

Planning Committee

8TH May 2024

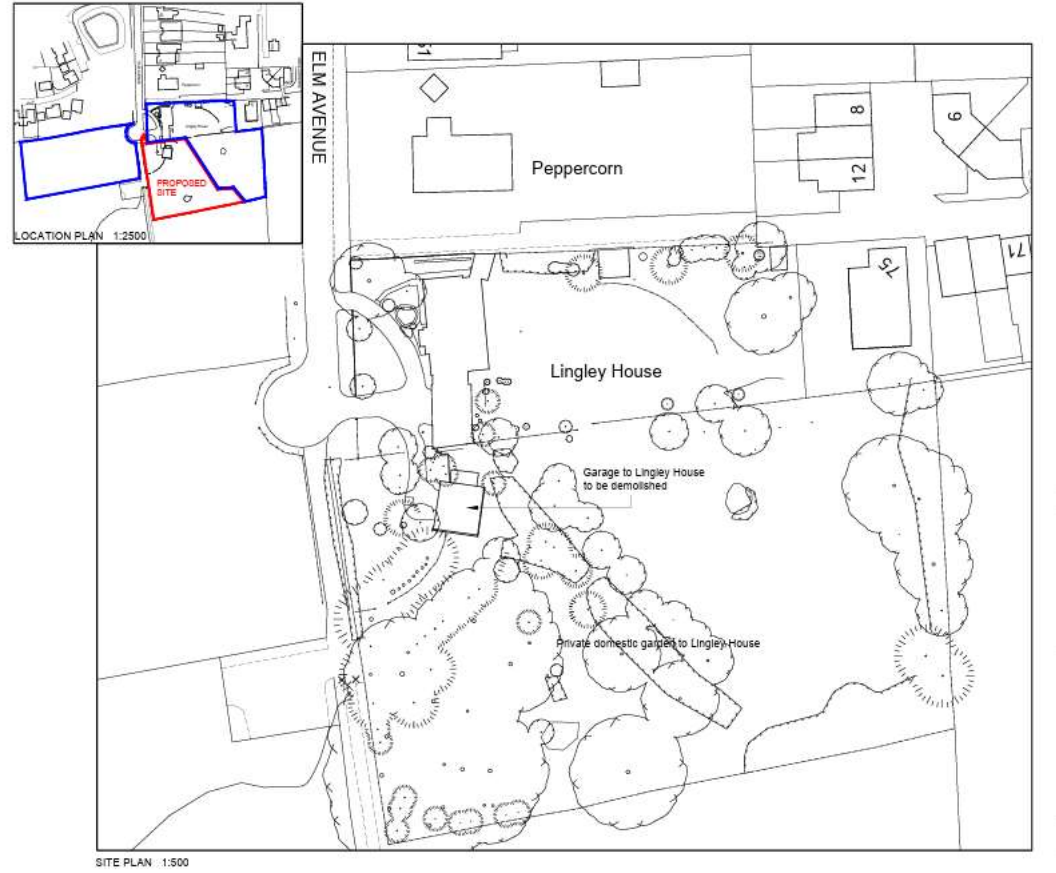
MC/23/2527

Lingley House
Elm Avenue Chattenden
Rochester
ME3 8LZ



MC/23/2527 - Lingley House, Elm Avenue, Chattenden, Rochester

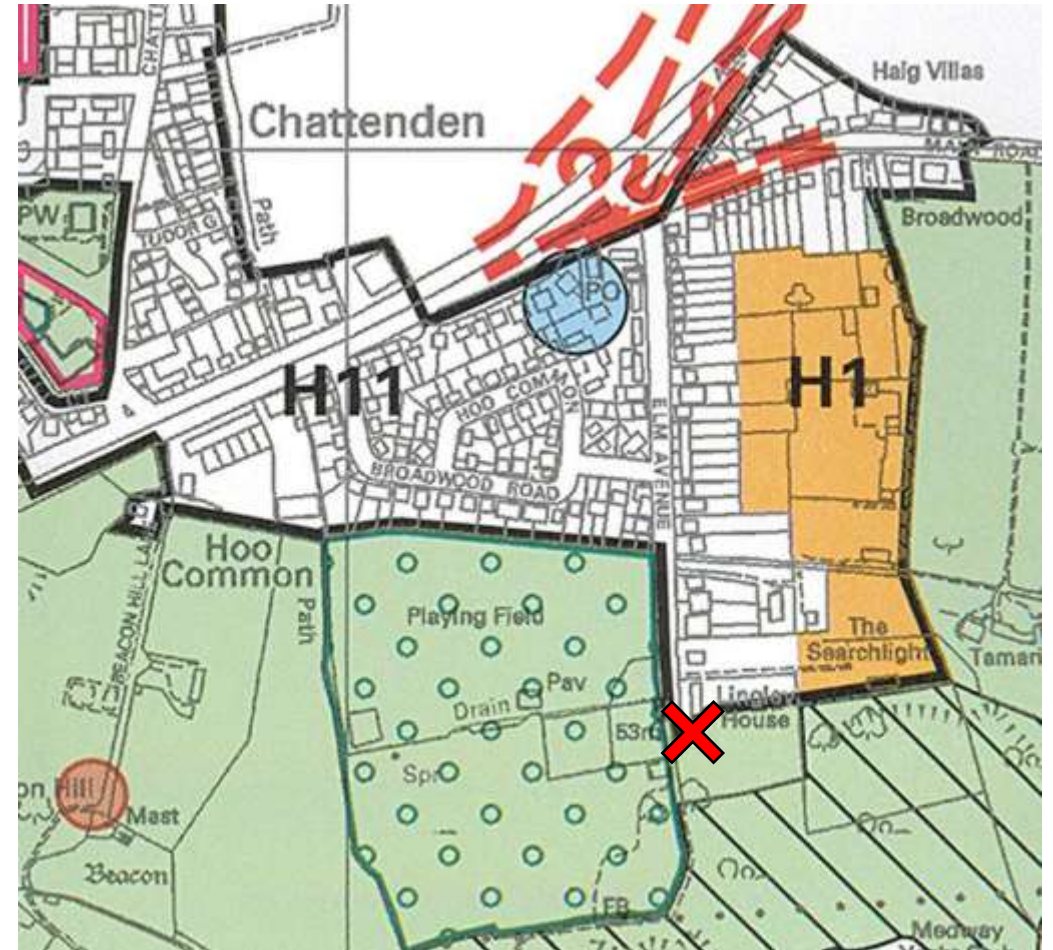
Site Location



Site Location



SITE PLAN 1:500



Site Photos



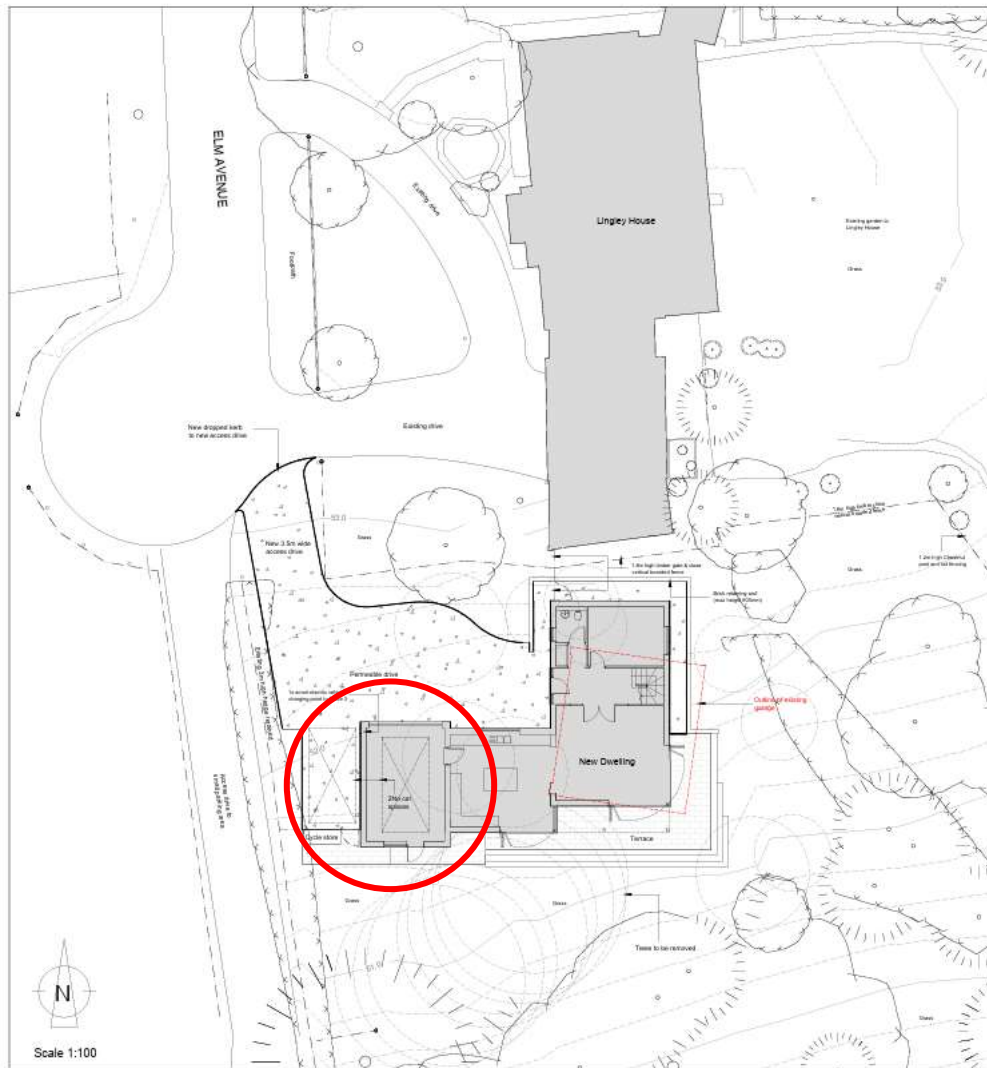
Site Photos



Site Photos



Previous and current block plans



Previous Proposal

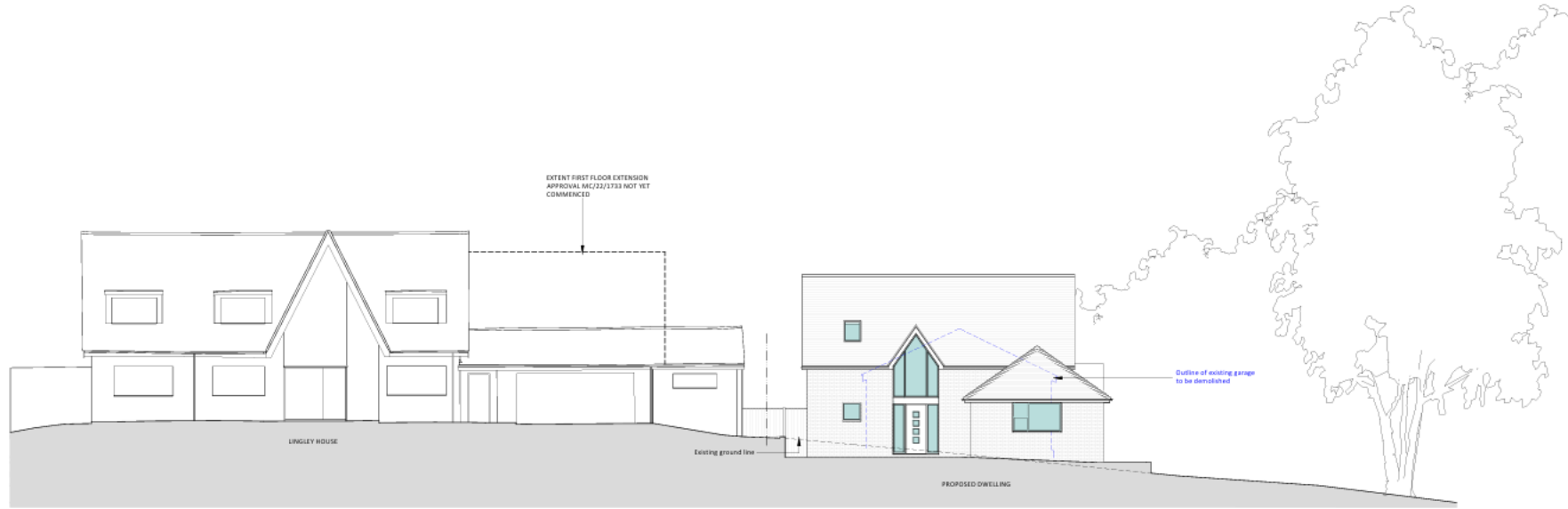


Current Proposal

Previously Proposed Elevations



Proposed Elevations

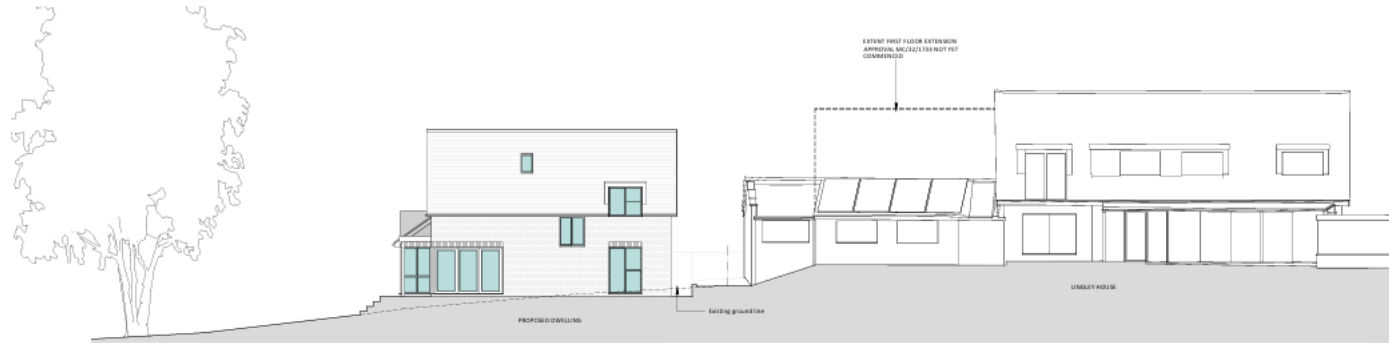


WEST STREET ELEVATION

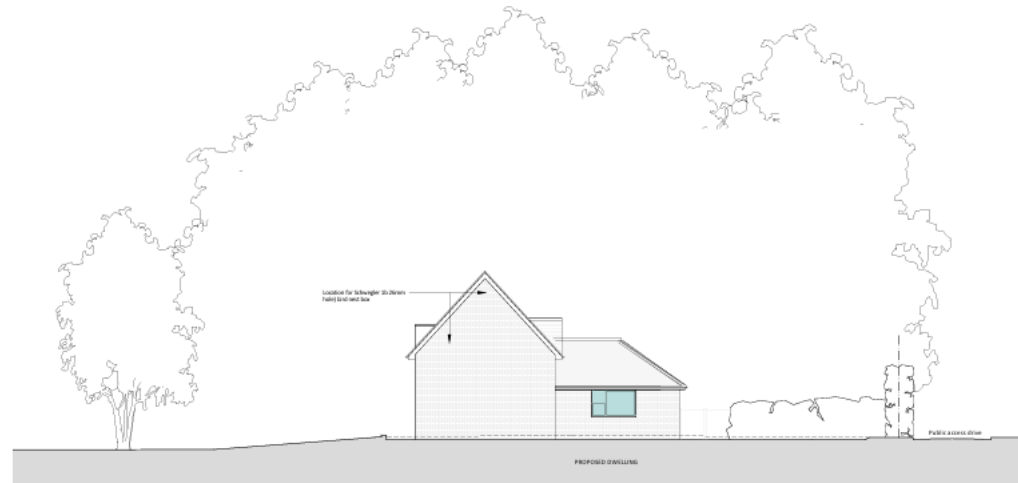


SOUTH ELEVATION

Proposed Elevations

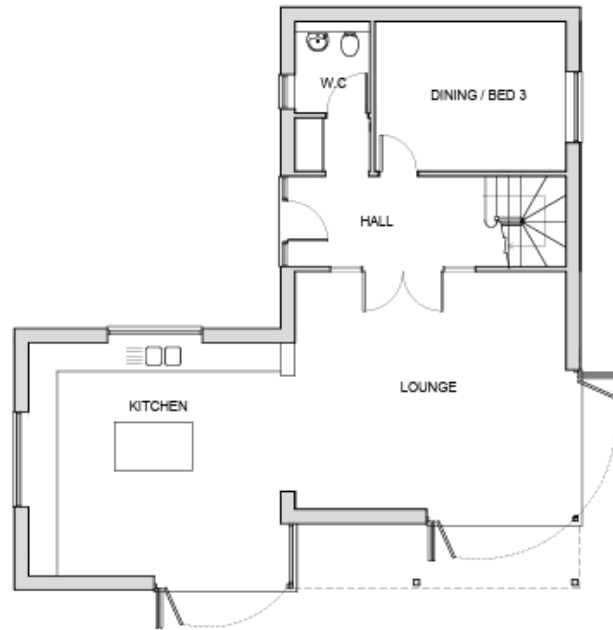


EAST ELEVATION

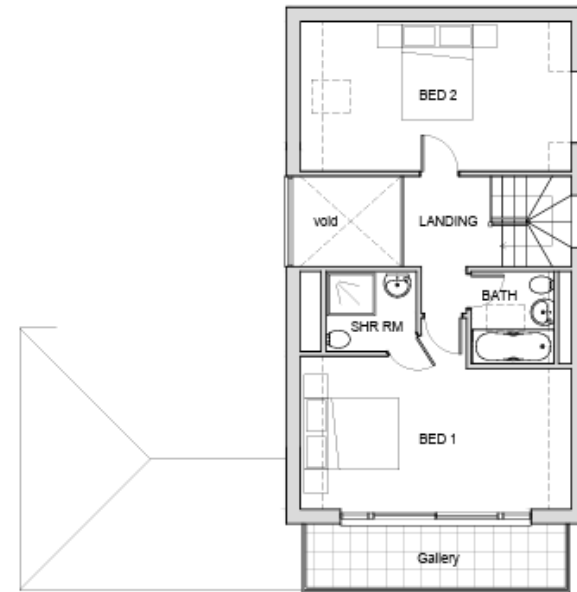


NORTH ELEVATION

Proposed Floor Plans



Ground Floor



First Floor

MC/23/0187

Land At East Hill, Chatham



MC/23/0187 - Land At East Hill, Chatham, Kent

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Medway
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Scale: 1:10000 18/04/24

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MC/23/0187 – East Hill, Phase 1



Plan showing extent of



1



2



3







Overall Site Layout



KEY:

- PHASE 1 APPLICATION BOUNDARY
- OPEN MARKET DWELLINGS
- AFFORDABLE DWELLINGS
- AREA OF APPROVED ACCESS AND ROUNDABOUT DESIGN
- EXISTING PUBLIC RIGHTS OF WAY

LANDSCAPE:
(Please refer to detailed landscape drawings by Allen Pyke)

- PUBLIC OPEN SPACE (4.8Ha)
- EXISTING TREES / HEDGEROWS / WOODLAND
- ANCIENT WOODLAND
- 15M ANCIENT WOODLAND BUFFER
- INDICATIVE PROPOSED TREE PLANTING
- INDICATIVE PROPOSED PLANTING

BOUNDARY TREATMENTS:
(Please refer to detailed landscape drawings by Allen Pyke)

- 1.8M HIGH BRICK WALLS
- 1.8M HIGH CLOSE BOARD FENCE
- 1.8M HIGH LARCH-LAP FENCE

SURFACE TREATMENTS:
(Please refer to detailed landscape drawings by Allen Pyke)

- TARMAC
- BLOCK PAVING TO FOCAL SPACES
- CONTRASTING BLOCK PAVING TO 'LOWER LANE' & SHARED SURFACES
- PERMEABLE BLOCK PAVING TO PRIVATE/SHARED DRIVES

