

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 23 September 2026

Time: 6.30pm

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

Items

10 Additional Information - Presentation

**(Pages
3 - 50)**

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

Date: 24 September 2026

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Planning Committee

23rd September 2026

MC/26/1272

65 Copenhagen Road, Gillingham, ME7 4RU



MC/26/1272 - 65 Copenhagen Road, Gillingham, ME7 4RU

25 0 25 50 75 100 125 150 175 200

Metres

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Scale: 1:2500 08/08/26

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Site Location

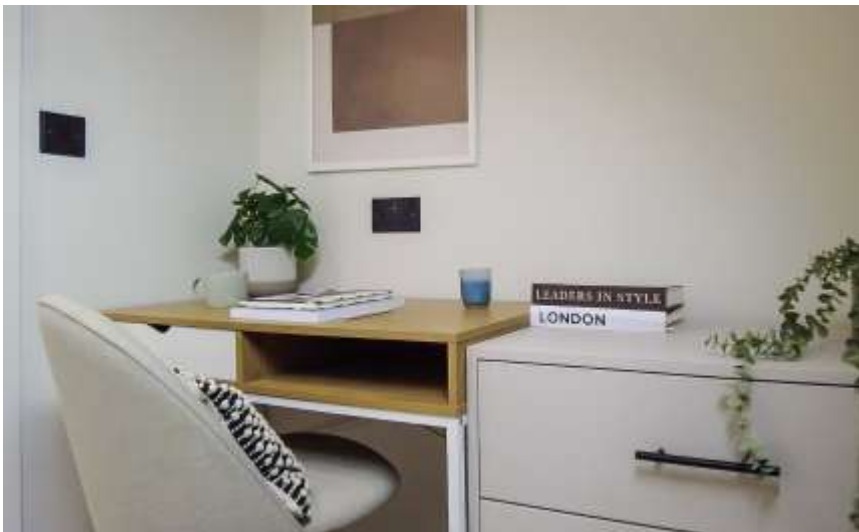
9



Site Street Photos



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

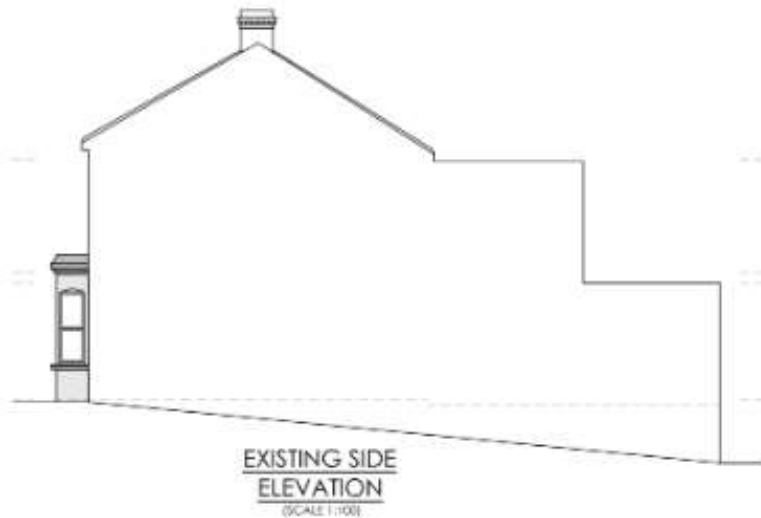
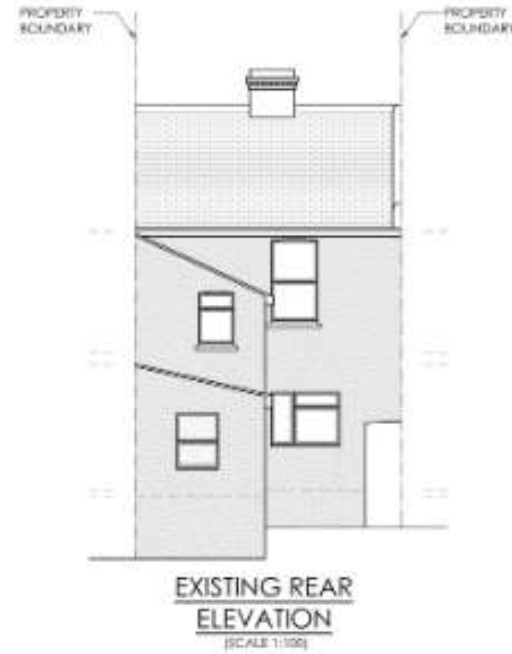


Site Photos showing works completed inline with the Lawful Development Certificate prior to Article 4 adoption

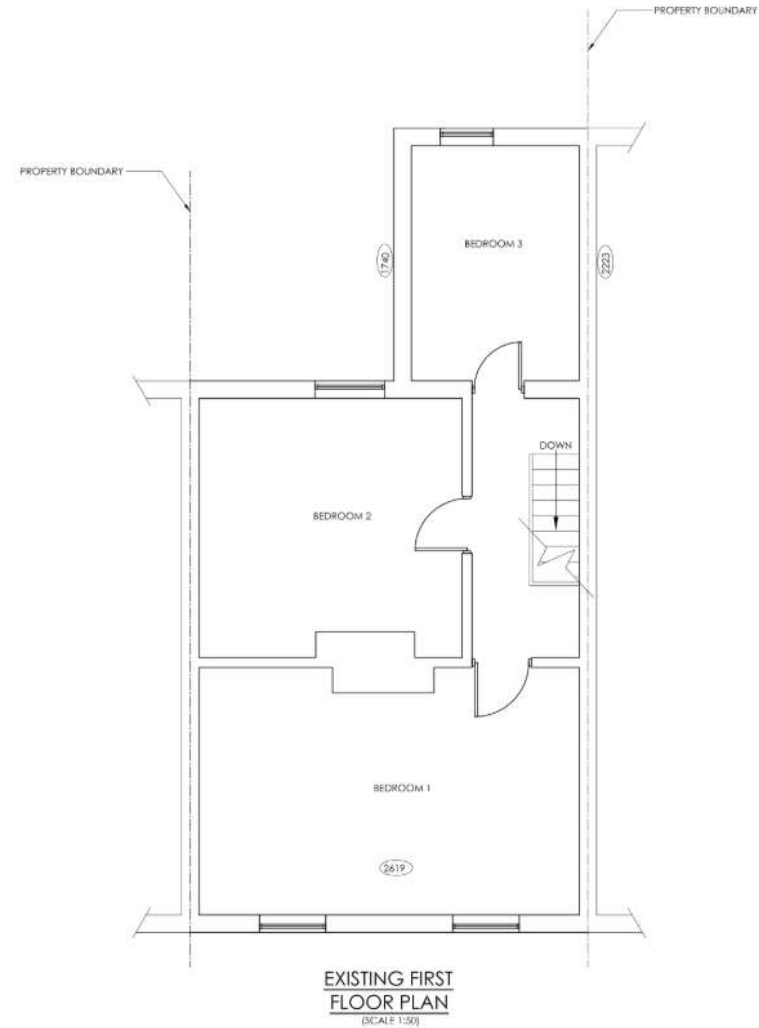
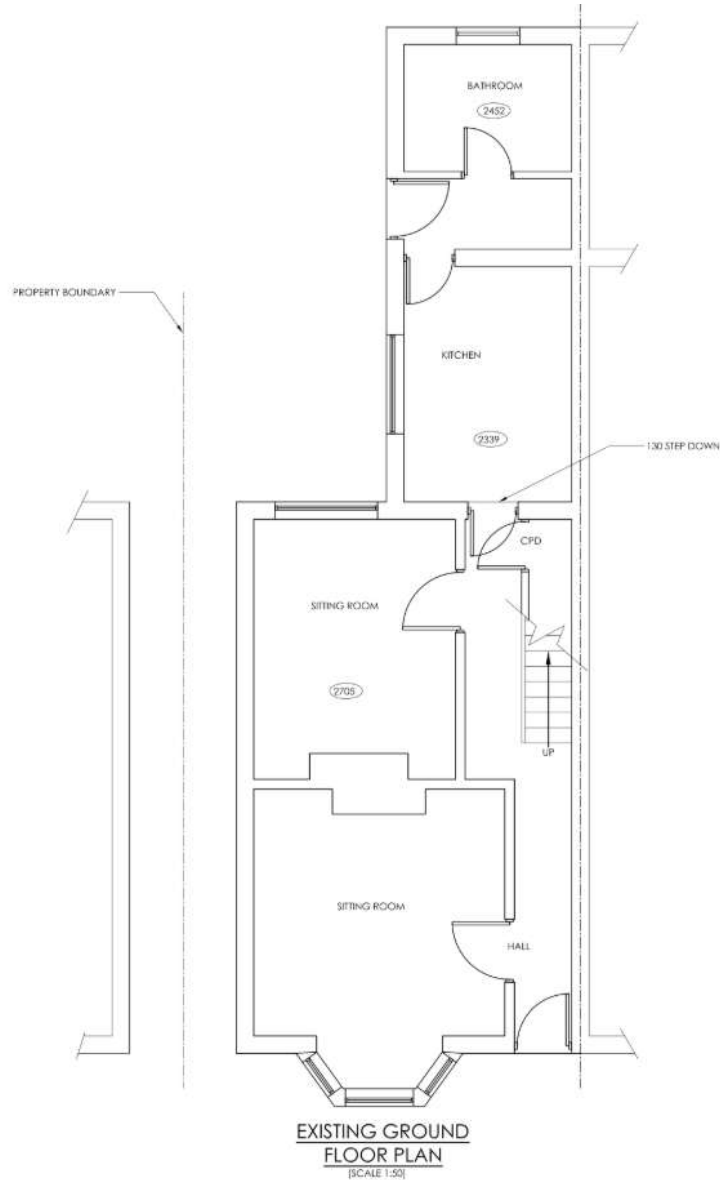


