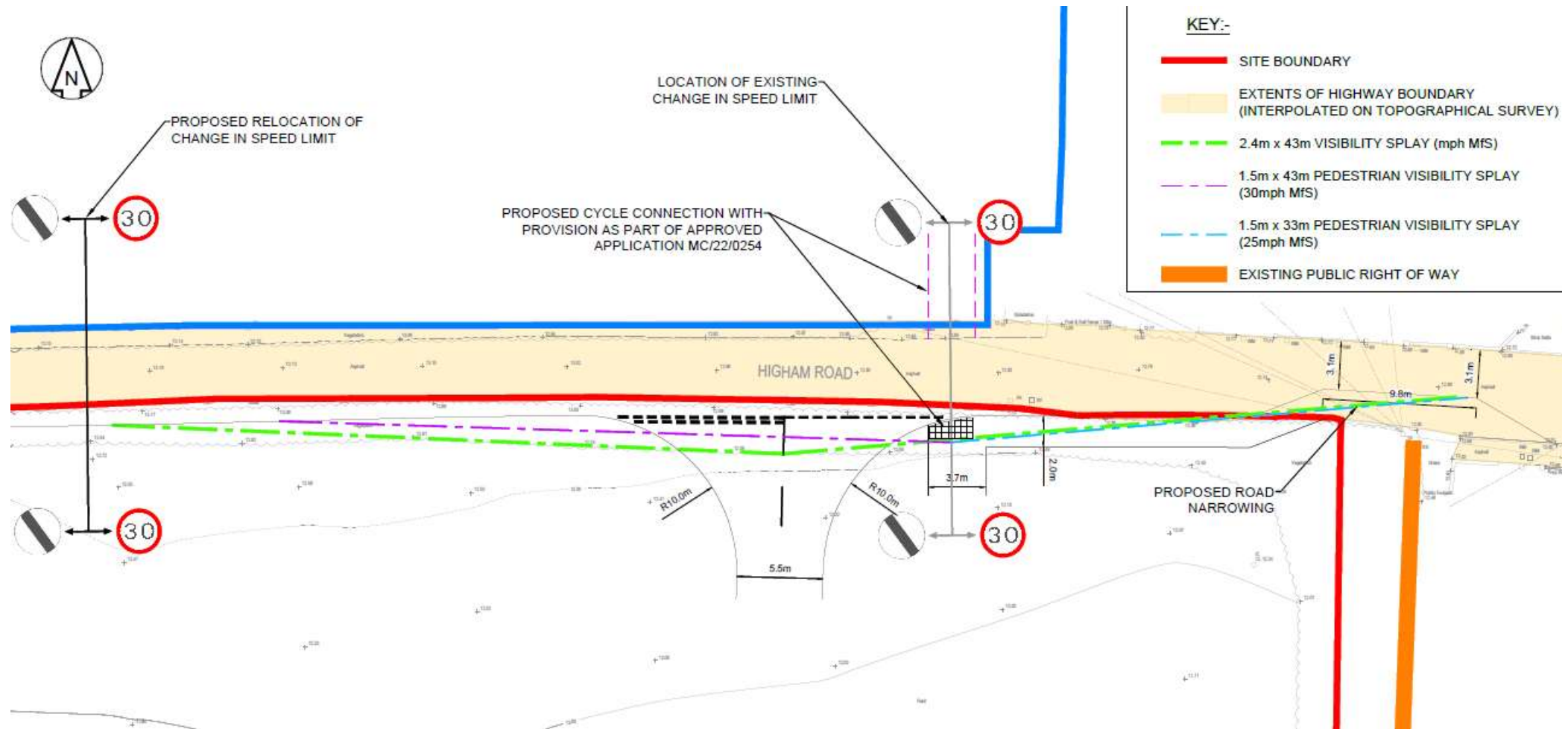


MC/26/0194 – Illustrative Masterplan

14

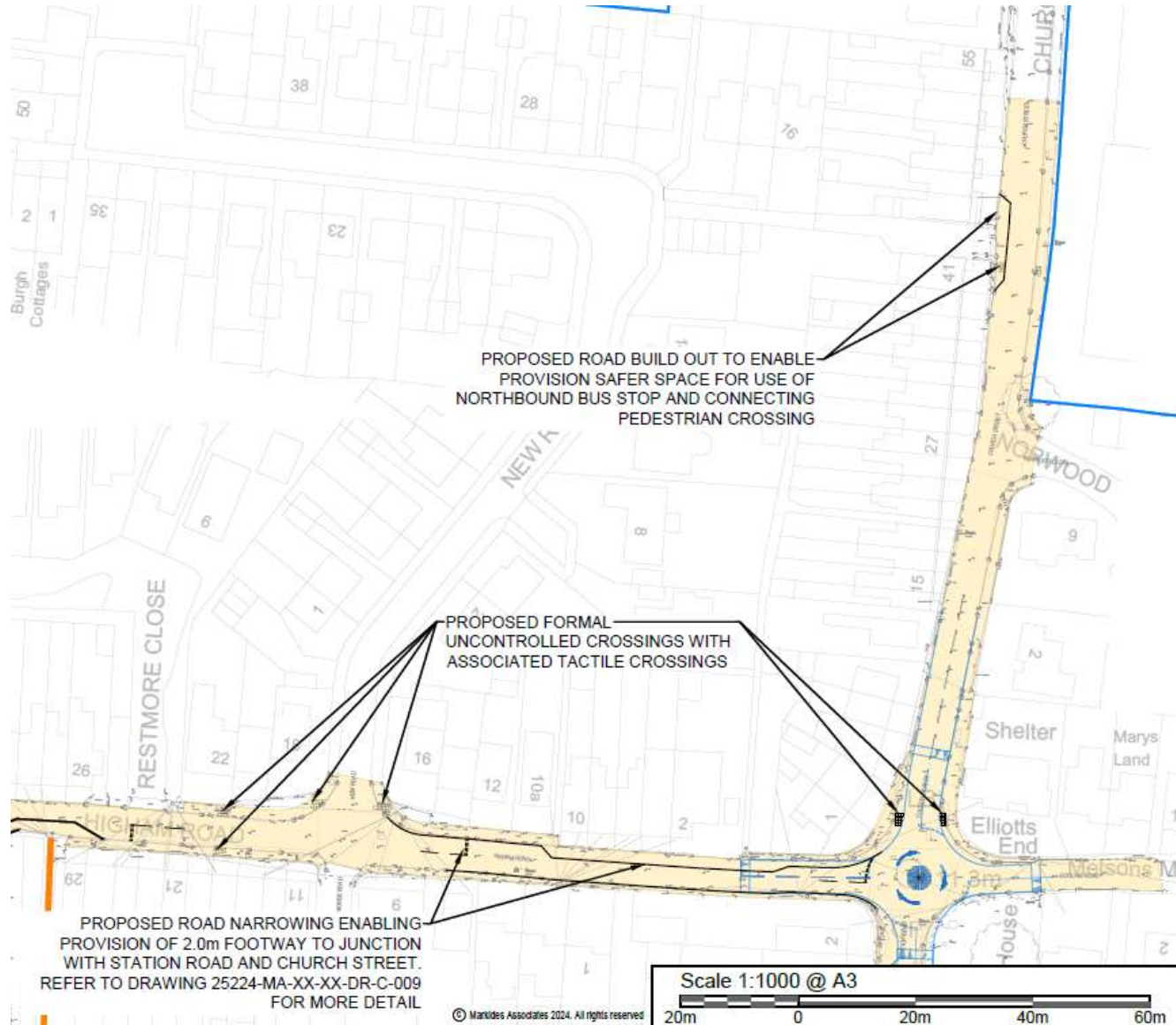


MC/26/0194 – Proposed site access

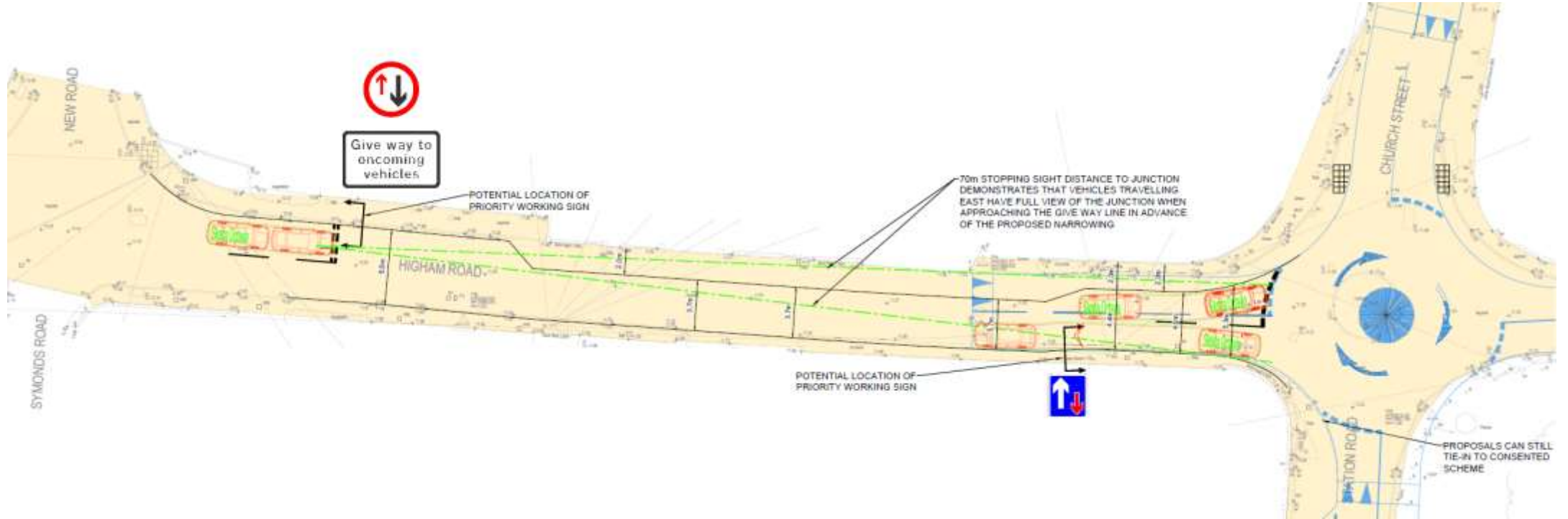


MC/26/0194 – Proposed off-site highway works

16



MC/26/0194 – Proposed road narrowing on Higham Road



MC/26/0194 – Officer Recommendation

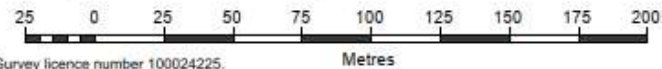
- That planning permission be **Refused**.
- Five reasons for refusal:
 - contrary to the adopted and emerging spatial strategy;
 - harms to residential amenity due to the works on Higham Road and resultant displacement of car parking;
 - landscape and visual impacts;
 - loss of BMV agricultural land;
 - absence of a Section 106 Agreement.

MC/26/0717

311 Canterbury Street, Gillingham, ME7 5XN



MC/26/0717 - 311 Canterbury Street, Gillingham, ME7 5XN



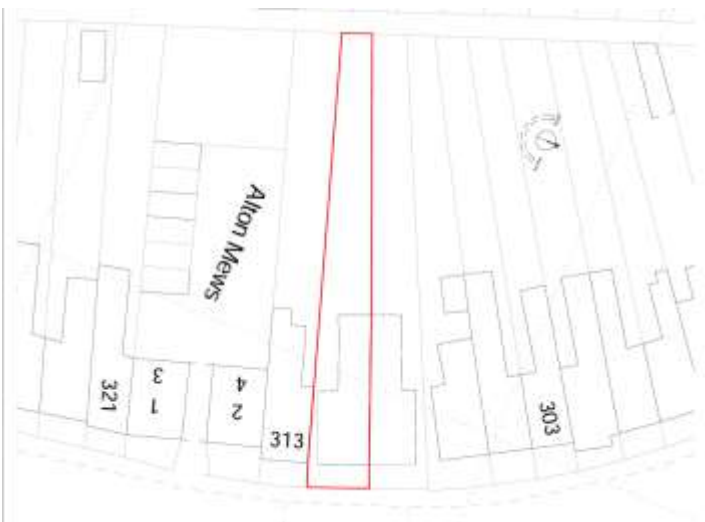
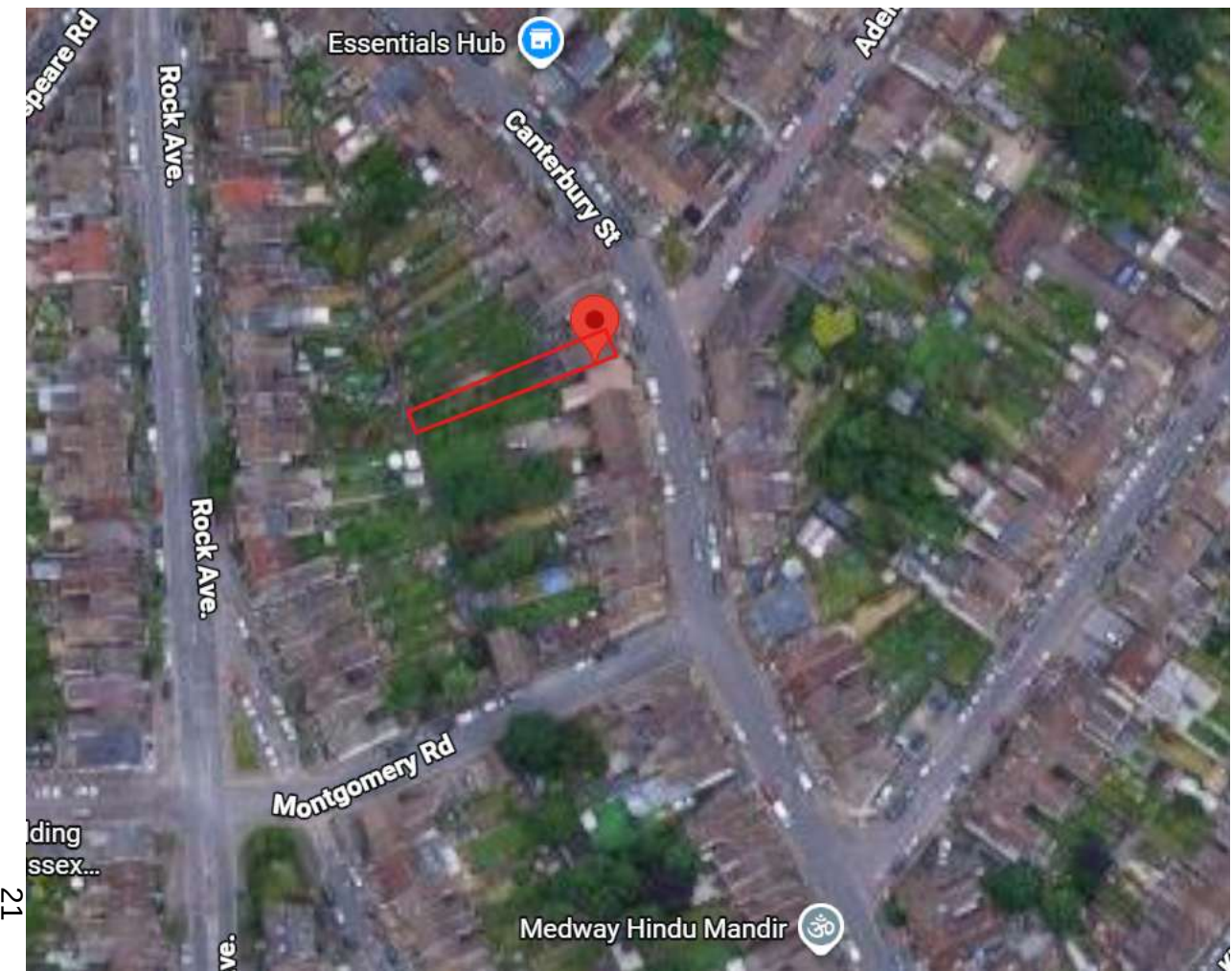
© Crown copyright and database rights 2026 Ordnance Survey licence number 100024225.

Medway
Serving You

Scale: 1:2500 08/08/26

© Medway Council 2026

Site Location & Existing and Proposed Block Plans



Existing and Proposed Elevations & Sections

22



PL - Existing front elevation
SCALE: 1/50 @ A1
1/100 @ A3



PL - Existing rear elevation
SCALE: 1/50 @ A1
1/100 @ A3



PL - Proposed Section
SCALE: 1/50 @ A1
1/100 @ A3



PL - Proposed front elevation
SCALE: 1/50 @ A1
1/100 @ A3

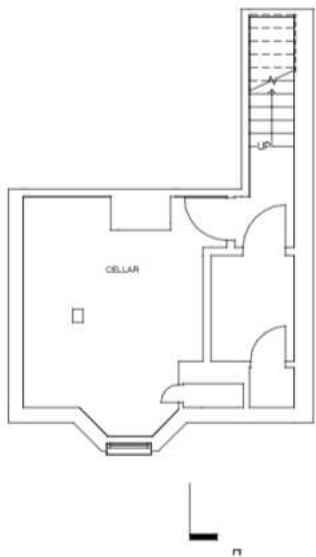


PL - Proposed rear elevation
SCALE: 1/50 @ A1
1/100 @ A3

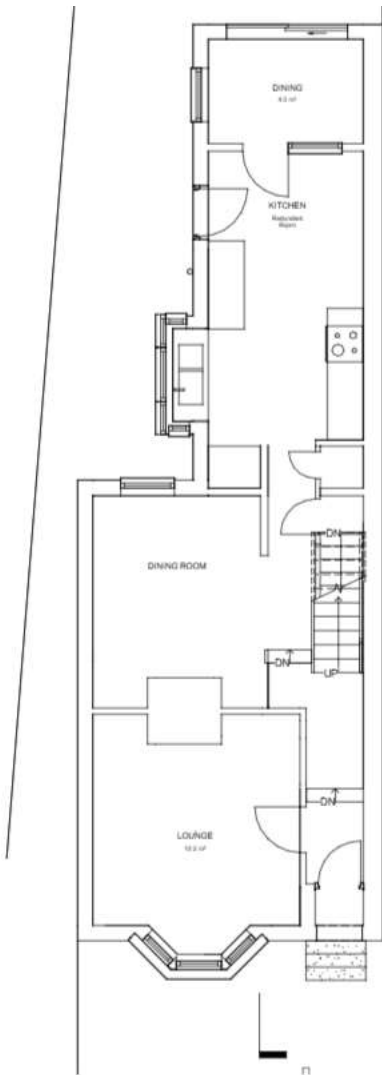


PL - Proposed Section
SCALE: 1/50 @ A1
1/100 @ A3

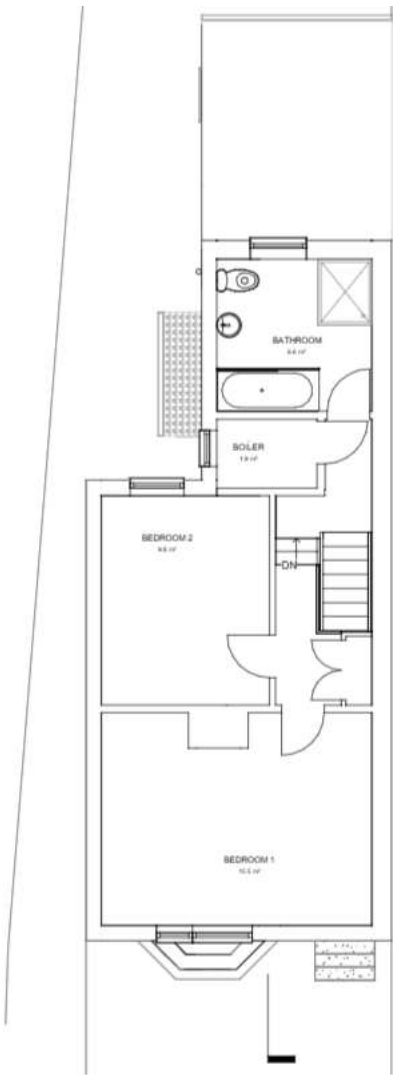
Existing Floor Plans



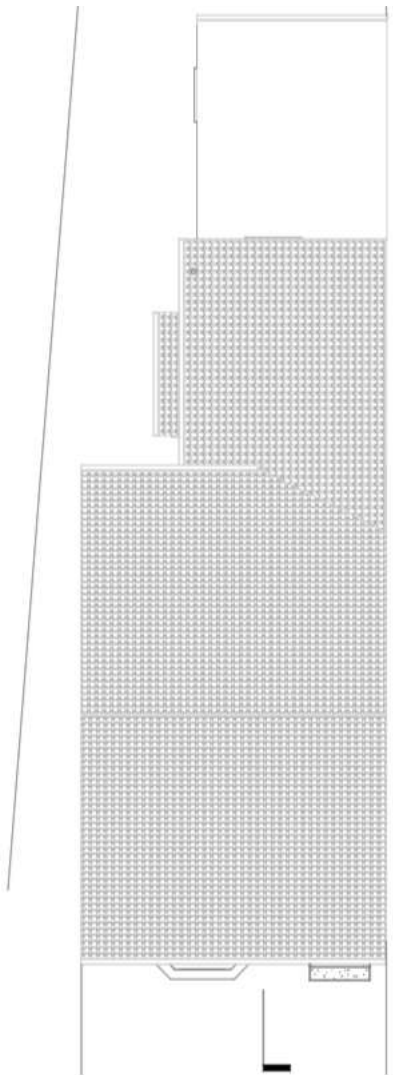
PL - Existing Lower Ground
SCALE: 1:50 @ A1
1:100 @ A3



PL - Existing ground floor
SCALE: 1:50 @ A1
1:100 @ A3



PL - Existing first floor
SCALE: 1:50 @ A1
1:100 @ A3



PL - Existing Roof
SCALE: 1:50 @ A1
1:100 @ A3

Proposed Floor Plans

24



Site Photos



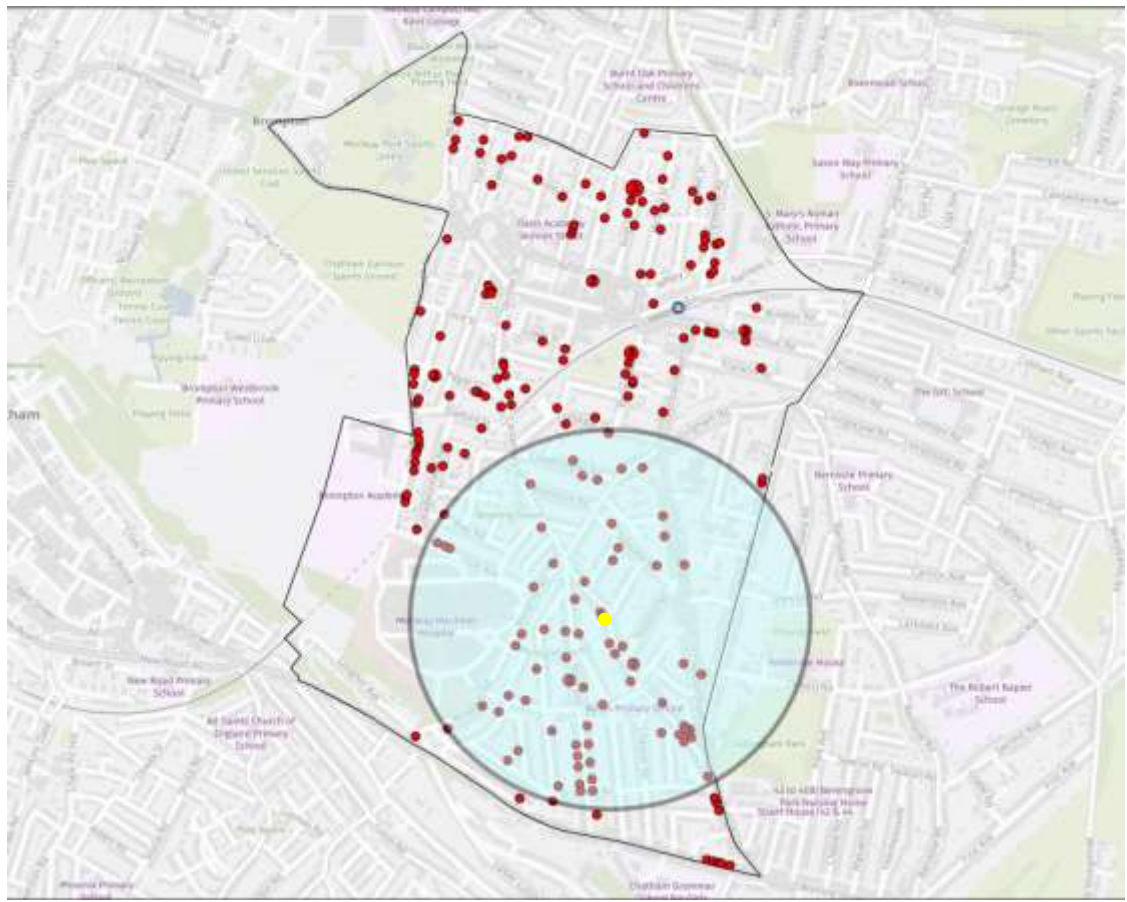
HMO DENSITY

26

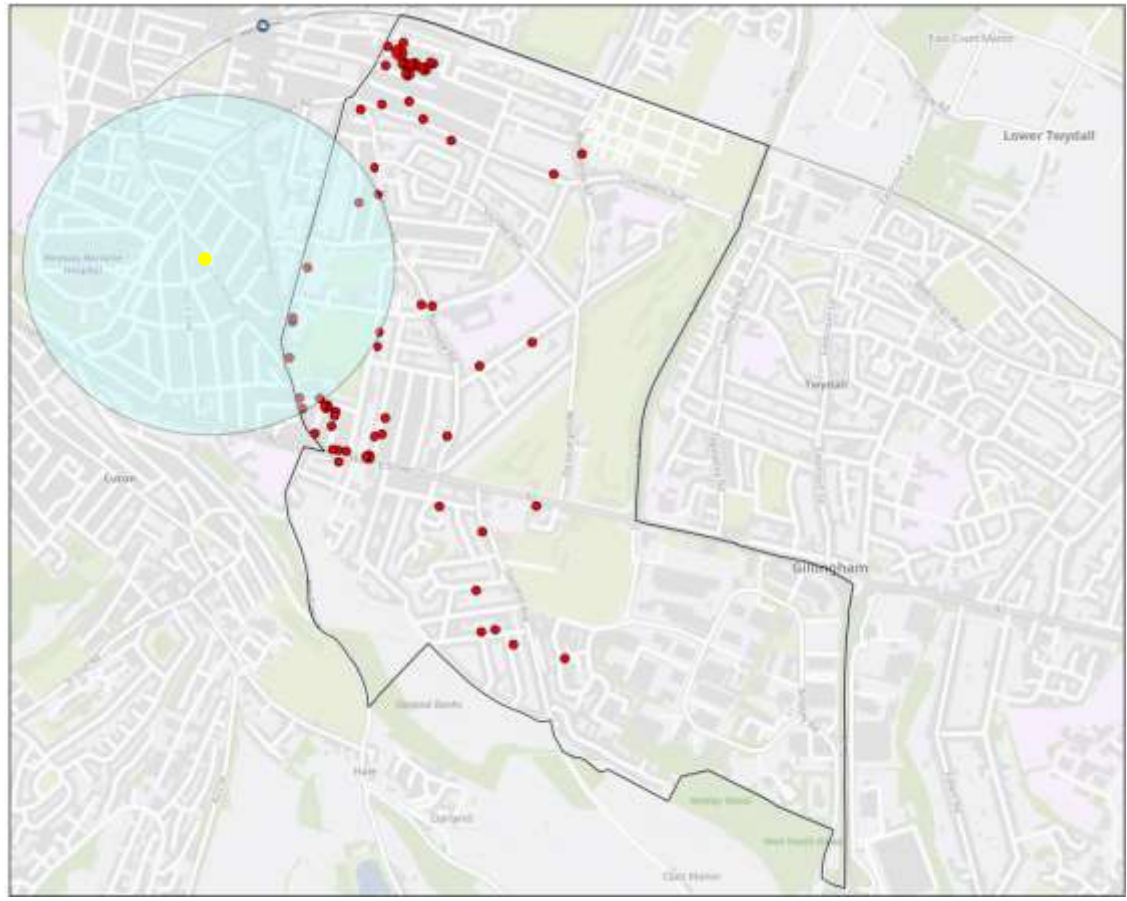
Key

- - Application Site
- - 500m Radius

Gillingham South



Watling

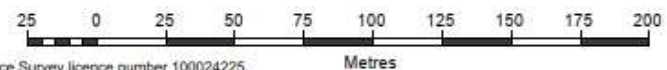


MC/26/1032

4 Barnsole Road, Gillingham, ME7 4DJ



MC/26/1032 - 4 Barnsole Road, Gillingham ME7 4DJ



© Crown copyright and database rights 2026 Ordnance Survey licence number 100024225.