NOTE:
This layout should be read in conjunction with engineering drawings prepared by BWP.

(APPROVED
ROUNDAABOUT

Main Entrance Road





Upper Street



Lower Street



Proposed Landscape Masterplan

Showing:

- NEAP
- Kickabout area
- SUDs pond
- Woodland Planting
- PRow
- Upper and Lower street link



Legend

-  Site boundary
-  Existing vegetation (trees, scrub, hedges) to be retained

PROPOSED SOFT LANDSCAPE

-  Proposed trees (refer to drawing 3057-APA-ZZ-00-SK-L-0013 for Tree Strategy Plan)
-  Mixed native woodland planting to establish a varied structure
-  Hedge planting
-  Ornamental shrub and herbaceous mix planting
-  Wetland meadow grass to attenuation basins and swale offering opportunity for new habitats
-  Wildflower meadow mix
-  Amenity grass
-  Back gardens
-  Proposed landform

PROPOSED HARD LANDSCAPE

-  Asphalt to carriageway and pavement
-  Block paving to secondary and shared drives streets
-  Block paving to raised tables
-  Block paving to parking bays
-  Paving flag to front garden path
-  Self binding gravel to footpath in open space
-  Painted asphalt and concrete to hard play surface
-  Rubber mulch to play area
-  Seating
-  Mounding, boulders and logs element as informal play elements



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan



NEAP and Kickabout Plan

Play Space provision



NEAP and Kickabout Plan



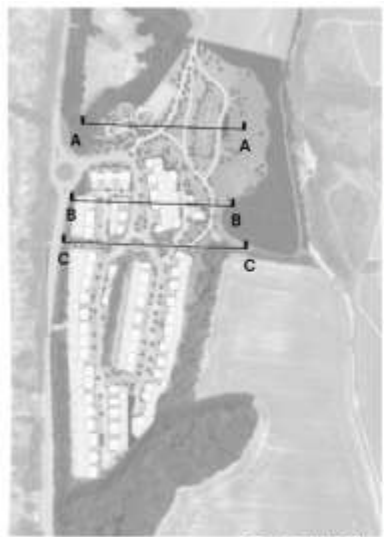
NEAP and Kickabout Plan



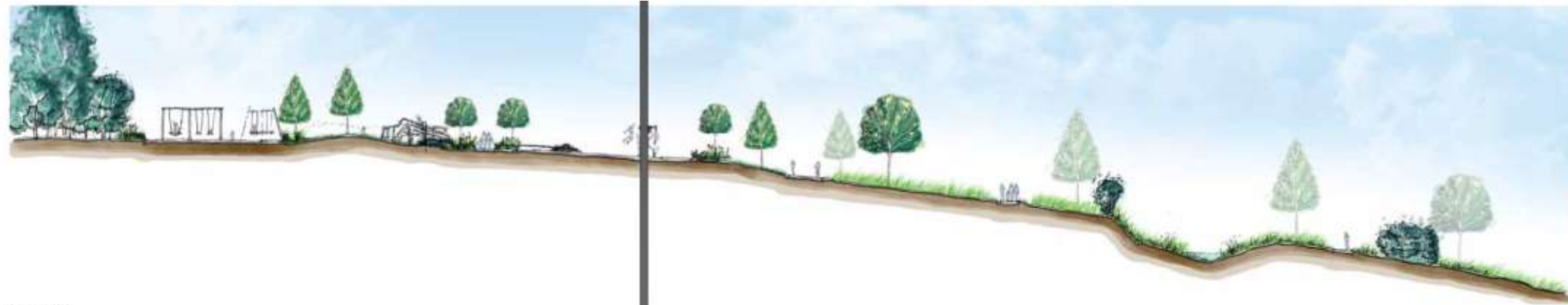
NEAP and Kickabout Plan



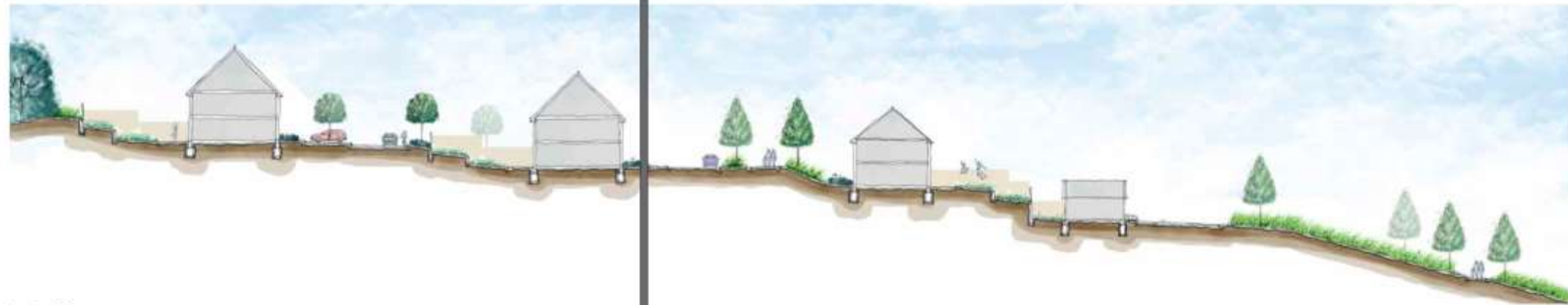
Informal kickabout



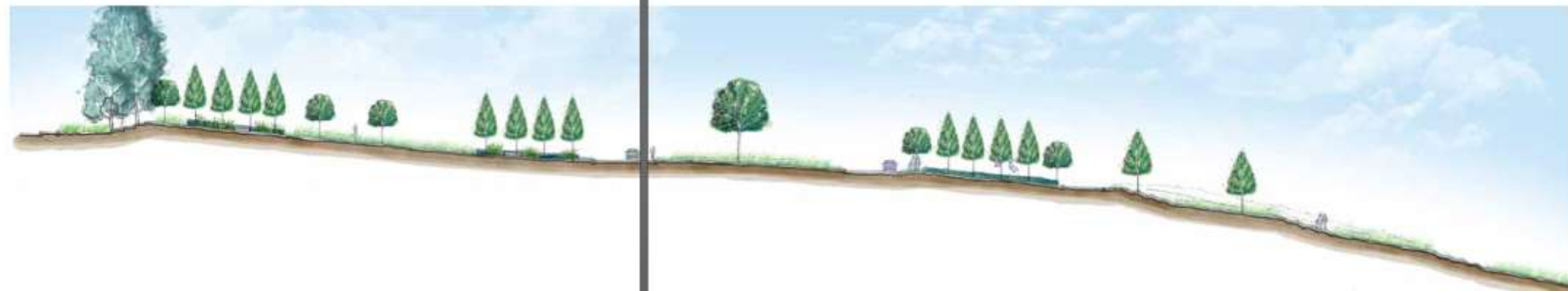
Section Key Plan



Section AA



Section BB



Sections
demonstrating
the
topography of
the site



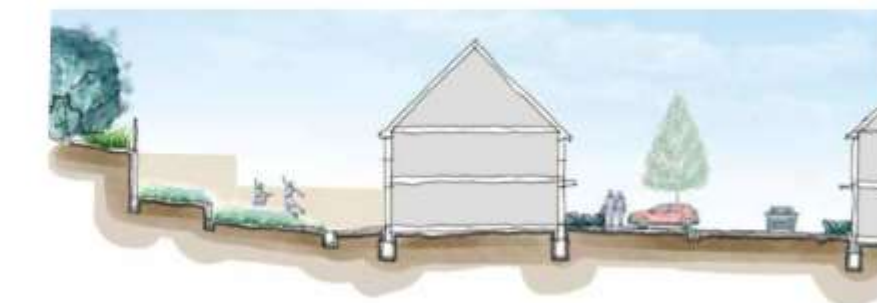
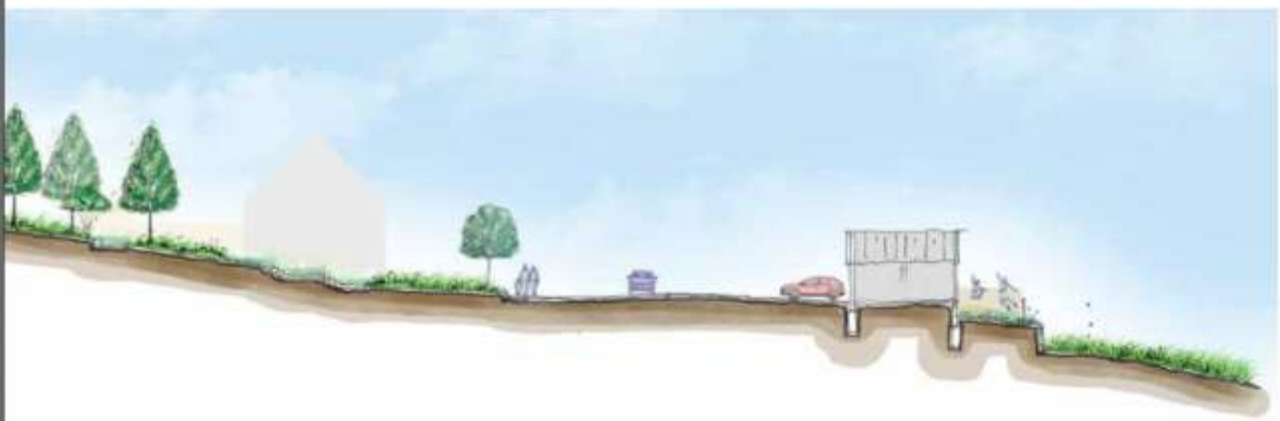
Section Key Plan



Section DD



Section EE



Section FF



Sections
demonstrating
the
topography of
the site

Affordable homes
plan



House type
examples
Main/front
elevations



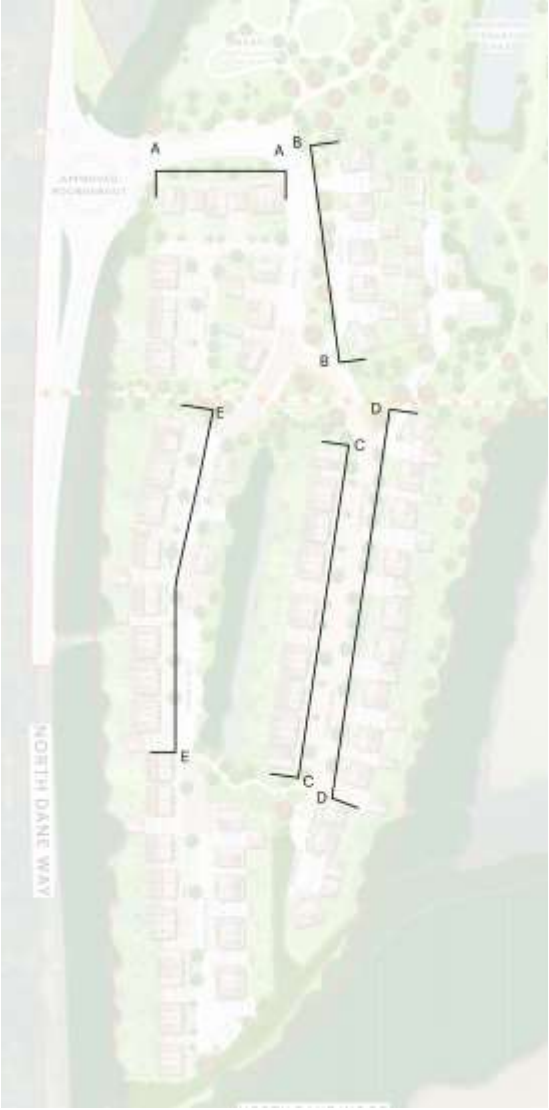
Examples of the affordable house types.