Previous Elevations

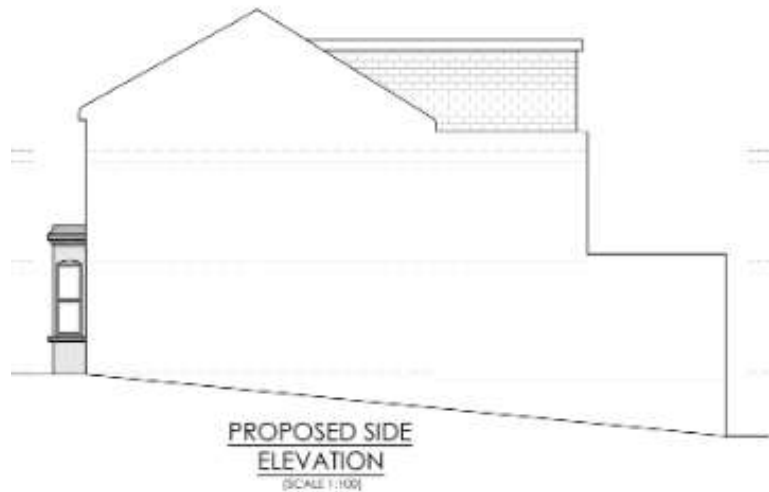
10



Previous Floor Plans

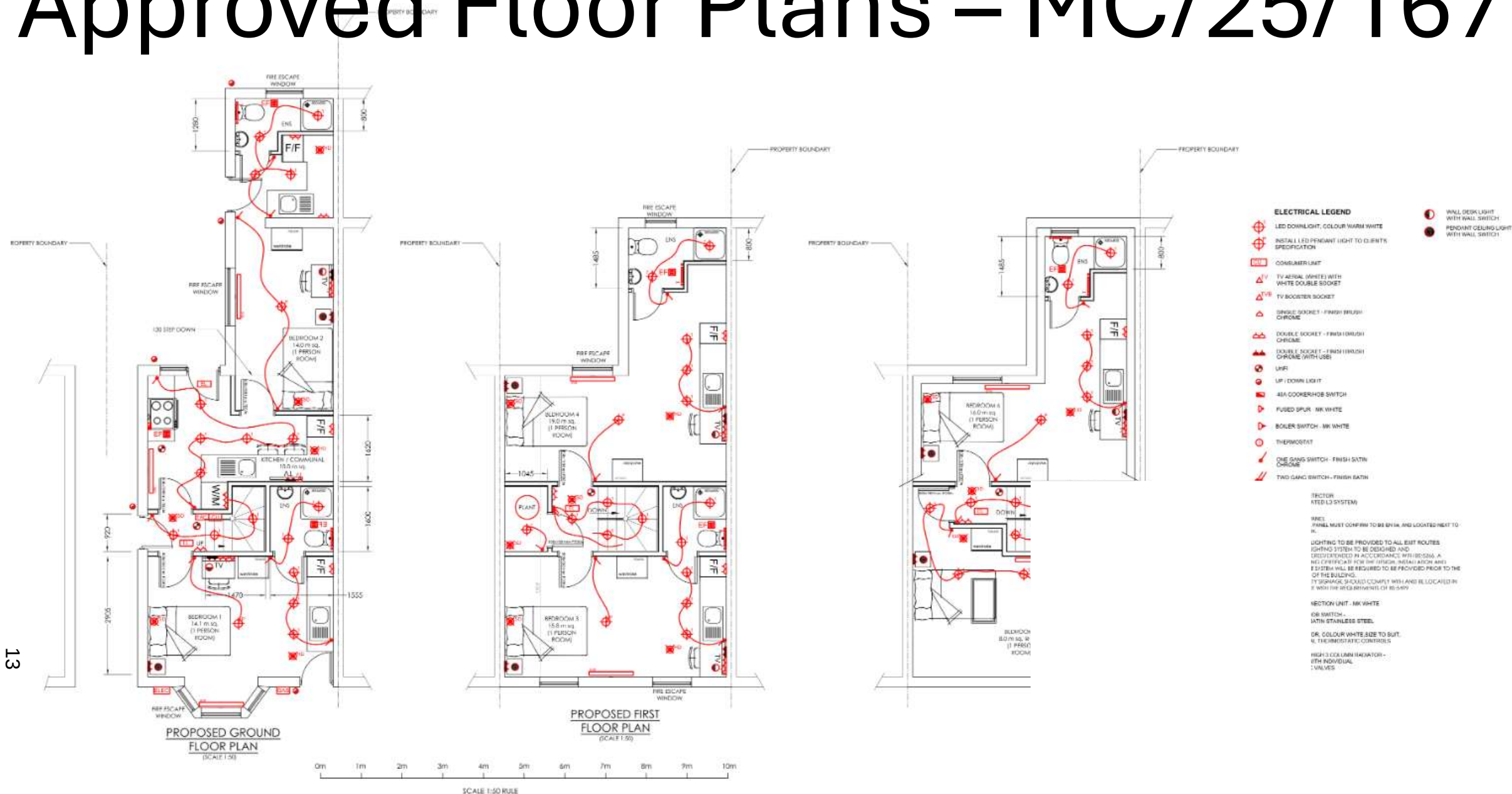


Approved Elevations – MC/25/1677

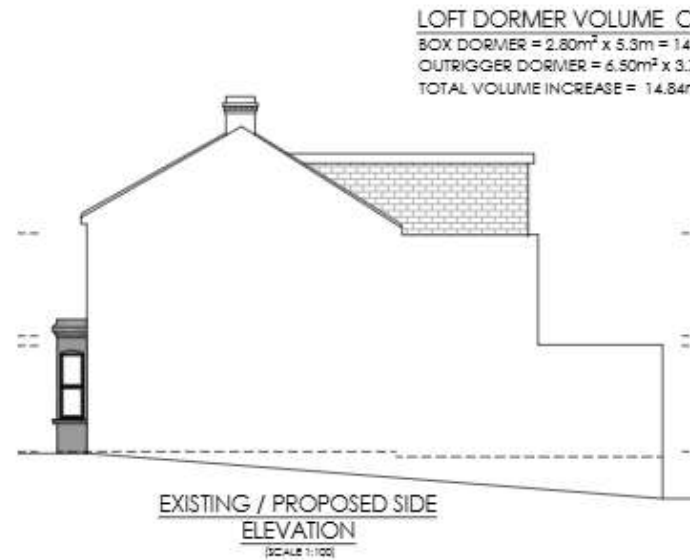


Approved Floor Plans – MC/25/1677

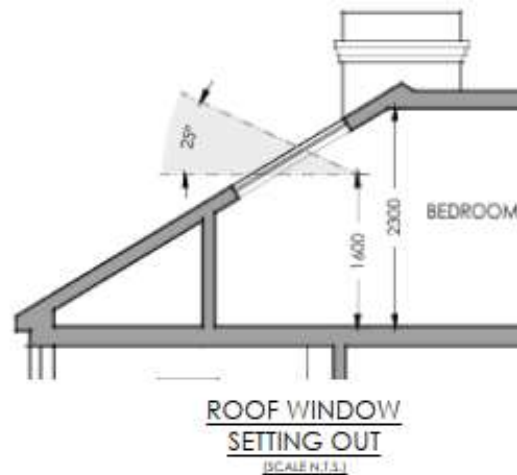
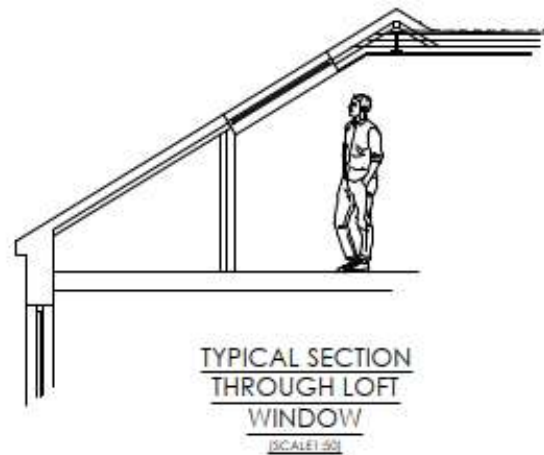
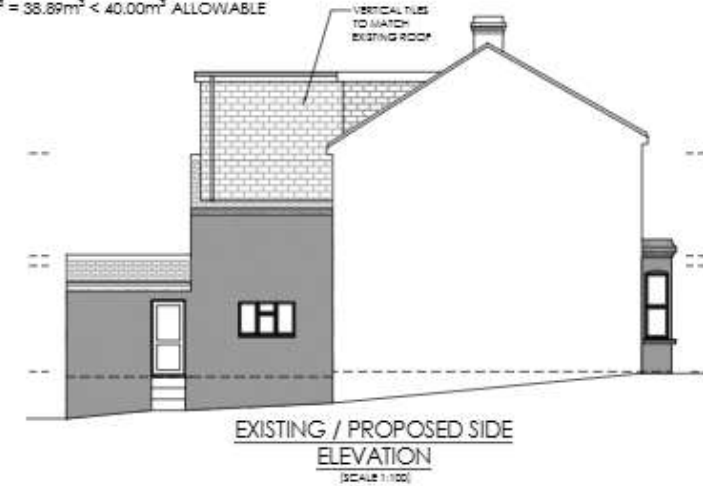
13