Medway
Serving You

Scale: 1:2500 08/06/26

© Medway Council 2026

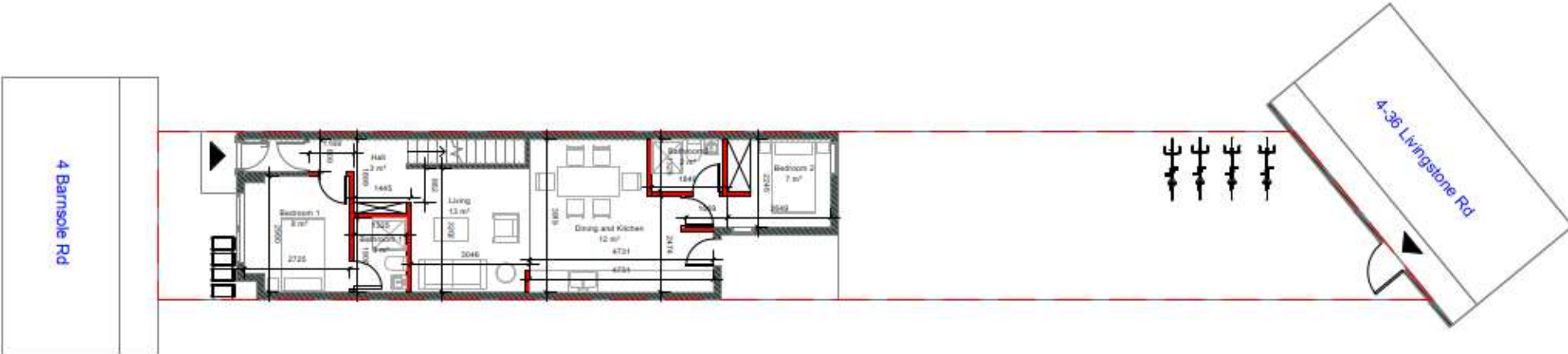
Site Location



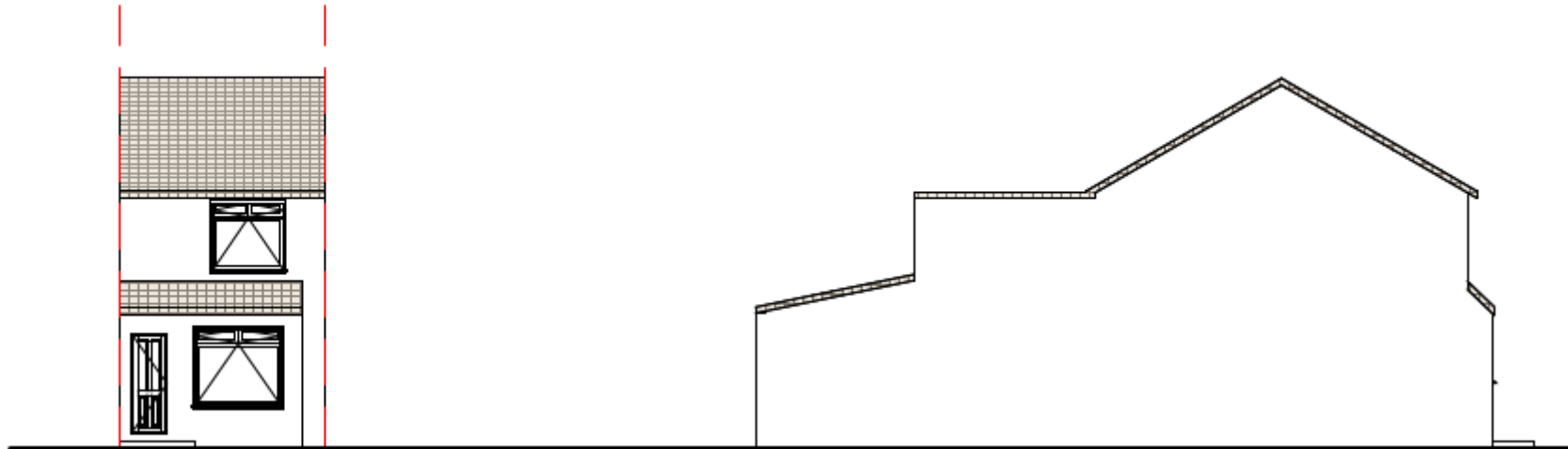
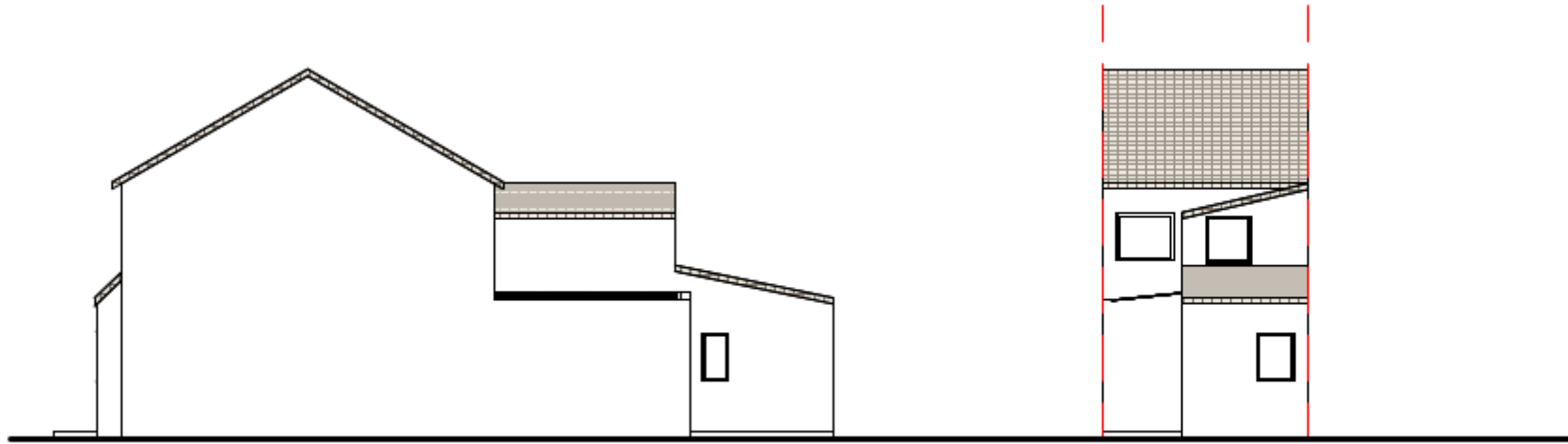
Site Photos



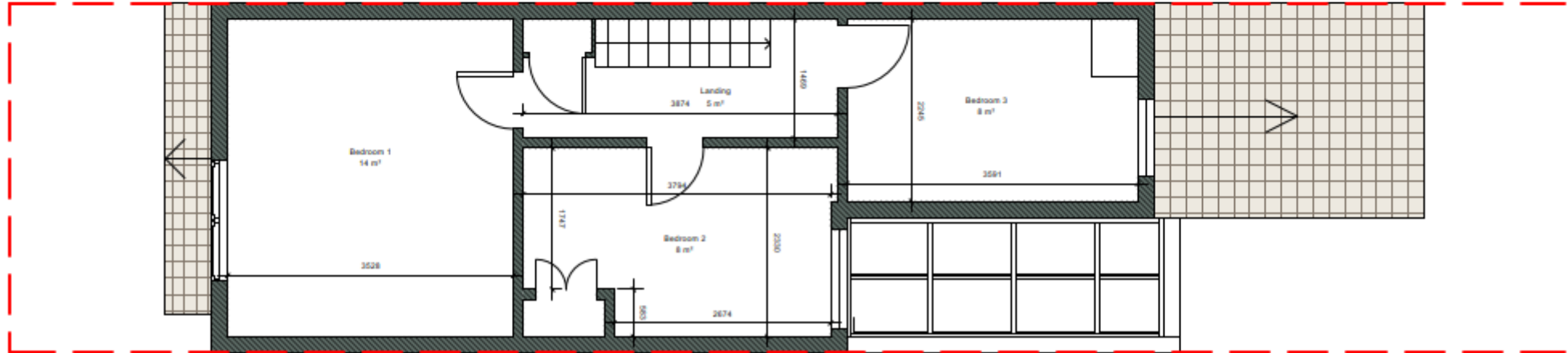
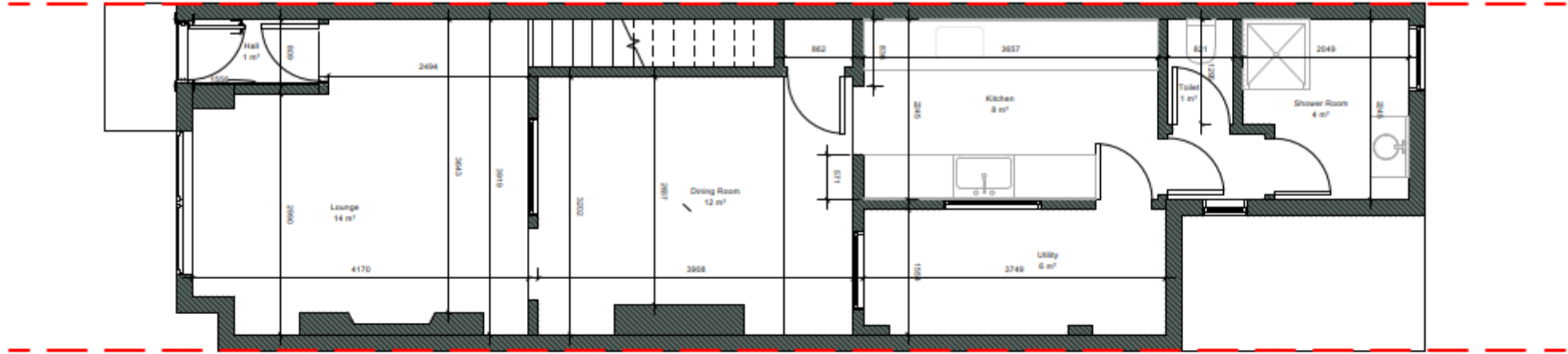
Block Plan



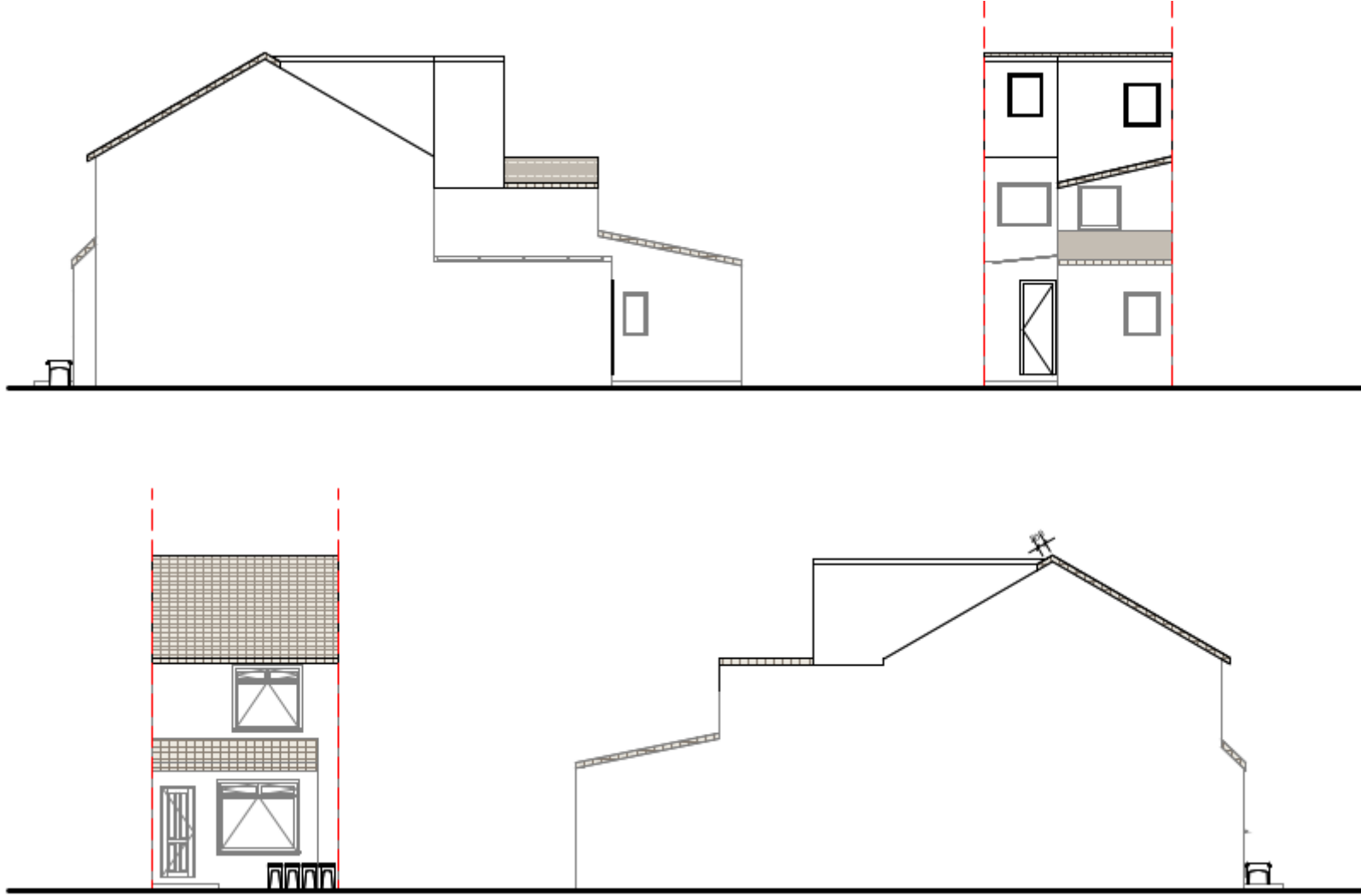
Existing Elevations



Existing Plans



Proposed Elevations



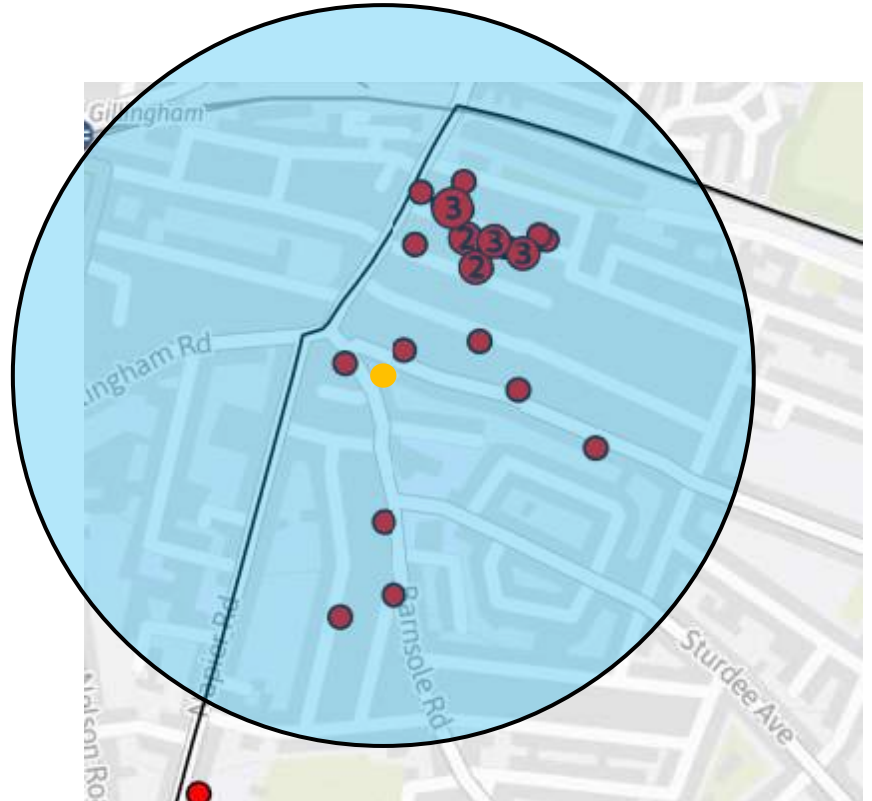
Proposed Floor Plans

HMO Density

- - Application Property
- - HMO
- - 500m Radius



Gillingham South Ward



Watling Ward

Land Uses Map

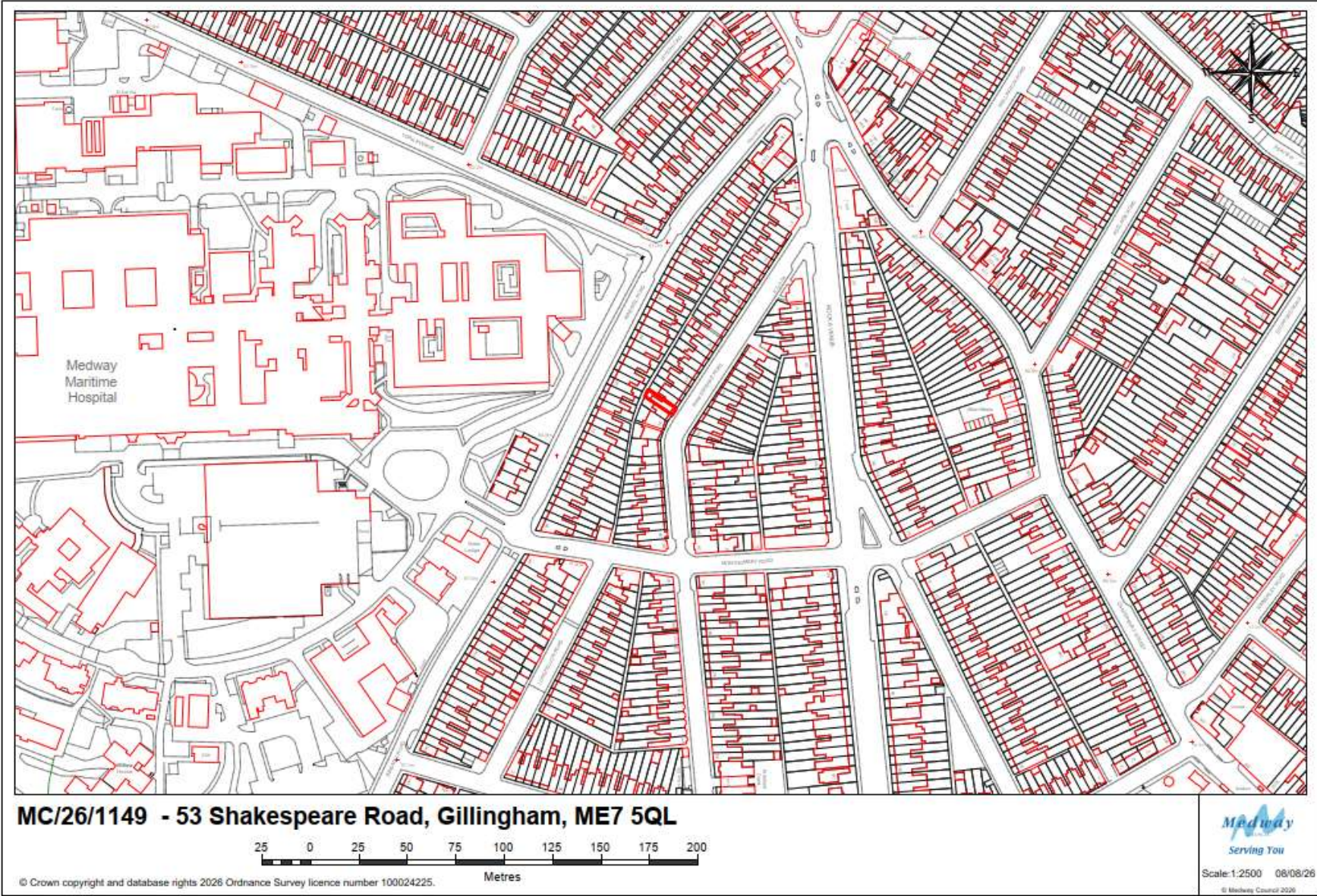
38

-  Commercial w
flats above
-  HMO
-  Subdivided Flat
-  Application Site



MC/26/1149

53 Shakespeare Road, Gillingham, Medway, ME7 5QL



Site Location



Site Photos



Existing and Proposed Block Plans



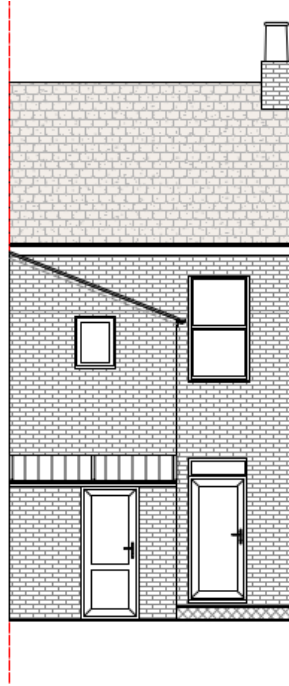
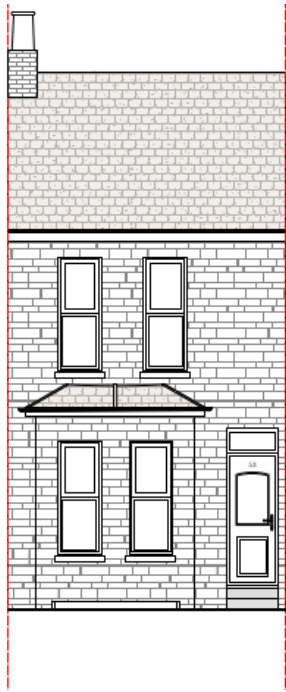
Existing Block Plan



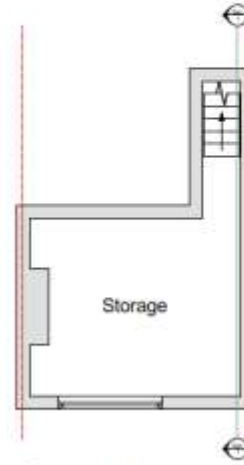
Proposed Block Plan

Previous Plans & Elevations

44



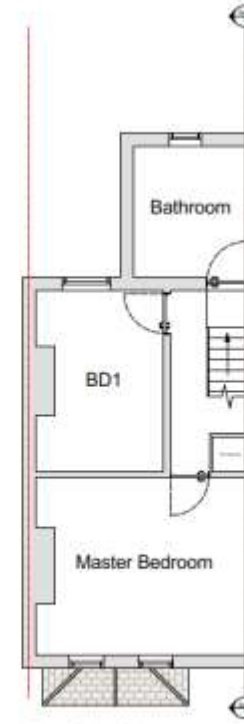
D



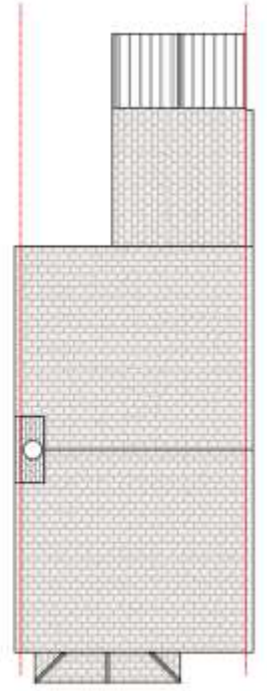
Basement



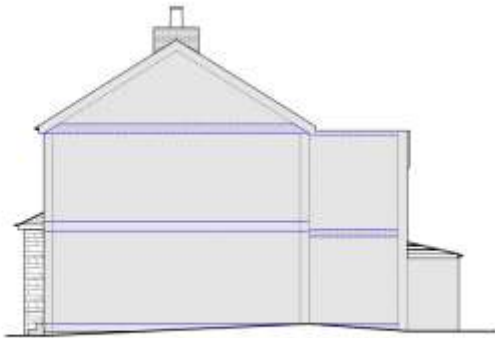
Ground Floor Plan



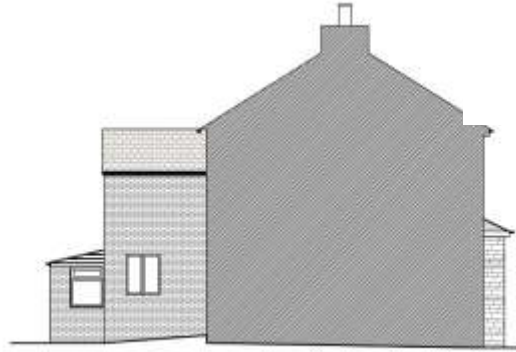
First Floor Plan



Roof Plan

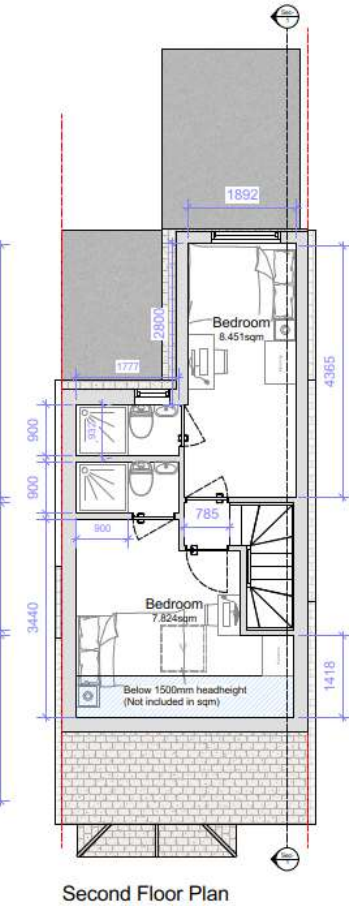
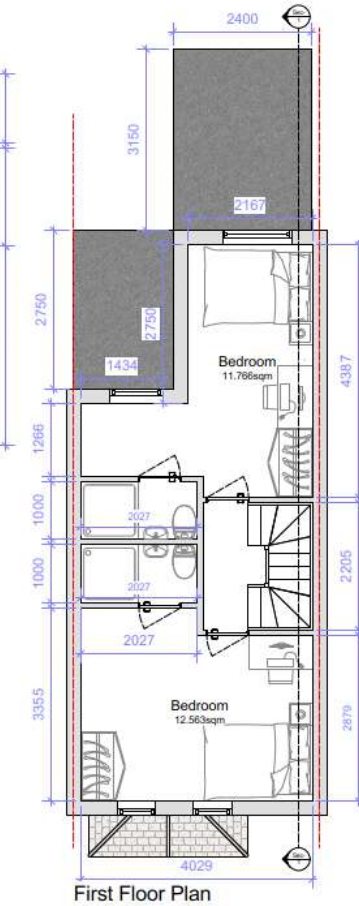
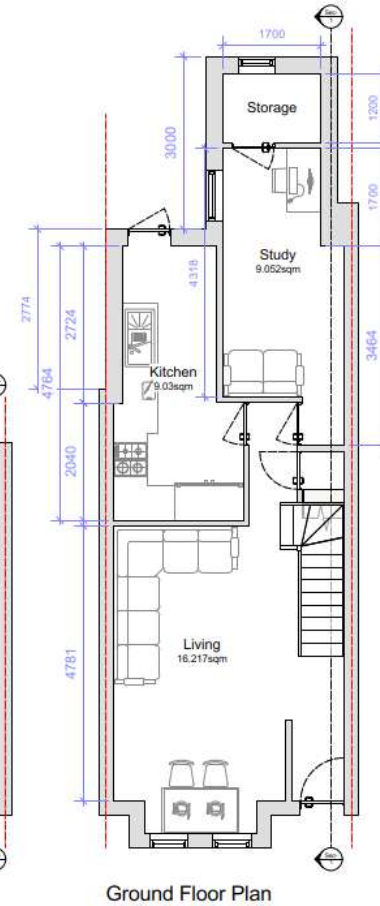
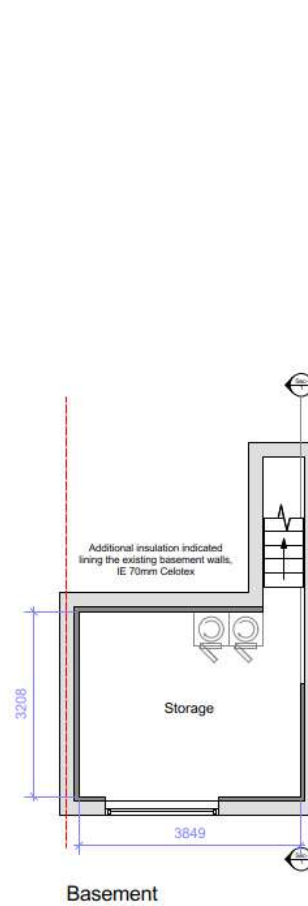
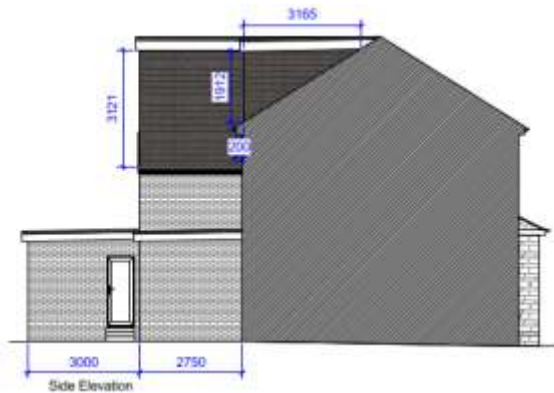
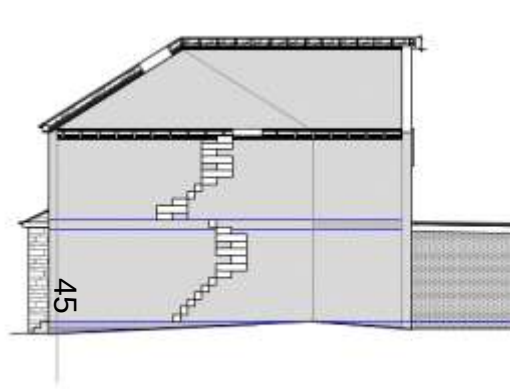
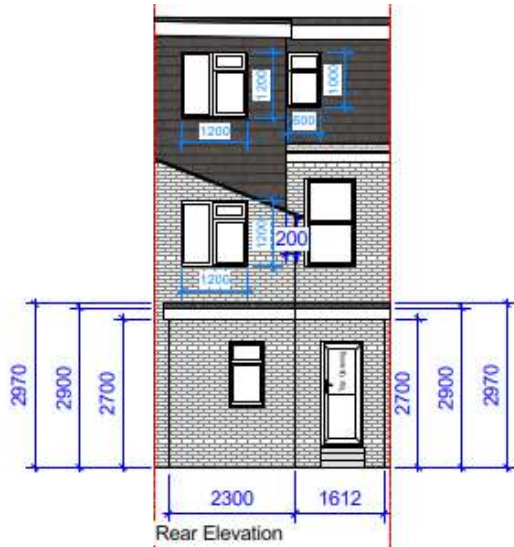
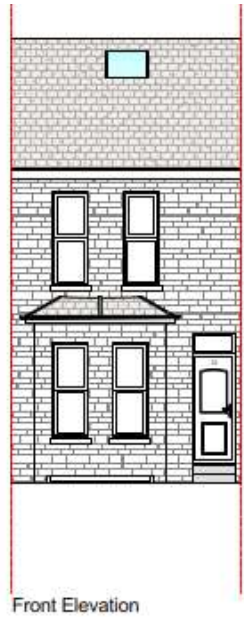