Garages, sheds, offices/outbuildings and substation – main elevation



Street Scene extracts



STREETSCENE B - B



STREETSCENE C - C



STREETSCENE D - D



CGI – off North Dane Way entrance



PROW



Lower Street



Upper Street



Upper Street (southern end)





Bus Routes

166 – Lordswood to Chatham Town Centre

169 – Walderslade to Chatham Town Centre

B150 – Princes Park to Maidstone Town Centre



Local Facilities

Kingfisher and Maundene Schools
less than 1km away

Morrisons, Medical Centre and Place
of Worship – all of Princes Road, less
than 800m away

KEY:



EXISTING SCHOOLS



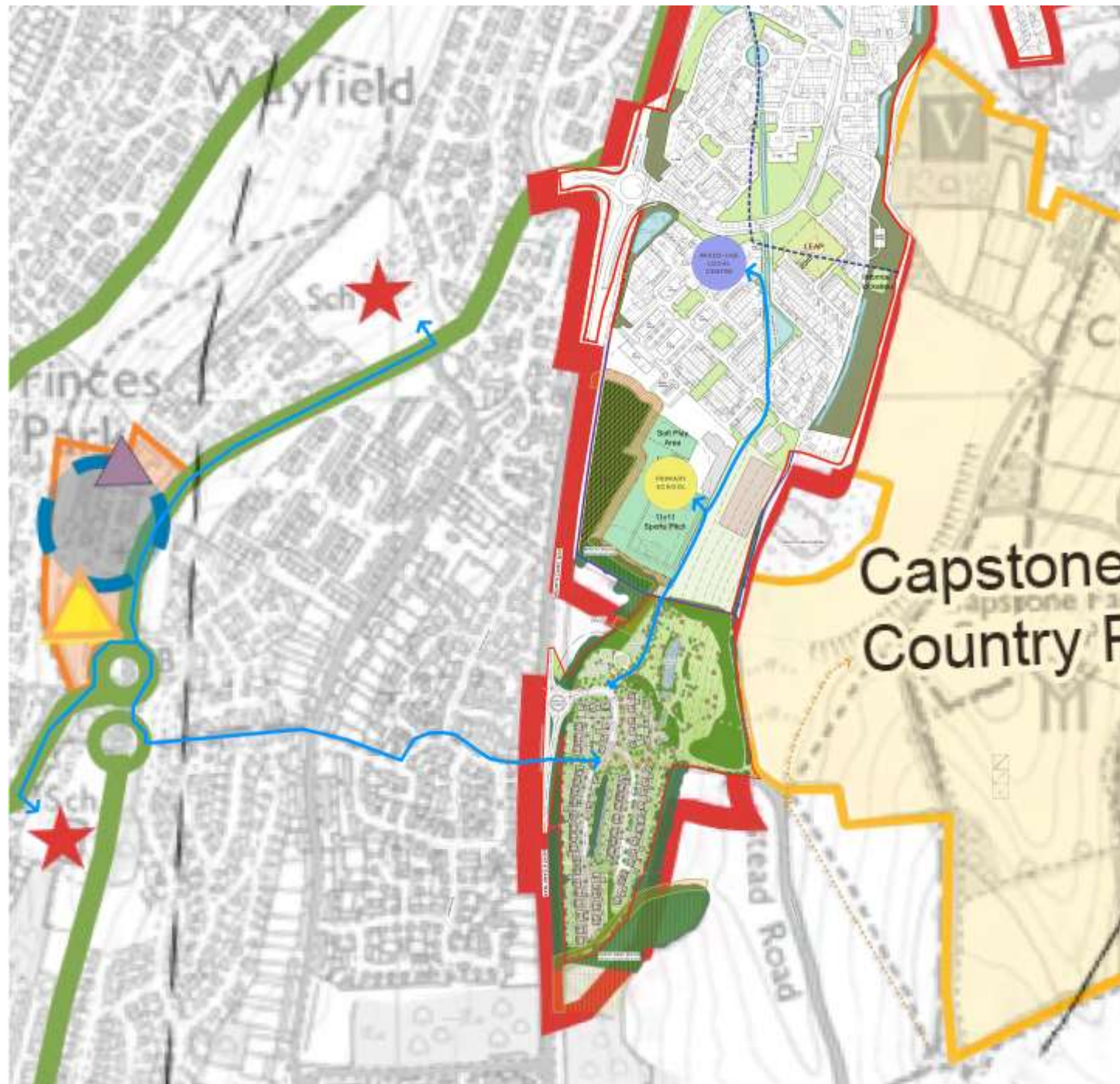
EXISTING GP SURGERY / HEALTH CARE



COMMUNITY CENTRE / PLACE OF WORSHIP



SHOPS



Pedestrian links

Pedestrian crossings to be incorporated on:

- North Dane Way (north of the new roundabout) and also
- Within the site, off the new roundabout.



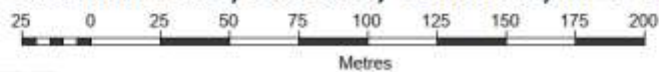
Existing crossing point for PRow on North Dane Way

MC/23/2814

Ambulance Station, Star Mill Lane, Darland, Chatham



MC/23/2814 - Ambulance Station, Star Mill Lane, Darland, Chatham, ME5 7HE



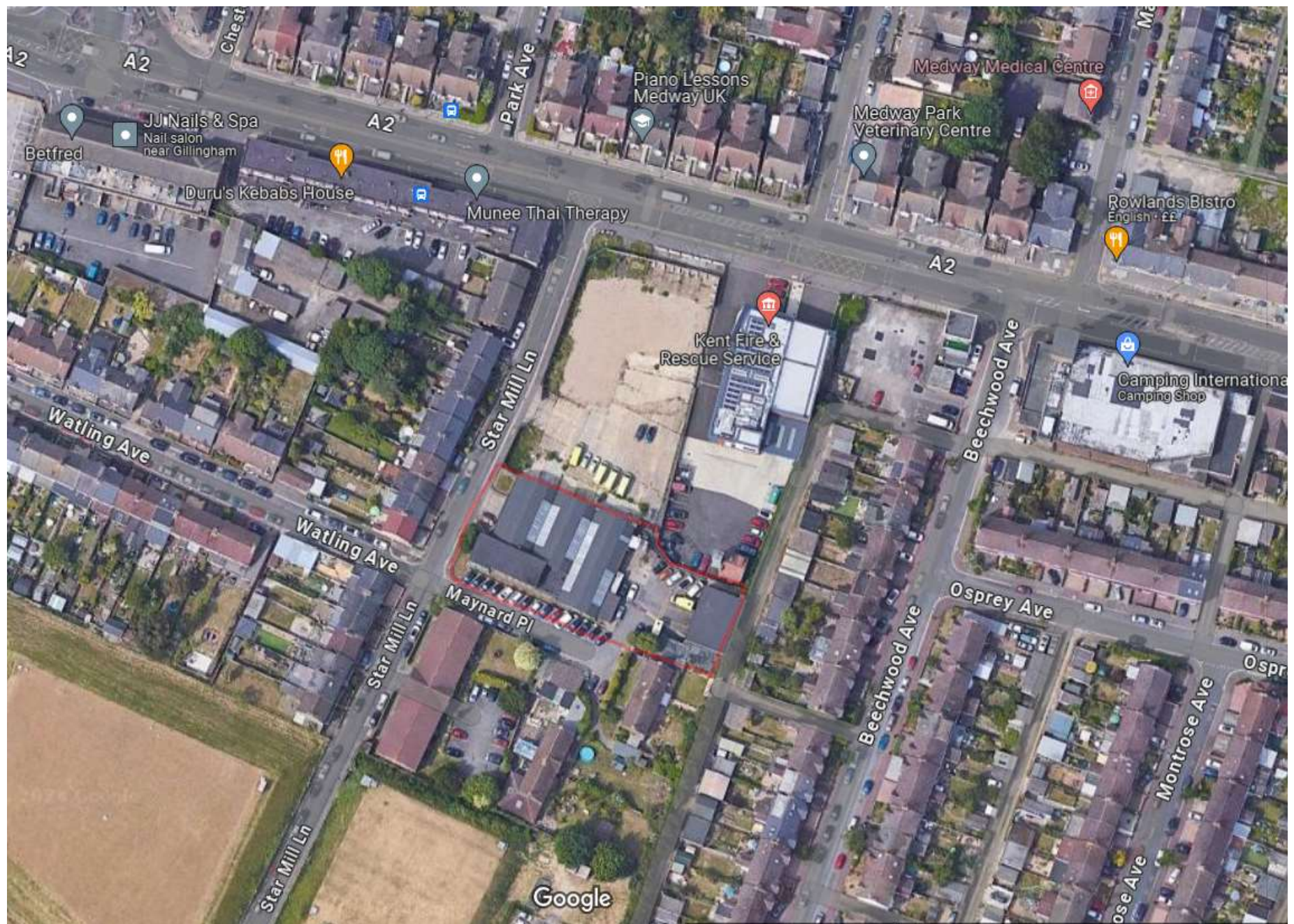
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Scale: 1:2500 22/04/24

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Aerial photos of site



Site Photos Maynard Place



Site Photos Star Mill Lane



Photo from Alleyway on Beechwood Avenue



Star Mill Lane

Former Fire Station Site

Ambulance Station

T1 - Existing tree to be removed

Maynard Place

Garages

No 9-11

Chatham Fire Station

Ambulance Station Workshop

No 1 Garage

No 1

No 2

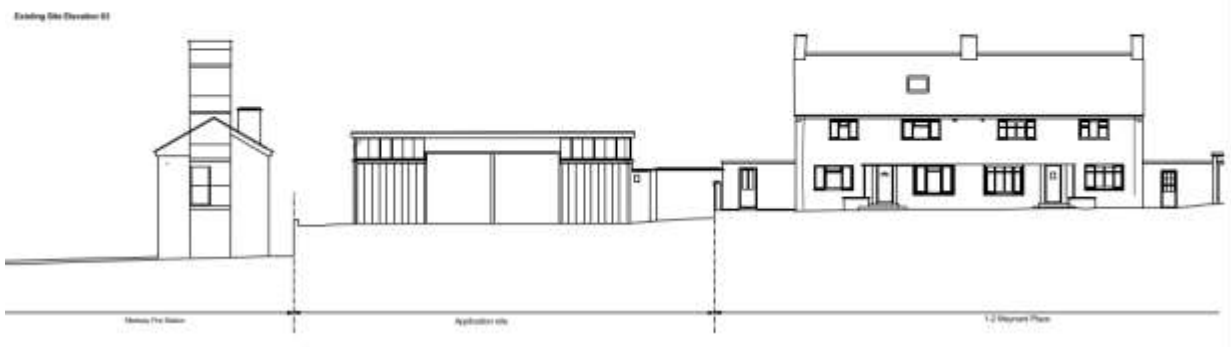
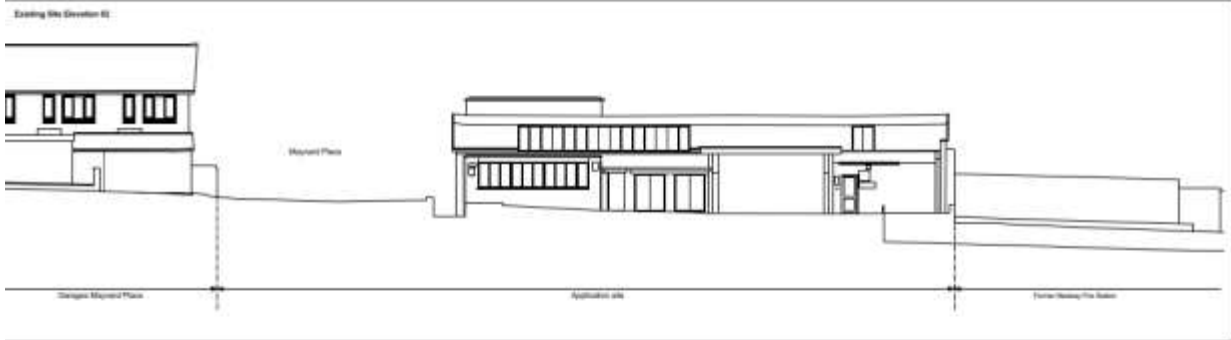
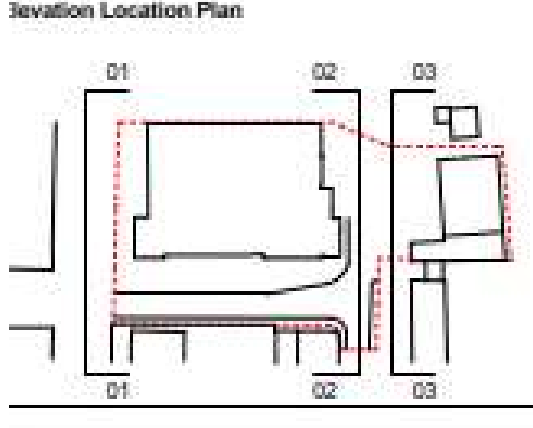
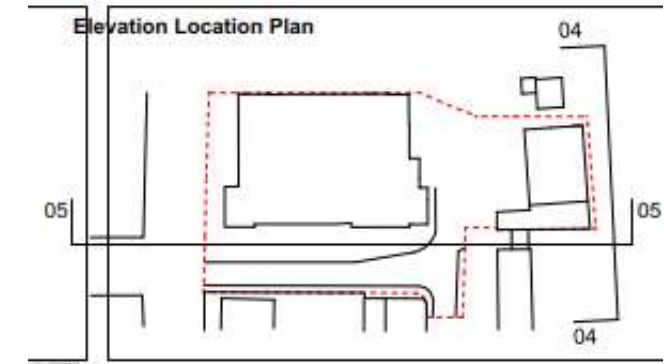
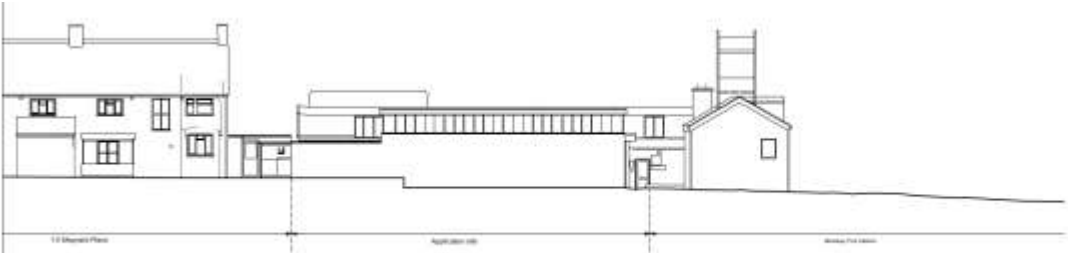
brick wall ht 1.8 m