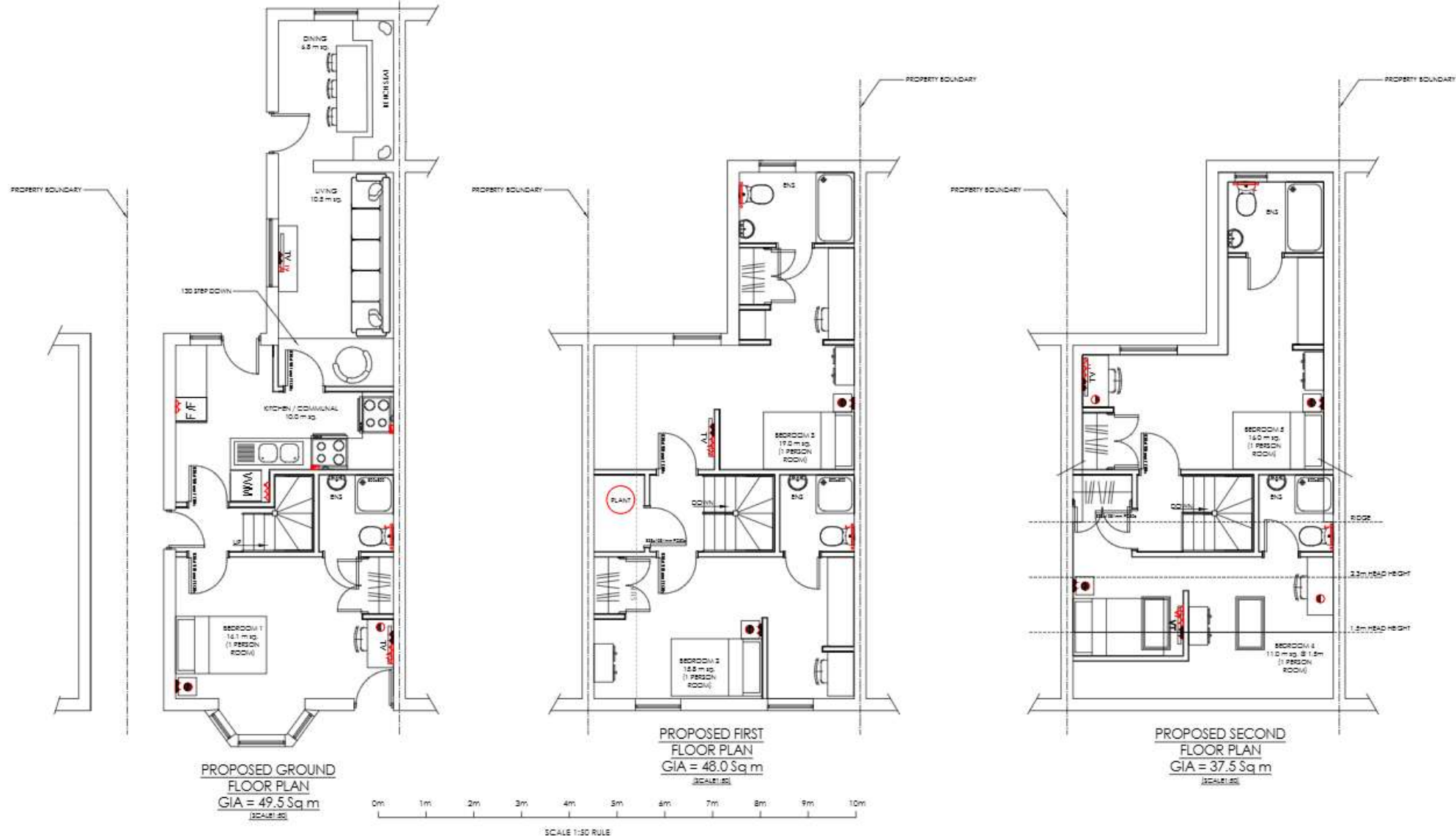
Proposed Elevations and Section



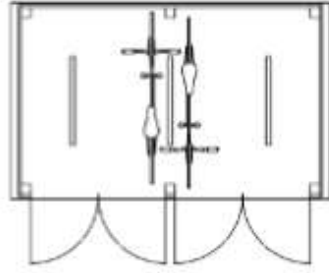
LOFT DORMER VOLUME CALCULATION:-
 BOX DORMER = $2.80\text{m}^2 \times 5.3\text{m} = 14.84\text{m}^3$
 OUTRIGGER DORMER = $6.50\text{m}^2 \times 3.70\text{m} = 24.05\text{m}^3$
 TOTAL VOLUME INCREASE = $14.84\text{m}^3 + 24.05\text{m}^3 = 38.89\text{m}^3 < 40.00\text{m}^3$ ALLOWABLE



Proposed Floor Plans



Proposed Cycle Storage

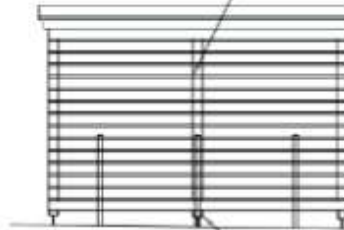
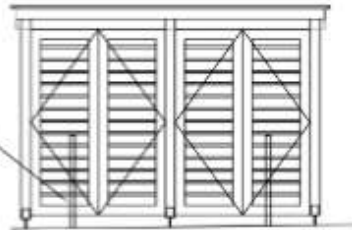


Grey profile polyester roofing

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

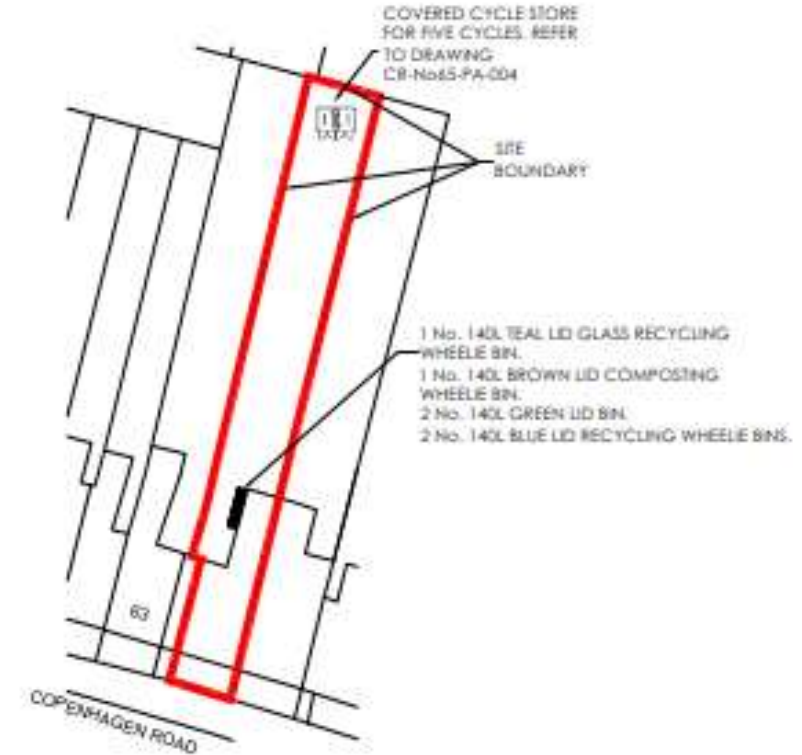
FRONT, SIDE & REAR ELEVATIONS
INDICATIVE SIZE- BUILDER TO CONFIRM SIZE ON SITE.
HEIGHT TO REMAIN AS INDICATED

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



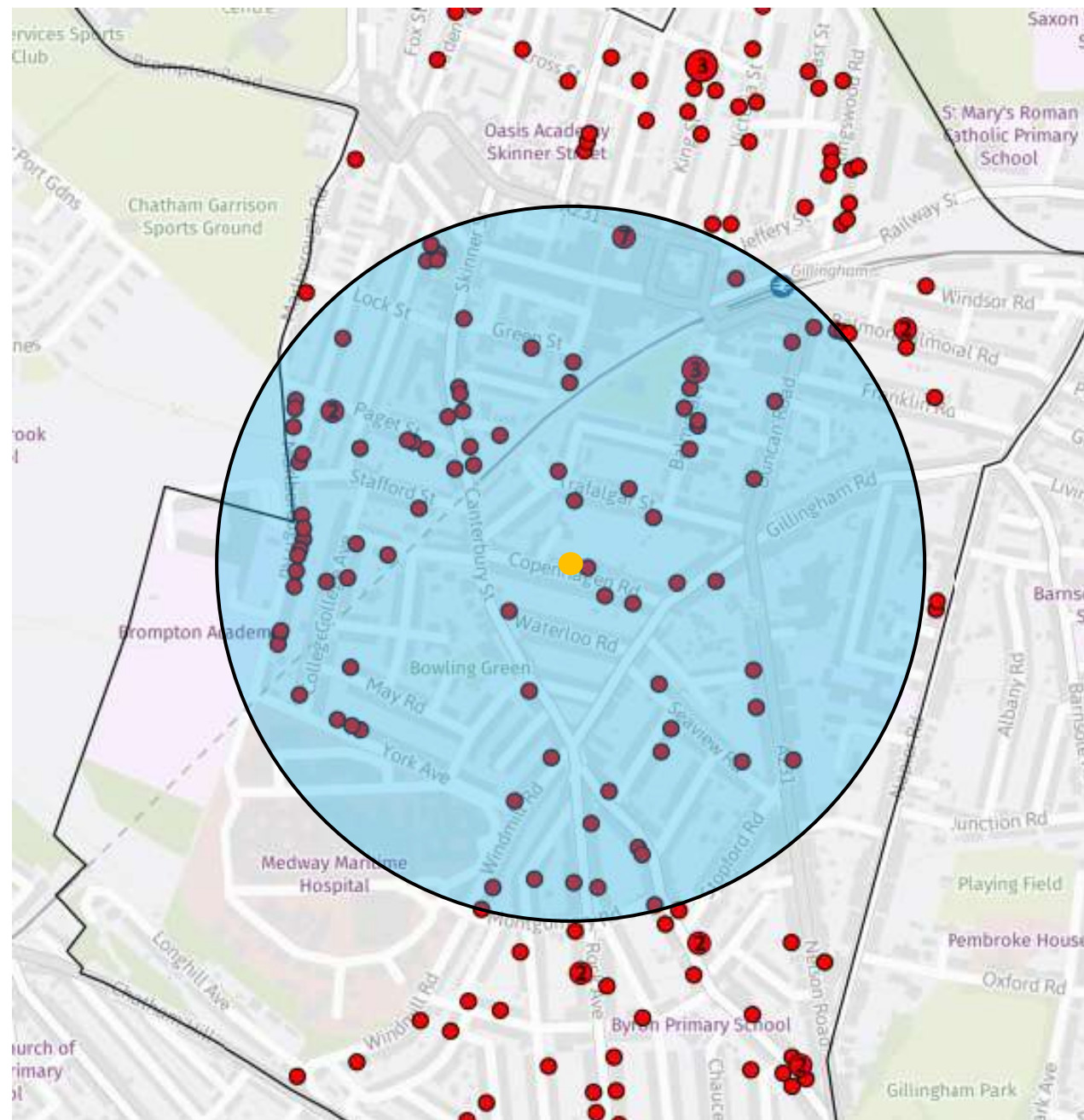
PROPOSED BLOCK
PLAN
(SCALE 1:500)

HMO Density

● - Application Property

● - HMO

○ - 500m Radius



Uses map

- 18
-  Purpose Built Flat
 -  HMO
 -  Subdivided Flat
 -  Application Site
 -  Current HMO application