Side Elevation, Section 1-1

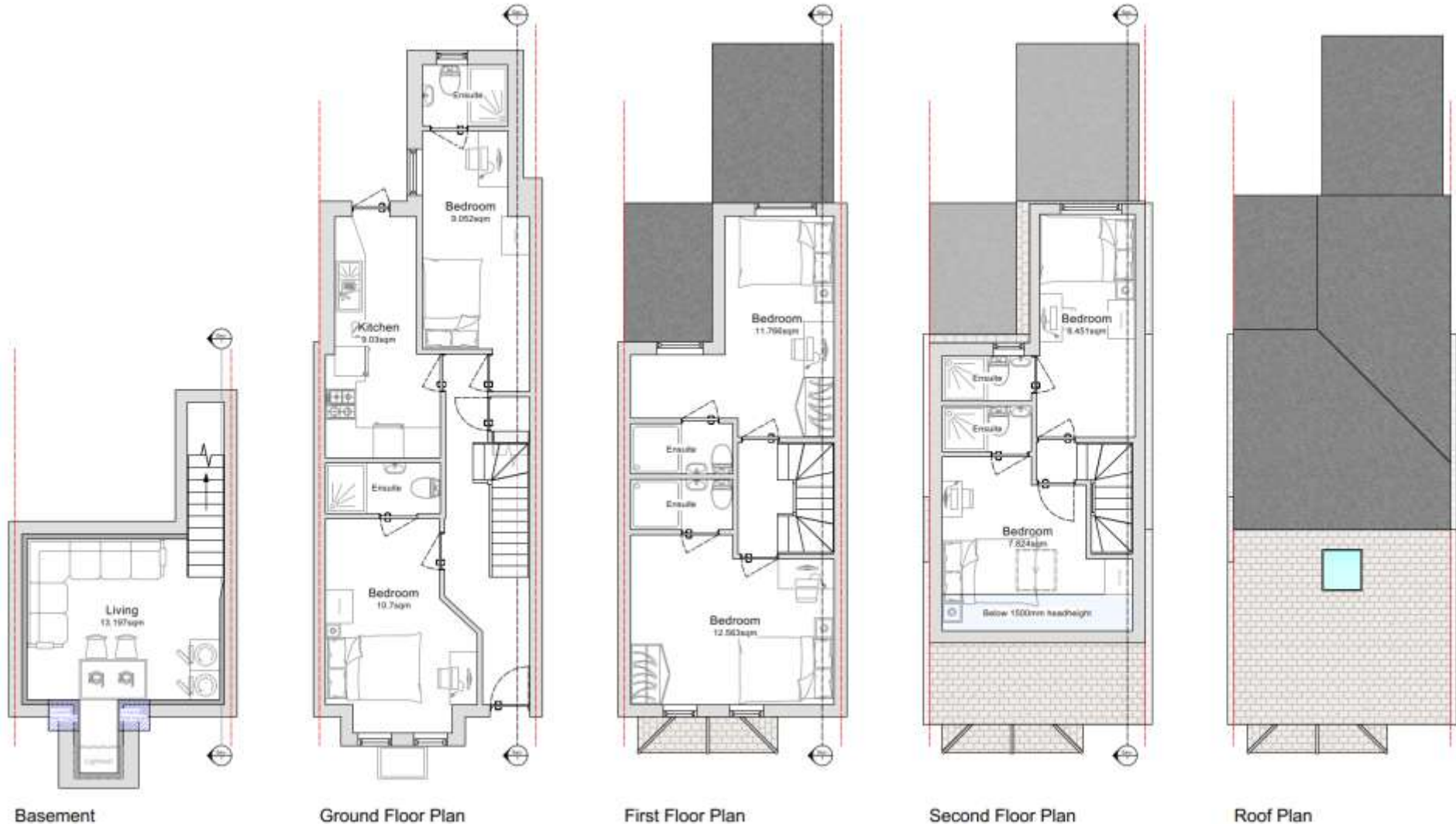


Side Elevation

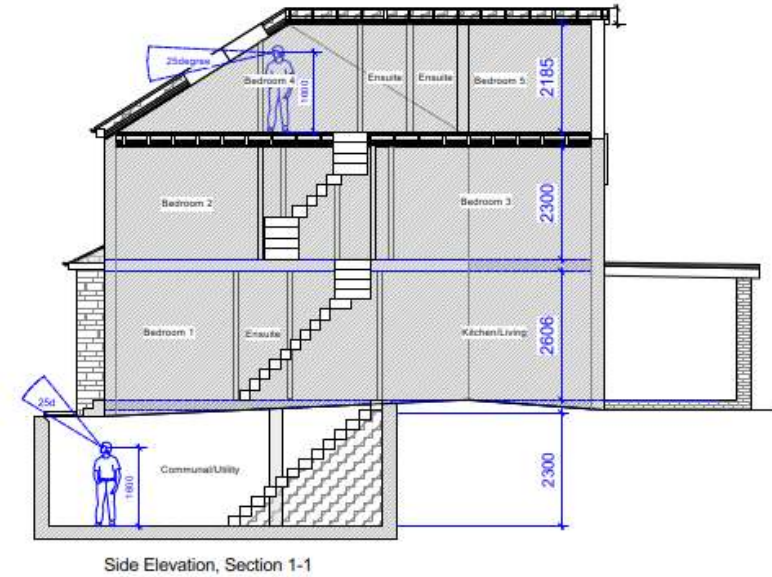
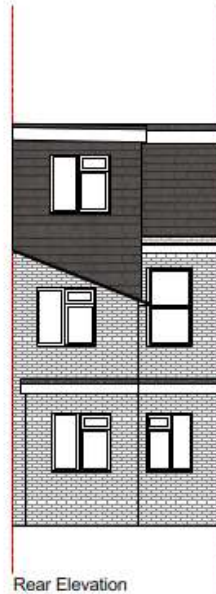
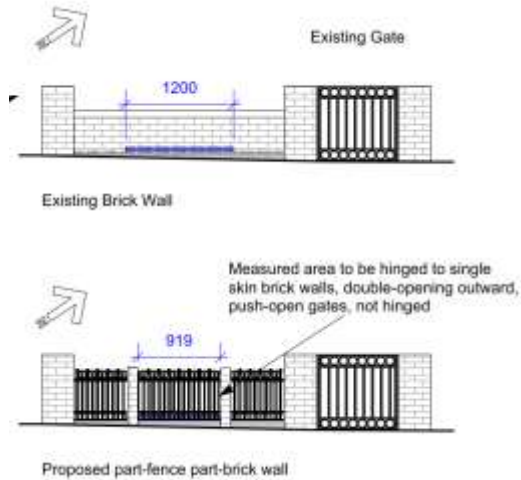
Plans & Elevations from LDC (MC/25/2516)



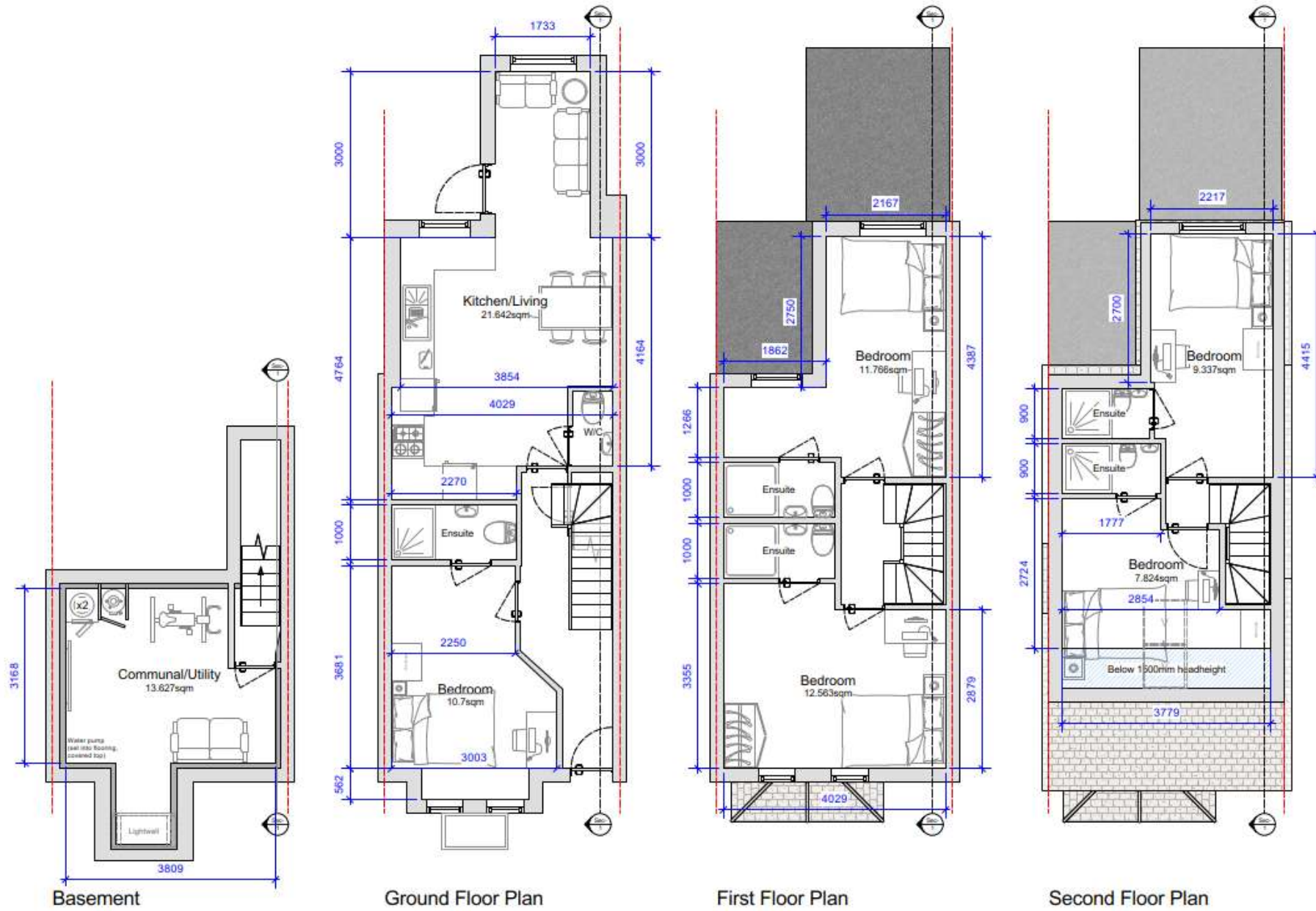
Proposed Floor Plans for Application MC/26/0506 (Withdrawn)



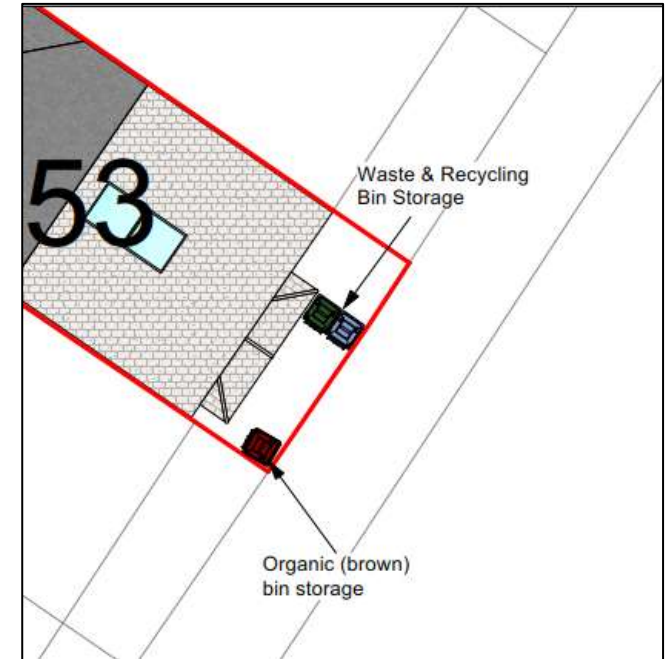
Proposed Elevations and Section



Proposed Floor Plans



Proposed Cycle and Refuse Storage

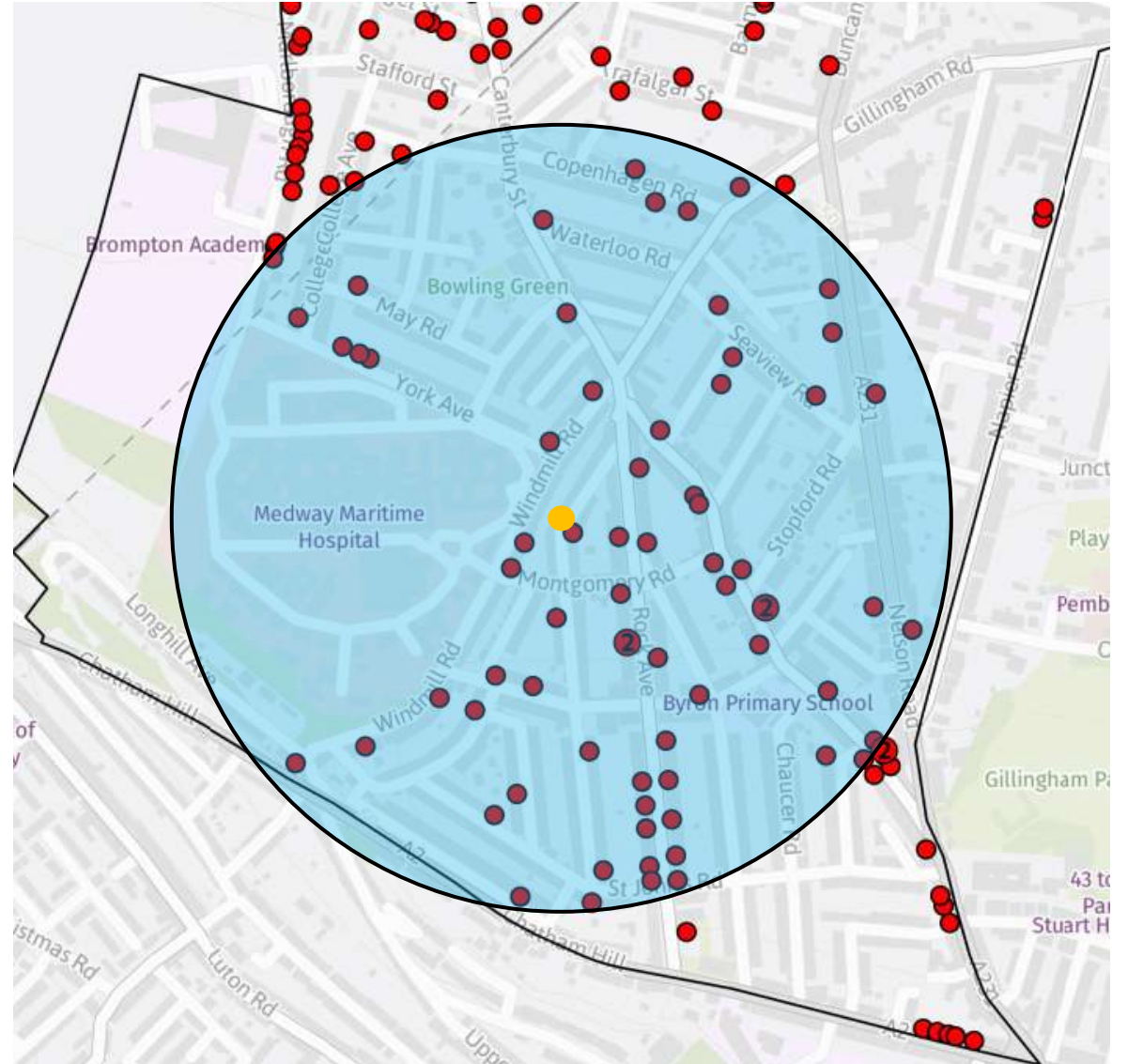


HMO Density

● - Application Property

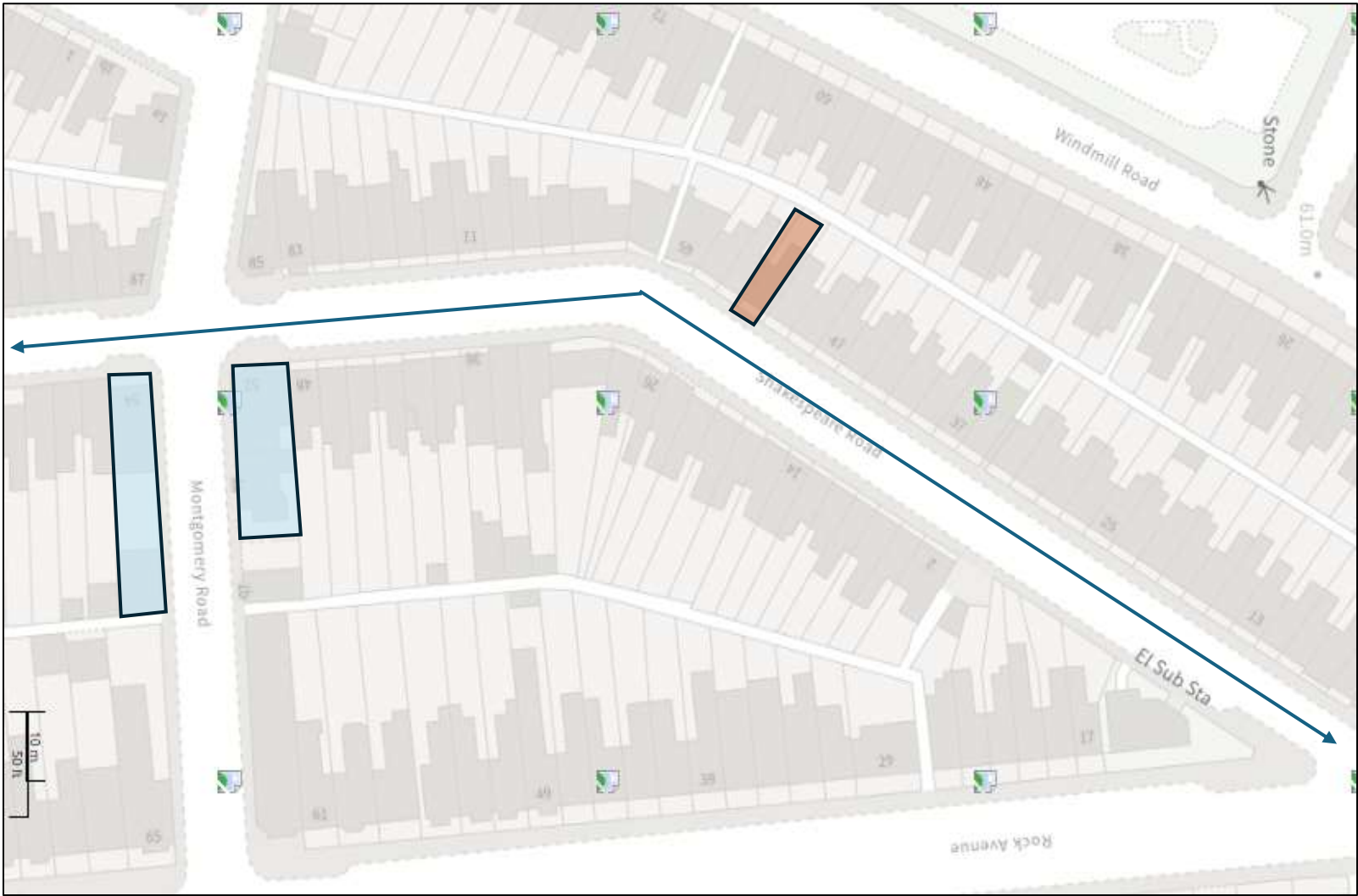
● - HMO

○ - 500m Radius



Land Use Map

-  Purpose Built Flat
-  HMO
-  Subdivided Flat
-  Application Site

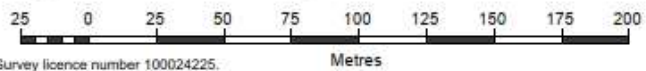


MC/26/1271

63 Copenhagen Road, Gillingham, Medway, ME7 4RU



MC/26/1271 - 63 Copenhagen Road, Gillingham, ME7 4RU



© Crown copyright and database rights 2026 Ordnance Survey licence number 100024225.

Metres



Scale: 1:2500 06/08/26

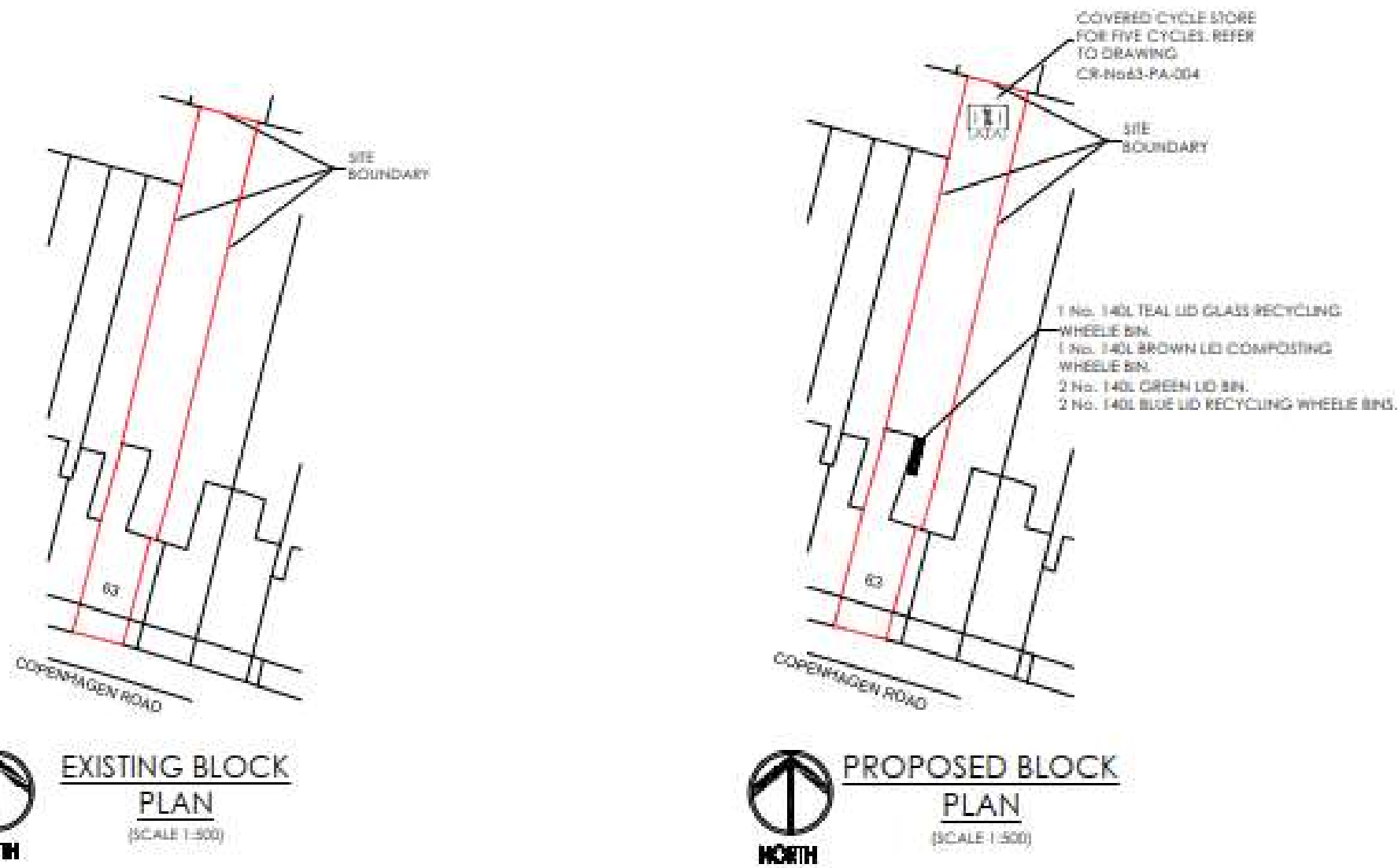
© Medway Council 2026



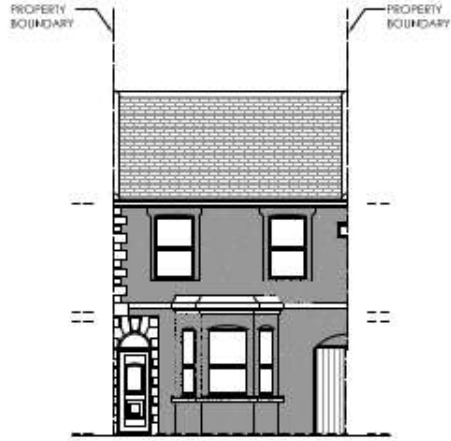
Site Photos



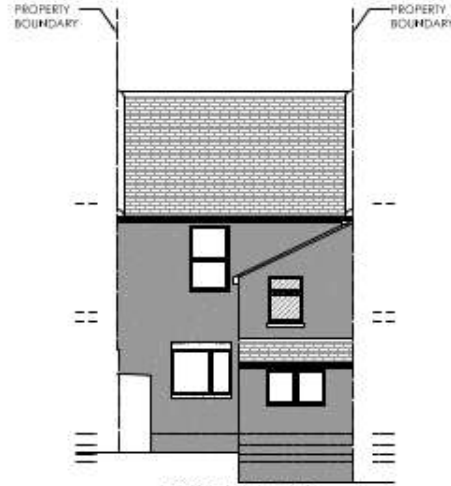
Existing and Proposed Block Plans



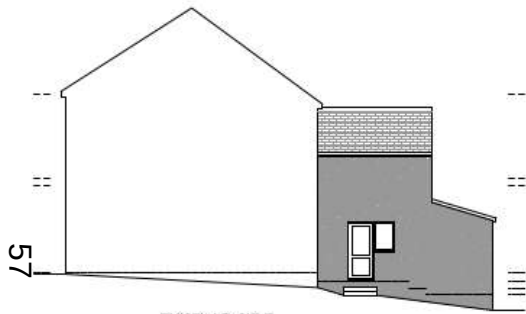
Previous Plans & Elevations



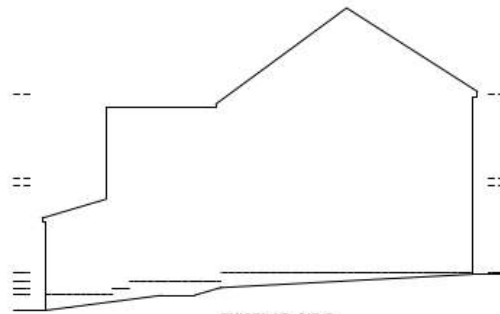
**EXISTING FRONT
ELEVATION**
(SCALE 1:100)