PE

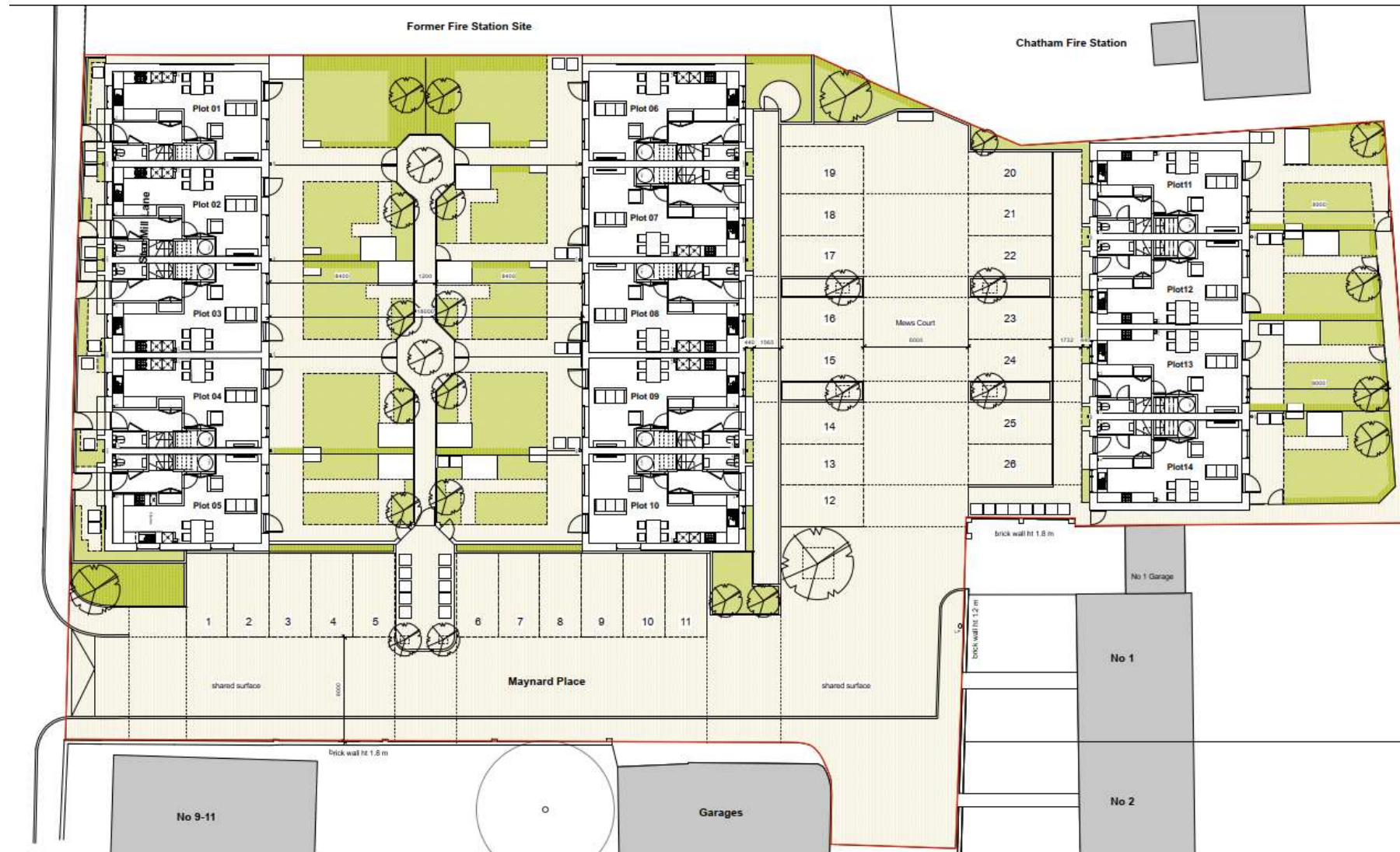
VP

brick wall ht 1.2 m

Existing Elevations



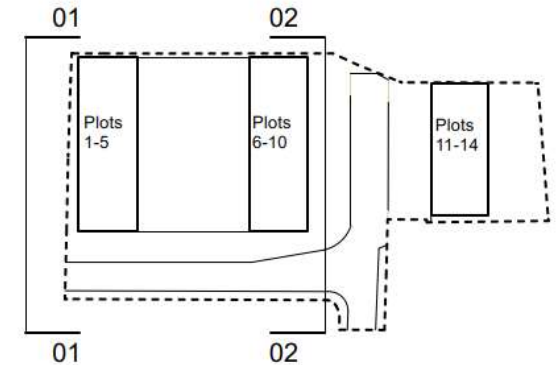
Proposed Block Plan



Proposed Elevation Street Scenes



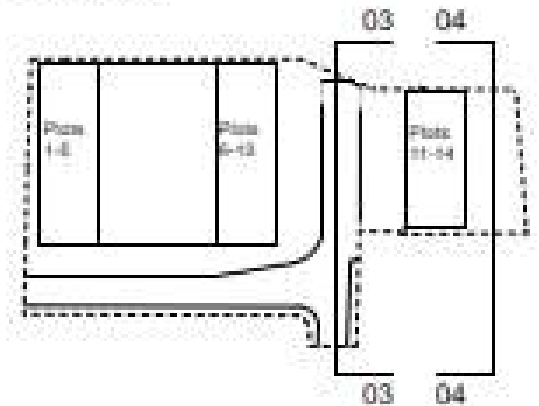
Elevation Location Plan



Proposed Elevation Street Scenes

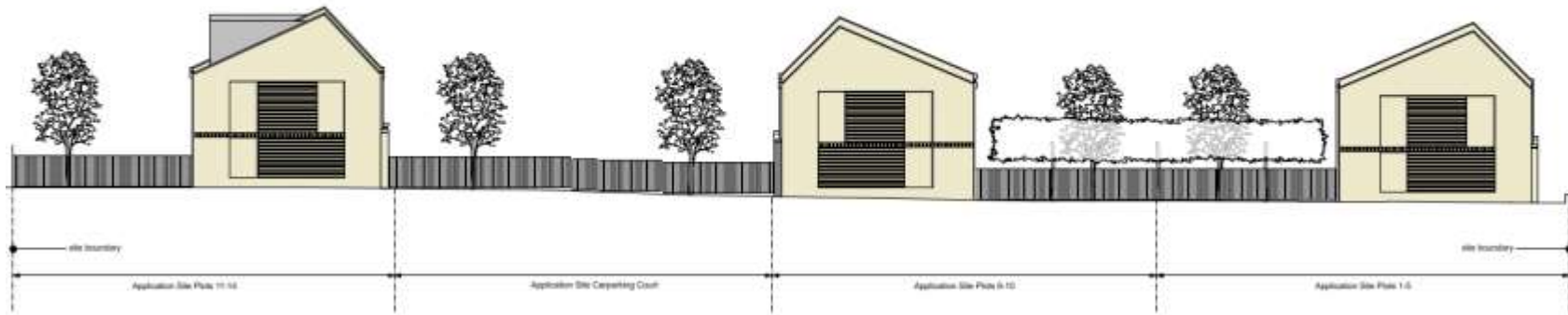


Elevation Location Plan

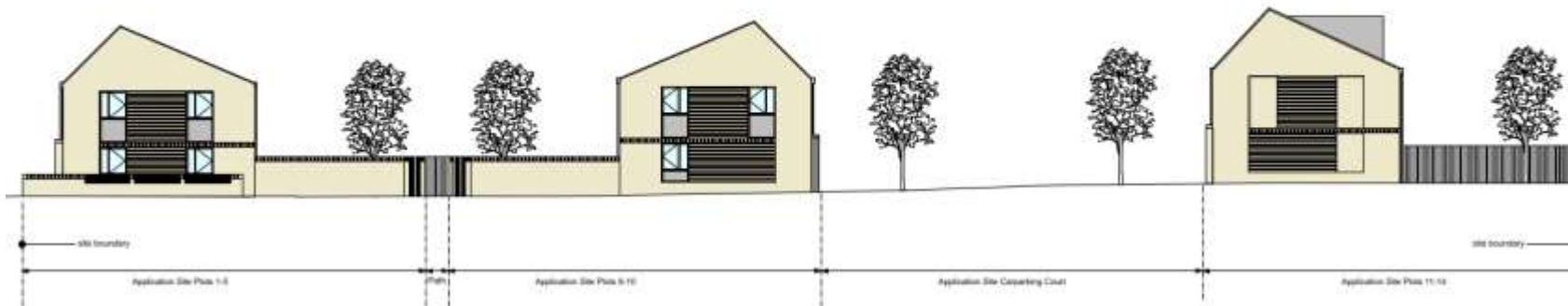


Proposed Elevation Street Scenes

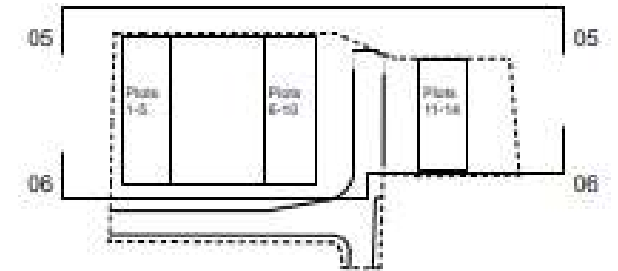
Site Elevation 05



Site Elevation 06

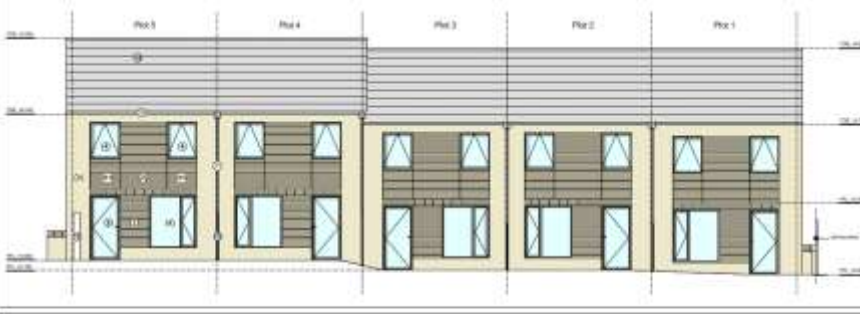


Elevation Location Plan

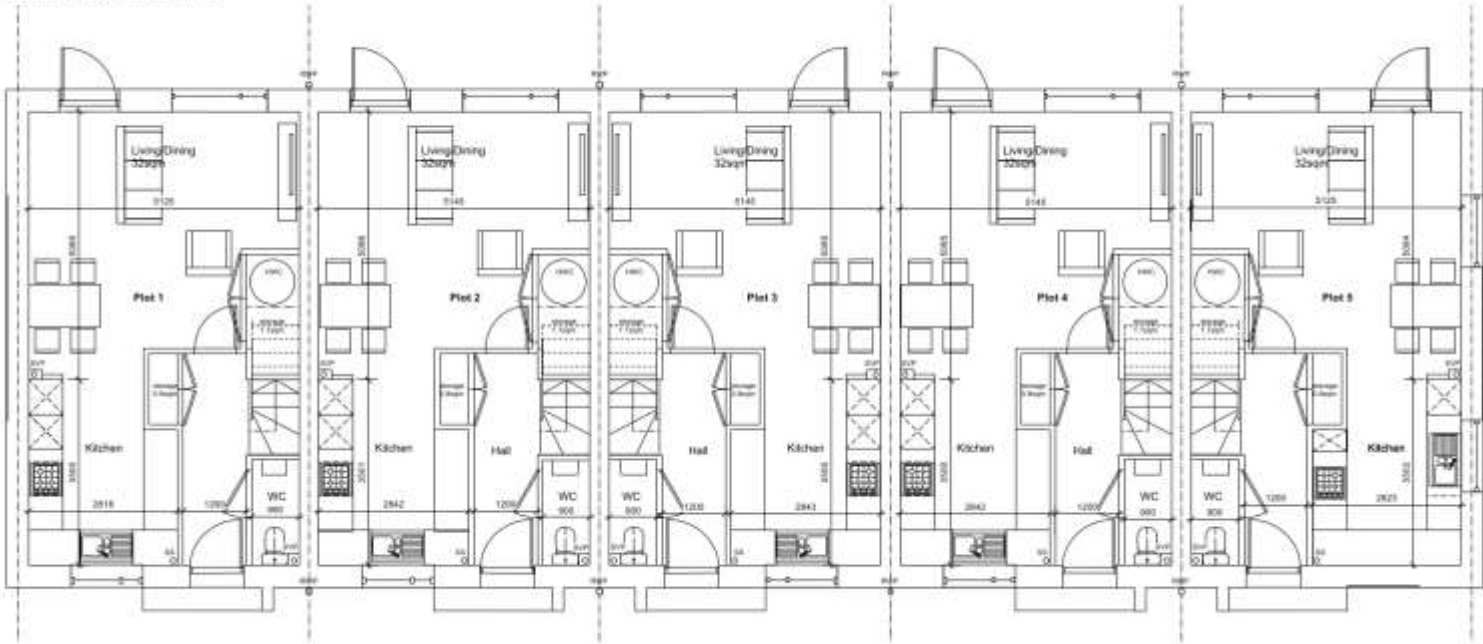


Proposed Plans

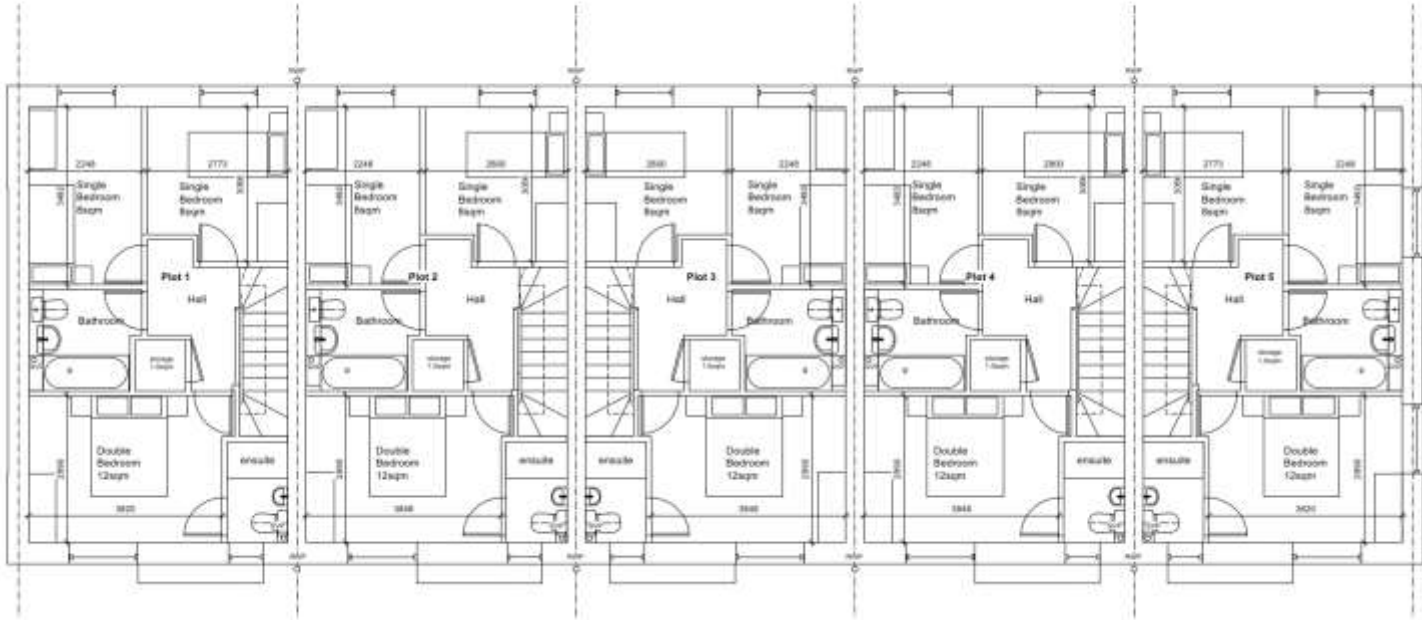
1-5 reflective of
6-10



Ground Floor House Type 1: Plots 1-5



First Floor House Type 1: Plots 1-5



Proposed Plans 11-14

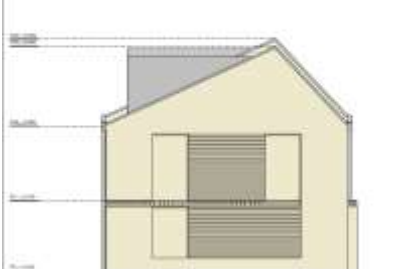