MC/26/1348

9 Clive Road, Rochester, ME1 3BZ

Location Plan



Existing Elevations



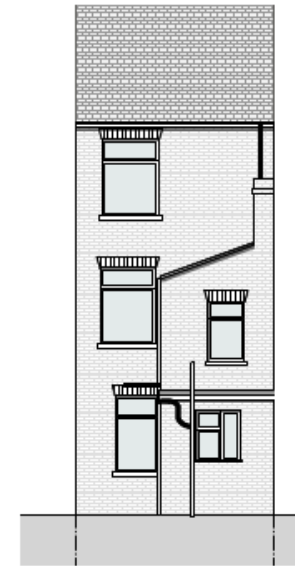
1

Existing North Elevation
Scale: 1:100



2

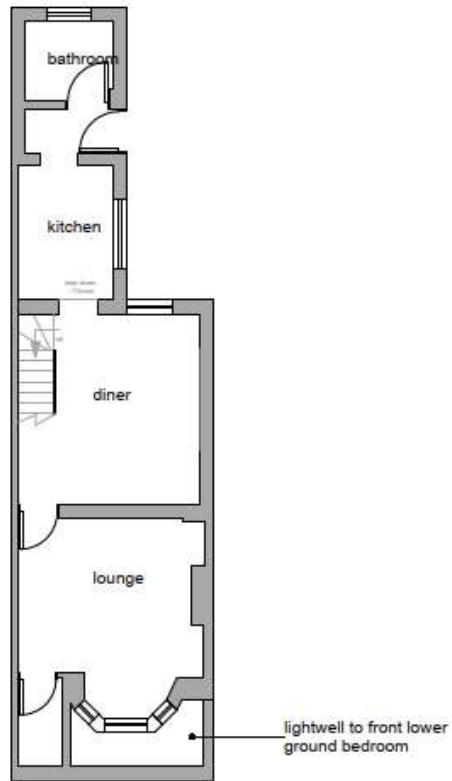
Existing East Elevation
Scale: 1:100



3

Existing South Elevation
Scale: 1:100

Existing Floor Plans



1 Existing Basement floor plan
Scale: 1:100

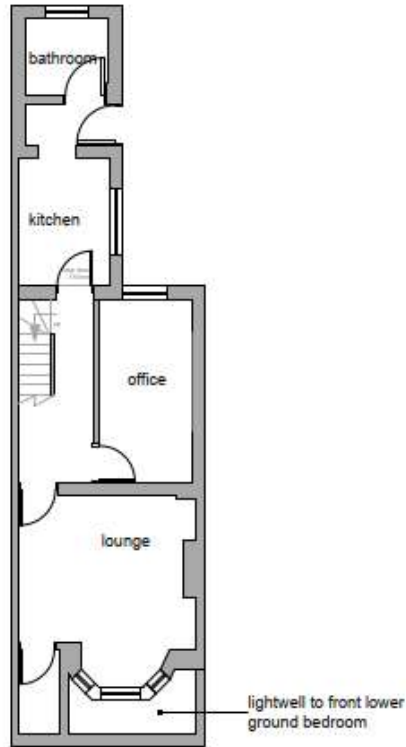


2 Existing Ground floor plan
Scale: 1:100



3 Existing First floor plan
Scale: 1:100

Proposed Floor Plans



1 Proposed Basement floor plan
Scale: 1:100



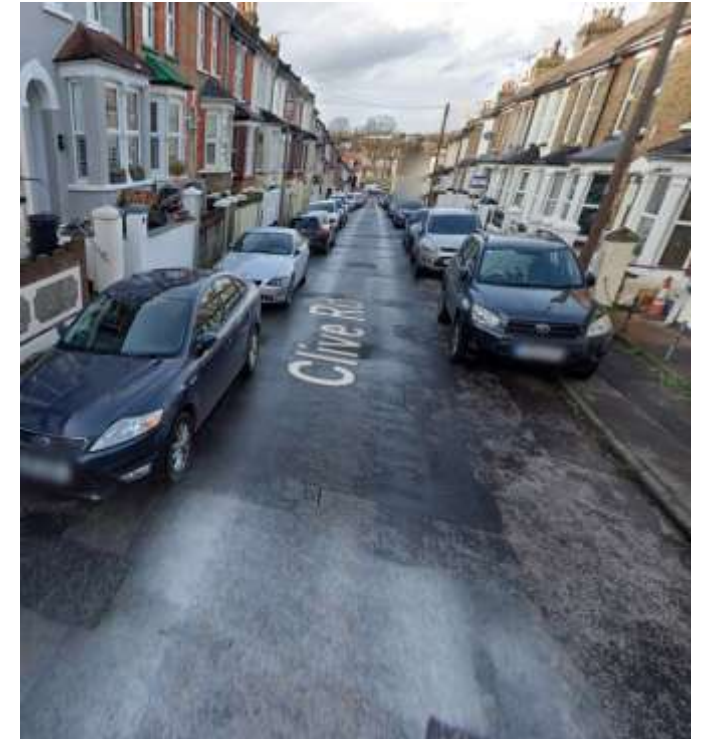
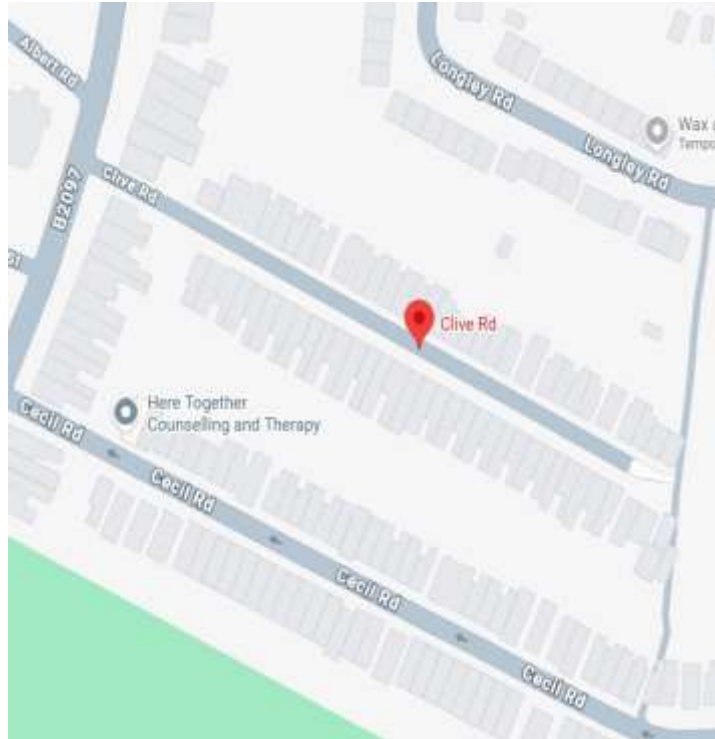
2 Proposed Ground floor plan
Scale: 1:100



3 Proposed First floor plan
Scale: 1:100



Clive Road and parking

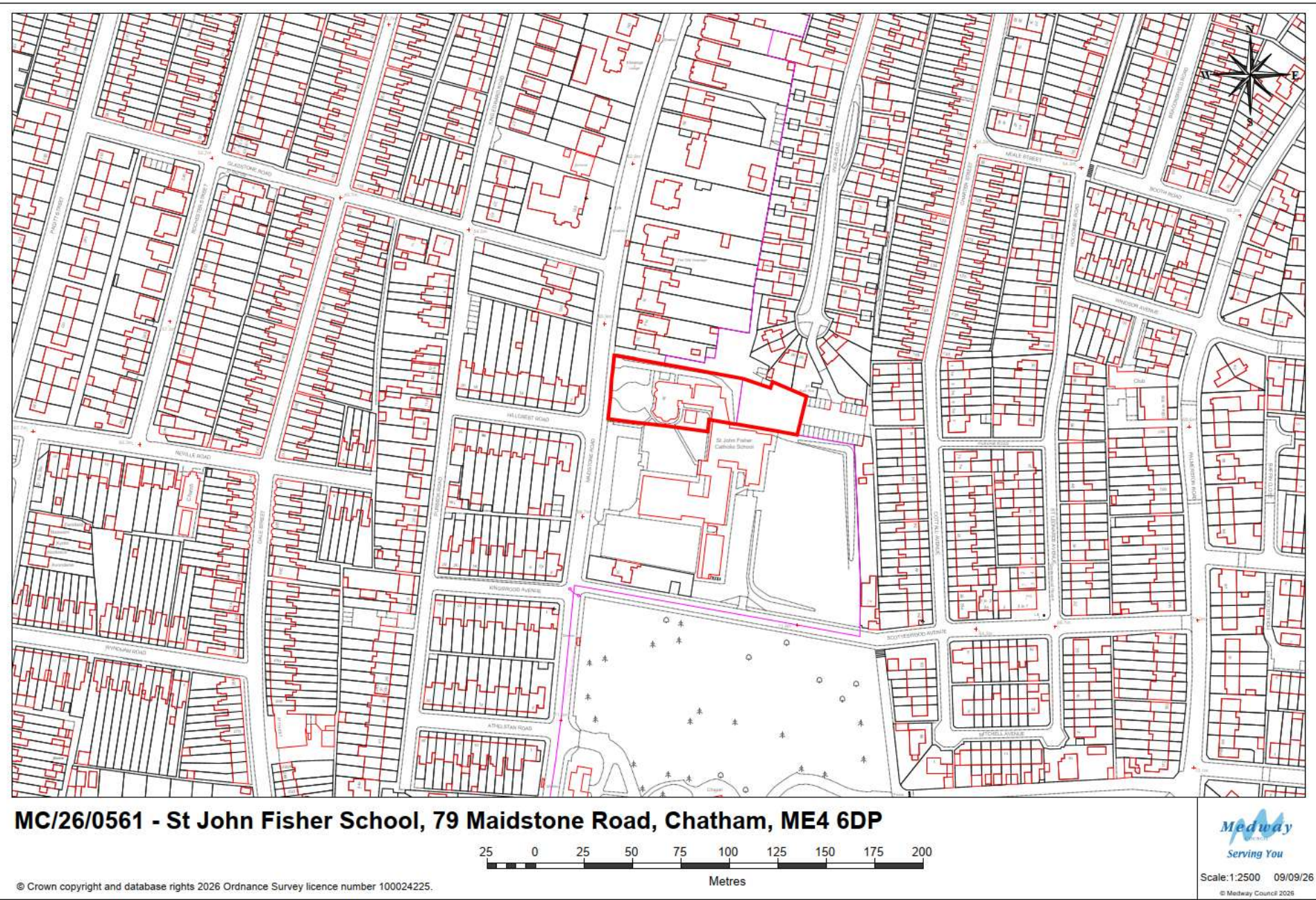


Site photos



MC/26/0561

St John Fisher School, 79 Maidstone Road, Chatham, ME4 6DP



Site plan



Aerial photos of site

30



Site Photos – Maidstone Road Frontage



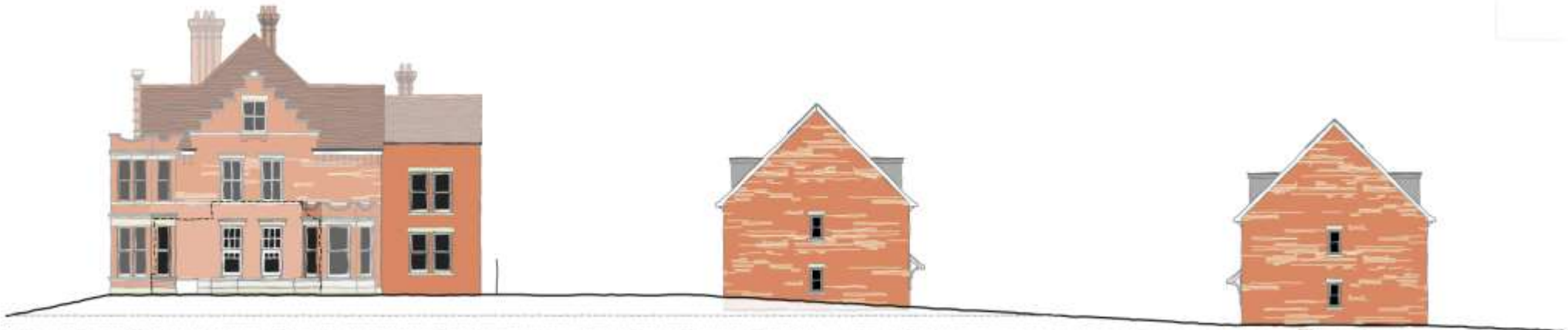
Site Photos – Adjacent Northern Boundary