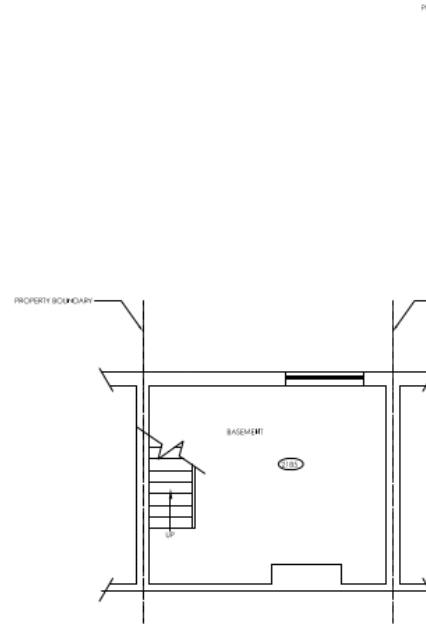
**EXISTING REAR
ELEVATION**
(SCALE 1:100)



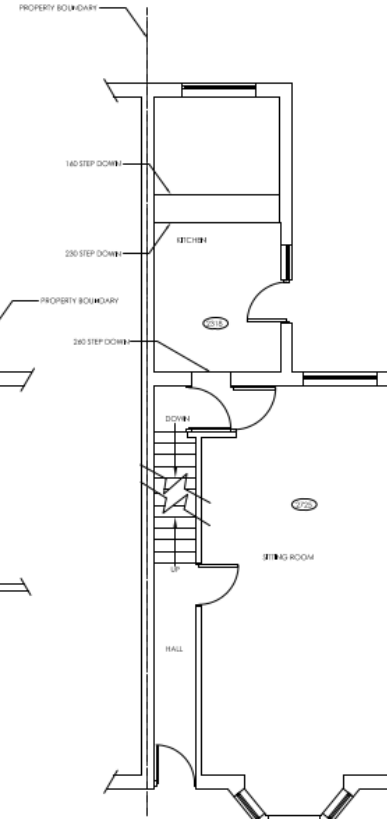
**EXISTING SIDE
ELEVATION**
(SCALE 1:100)



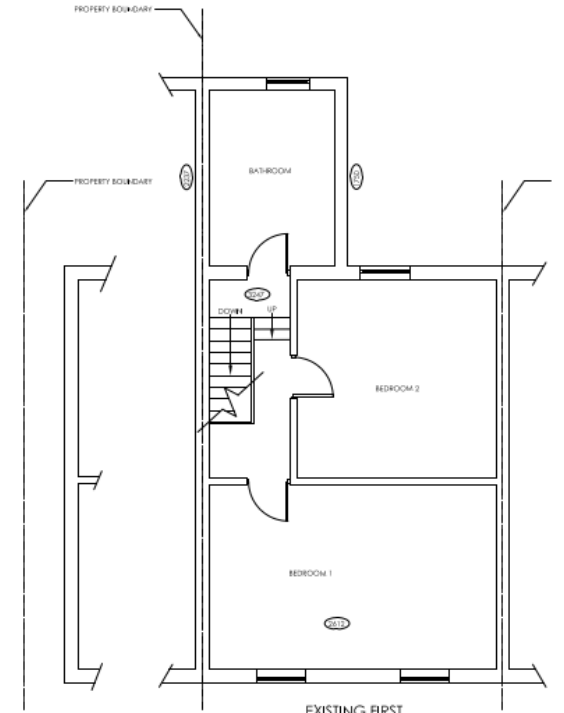
**EXISTING SIDE
ELEVATION**
(SCALE 1:100)



**EXISTING BASEMENT
FLOOR PLAN**
(SCALE 1:50)

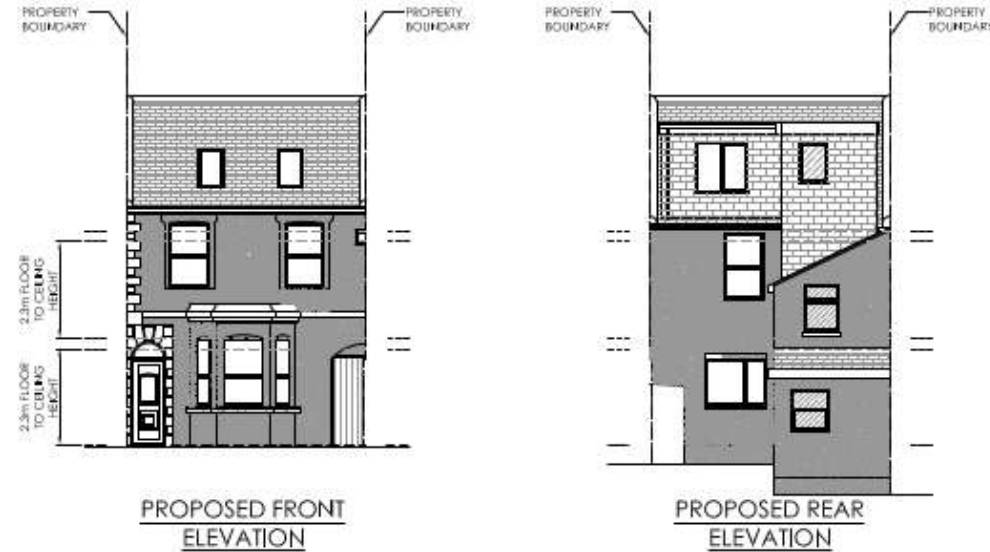


**EXISTING GROUND
FLOOR PLAN**
(SCALE 1:50)



**EXISTING FIRST
FLOOR PLAN**
(SCALE 1:50)

Elevations of Lawful Development Certificate Application (MC/25/1918)

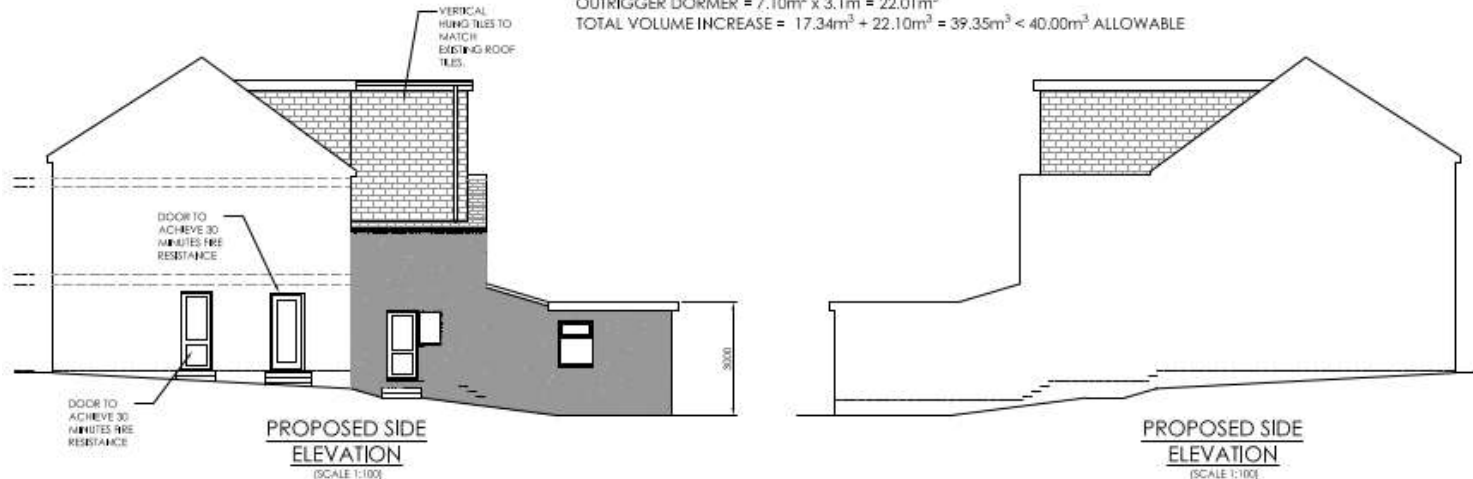


LOFT DORMER VOLUME CALCULATION:-

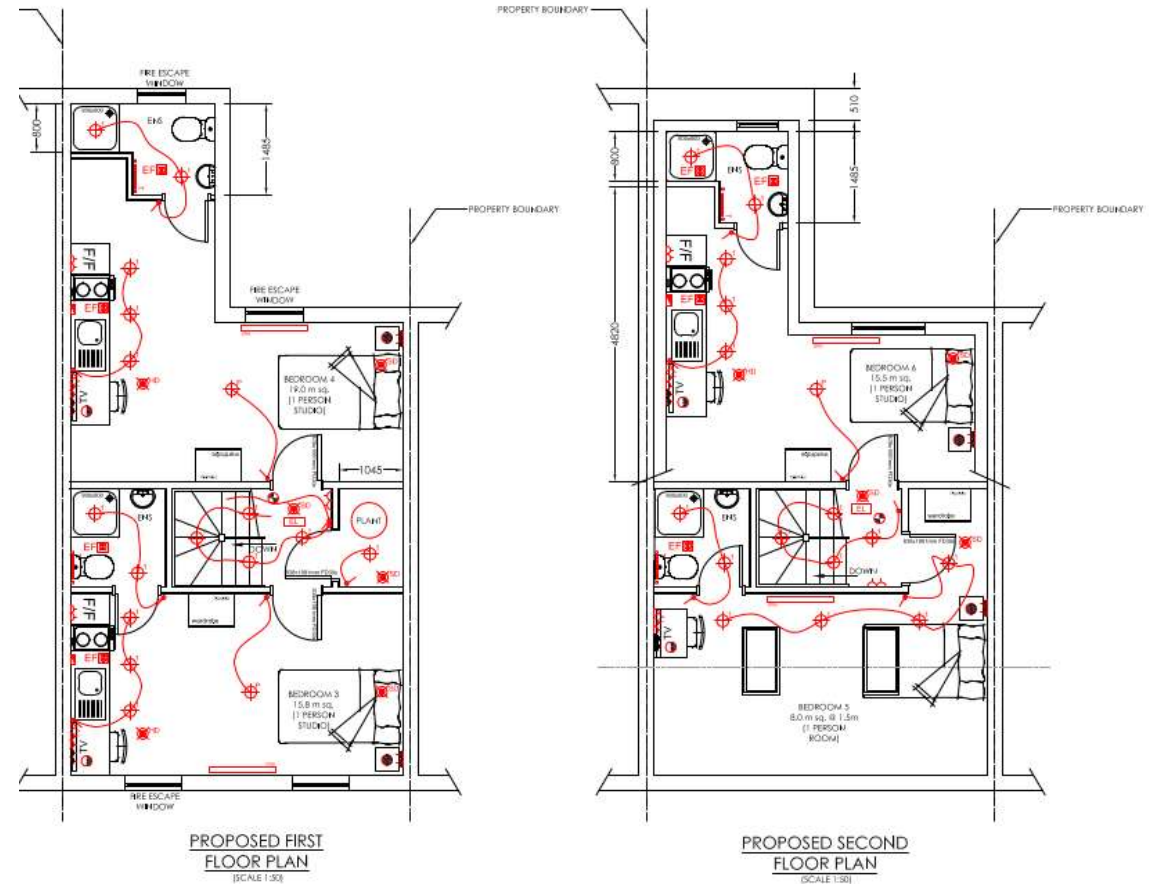
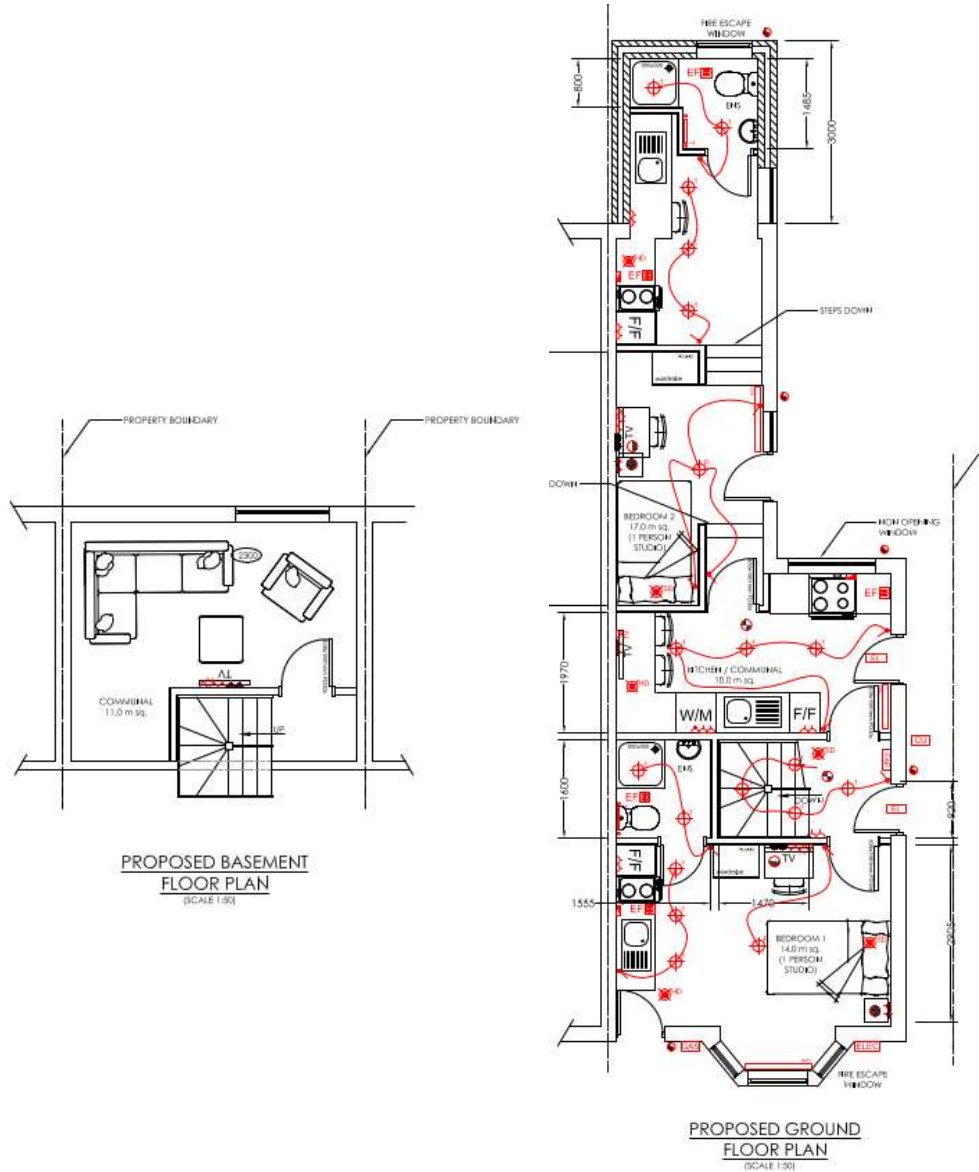
BOX DORMER = $3.40\text{m}^2 \times 5.1\text{m} = 17.34\text{m}^3$

OUTRIGGER DORMER = $7.10\text{m}^2 \times 3.1\text{m} = 22.01\text{m}^3$

TOTAL VOLUME INCREASE = $17.34\text{m}^3 + 22.10\text{m}^3 = 39.35\text{m}^3 < 40.00\text{m}^3$ ALLOWABLE



Approved Floor Plans (MC/25/1918)

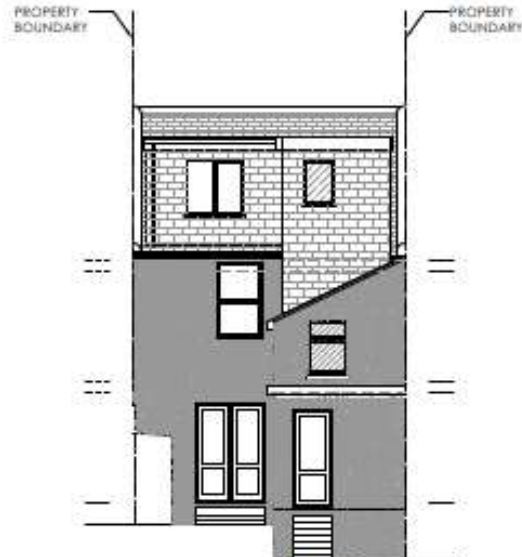


Proposed Elevations and Section

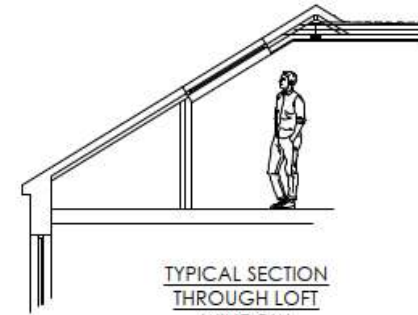
09



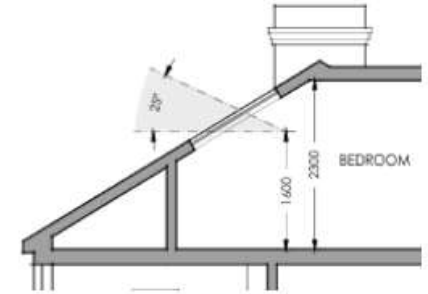
**PROPOSED FRONT
ELEVATION**
(SCALE 1:100)



**PROPOSED REAR
ELEVATION**
(SCALE 1:100)



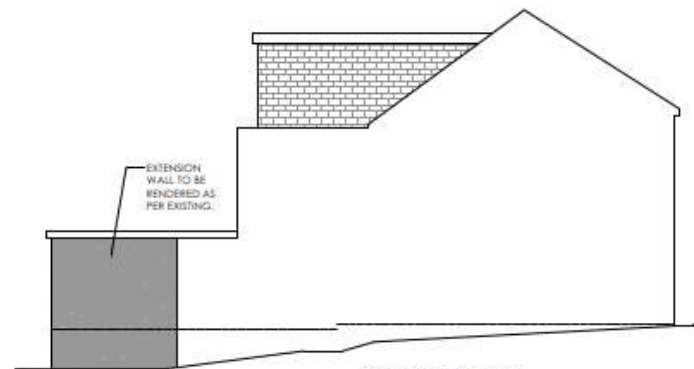
**TYPICAL SECTION
THROUGH LOFT
WINDOW**
(SCALE 1:50)



**ROOF WINDOW
SETTING OUT**
(SCALE N.T.S.)

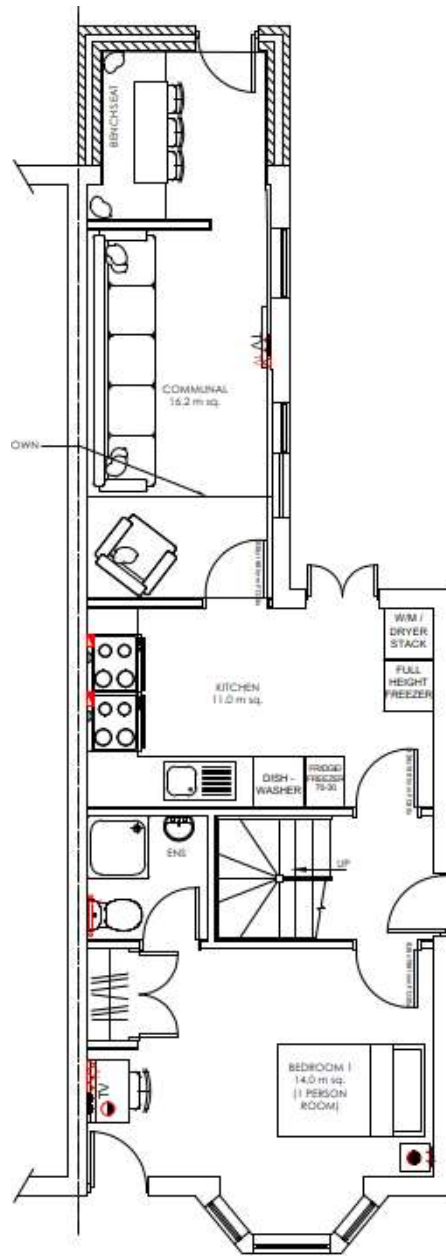


**PROPOSED SIDE
ELEVATION**
(SCALE 1:100)

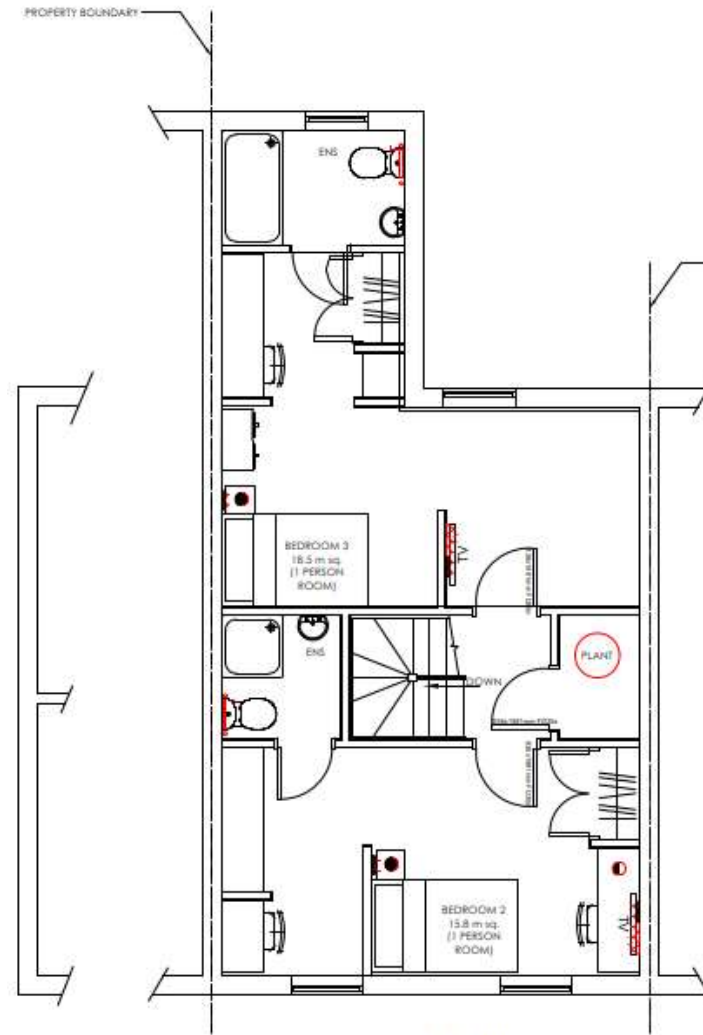


**PROPOSED SIDE
ELEVATION**
(SCALE 1:100)

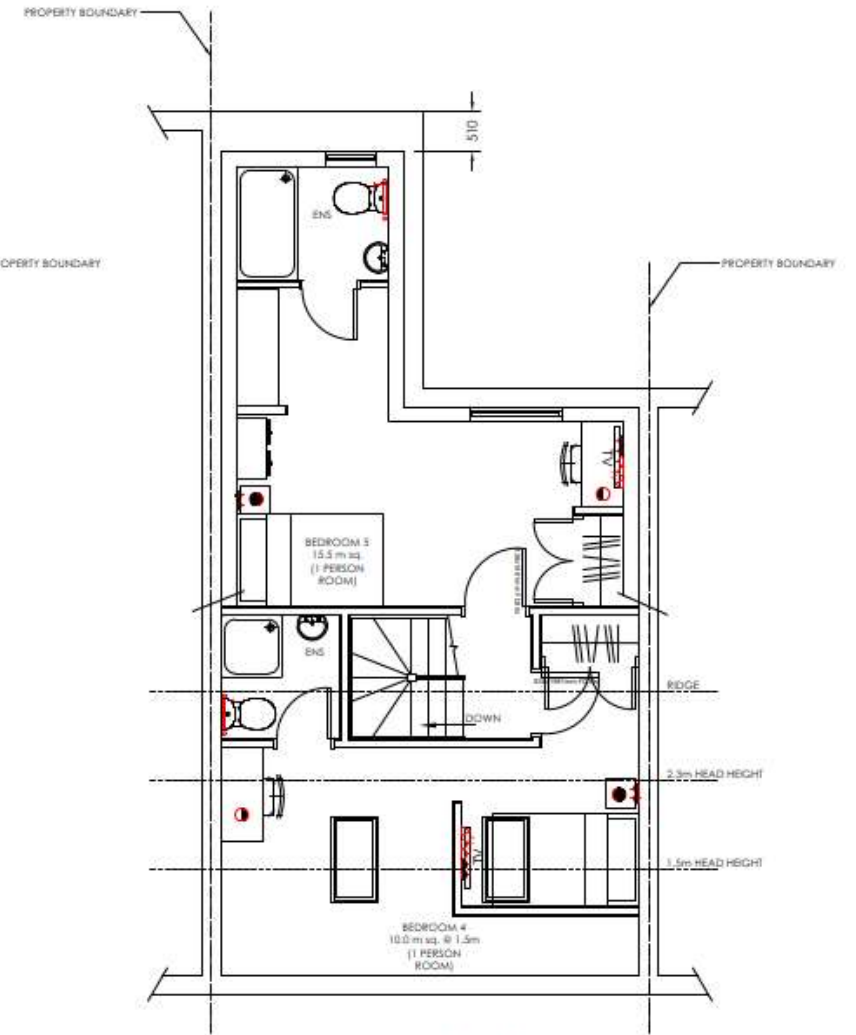
Proposed Plans



**PROPOSED GROUND
FLOOR PLAN**
GIA = 50.0 Sq m
(SCALE 1:50)



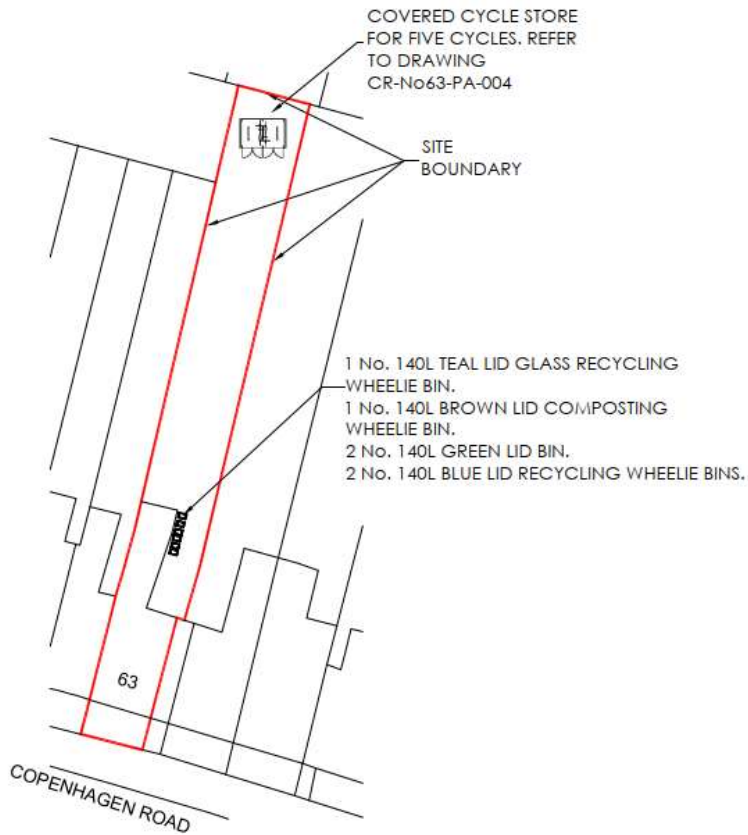
**PROPOSED FIRST
FLOOR PLAN**
GIA = 48.0 Sq m
(SCALE 1:50)



**PROPOSED SECOND
FLOOR PLAN**
GIA = 38.0 Sq m
(SCALE 1:50)

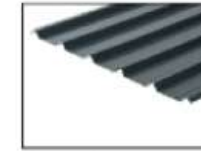
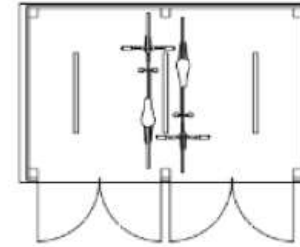
Proposed Cycle and Refuse Storage

29



PROPOSED

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

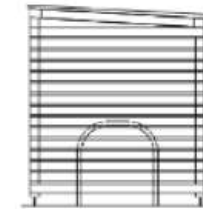
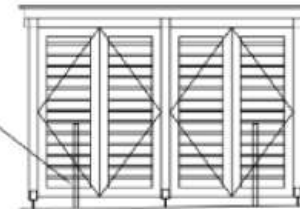