House Type 2: West Elevation Plots 11-14



House Type 2: East Elevation Plots 11-14



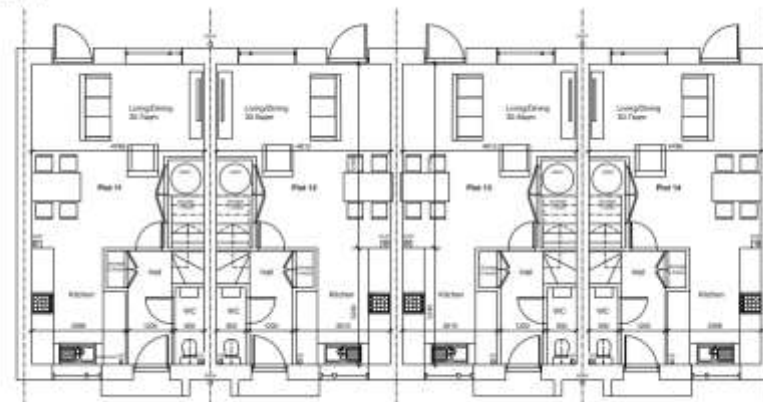
House Type 2: North Elevation Plot 11



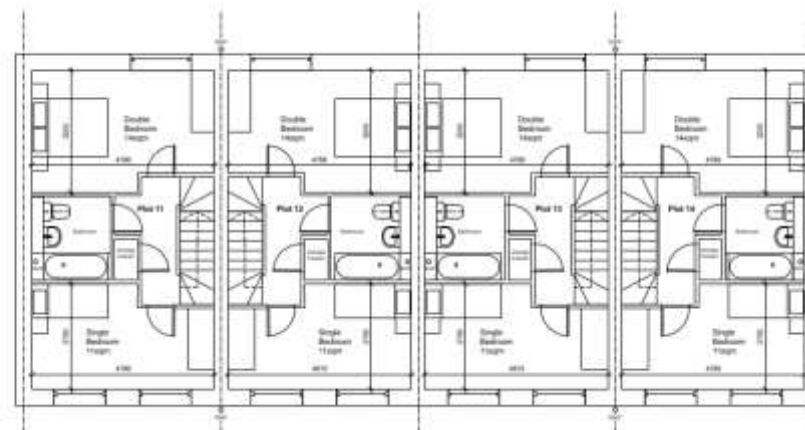
House Type 2: South Elevation Plot 14



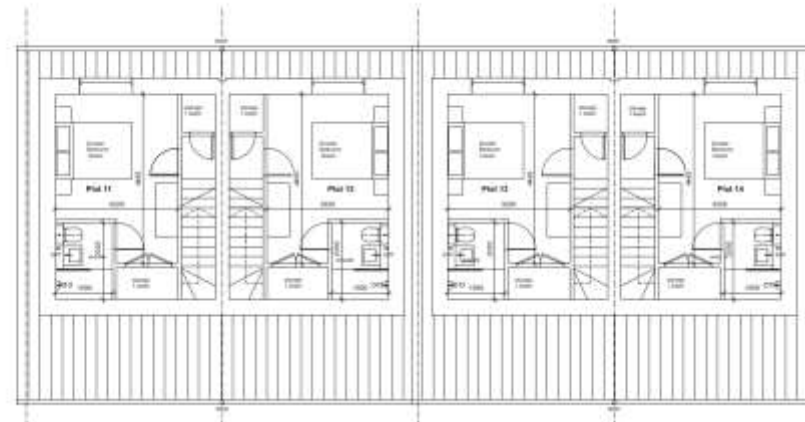
Ground Floor House Type 2: Plots 11-14



First Floor House Type 2: Plots 11-14



Second Floor House Type 2: Plots 11-14



MC/23/2855

5 Ranscombe Farm Cottages, Sundridge Hill, Cuxton, Rochester



MC/23/2855 - 5 Ranscombe Farm Cottages, Sundridge Hill, Cuxton, Rochester, ME2 1LA

Aerial Images of application site



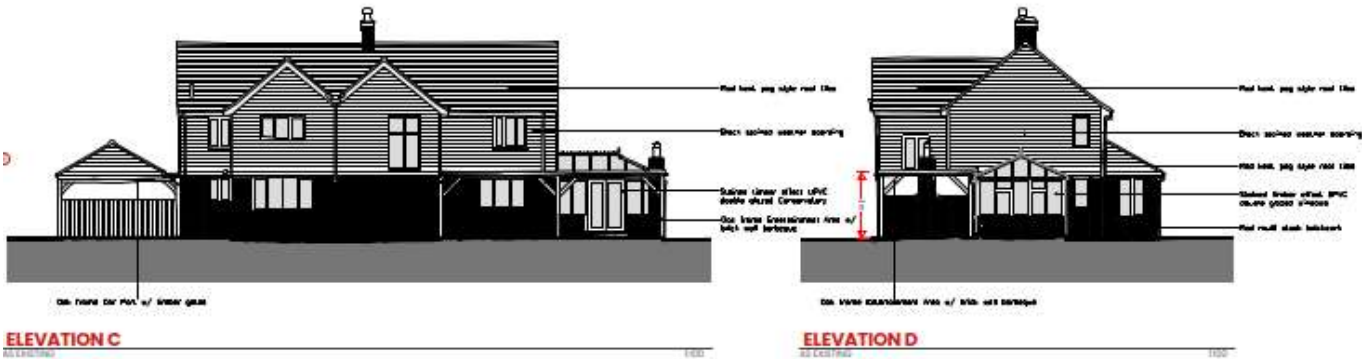
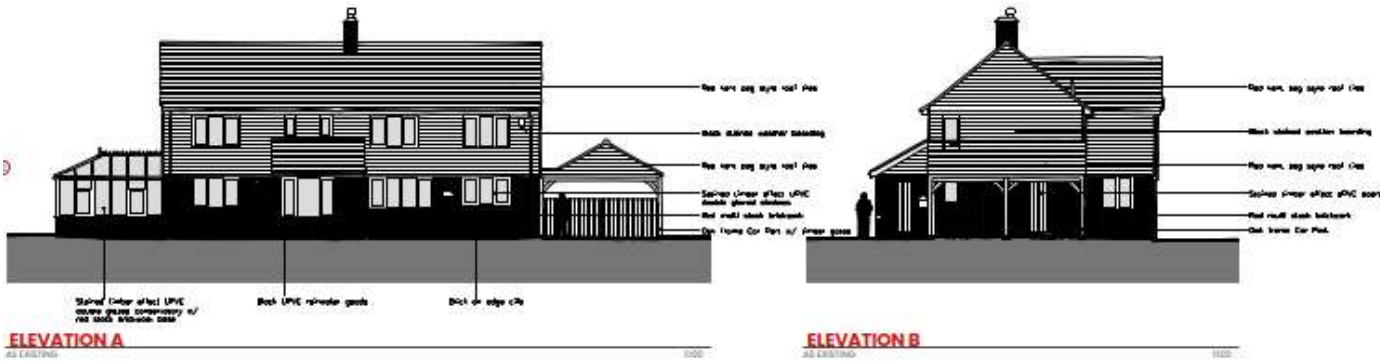
Site Photos – Front



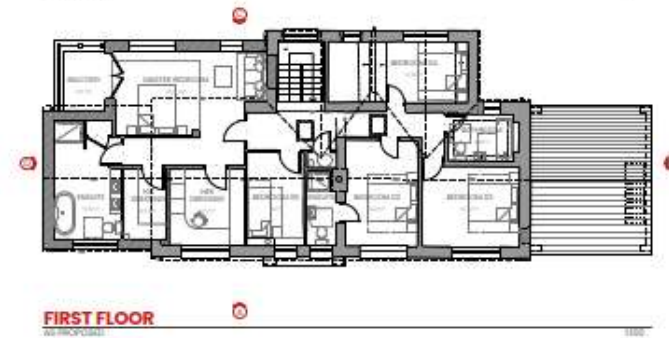
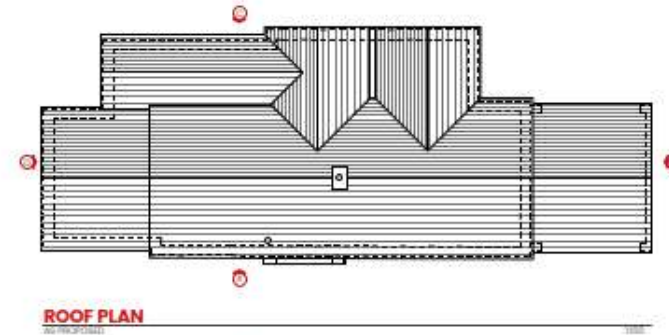
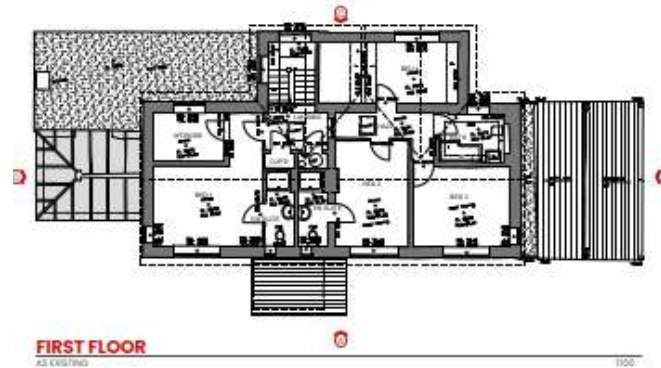
Site Photos – Rear