2

32 1



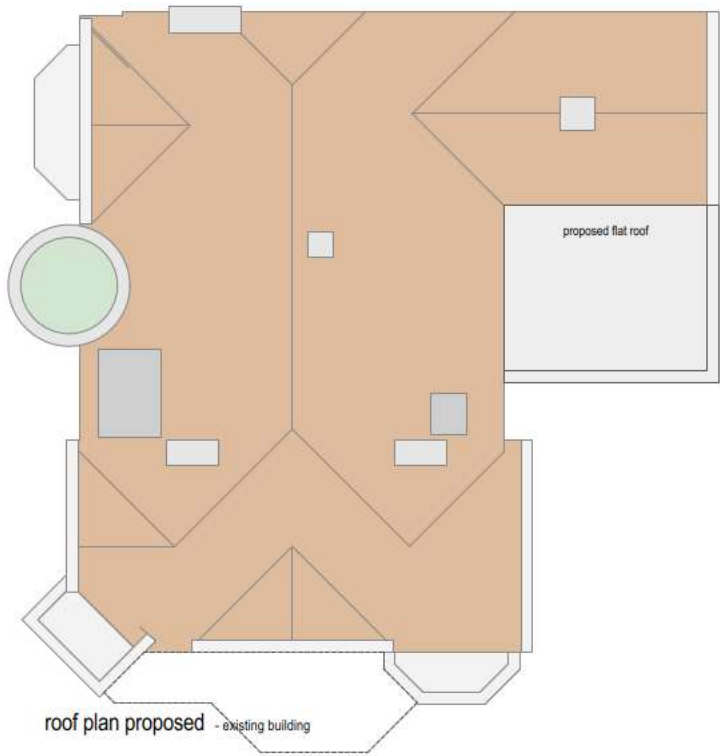
Refused applciaiton MC/25/0345 -



side of the original house, house 5 and house 4 (facing south over the former school grounds)

Refused applciaiton MC/25/0345 -

34



accommodation schedule (basement floor)

F11 - 4 person 2 bedroom 100 m²

Existing elevations



Existing Elevation A - North



Existing Elevation B - East

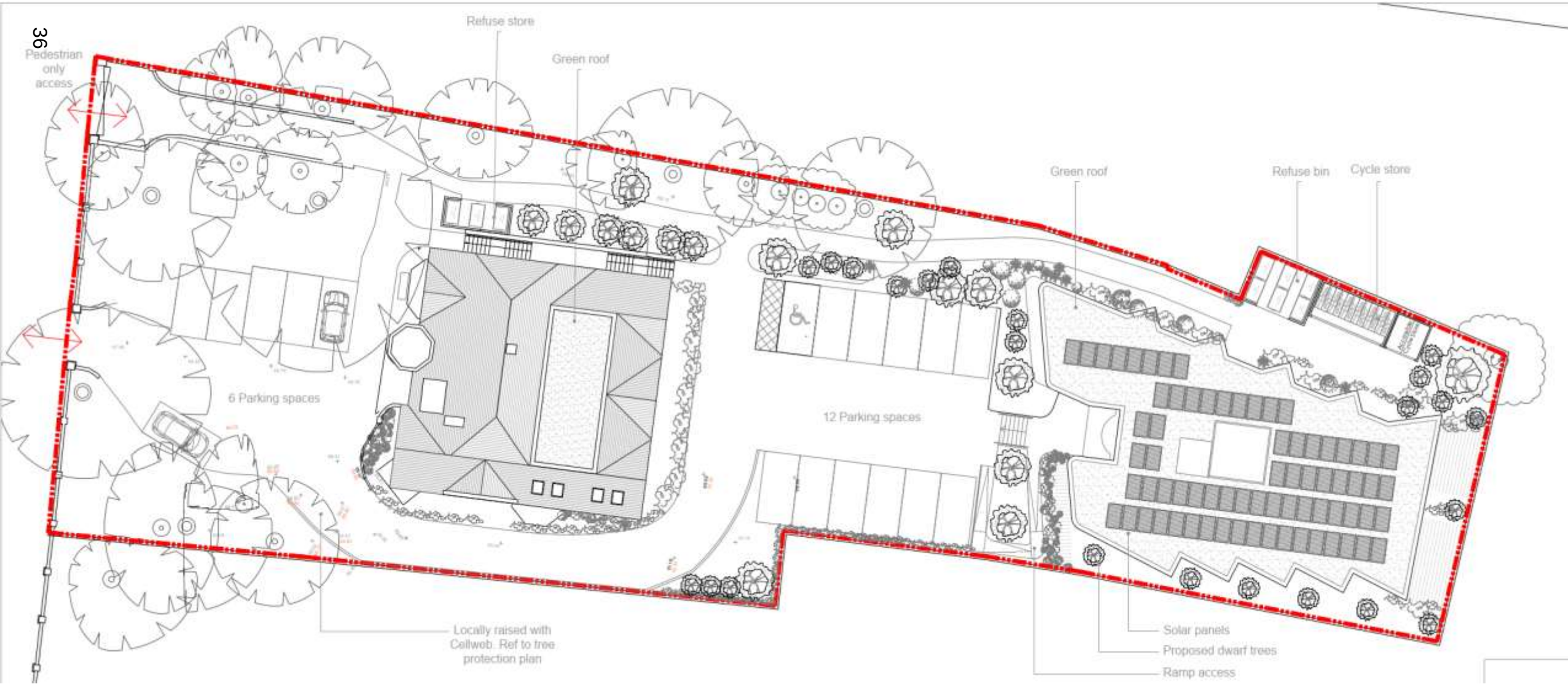


Existing Elevation C - South



Existing Elevation D - West

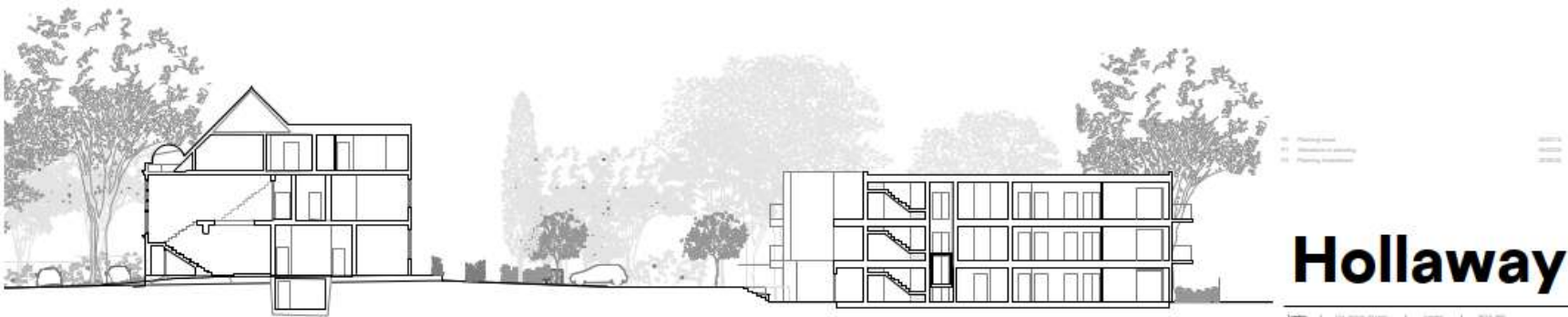
Proposed Block Plan



Proposed Sections



Proposed Site Section A
Scale: 1:200



Proposed Site Section B
Scale: 1:200

Hollaway

Project | 79 MADSTONE ROAD
BICA B&P CHATHAM

Client | Ingenium Engineering LTD

Title | PROPOSED SITE SECTION - A & B

Status | PLANNING

38



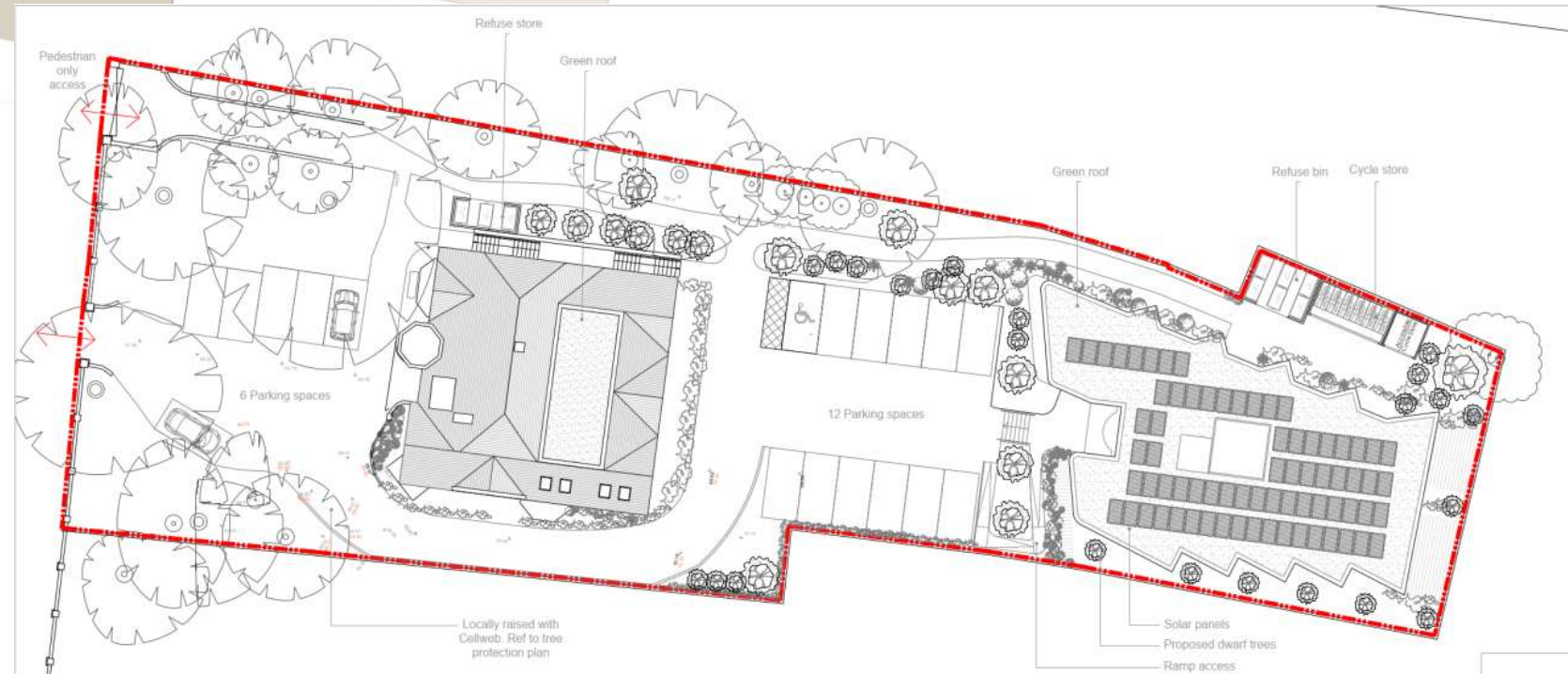
London | The British Library | London | 020 7615 9800
www.bl.uk | reference@bl.uk | <https://doi.org/10.1017/S0022216X22000000>

New York | The University of Chicago Press | New York | 1-800-842-6796
www.press.uchicago.edu | reference@press.uchicago.edu | <https://doi.org/10.1017/S0022216X22000000>

Project | 78 BRIDSTONE ROAD
NEA GDP CHATHAM

Client: Imperial Engineering LTD

Comparison – Refused and proposed.