Grey profile polyester roofing

PROPOSED

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

Sheffield cycle
Stands bolted to
concrete slab
and 1 metre
apart



Hit & miss timber
panelling to form
sides of enclosure

Timber posts on
saddle supports
concrete into ground

PROPOSED

Door to be 1.2m, 0.6m offset distance from
stand to wall & aisle width of 1.2m

PROPOSED

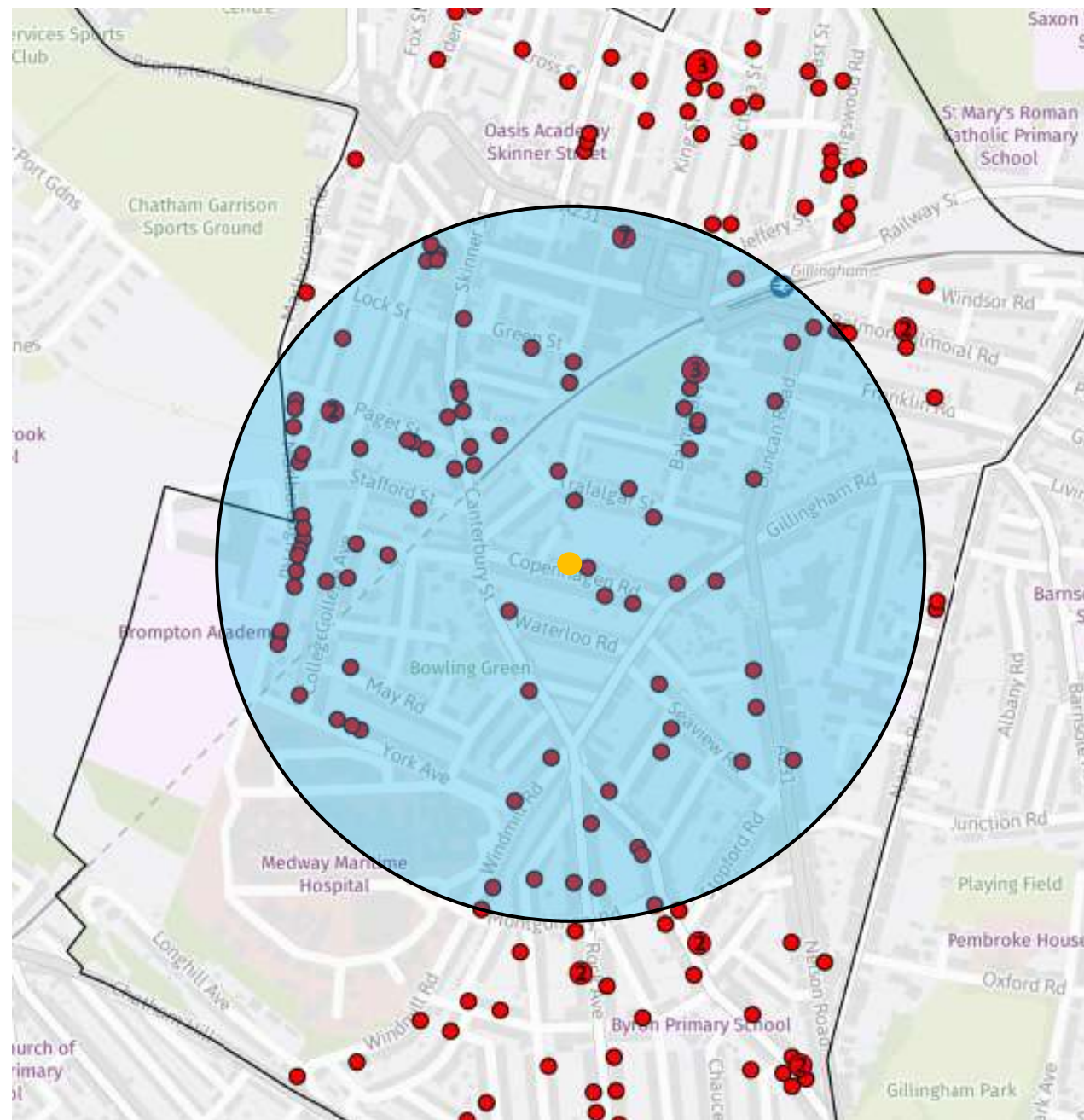
CYCLE SHELTER & RACKS FOR 5 CYCLES

HMO Density

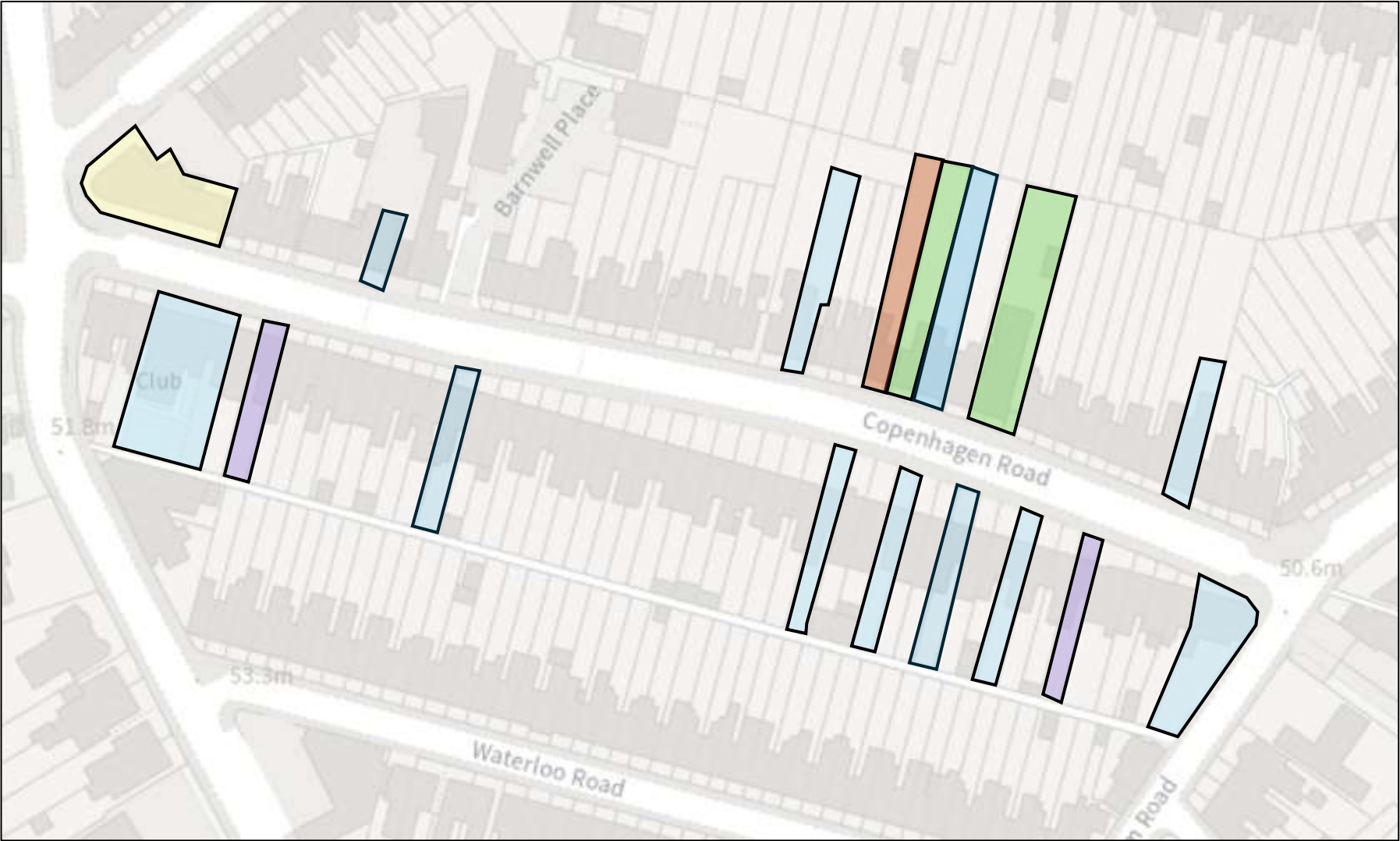
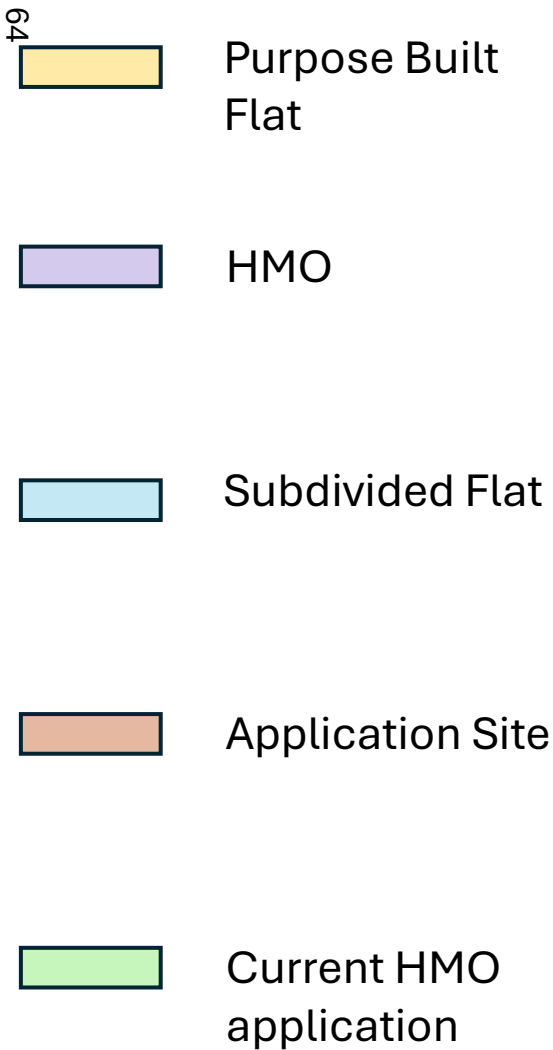
● - Application Property

● - HMO

○ - 500m Radius

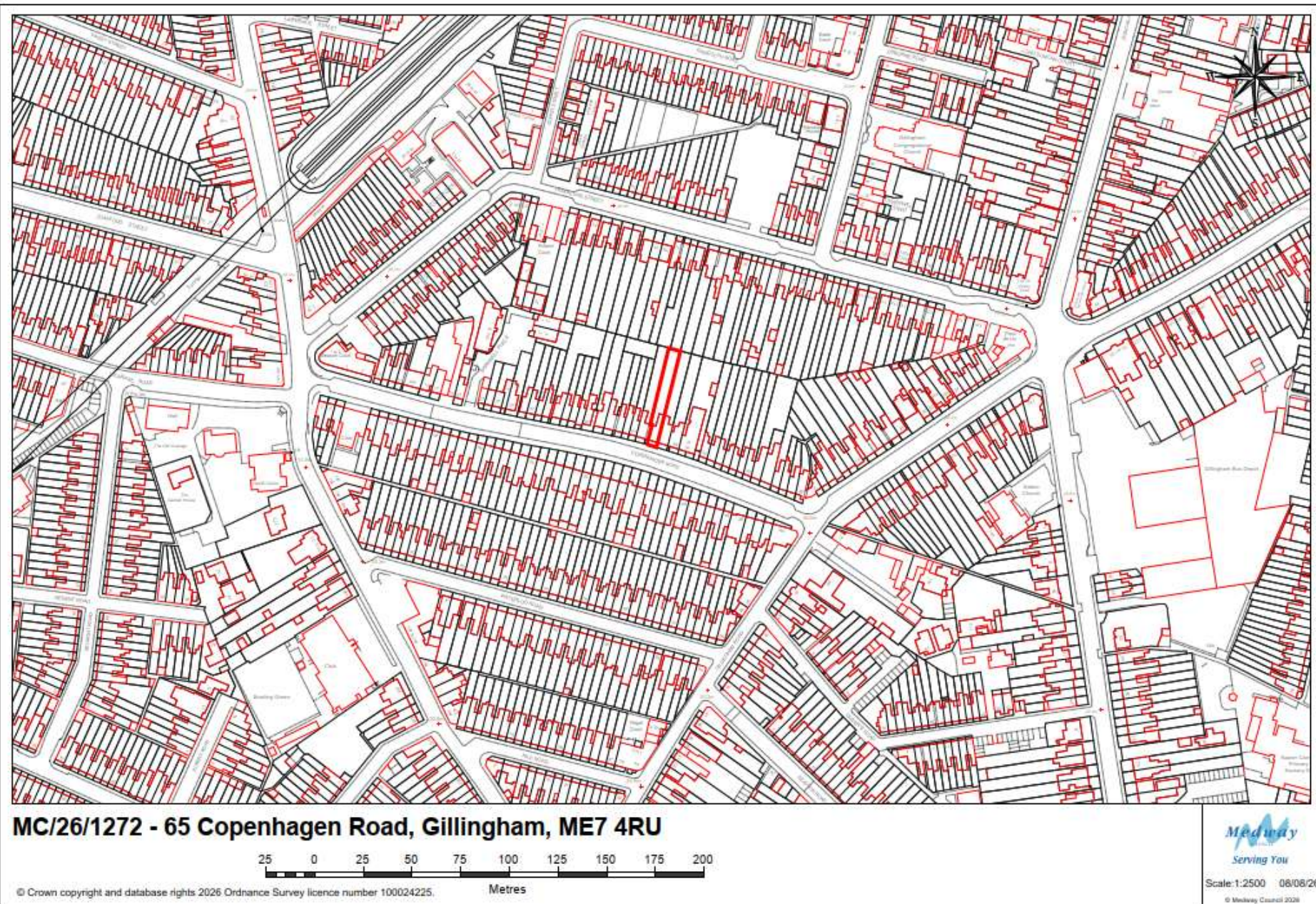


Uses Map

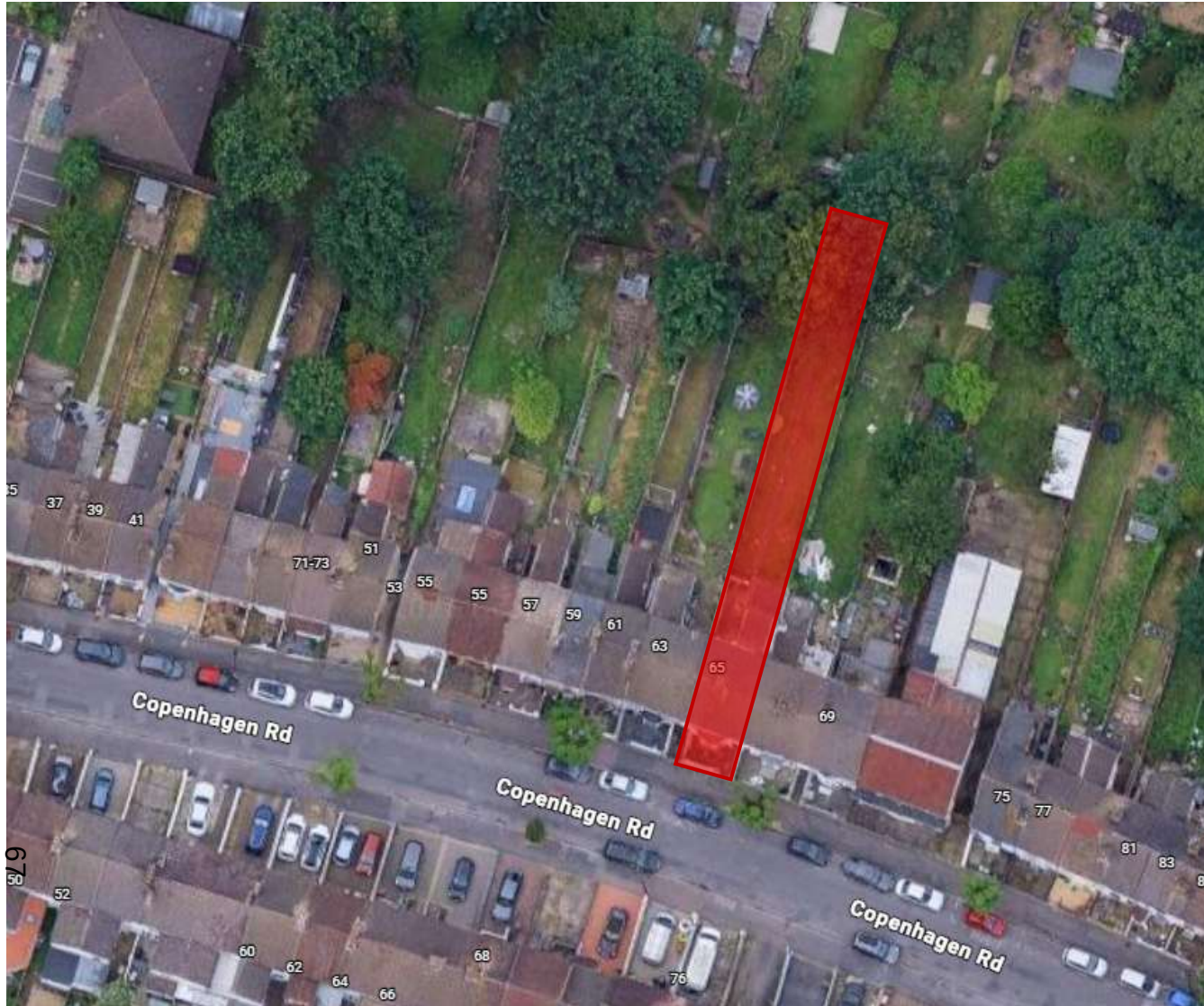


MC/26/1272

65 Copenhagen Road, Gillingham, Kent, ME7 4RU



Site Location



Site Street Photos



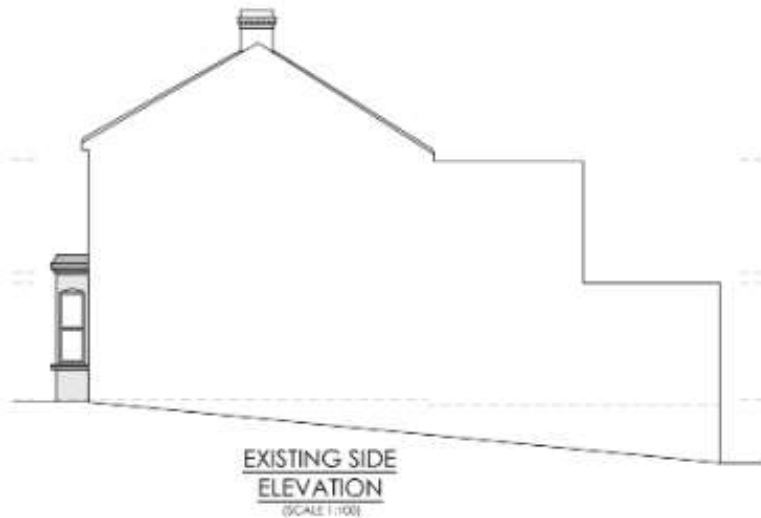
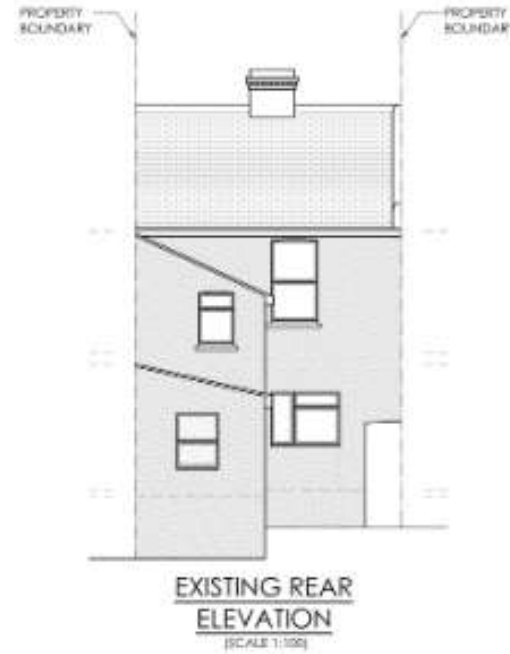
Site Photos showing works completed inline with the Lawful Development Certificate prior to Article 4 adoption



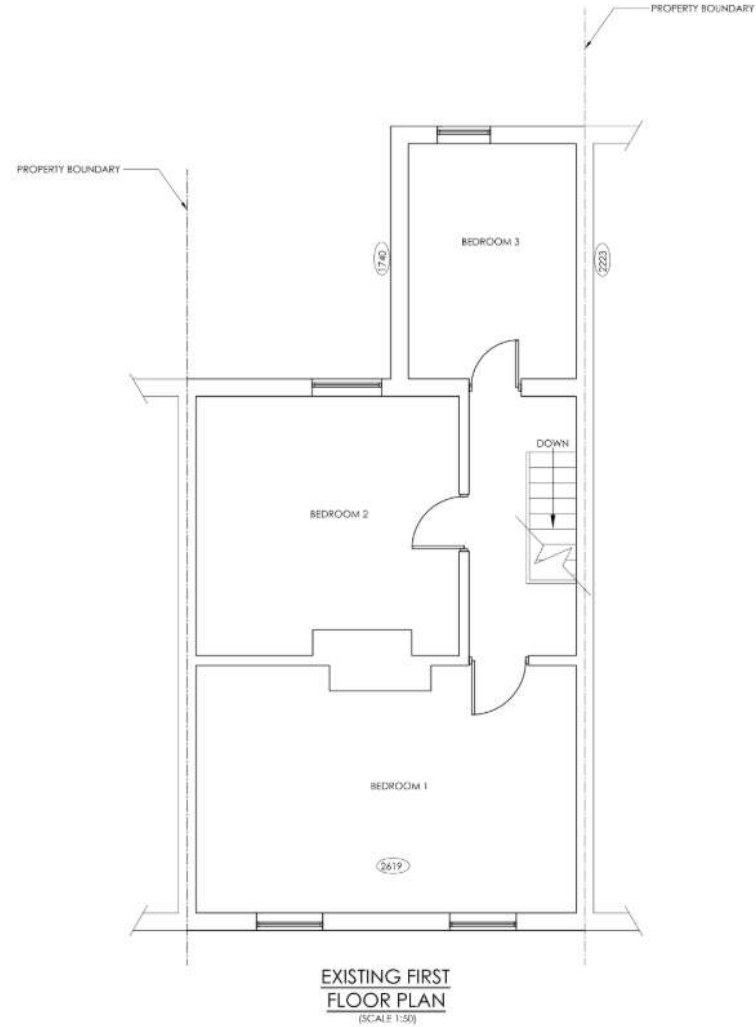
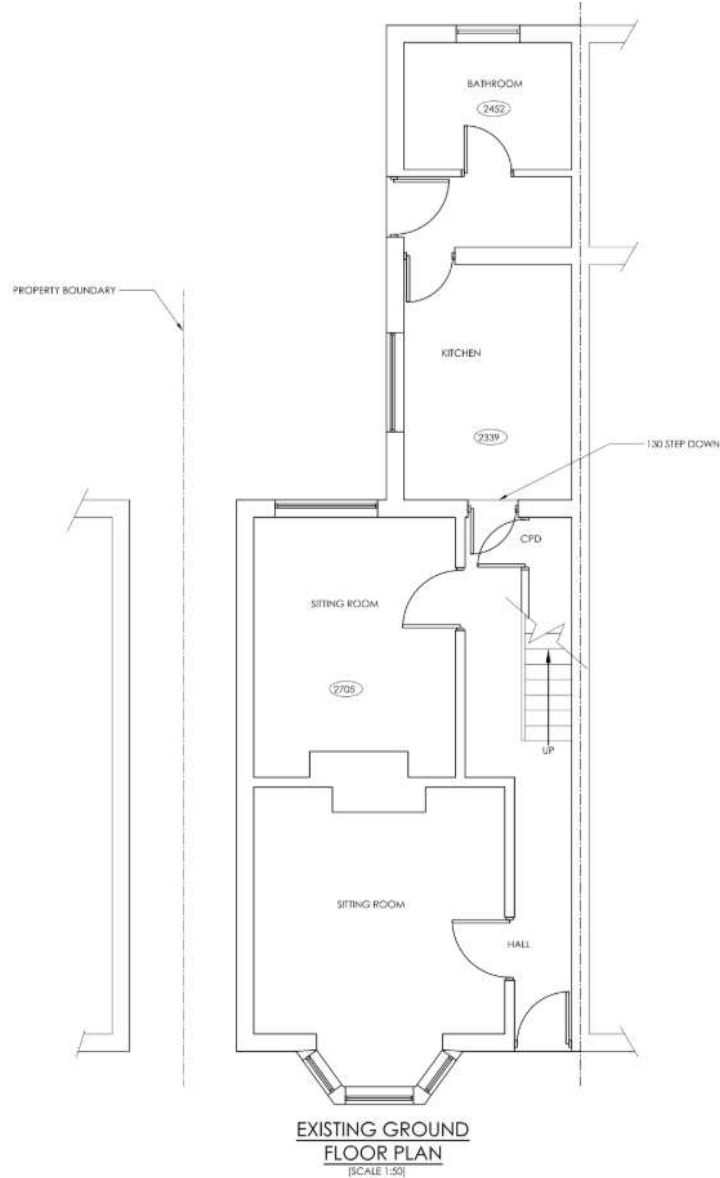
Site Photos showing works completed inline with the 70 Lawful Development Certificate prior to Article 4 adoption



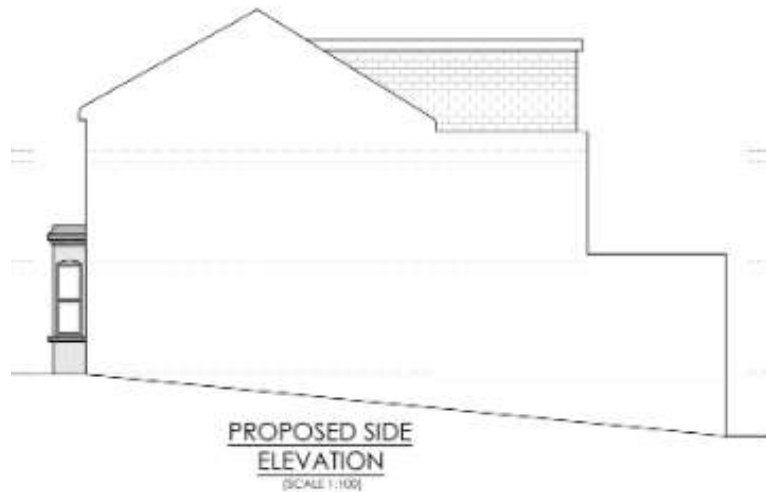
Previous Elevations



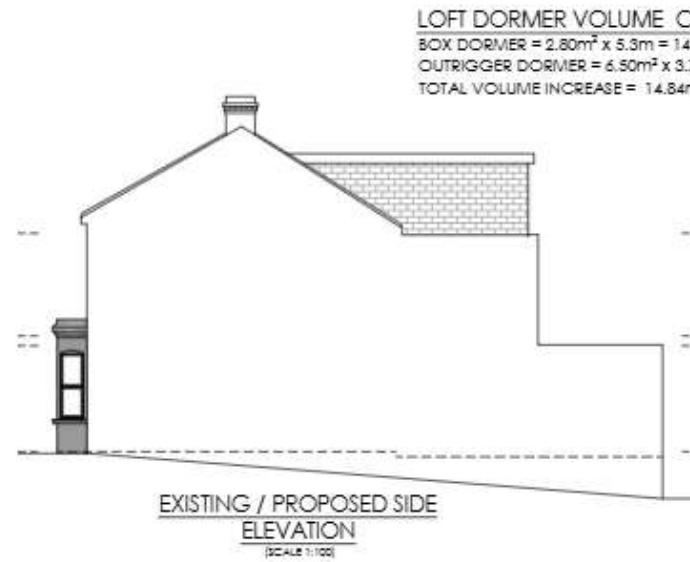
Previous Floor Plans



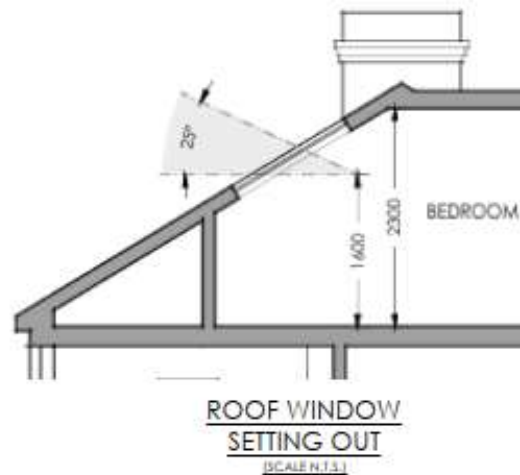
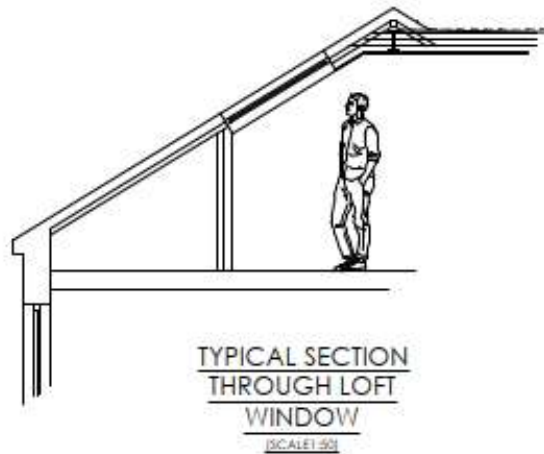
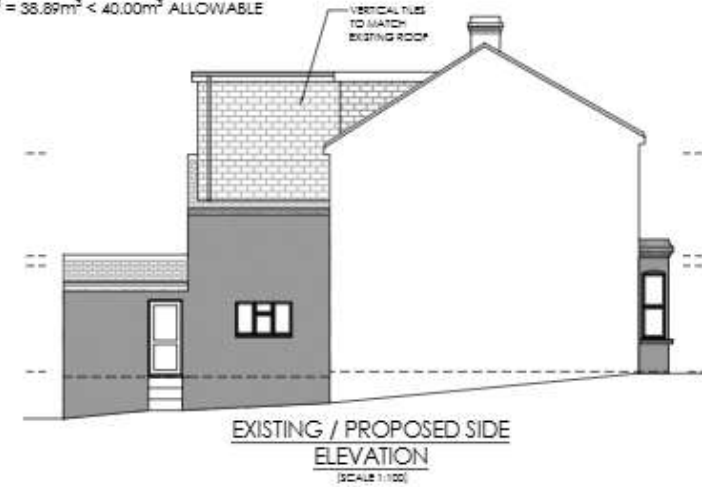
Approved Elevations – MC/25/1677