Existing and Proposed Elevations



Existing and Proposed Ground floor Plans

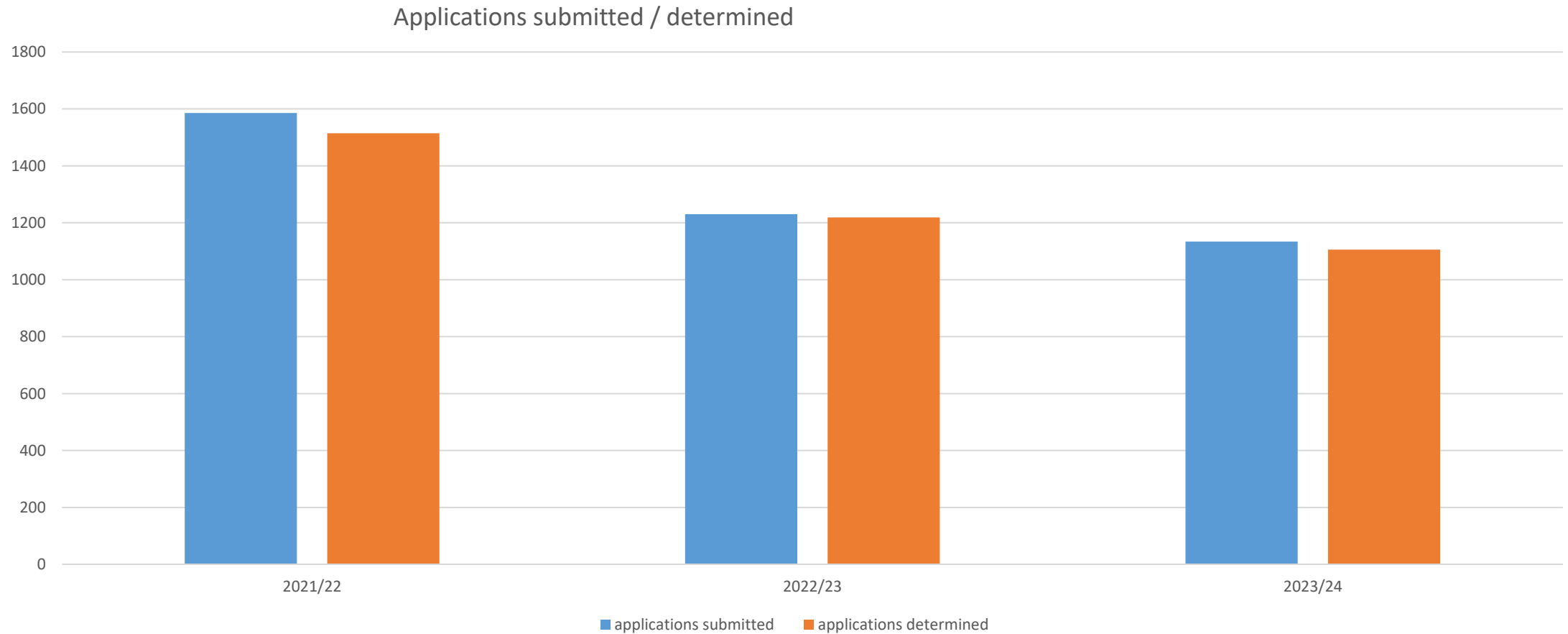


Site Photos – Rear Garden

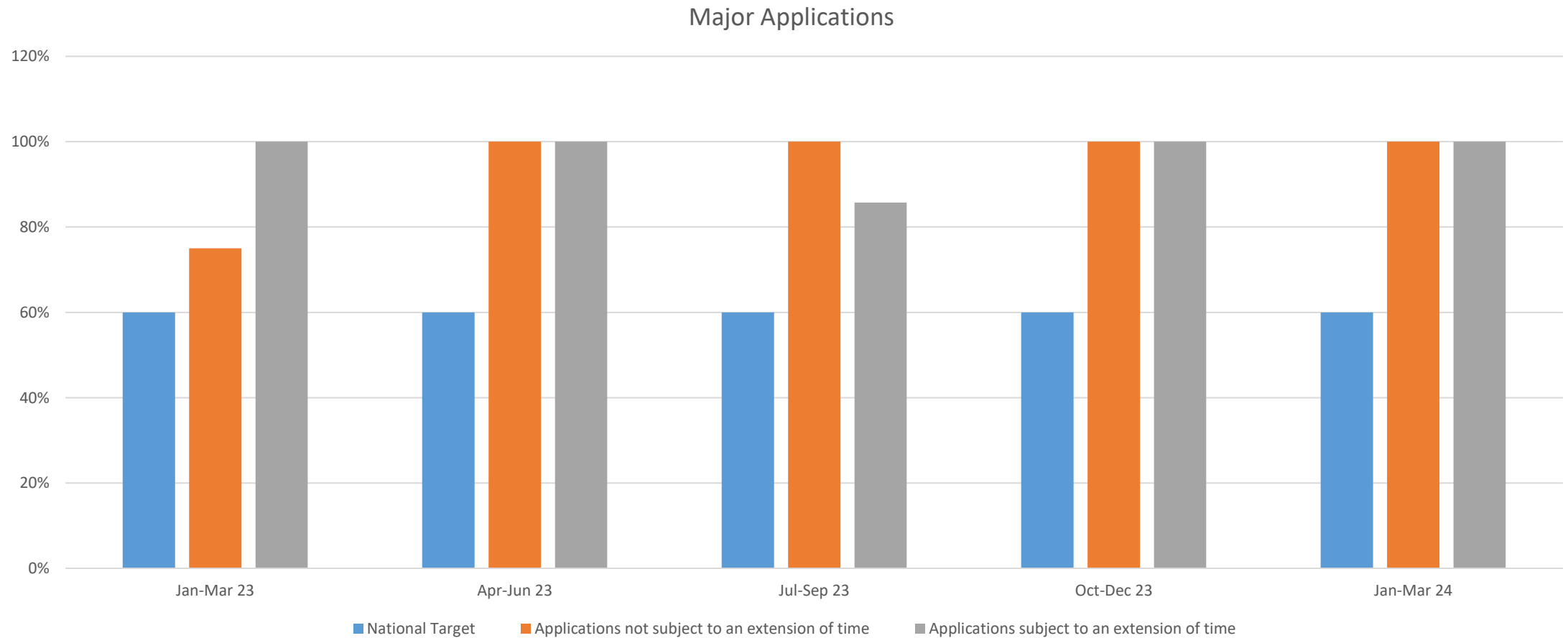


Performance Report

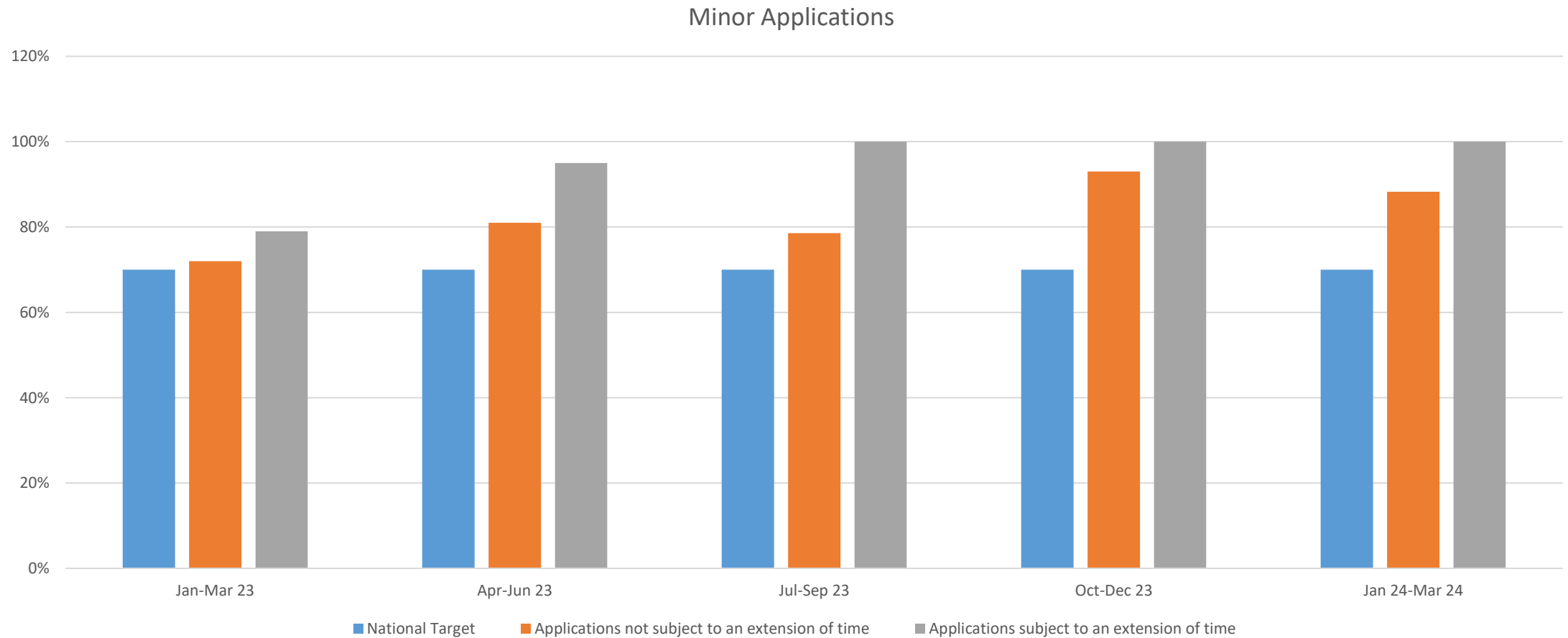
Number of applications received and determined 2021/22 to March 2024



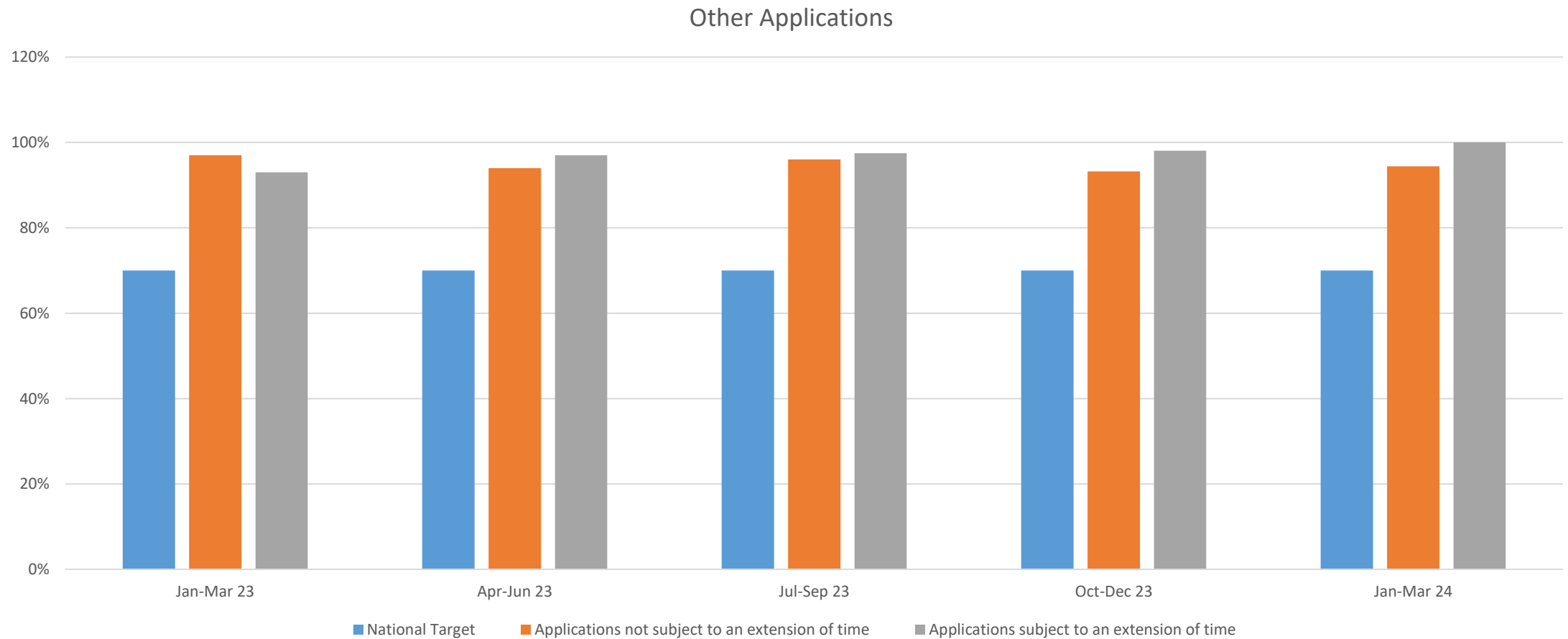
Percentage of “Major” applications determined against performance target January 2023 to March 2024



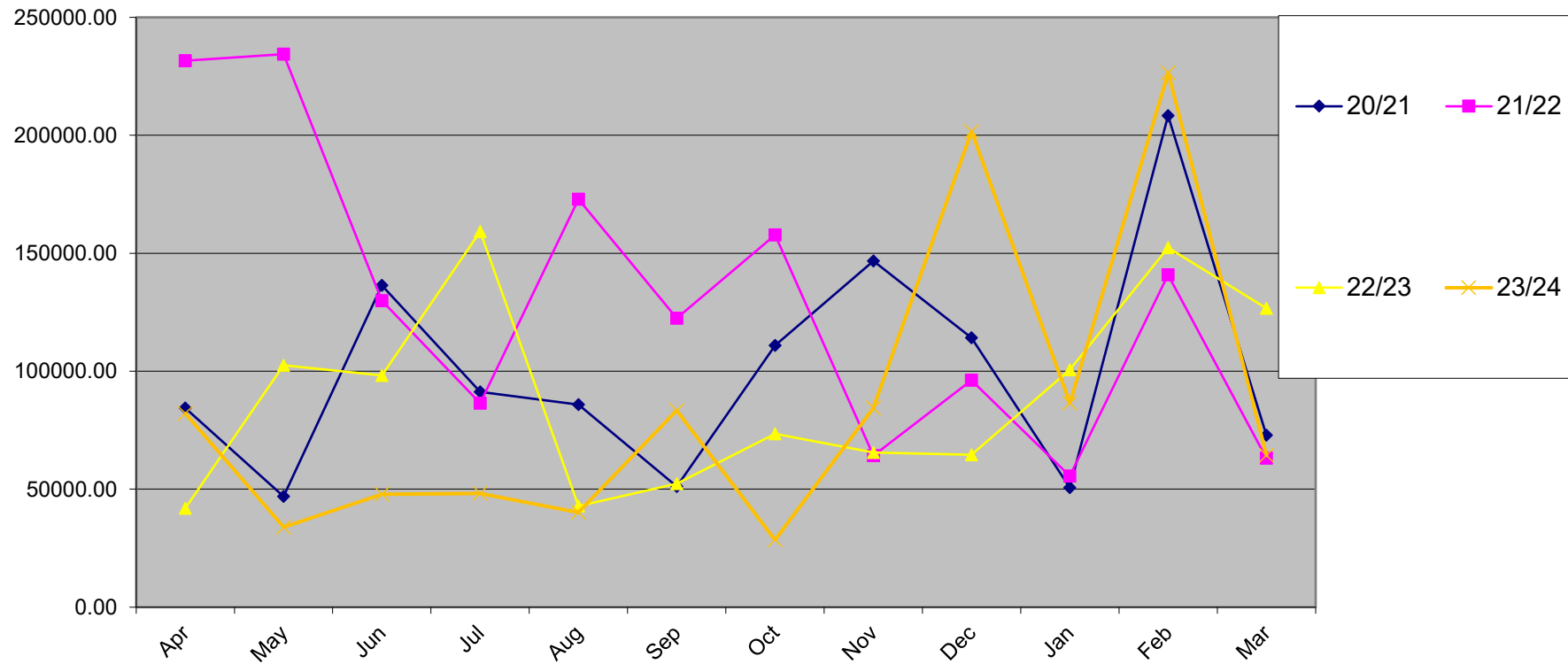
Percentage of “Minor” applications determined against performance target January 2023 to March 2024