Demolition of existing building

40



Proposed Elevations of retained building

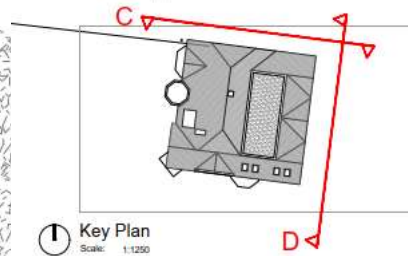
Proposed Elevation A - North



Proposed Elevation B - East

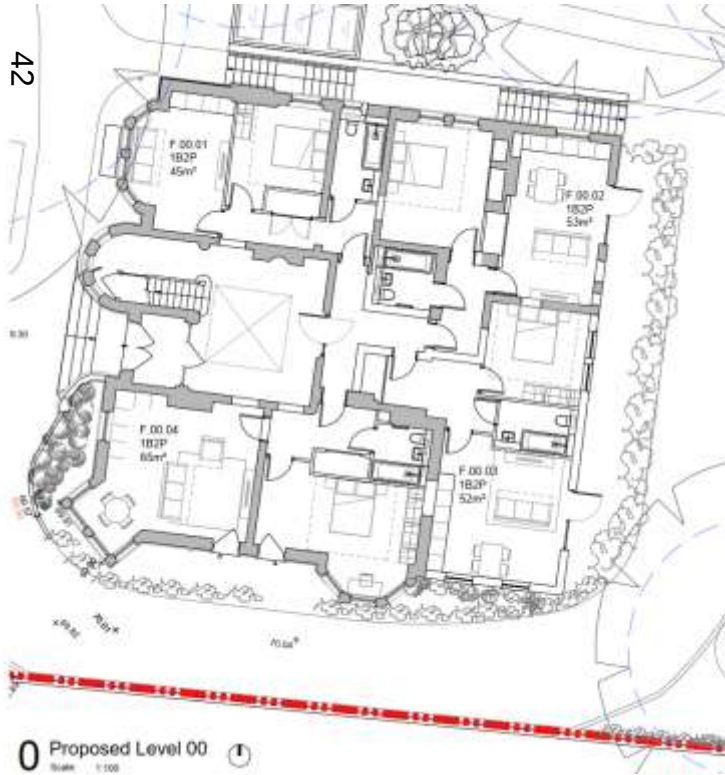


Proposed Elevation C - South



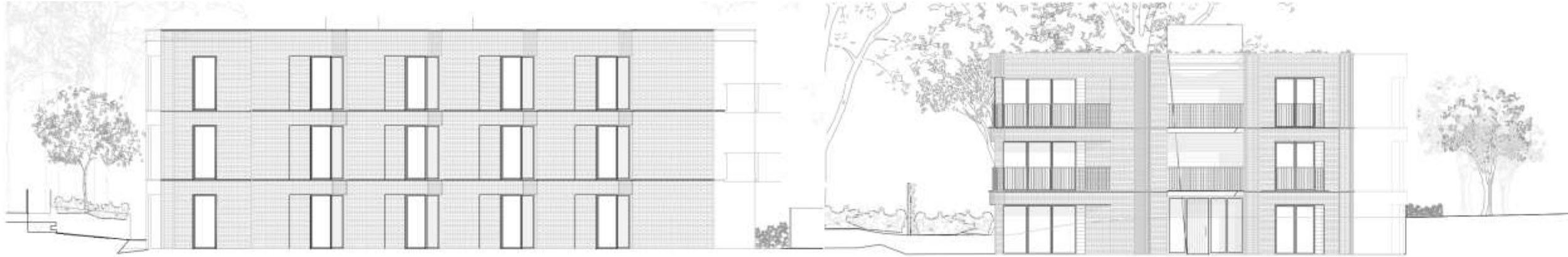
Proposed Elevation D - West

Proposed floor plan of retained building



Proposed Elevations (New Build)

Proposed Elevation B - East

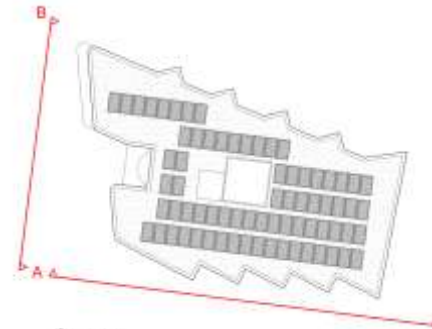


Proposed Elevation A - North

Scale: 1:100



Proposed Elevation D - West

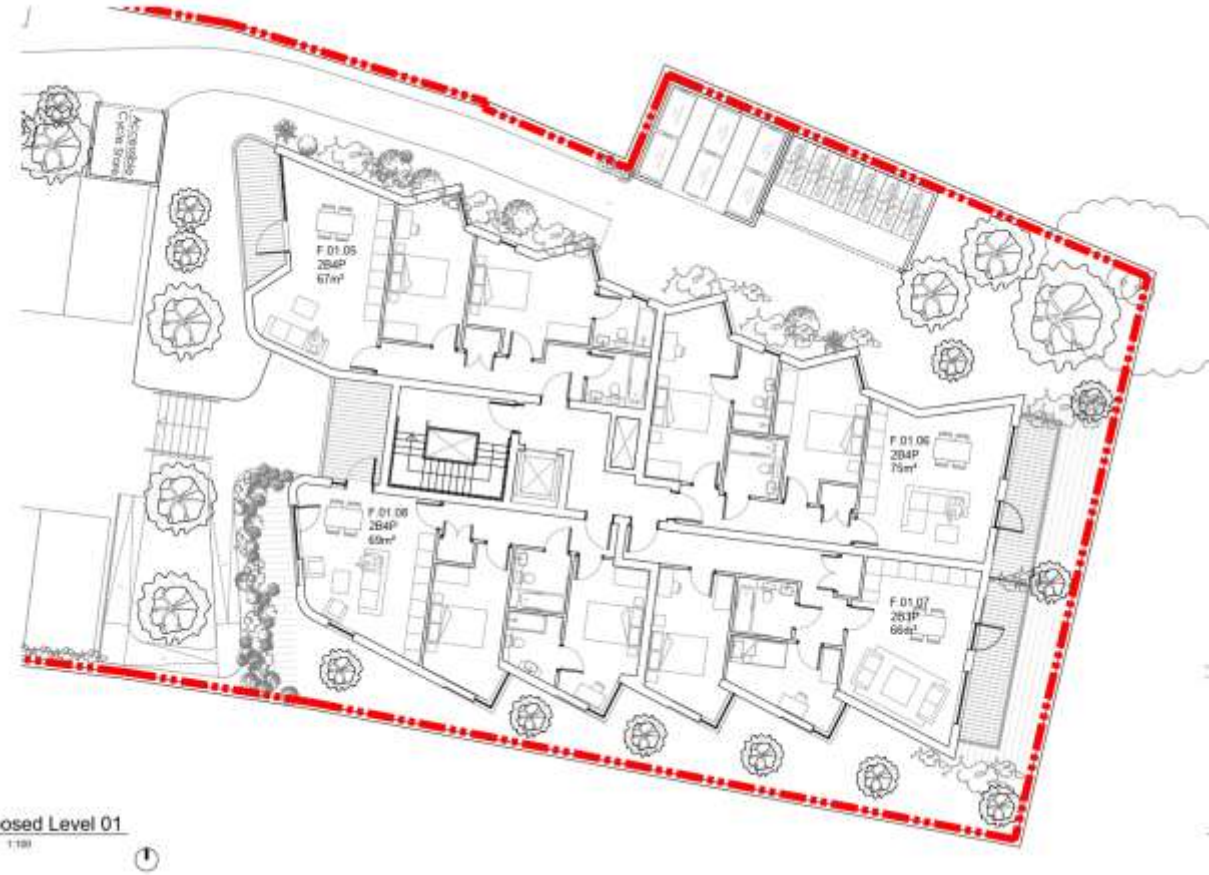
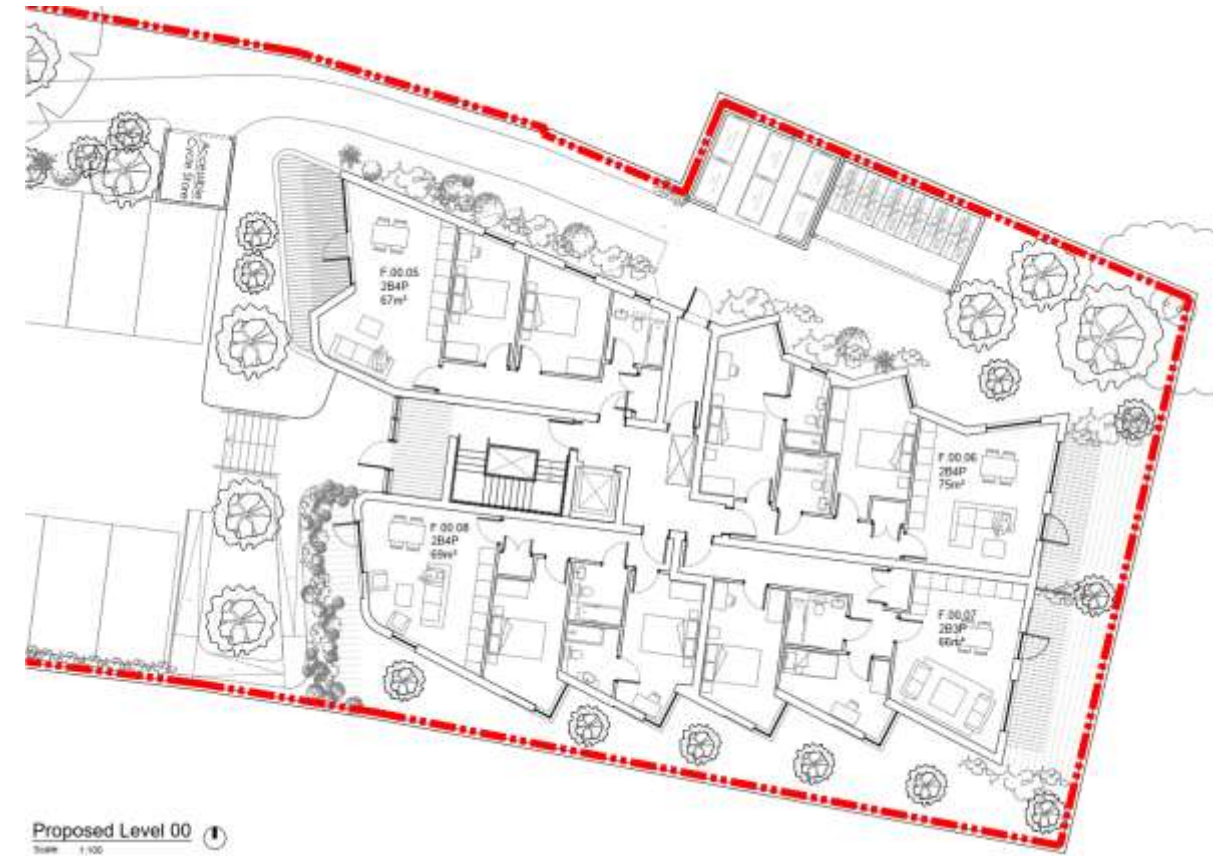