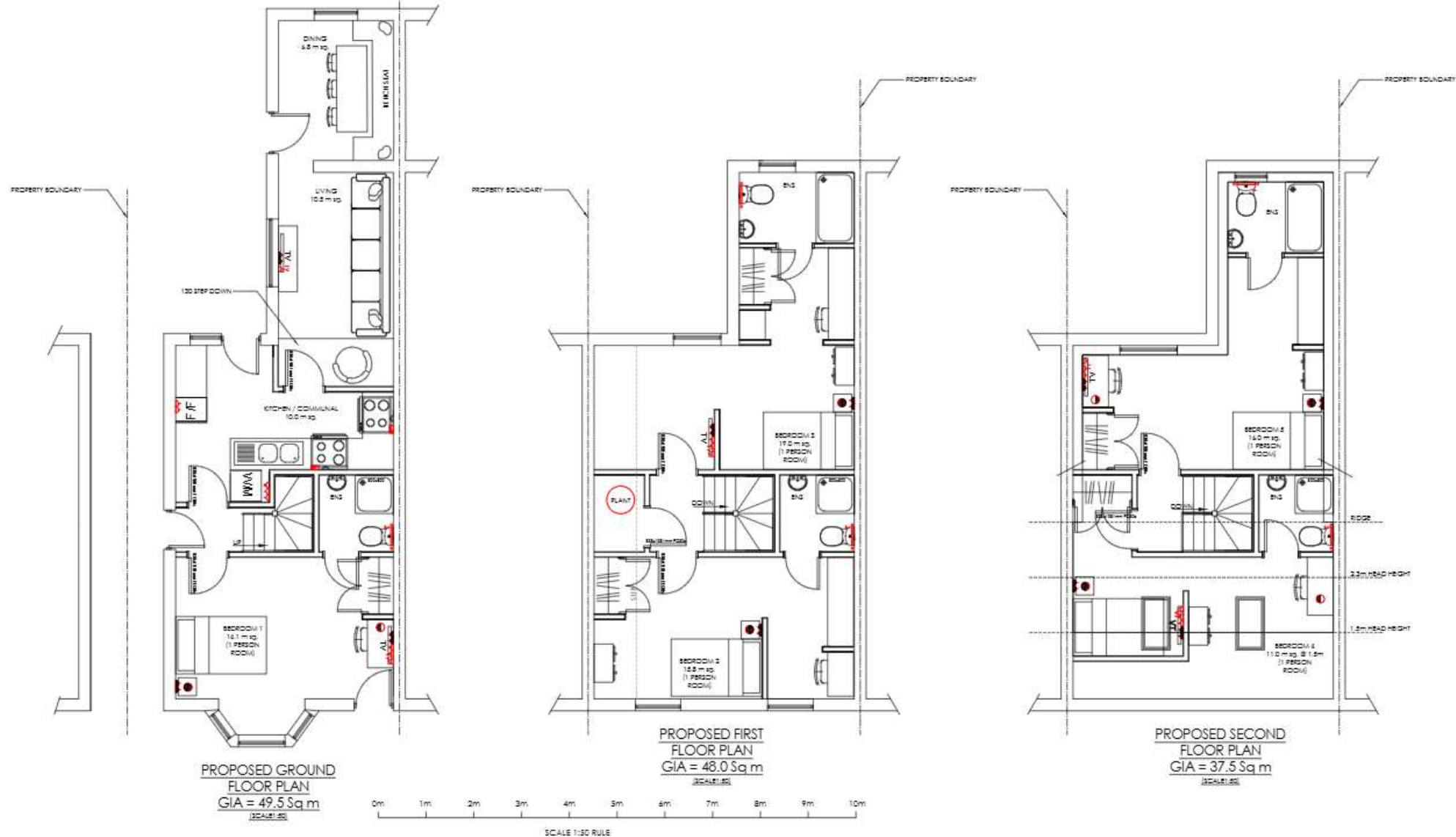
Proposed Elevations and Section



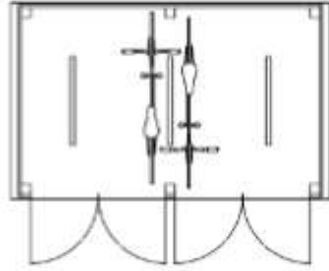
LOFT DORMER VOLUME CALCULATION:-
 BOX DORMER = $2.80\text{m}^2 \times 5.3\text{m} = 14.84\text{m}^3$
 OUTRIGGER DORMER = $6.50\text{m}^2 \times 3.70\text{m} = 24.05\text{m}^3$
 TOTAL VOLUME INCREASE = $14.84\text{m}^3 + 24.05\text{m}^3 = 38.89\text{m}^3 < 40.00\text{m}^3$ ALLOWABLE



Proposed Floor Plans



Proposed Cycle Storage

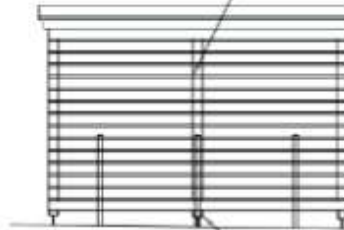
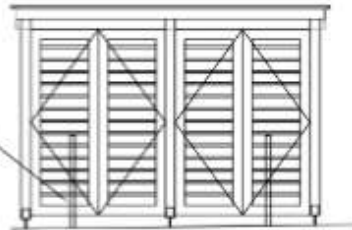


Grey profile polyester roofing

PROPOSED

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

Sheffield cycle
Stands bolted to
concrete slab
and 1 metre
apart



Hit & miss timber
panelling to form
sides of enclosure

Timber posts on
saddle supports
concrete into ground

PROPOSED

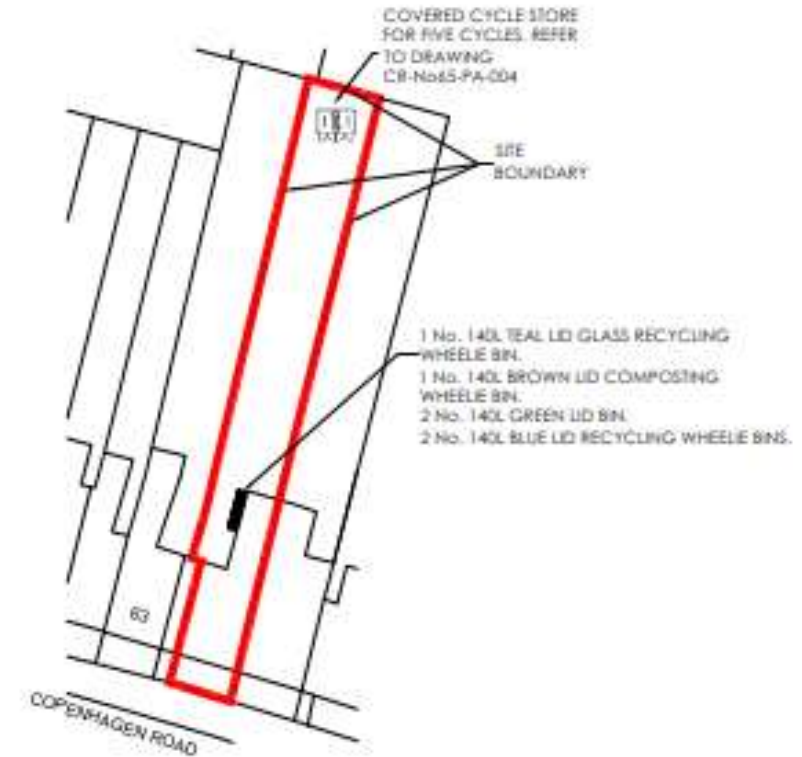
FRONT, SIDE & REAR ELEVATIONS
INDICATIVE SIZE- BUILDER TO CONFIRM SIZE ON SITE.
HEIGHT TO REMAIN AS INDICATED

PROPOSED

Door to be 1.2m, 0.6m offset distance from
stand to wall & aisle width of 1.2m

PROPOSED

CYCLE SHELTER & RACKS FOR 5 CYCLES



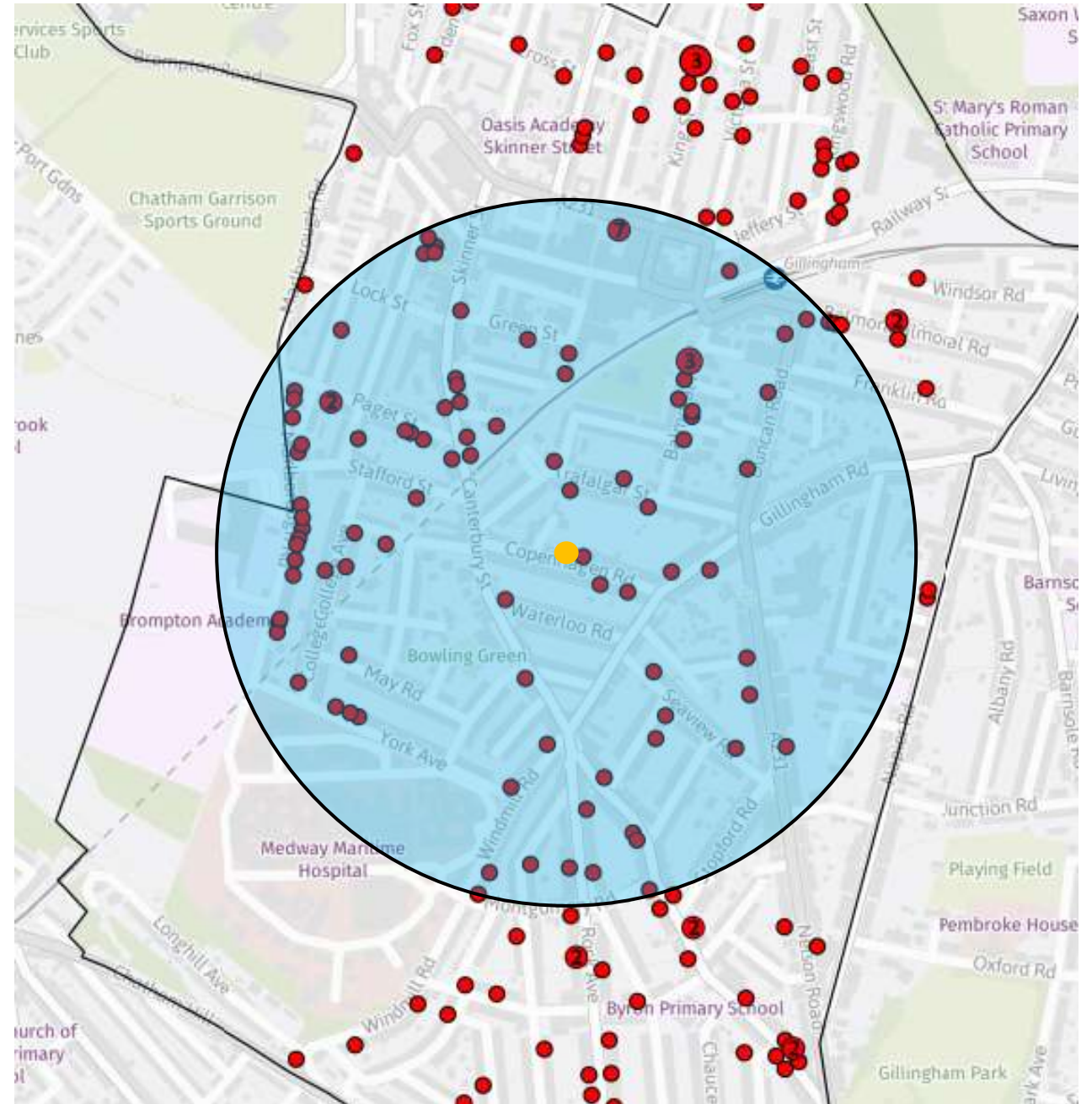
PROPOSED BLOCK
PLAN
(SCALE 1:500)

HMO Density

● - Application Property

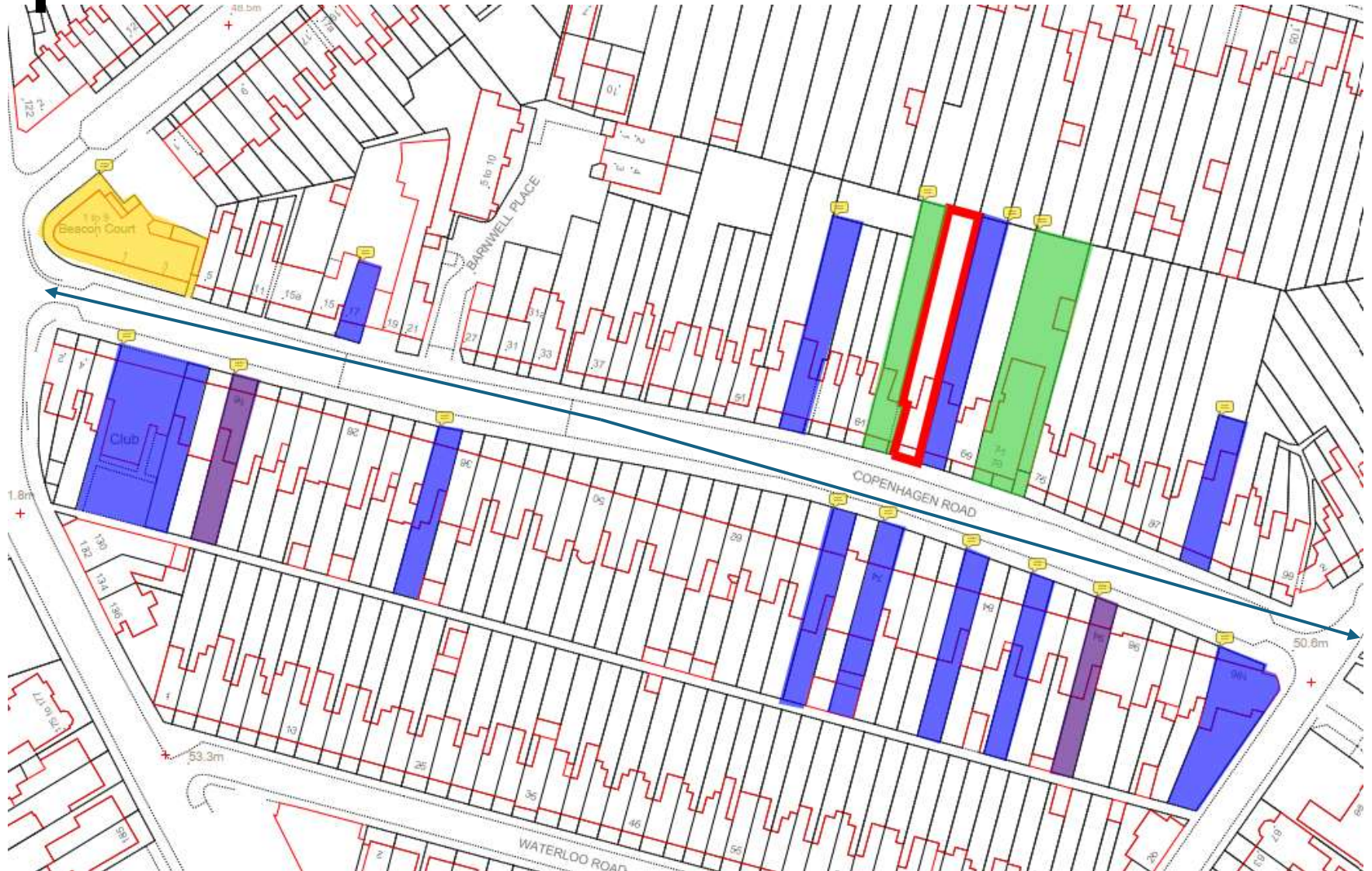
● - HMO

○ - 500m Radius



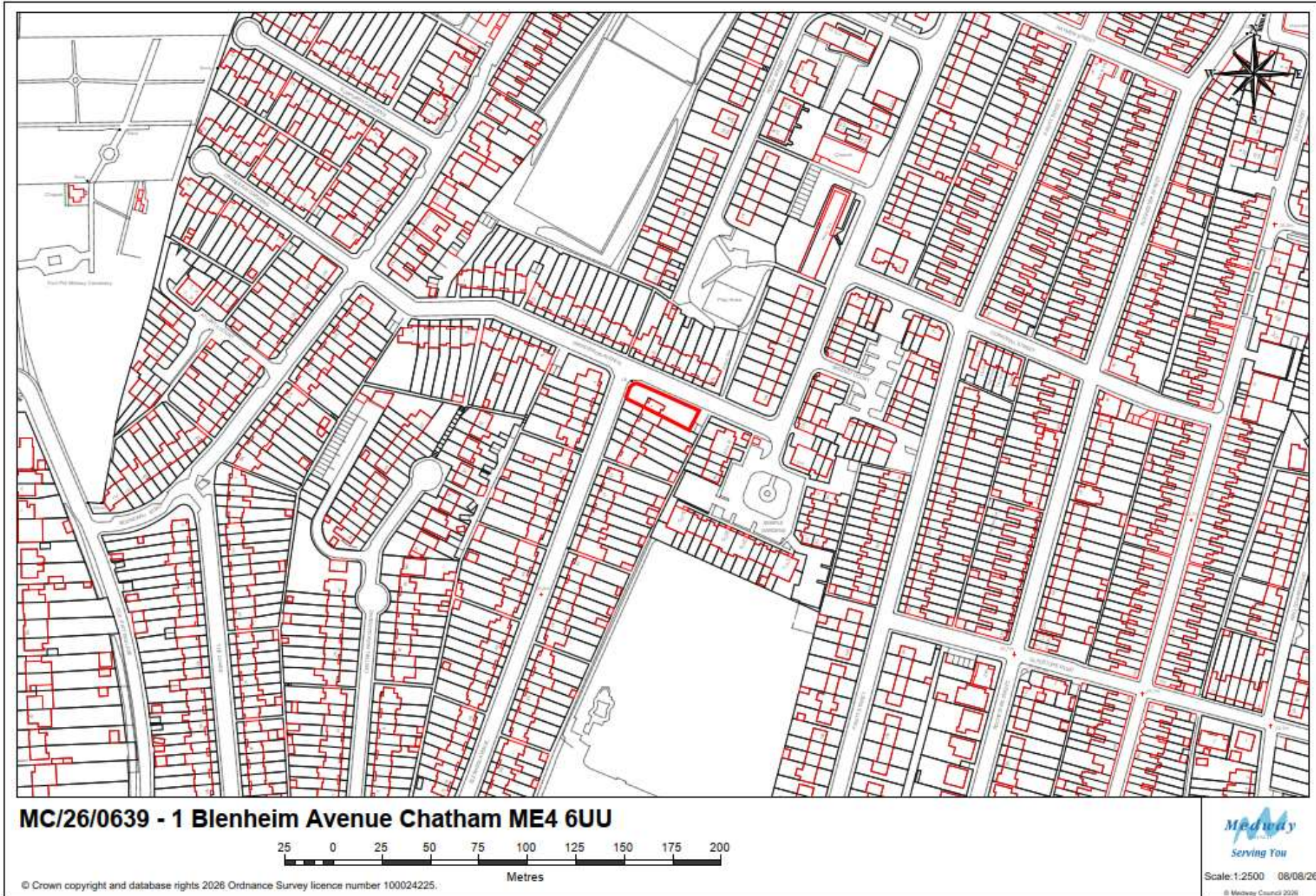
Uses map

-  Purpose Built Flat
-  HMO
-  Subdivided Flat
-  Application Site
-  Current HMO application



MC/26/0639

1 Blenheim Avenue, Chatham, ME4 6UU



Location Plan



Existing Elevations and Floor Plans



Existing Elevation



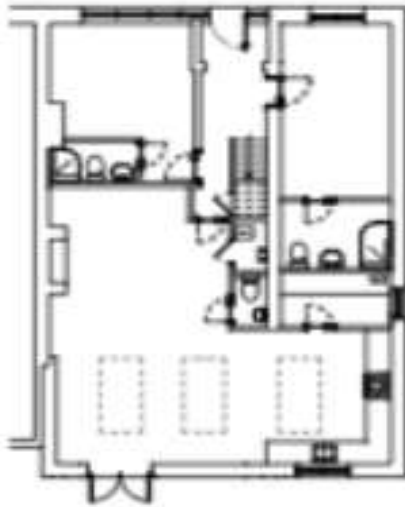
Existing Elevation



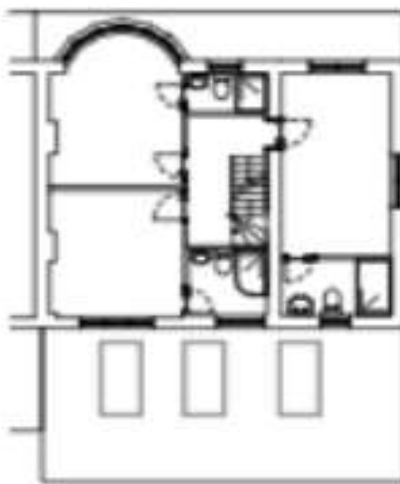
Existing Elevation



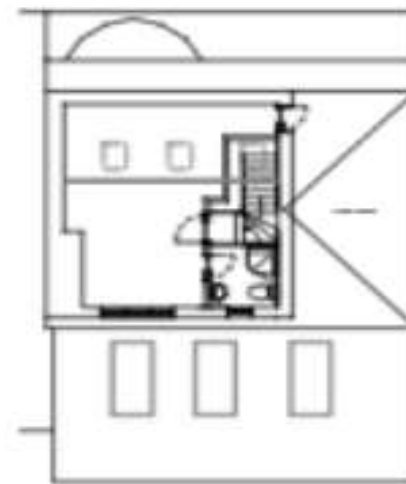
Existing Elevation



Existing Floor Plan



Existing Floor Plan



Existing Floor Plan

Proposed Elevations and Floor Plans

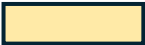
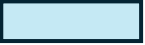
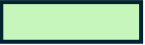


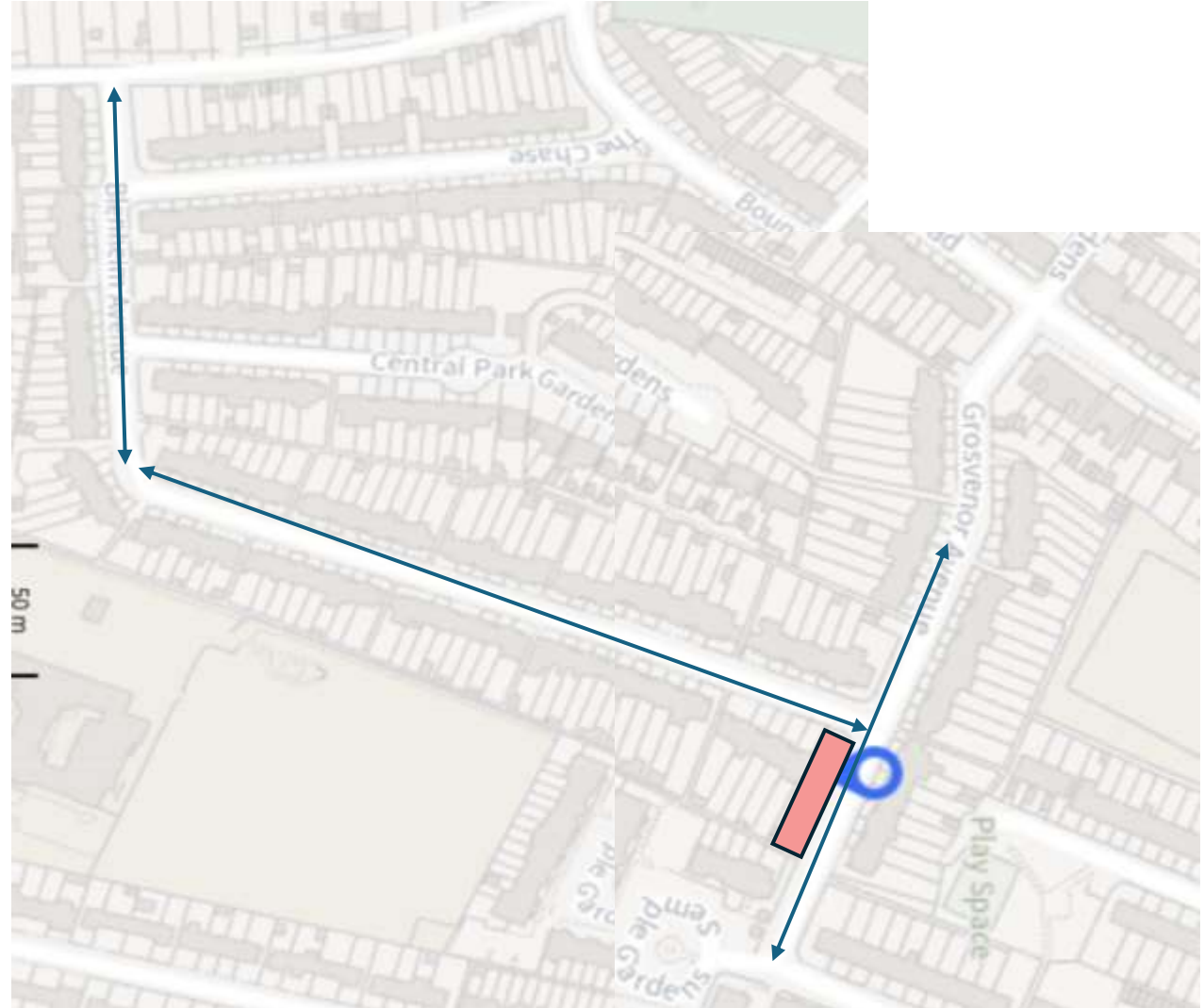
Site Photos



-
- This map illustrates the spatial distribution of the 100 most common street names in Chatham. The red dots are densely packed in the central urban area, with a notable concentration within the blue circle. The yellow dot is located within this central cluster. The map also shows the surrounding urban landscape, including Troy Town to the west and Chatham to the north, with various streets and landmarks labeled.