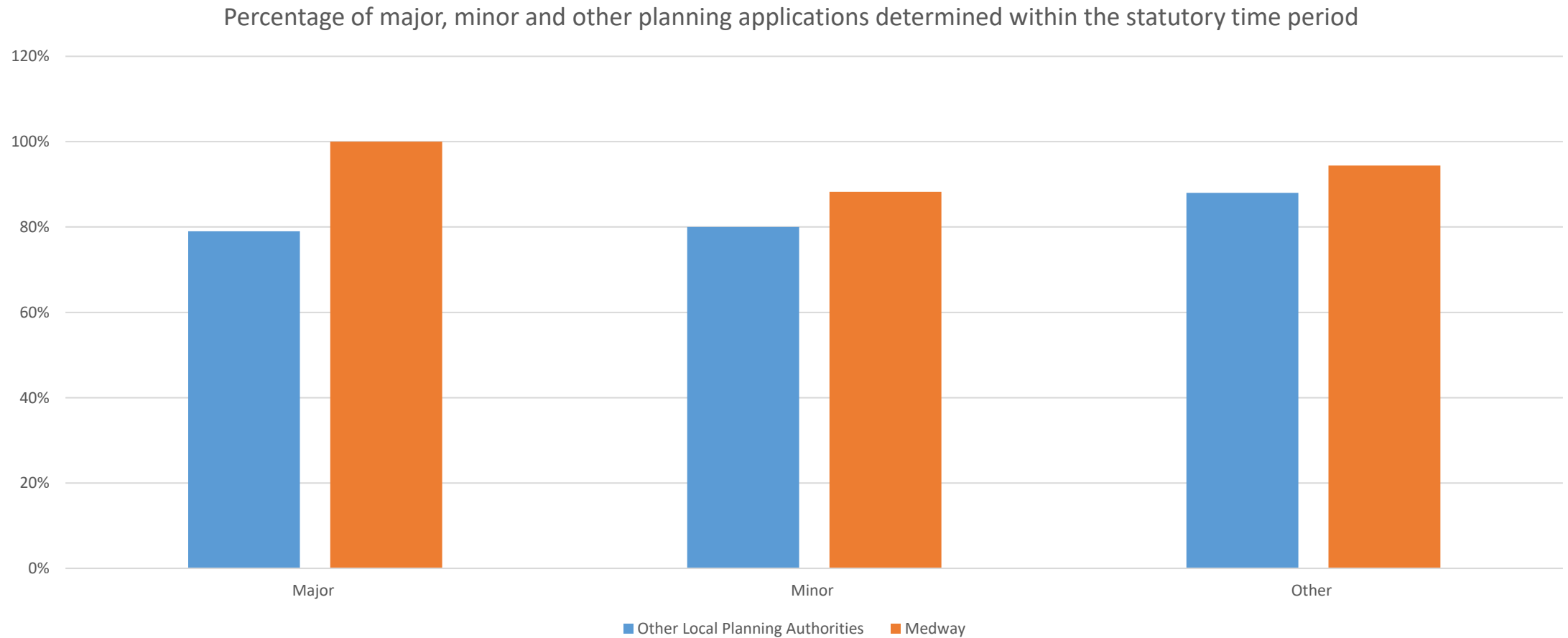
Percentage of “Other” applications determined against performance target January 2023 to March 2024



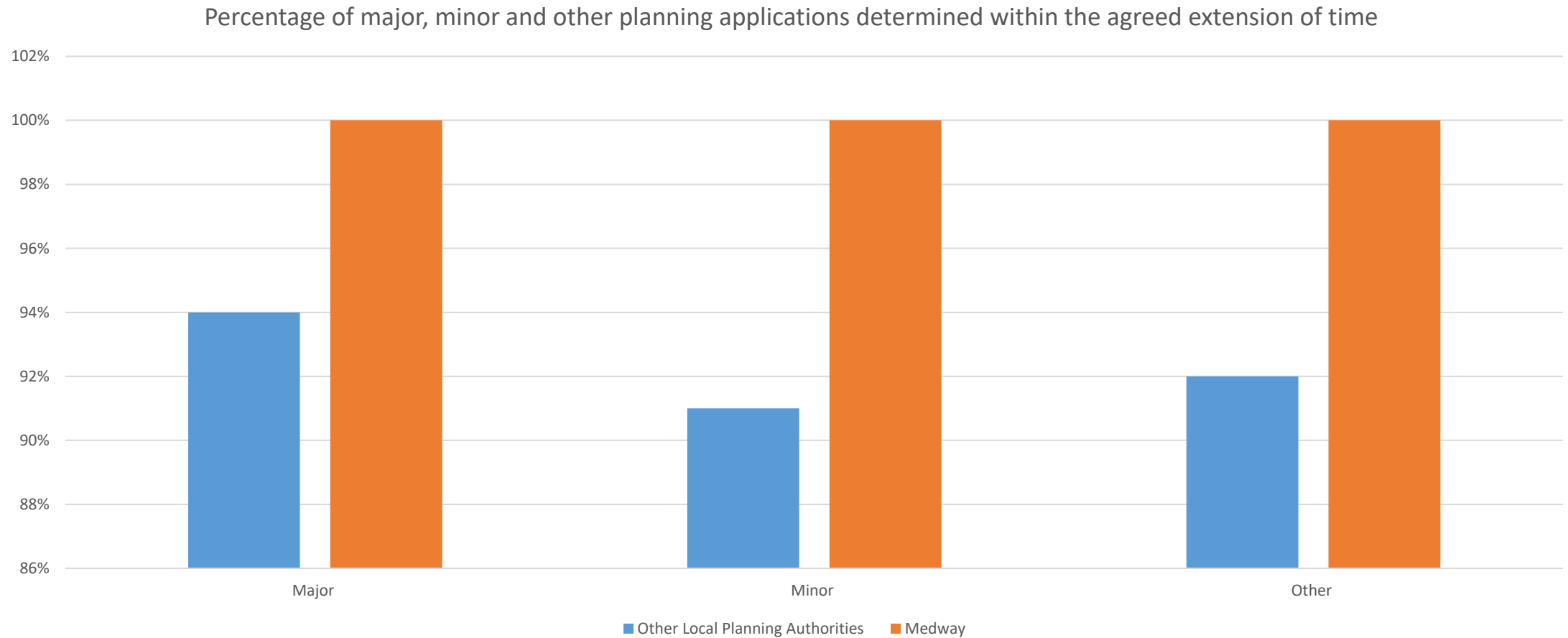
Planning application fees received for the year 2023/24, 2022/23, 2021/22 and 2020/21



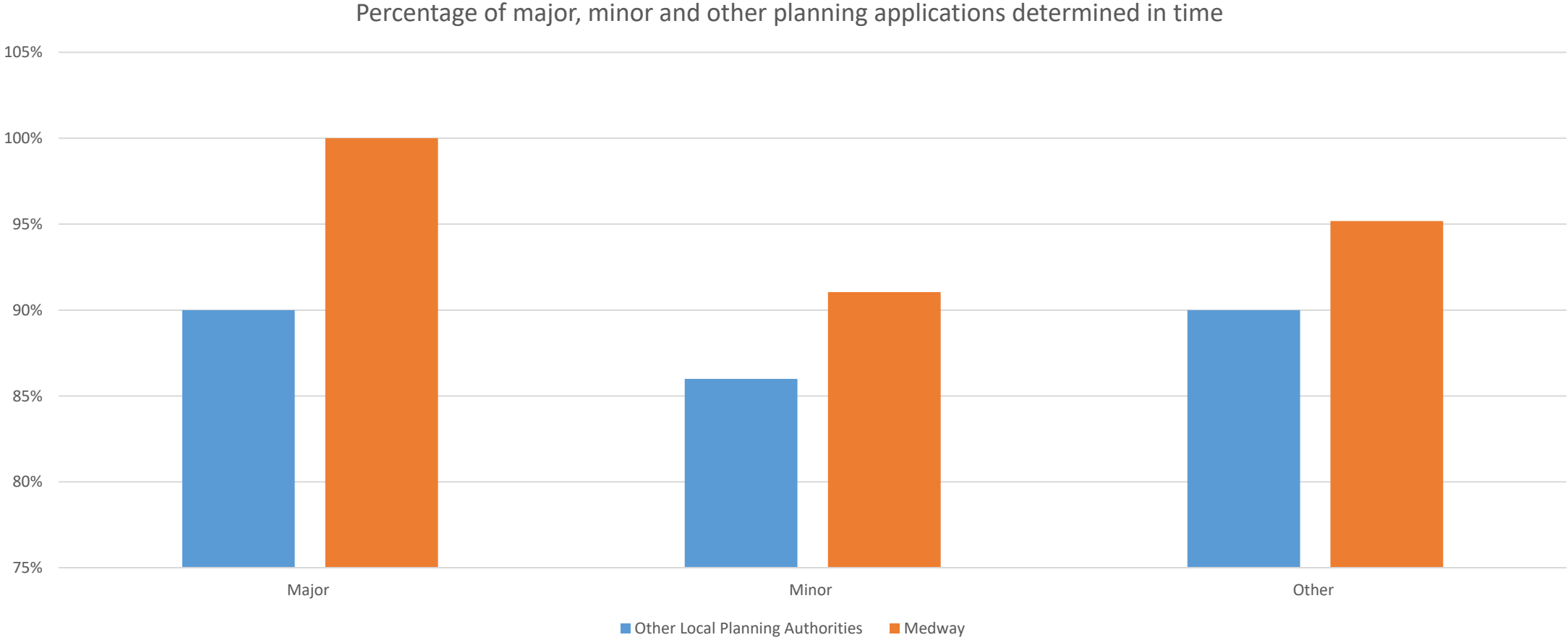
Planning applications determined within the statutory timeframe



Applications within the agreed Planning Extension Agreement



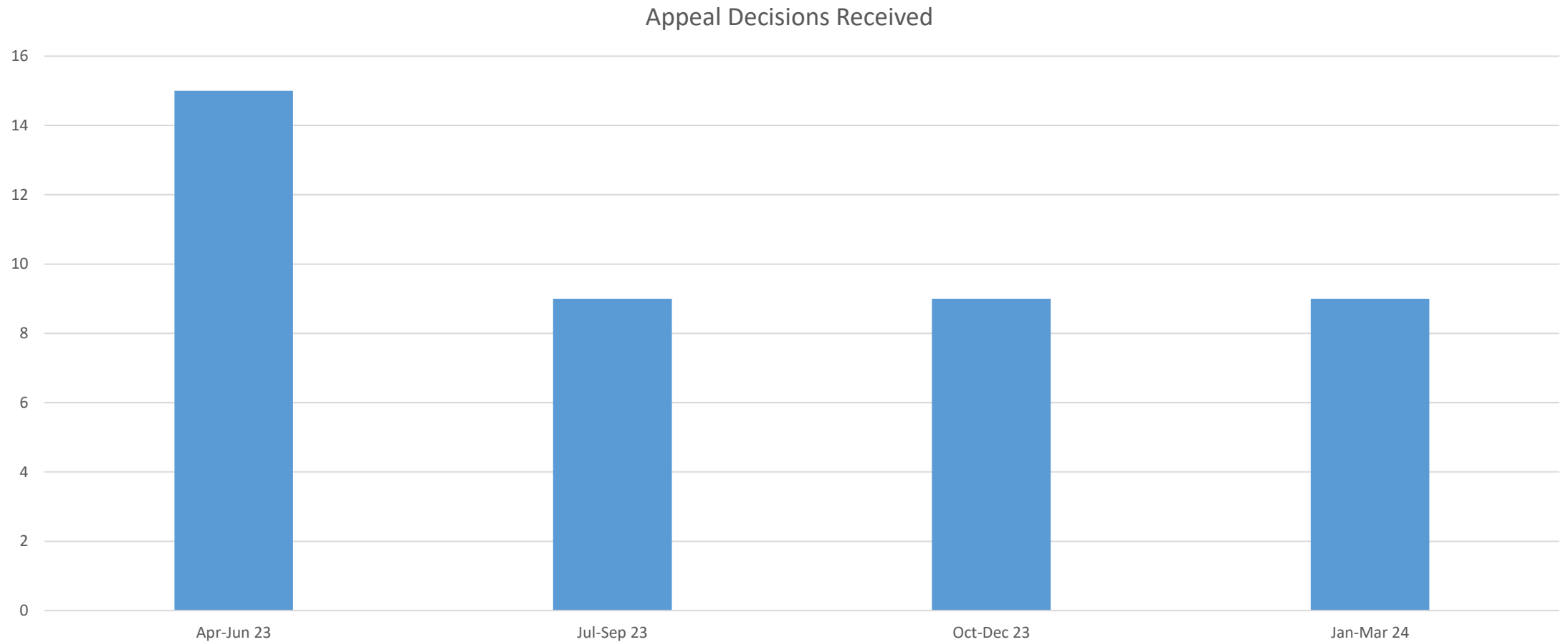
Total planning applications decided in time



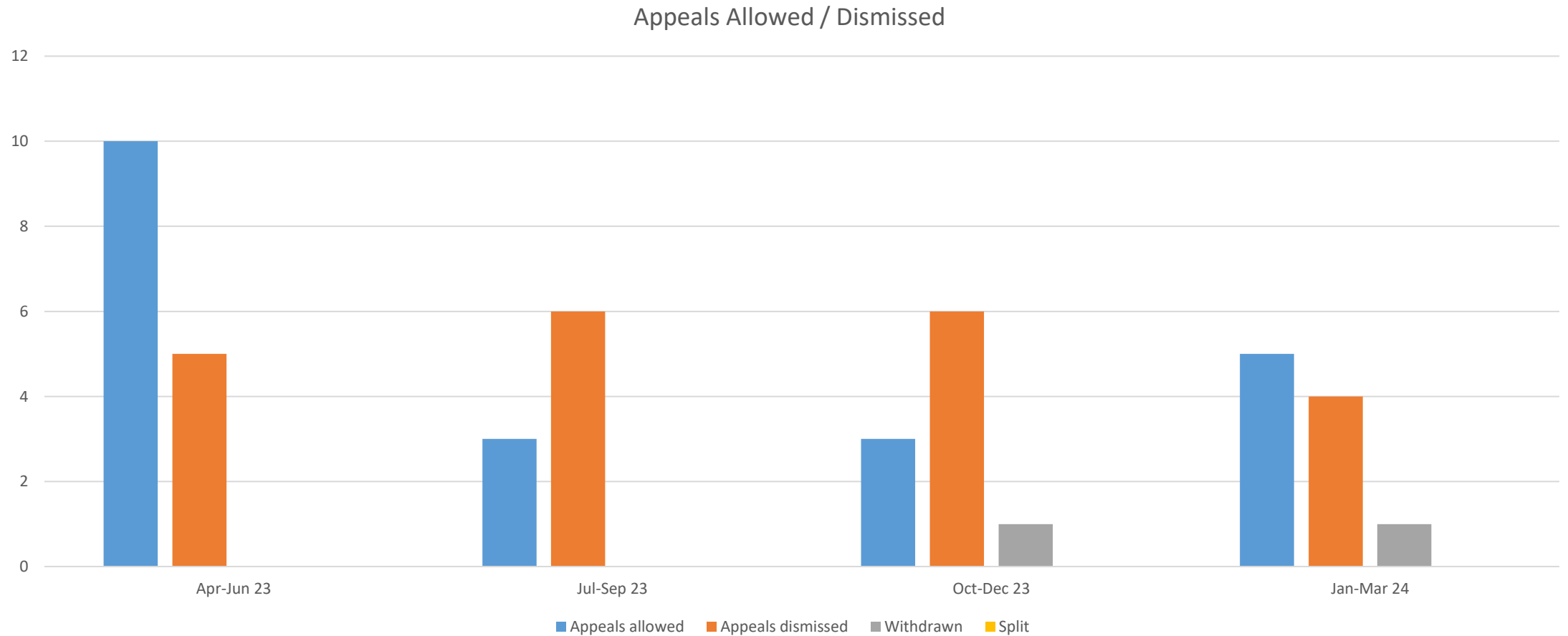
Medway performance compared with other Kent Planning Authorities