Proposed Elevation C - South

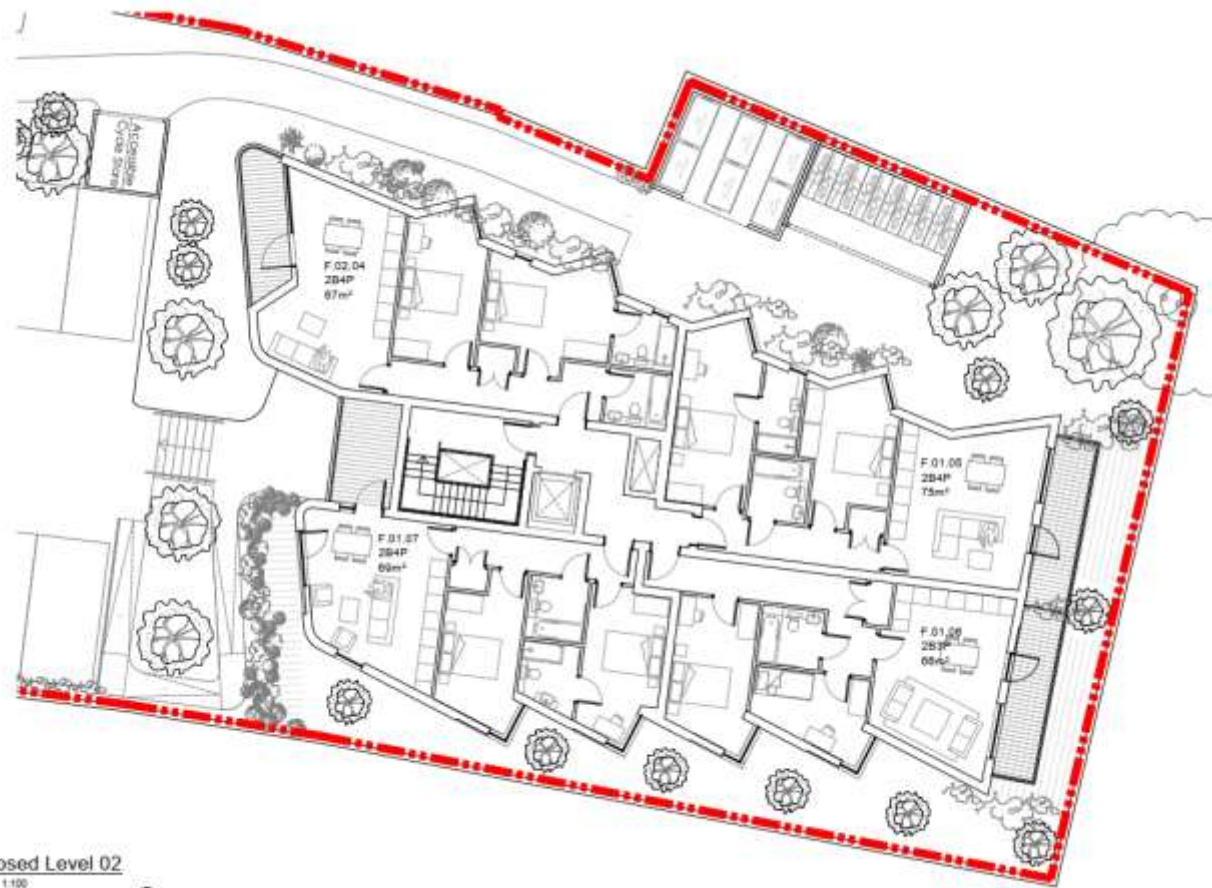
Key Plan
Scale: 1:200

Proposed Floor Plans (New Build)

44

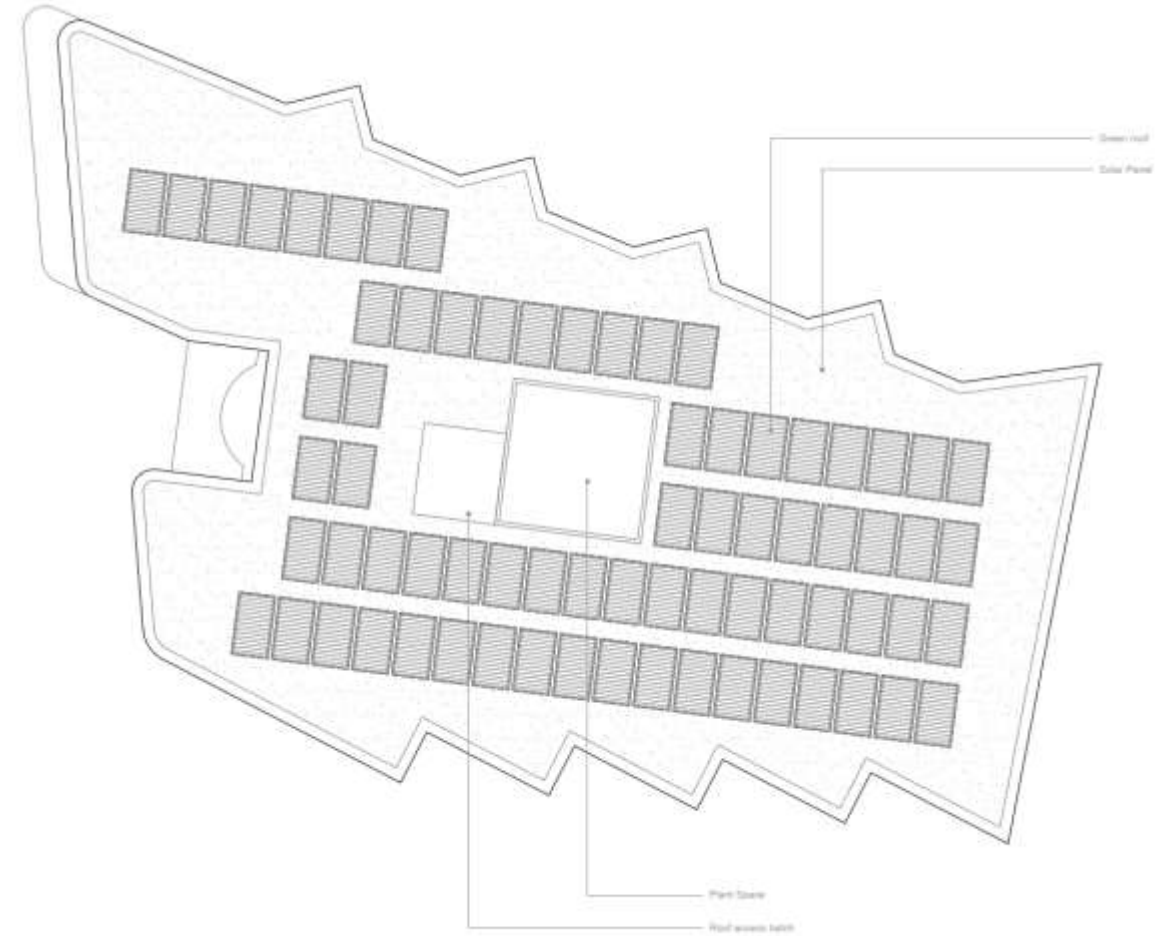


Proposed Floor Plans (New Build)