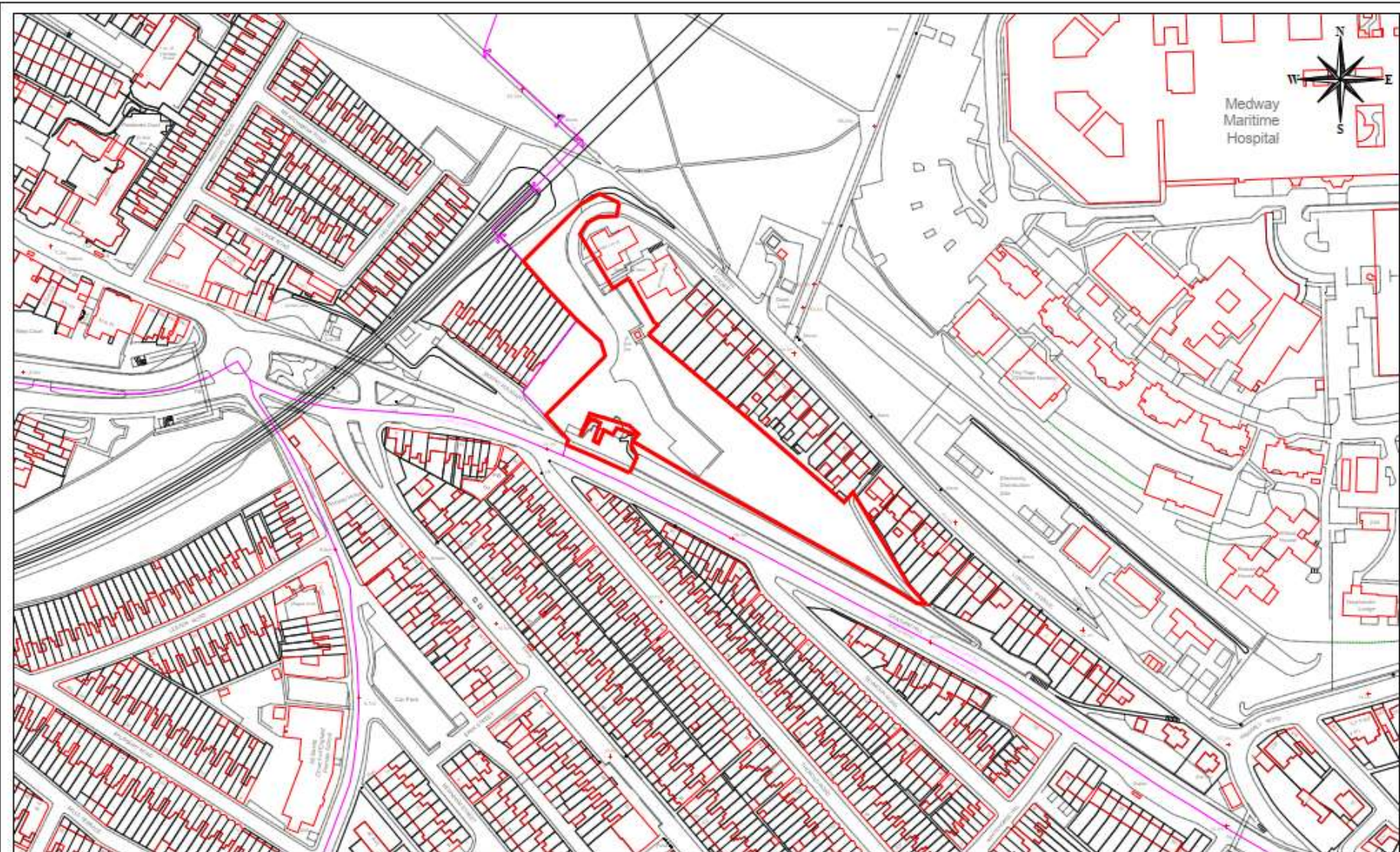
Uses map

-  Purpose Built Flat
-  HMO
-  Subdivided Flat
-  Application Site
-  Current HMO application

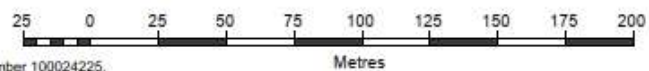


MC/22/0486

Land At Longhill Avenue, Gillingham, Chatham, ME5 7AT



MC/22/0486 - Land At Longhill Avenue, Gillingham, Chatham ME5 7AT



© Crown copyright and database rights 2026 Ordnance Survey licence number 100024225.

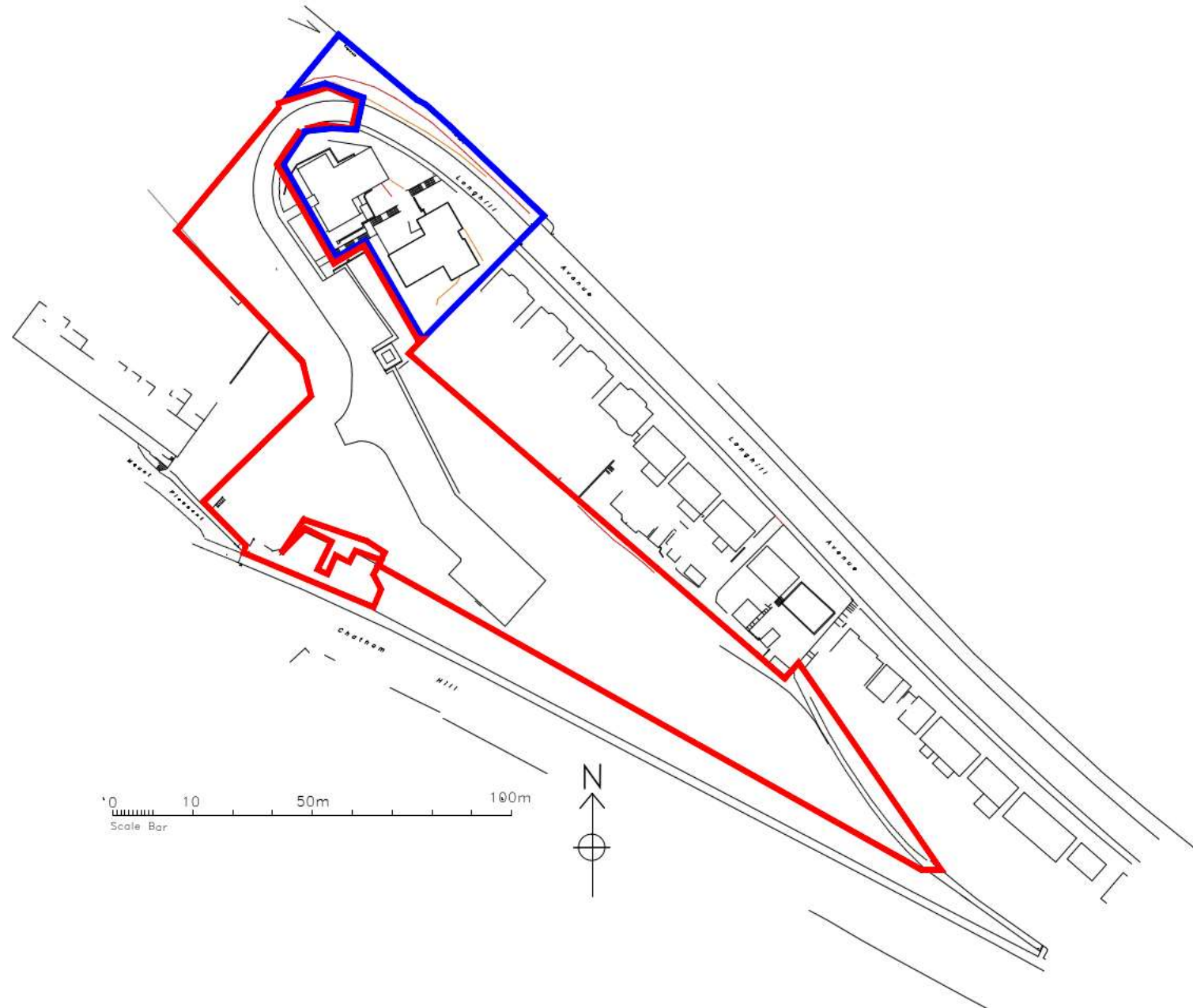
Medway
Serving You

Scale: 1:2500 08/08/26

© Medway Council 2026

Site plan

06

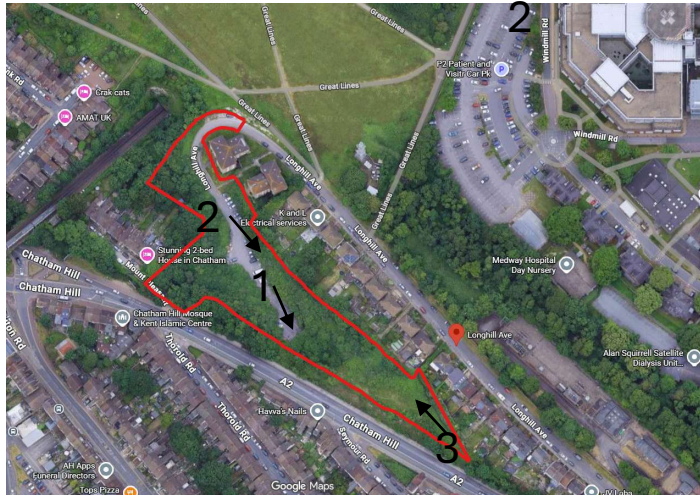


Aerial photos of site

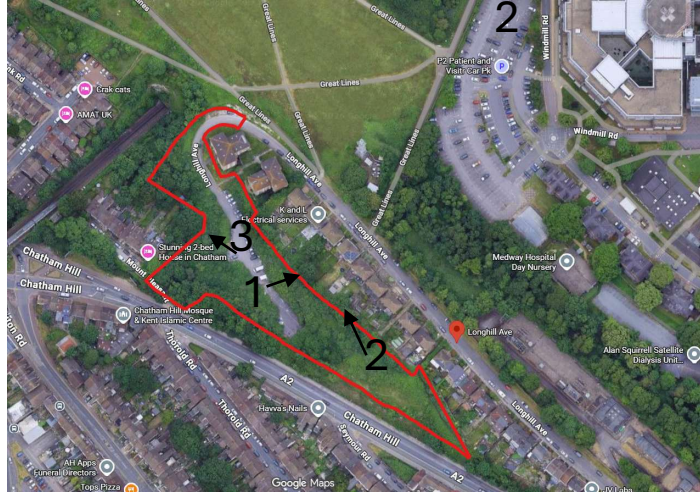


Site Photos

92

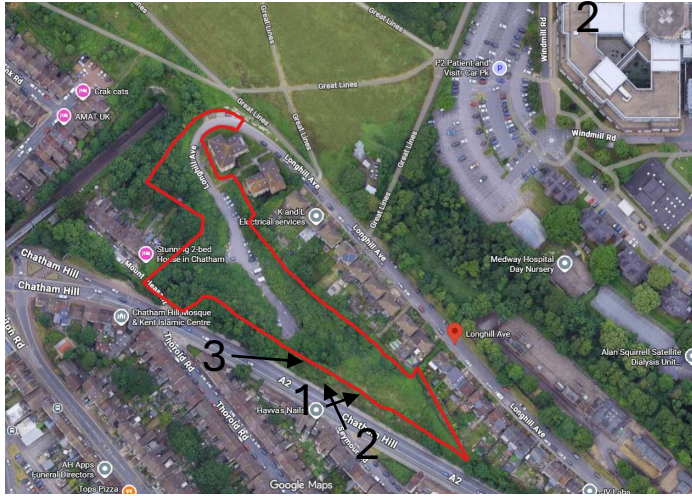


Site Photos



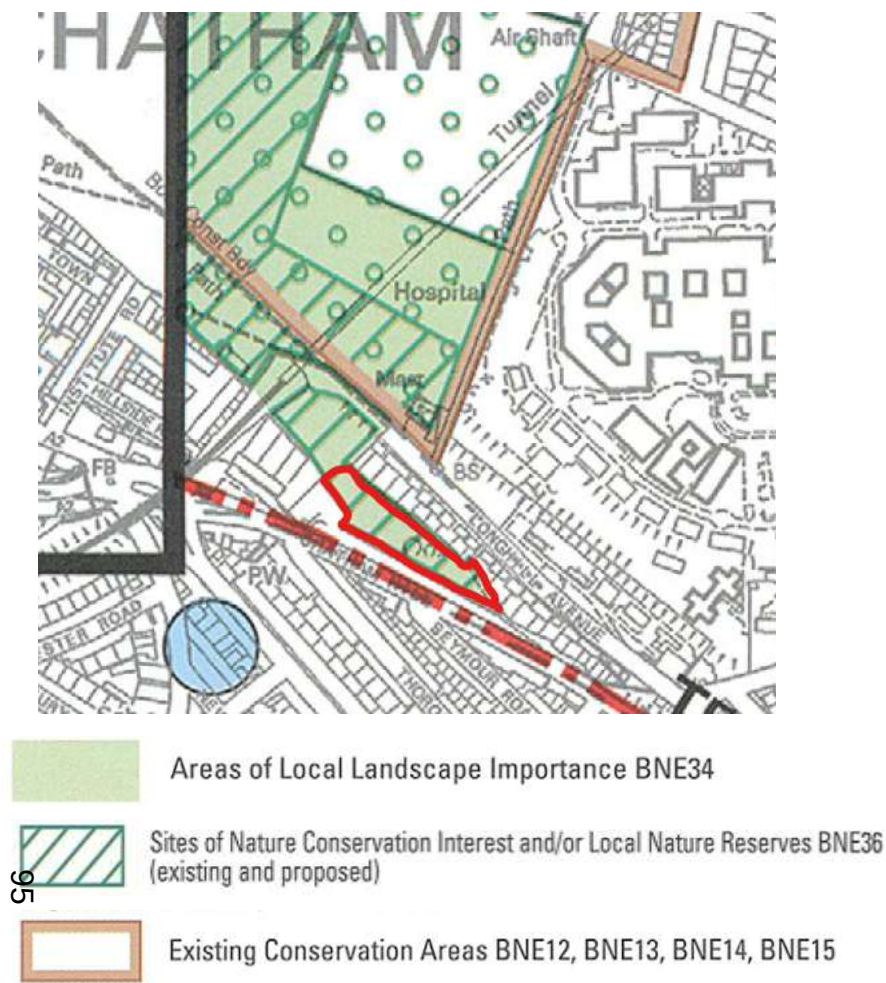
Site Photos

94

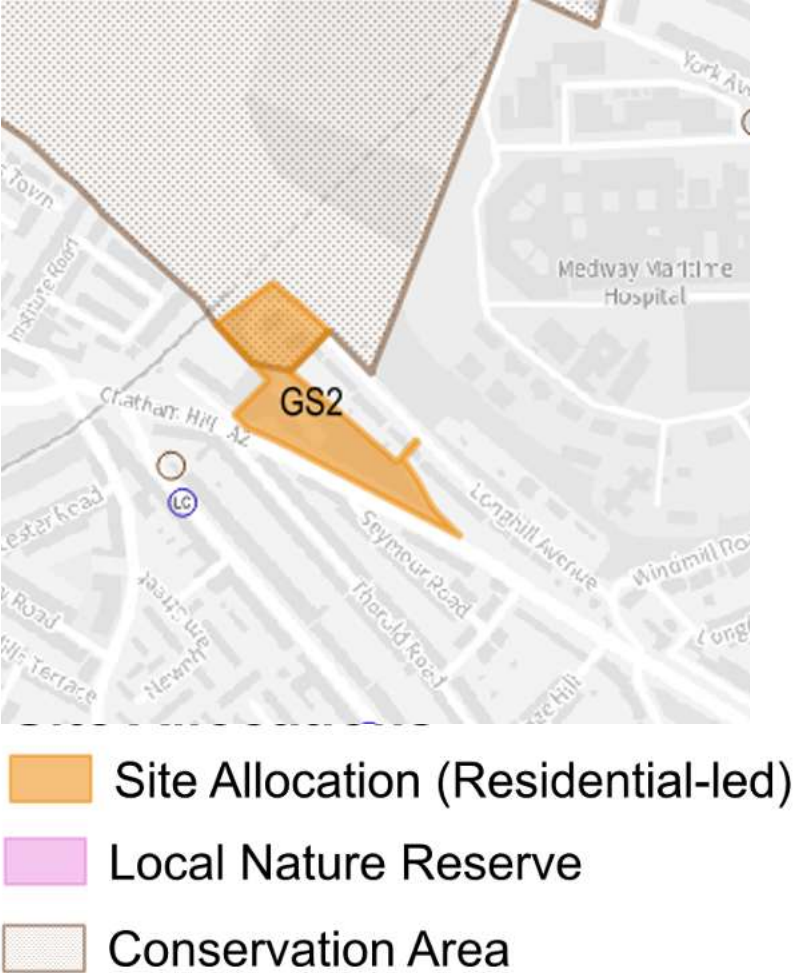


Site designations

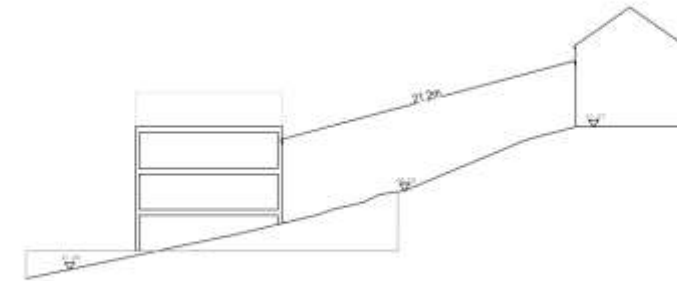
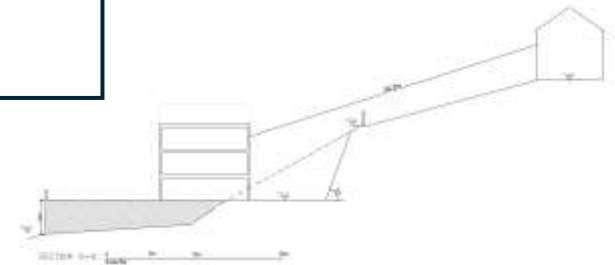
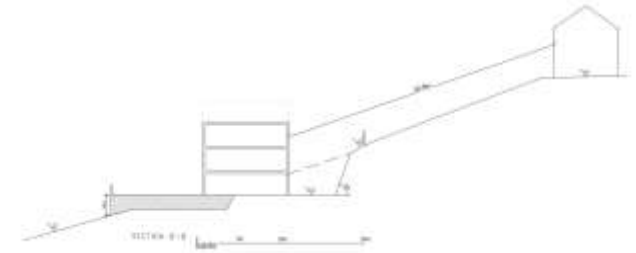
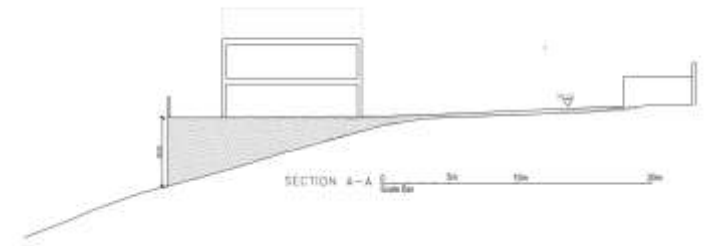
Medway Local Plan 2003 – Map pre Samuel Towers



Emerging Local Plan



The Original submission Jan 2022 of 24 houses

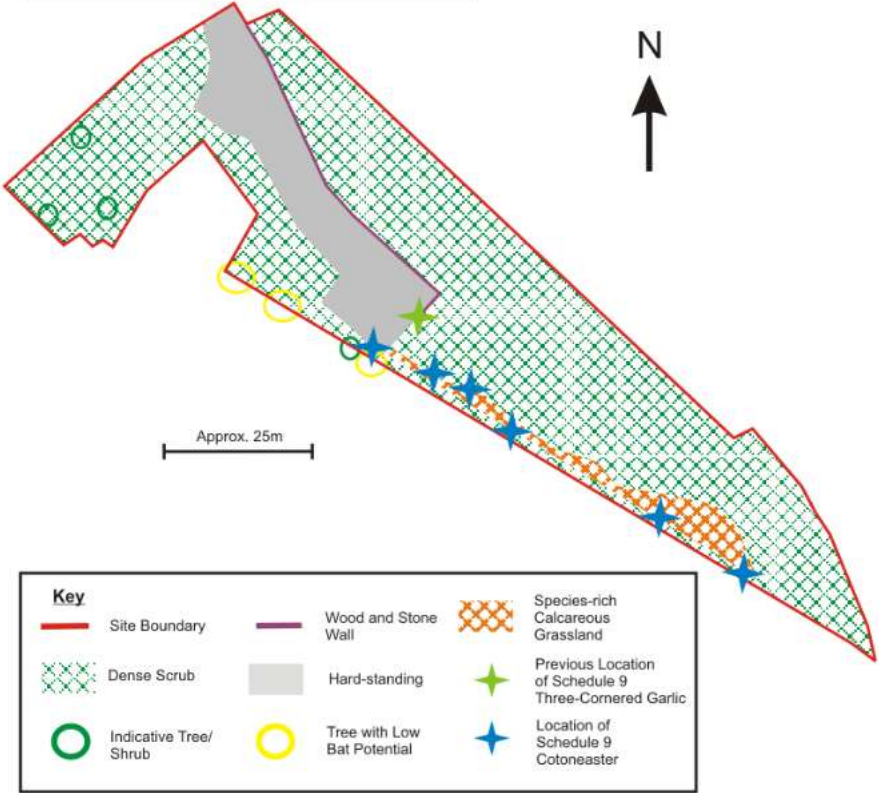


SECTIONAL STREET ELEVATION H-H

Site habitats and location of the Calcareous Grassland

Figure 1: Phase 1 Habitats and Features at Longhill Avenue, Chatham. 25th October 2021

Adonis Ecology Ltd.
Tel: 01787 249160 E-mail: Askus@adoniseecology.co.uk
Title: Figure 1: Phase 1 Habitats and Features at Longhill Avenue, Chatham
Survey Date: 25th October 2021



Photograph 2: Calcareous Grassland with Scrub Encroachment at Longhill Avenue, Chatham



The Original submission Jan 2022 of 24 houses – tree retention, same trees to be retained but updated details required if approved.

86



The Original 2022 submission - Visuals



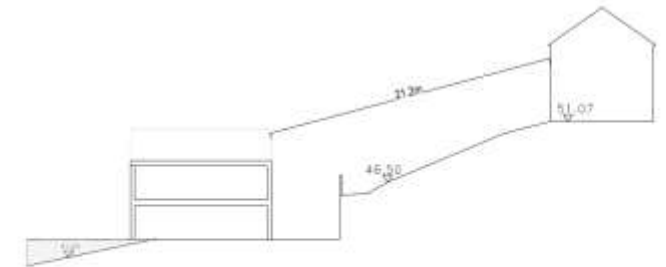
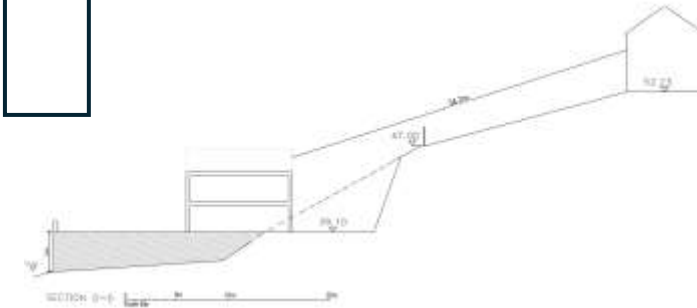
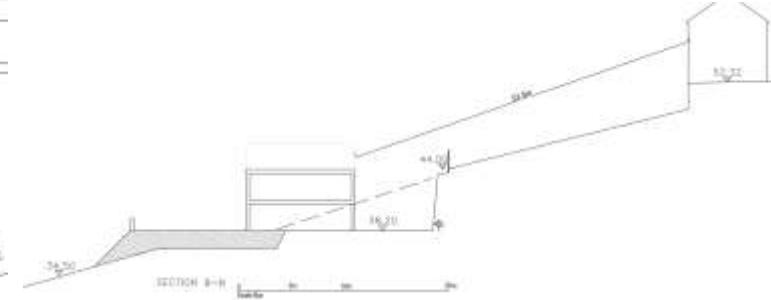
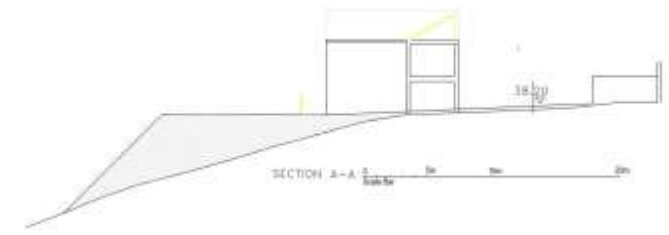
June 2022 Amendment - 24 houses



Rev F Change to 3b
Rev E Minor Correct
Rev D Easement m
Rev C Layout adapts



SECTIONAL STREET ELEVATION H-H



SECTION D-D
Scale 1:50

June 2022 Amendment – Visuals/views

Long View 1



Chatham Hill View 3



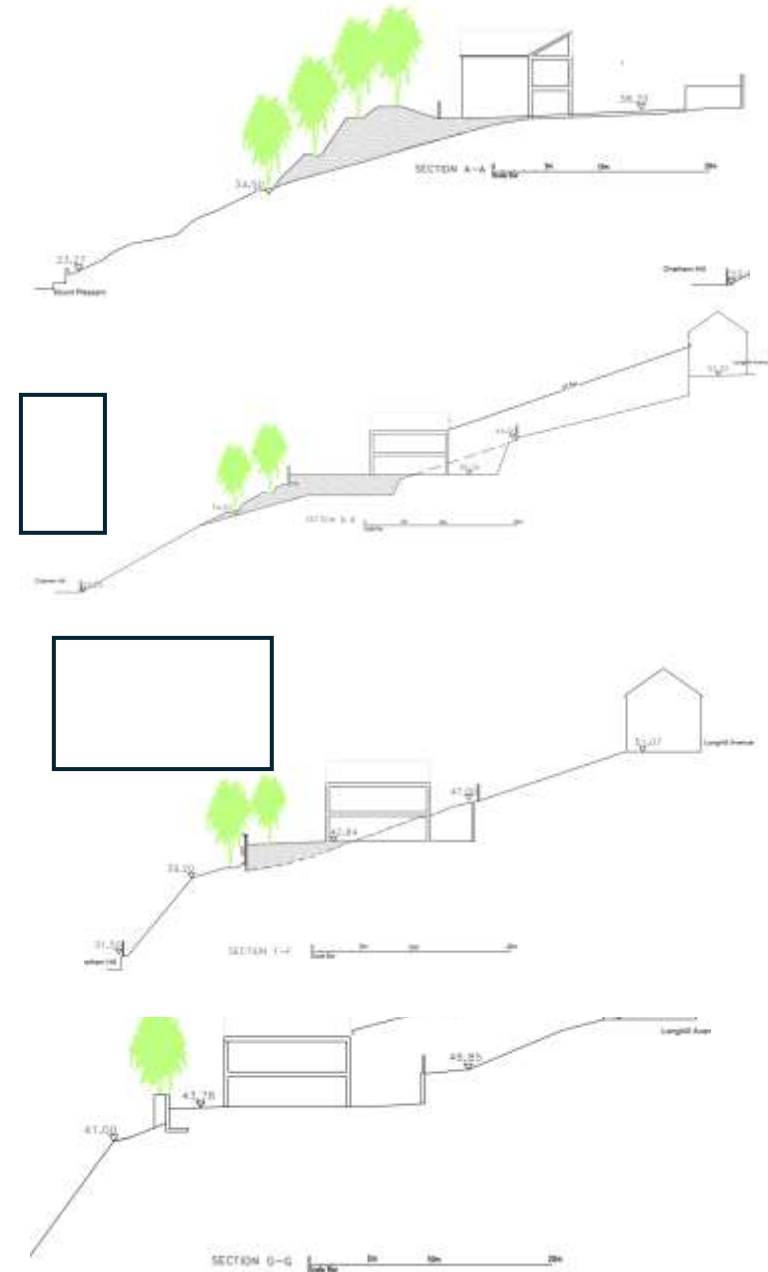
Long View 2



102



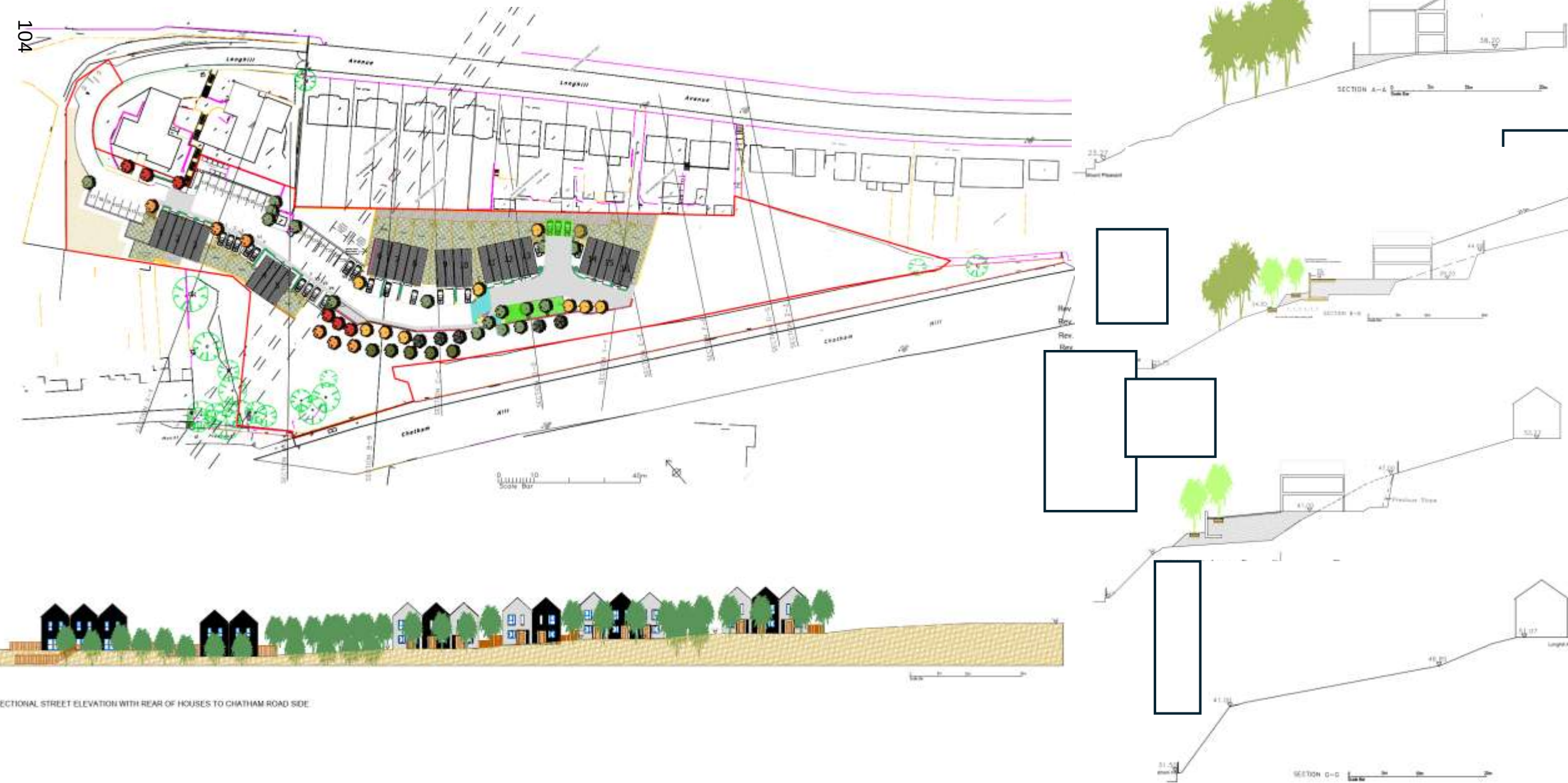
Long Sectional Elevation (H-H)