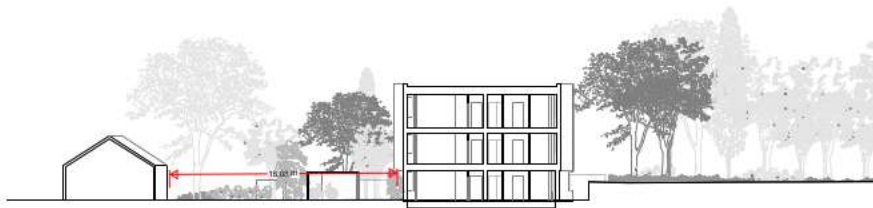
1 Proposed Level 02
Scale: 1:100

45



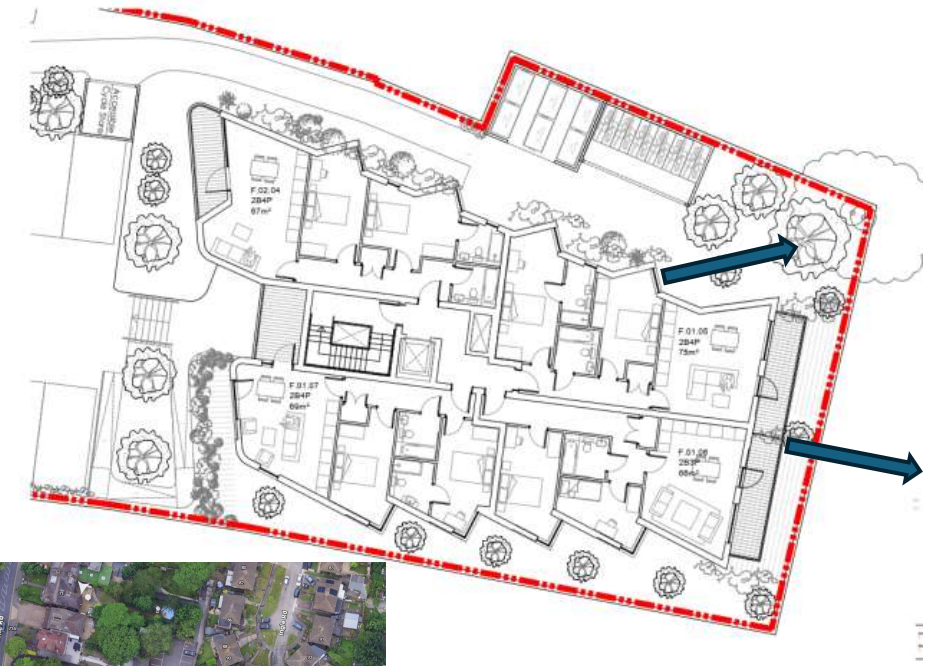
Impact on neighbours

46

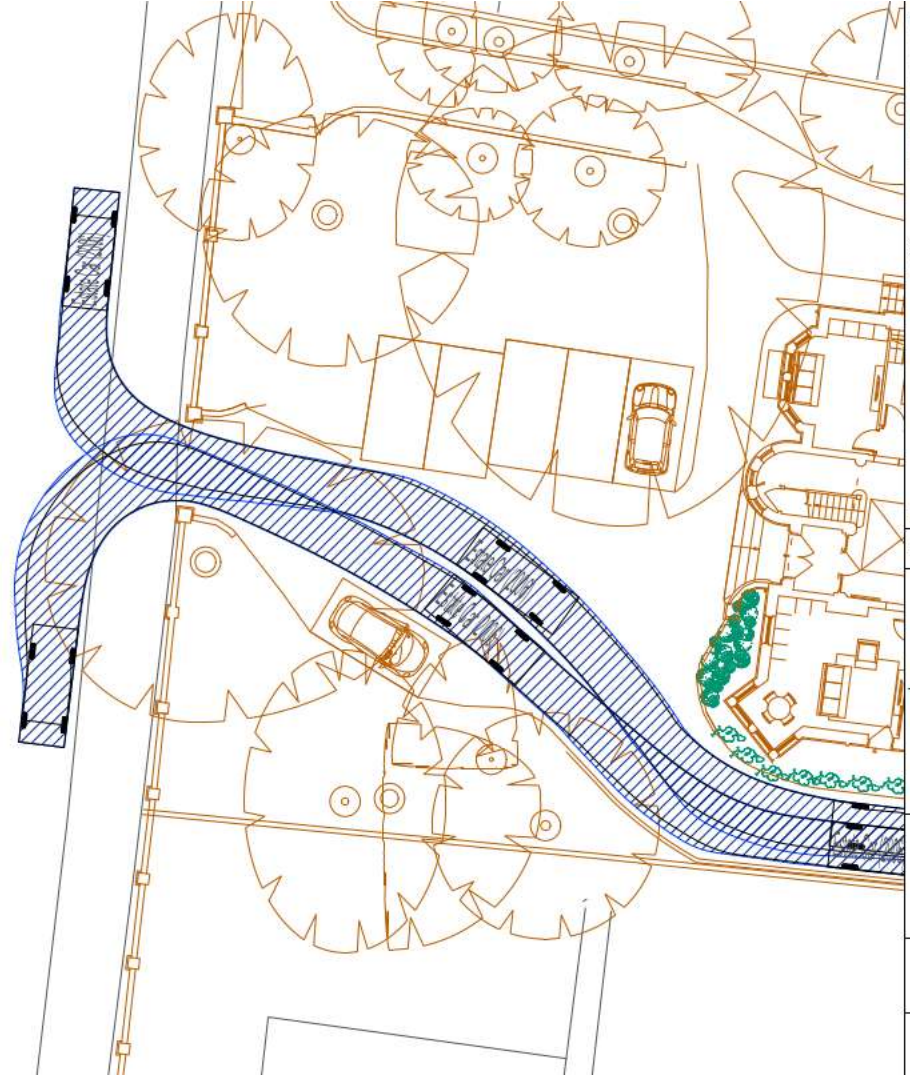
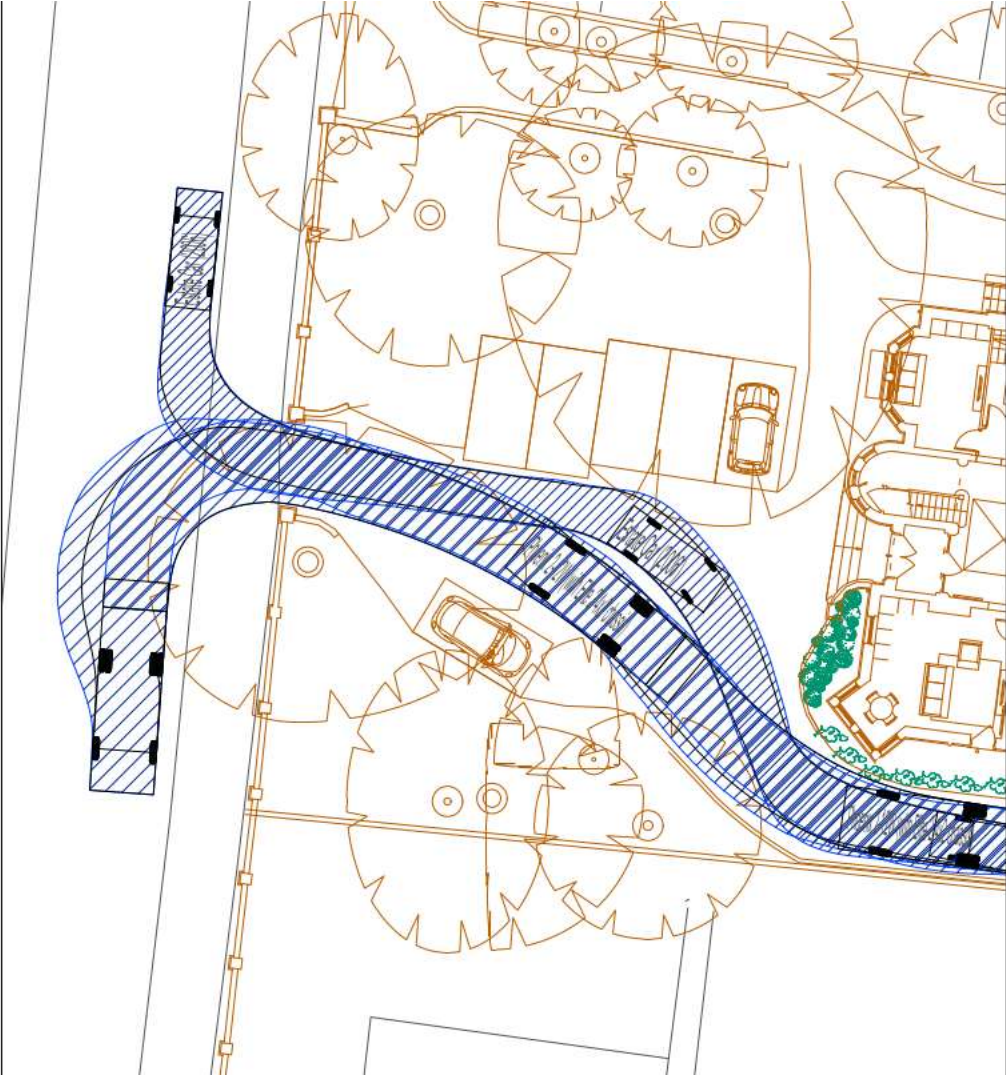


Proposed Site Section D
Scale: 1:200

P0 Planning

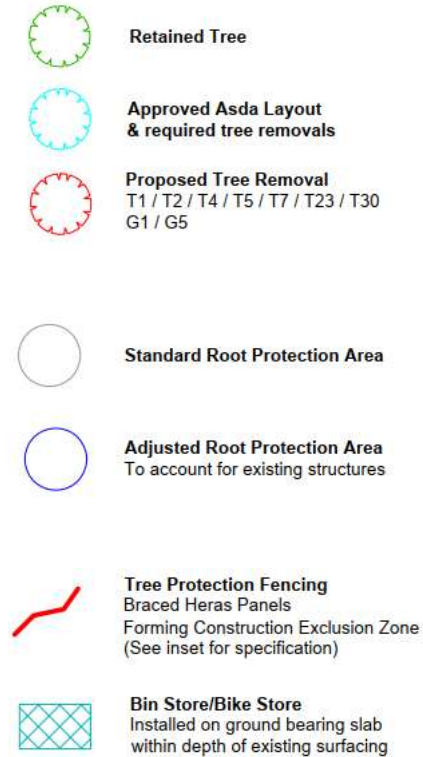


Highways



Tree Protection

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TYPE 1: No-Dig Hard Surfacing & Temporary Ground Protection

To be installed over existing ground level and in accordance with BS5837, prior to commencement of all other works.
See Tree Protection Notes & Appendix C for specification and method statement.
NO EXCAVATIONS INTO UNDERLYING SOIL WITHOUT PRIOR LPA TREE OFFICER APPROVAL

TYPE 2: No-Dig Hard Surfacing Installed Under Landscaping Ops

To be installed over existing ground level and in accordance with BS5837 upon completion of all main external development works.
See Tree Protection Notes & Appendix C for specification and method statement.
NO EXCAVATIONS INTO UNDERLYING SOIL WITHOUT PRIOR LPA TREE OFFICER APPROVAL

Existing Hard Surface - Converted to Permeable Surfacing

Existing impermeable surfacing to be retained during construction phase and then replaced with permeable surfacing - see Tree Protection Notes.
Replacement surface to be installed within depth of existing base layer.
NO EXCAVATIONS INTO UNDERLYING SOIL WITHOUT PRIOR LPA TREE OFFICER APPROVAL

Existing Hard Surface - Converted to Soft Landscaping

Existing impermeable hard surfacing removed down to soil level and replaced with soft landscaping - see landscaping proposals for details.
EXISTING SURFACING TO BE RETAINED DURING DEVELOPMENT PHASE TO SERVE AS GROUND PROTECTION

CGIs/Visuals