March 2023 Amendment visuals - 22 houses



2025 Amendment - 16 houses

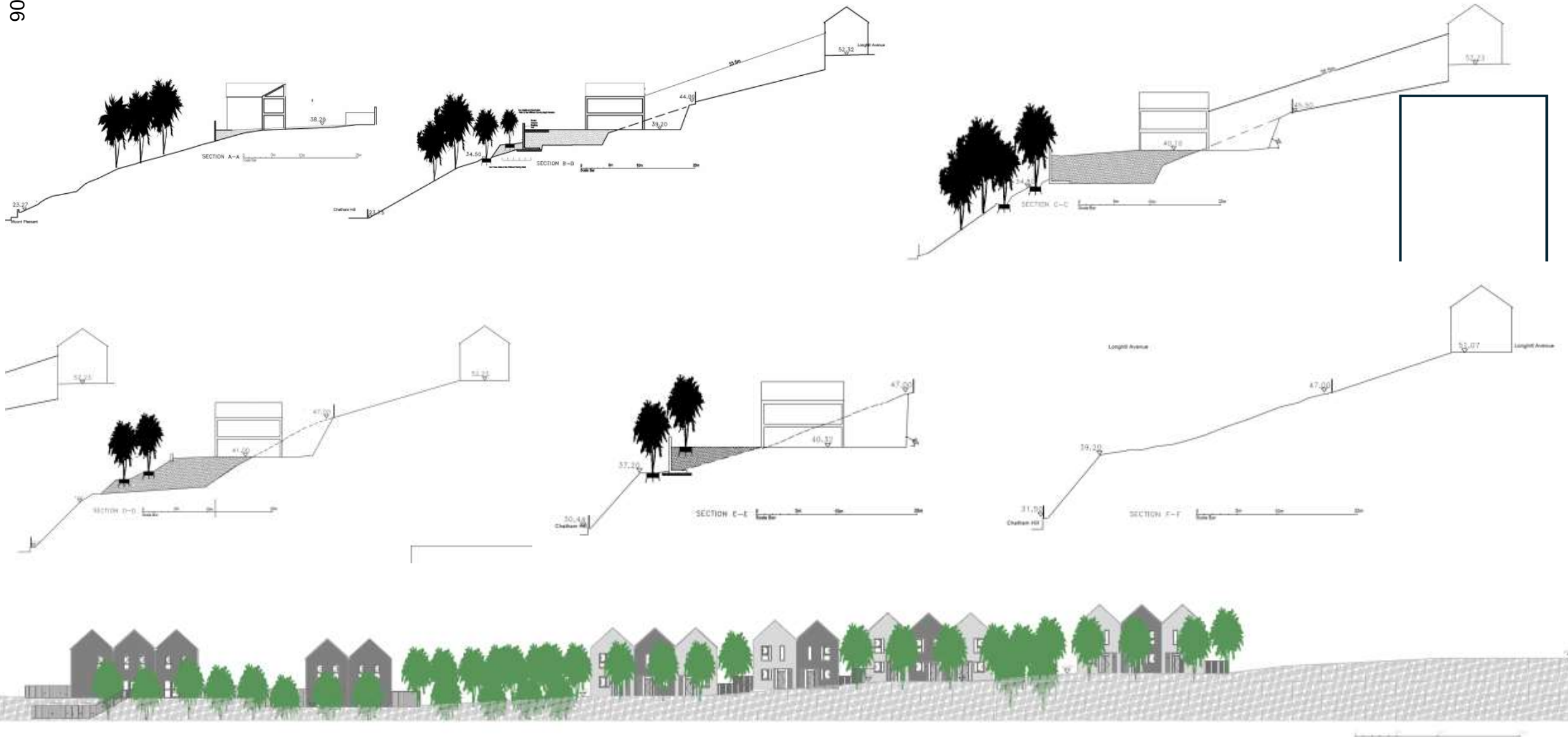


2026 final design under consideration - 16 units Site plan



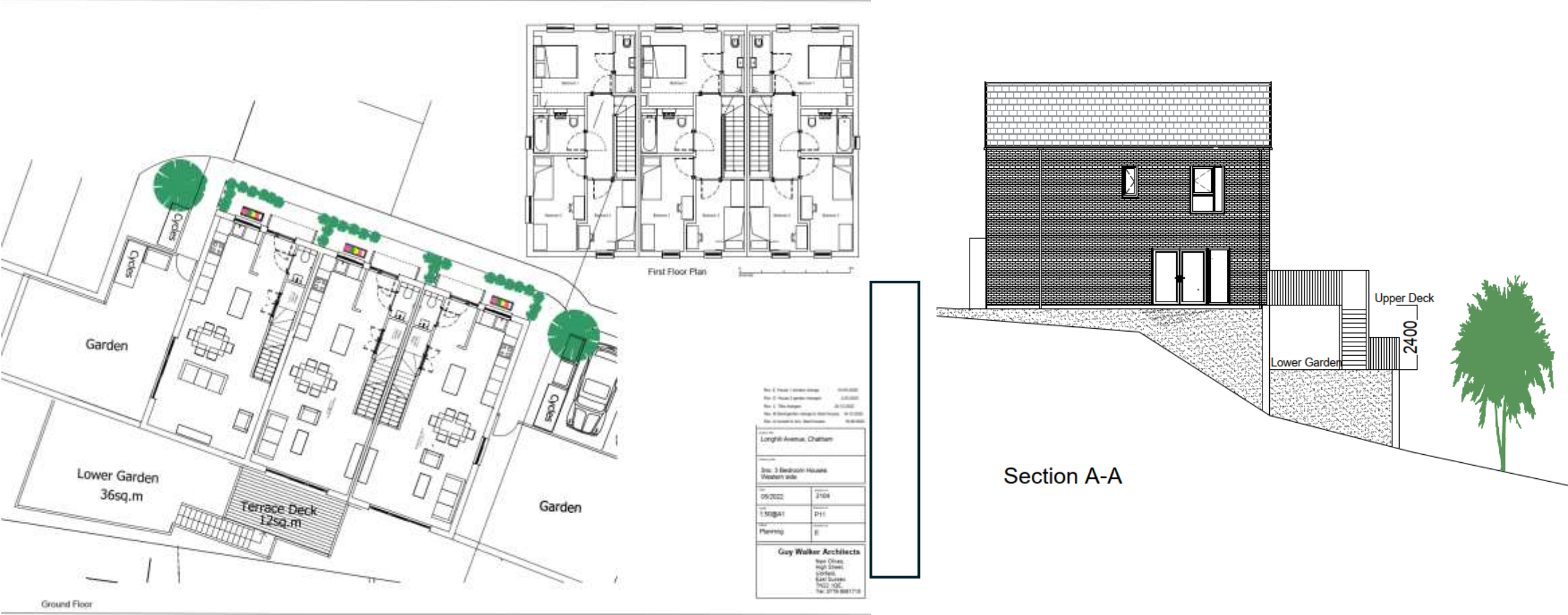
2026 final design under consideration – Elevations and sections

106



SECTIONAL STREET ELEVATION WITH REAR OF HOUSES TO CHATHAM ROAD SIDE

2026 final design under consideration – House Layouts and house 2 lower garden

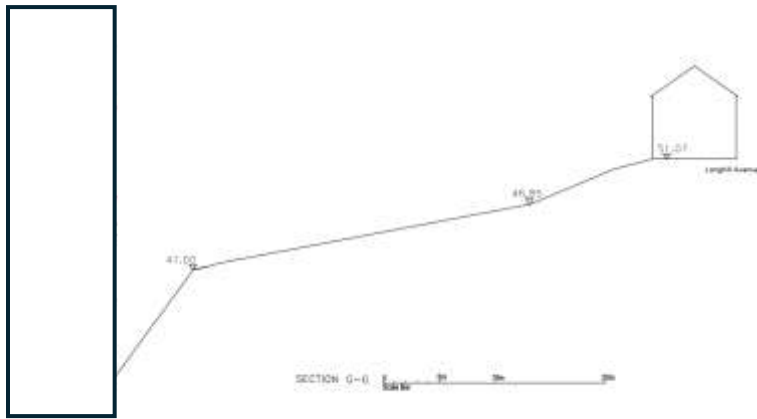
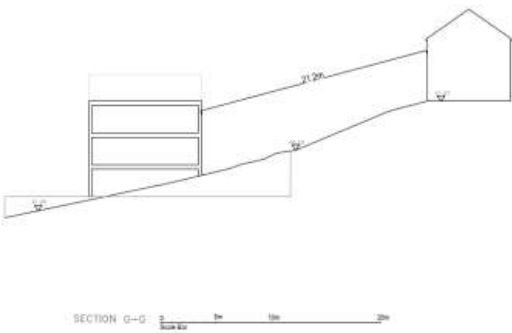


Issues in balance – Heritage – 2023 views crosses are properties removed

108

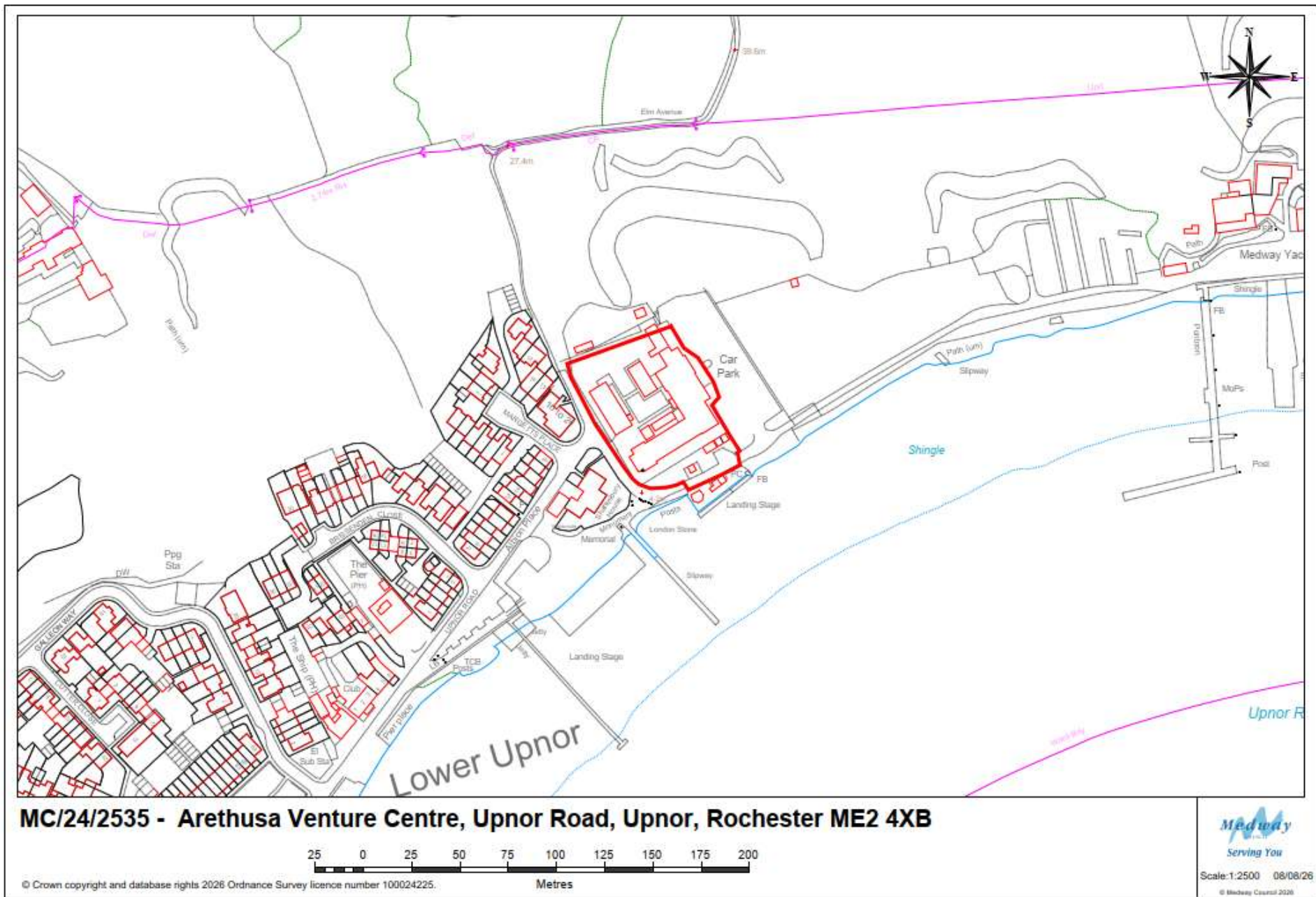


Issues in balance – Impact on Cancerous Grassland/Amenity



MC/24/2535

Arethusa Venture Centre, Upnor Road, Upnor, Rochester



Aerial view of the site



Upnor road looking towards the river, Arethusa Venture Centre on the left and Shaftesbury house to the right



Upnor Road with the Arethusa Venture Centre to the right



Arethusa Venture Centre buildings from Upnor Road



Front of the site facing onto the river



Views of the Arethusa Venture Centre from Albion Place



Arethusa Venture Centre from Albion Place and the adjacent public car park

118



Arethusa Venture Centre from within the public car park



View from Public Footpath RS121. Proposed View
(Full render).

120

The Barrocks
Grade I

Upnor Castle
Grade I

Proposed Development



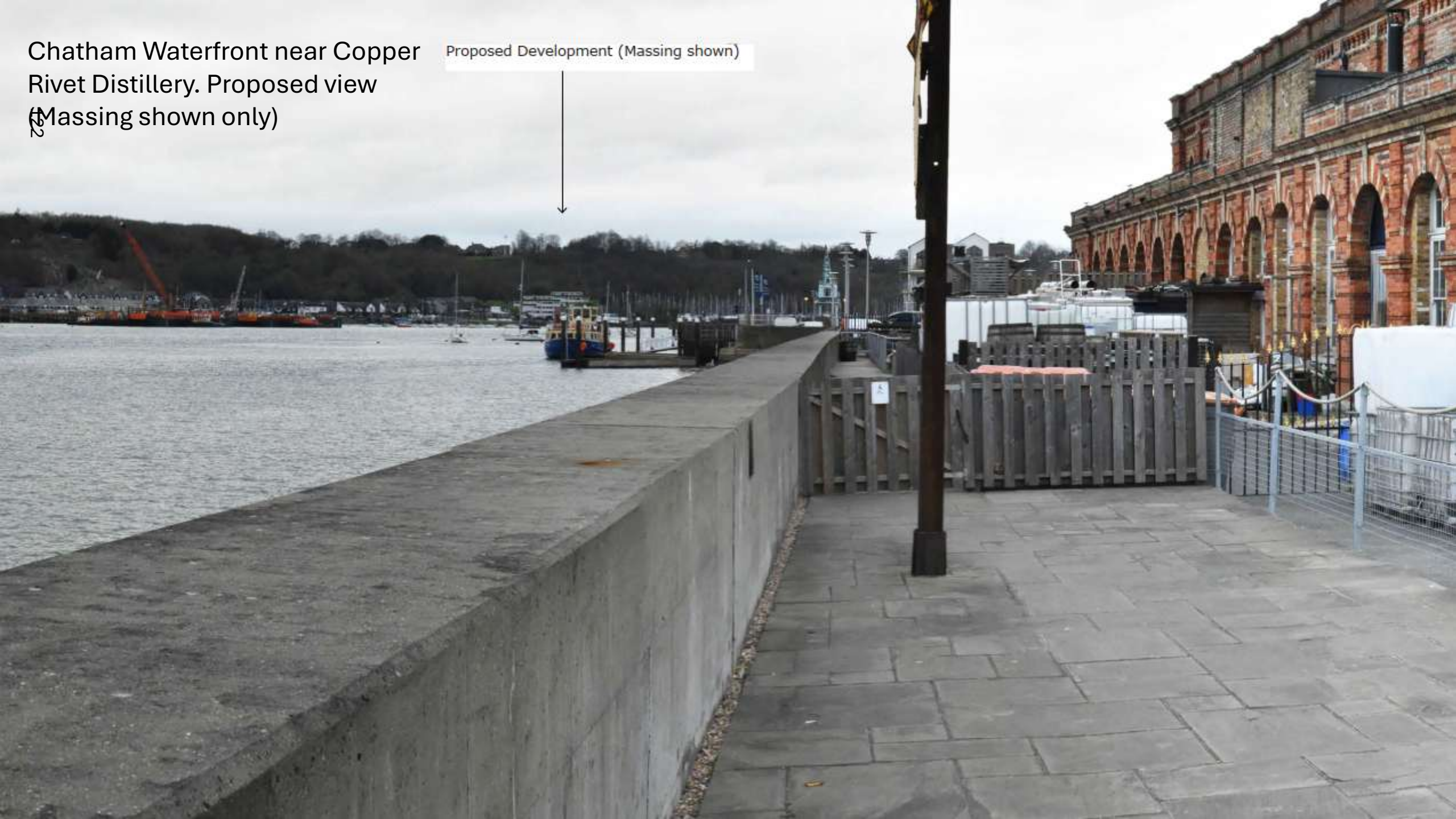
St Marys Island Riverside Walk Proposed View
(Massing view shown)

Proposed Development (Massing shown)

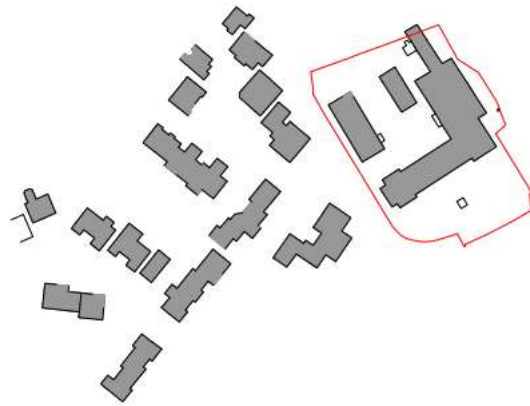


Chatham Waterfront near Copper
Rivet Distillery. Proposed view
(Massing shown only)

Proposed Development (Massing shown)

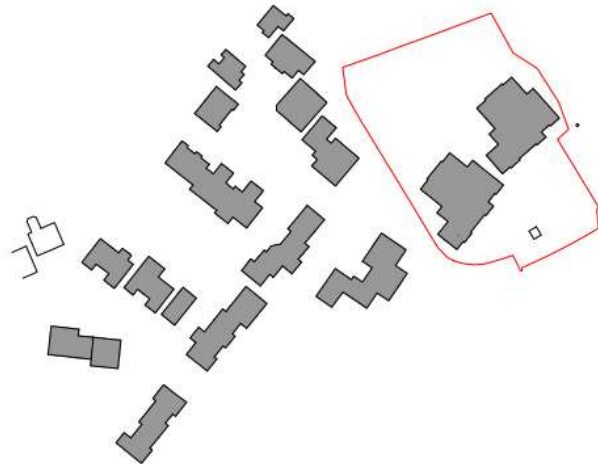


Pattern of existing building on site and surrounding buildings



EXISTING LAYOUT SHOWING THE URBAN PATTERN OF DEVELOPMENT AND BLOCK IMAGING CHARACTER

Pattern of proposed buildings and existing surrounding buildings

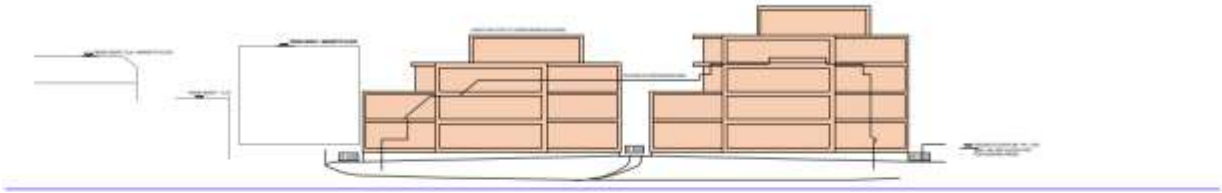


PROPOSED LAYOUT SET WITHIN THE EXISTING URBAN PATTERN

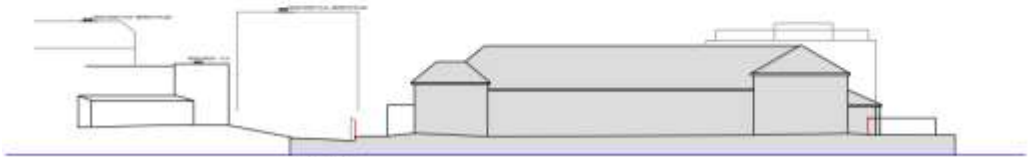
Proposed site layout



Sections existing and proposed from the front (riverside)

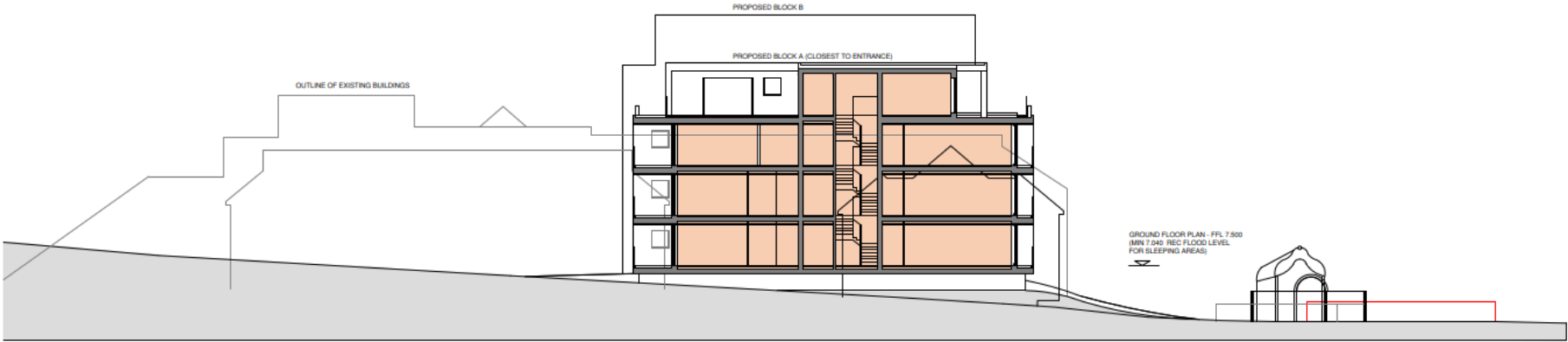


PROPOSED SECTION AT FRONT OF RIVERSIDE BUILDING



EXISTING SECTION

Proposed section from Upnor Road, also showing outline of existing building



PROPOSED SECTION THROUGH SITE

Proposed front elevation (riverside)



Proposed rear elevation



Proposed side elevation
(public car park)



PROPOSED SIDE ELEVATION - RIVERSIDE VIEW
SCALE 1:200

Proposed side elevation Upnor
Road

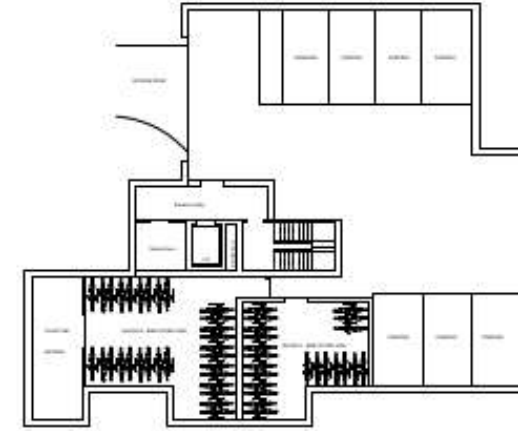


PROPOSED SIDE ELEVATION - ALBION PLACE VIEW
SCALE 1:200

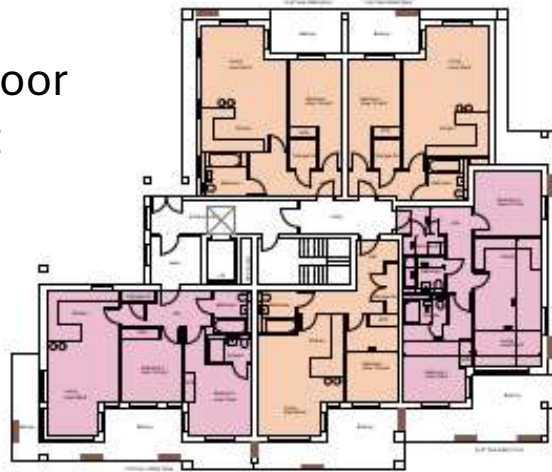
First floor layout



Basement layout



Ground floor layout



GROUND FLOOR PLAN 01a

TOTAL:
 120/120 RESIDENTIAL APARTMENTS (120/120 spaces)
 1/120 TWO-BEDROOM APARTMENTS (120/120 spaces)
 2/120 THREE-BEDROOM APARTMENTS (240/240 spaces)
 Total spaces: 120/120 (120/120 spaces)
 TOTAL: 120/120 APARTMENTS

TYPICAL FLOOR PLANS SHOWING STEPPING OF BUILDING

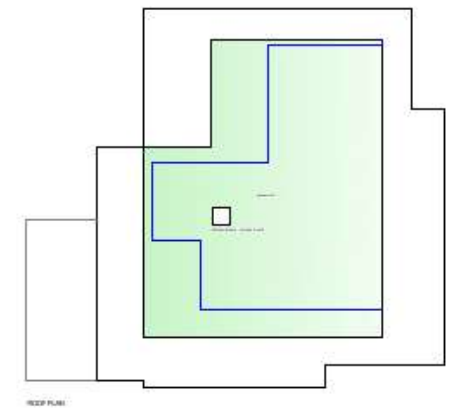
0 125
 Scale bar at 1:250

Name PLANNING	
Mark Carter Architectural Group ASSOCIATES	
design studio 100/100 station gillingham road M27 4DD tel 01634 344701 fax 01634 850995 e mail markcarter.design@virgin.net	
Client ARSTHUSA UPNOR LTD	
Drawing title TYPICAL GROUND AND FIRST FLOOR PLANS	
Project title NEW DEVELOPMENT ARSTHUSA SITE UPNOR	
Date 1-258 AT 43	Drawn March 24
Checked 3332 - 067	By H

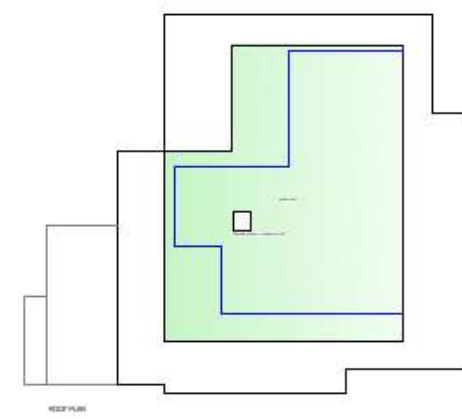
Proposed third floor layout



Proposed fourth floor and roof layouts



Proposed second floor layout



TYPICAL FLOOR PLANS SHOWING STEPPING OF BUILDING