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	87%	21%	31%	52%	88%
Ashford	88%	53%	13%	23%	43%
Canterbury	91%	40%	18%	44%	56%
Dartford	79%	37%	29%	33%	63%
Dover	93%	41%	25%	37%	68%
Folkestone and Hythe	87%	37%	0%	41%	67%
Gravesham	66%	18%	31%	63%	83%
Maidstone	79%	26%	17%	59%	80%
Sevenoaks	82%	26%	17%	54%	78%
Swale	86%	47%	15%	29%	62%
Thanet	89%	36%	19%	35%	66%
Tonbridge and Malling	87%	29%	43%	49%	74%
Tunbridge Wells	94%	19%	66%	66%	87%

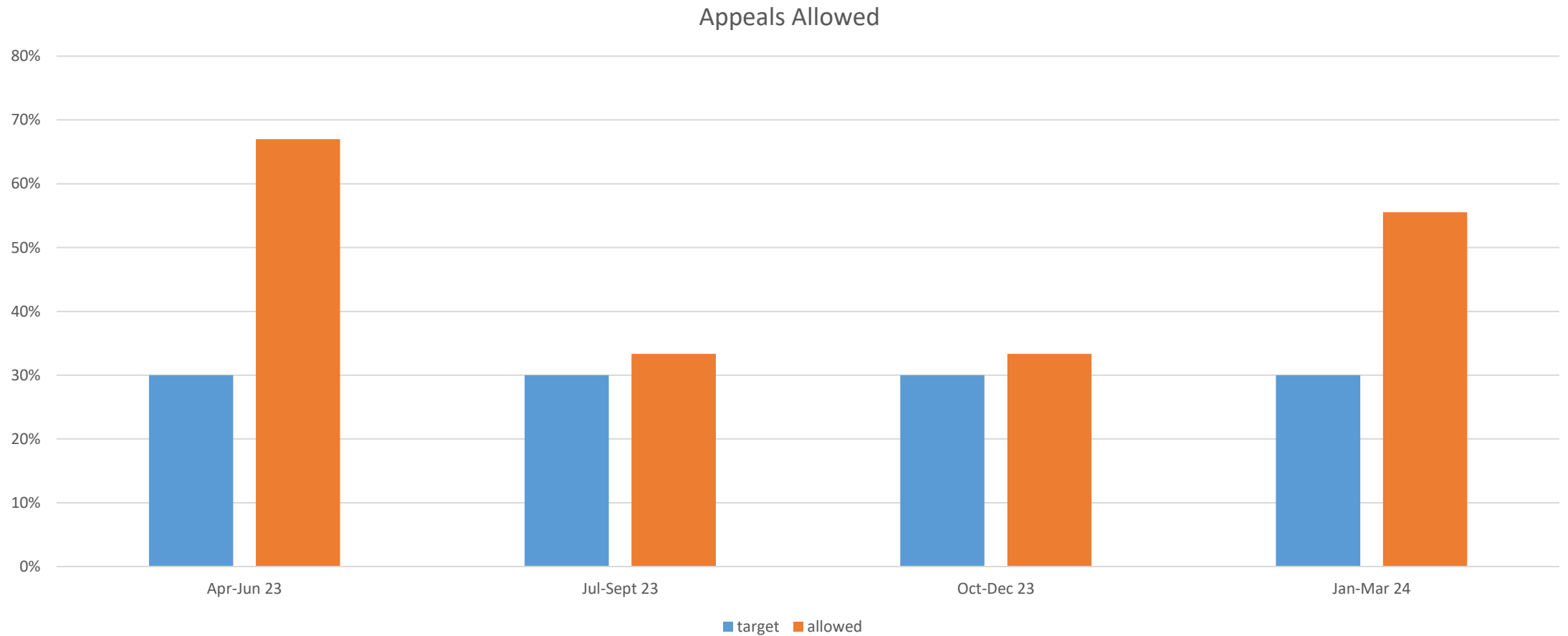
Number of appeals decisions received from April 2023 to March 2024



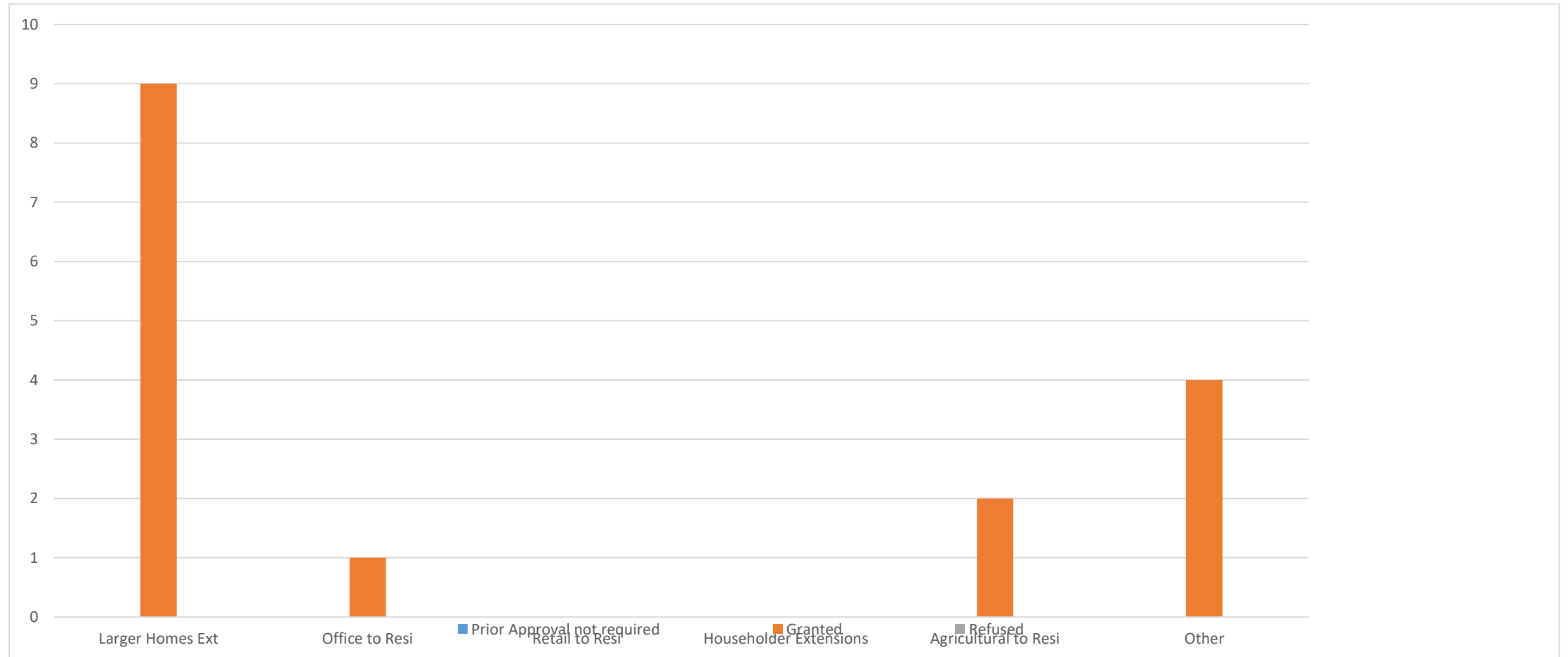
Number of Appeals allowed / dismissed April 2023 to March 2024



Percentage of appeals allowed against target of 30% April 2023 to March 2024



Number of prior approvals for permitted developments for the period January 2024 to March 2024



Number of units under construction

Year	No of units under construction as at 31 March (net)
2015	857
2016	760
2017	805
2018	1202
2019	1486
2020	1629
2021	1925
2022	1752
2023	2,061

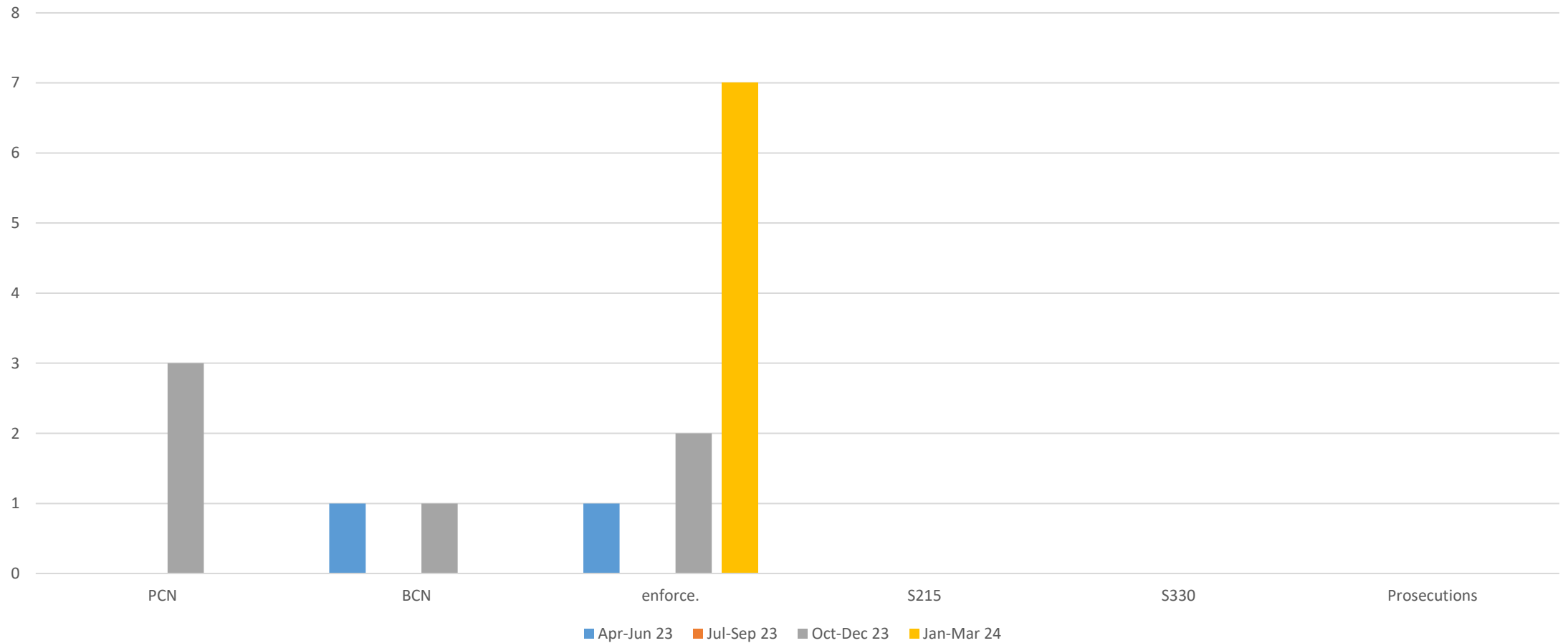
Number of units completed					
	Year 2018/19	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23
Completions	647	1130	1082	1102	950
Requirement	1683	1662	1586	1675	1667
Surplus/Deficit	-1036	-532	-504	-573	-717

Housing completions comparison with other authorities in Kent

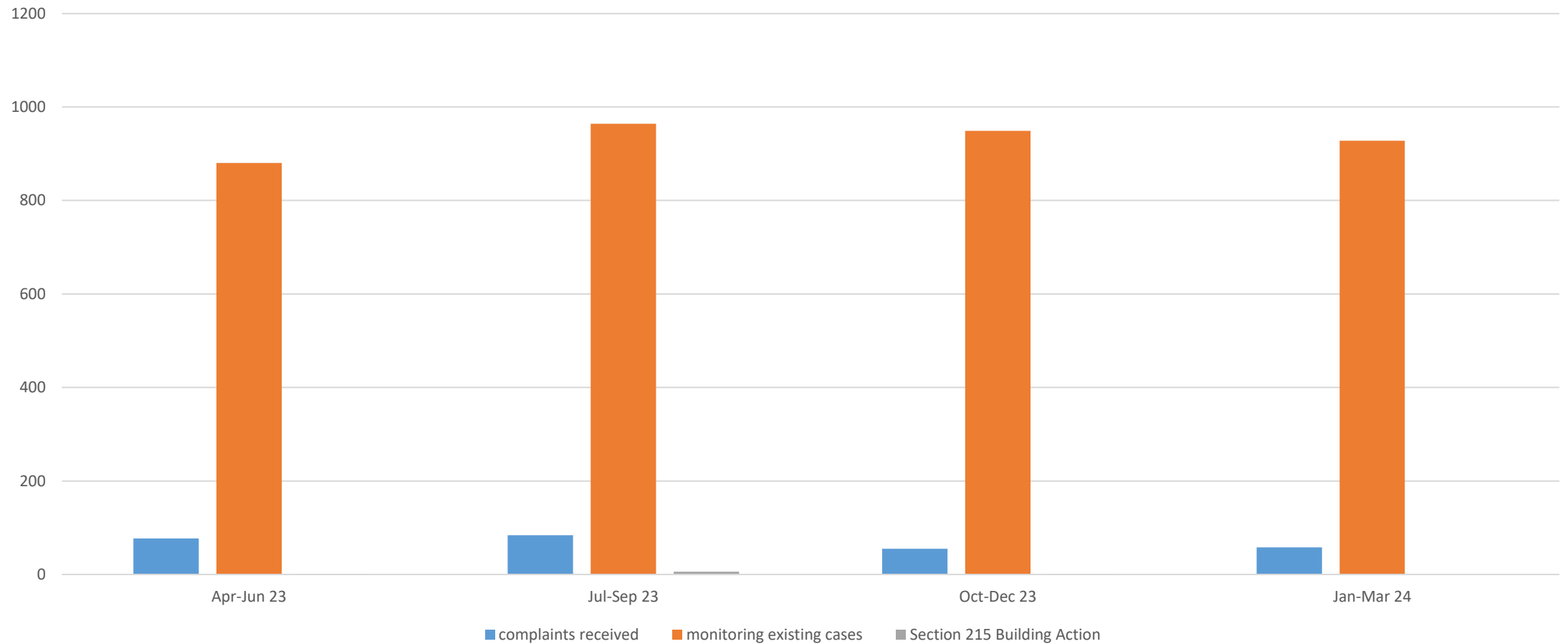
- This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR

Authority	2018/19	2019/20	2020/21	2021/22	2022/23
Ashford	923	753	1,144	627	1,001
Canterbury	311	417	319	692	644
Dartford	960	487	553	540	738
Dover	374	370	411	625	543
Gravesham	302	174	250	421	419
Maidstone	1,215	1,424	1,446	1,627	1,064
Medway	657	1,142	1,087	1,103	958
Sevenoaks	299	477	260	267	261
Folkestone and Hythe	435	451	478	454	454
Swale	956	1,065	892	989	818
Thanet	352	427	596	548	617
Tonbridge and Malling	361	410	380	467	492
Tunbridge Wells	396	317	533	518	636

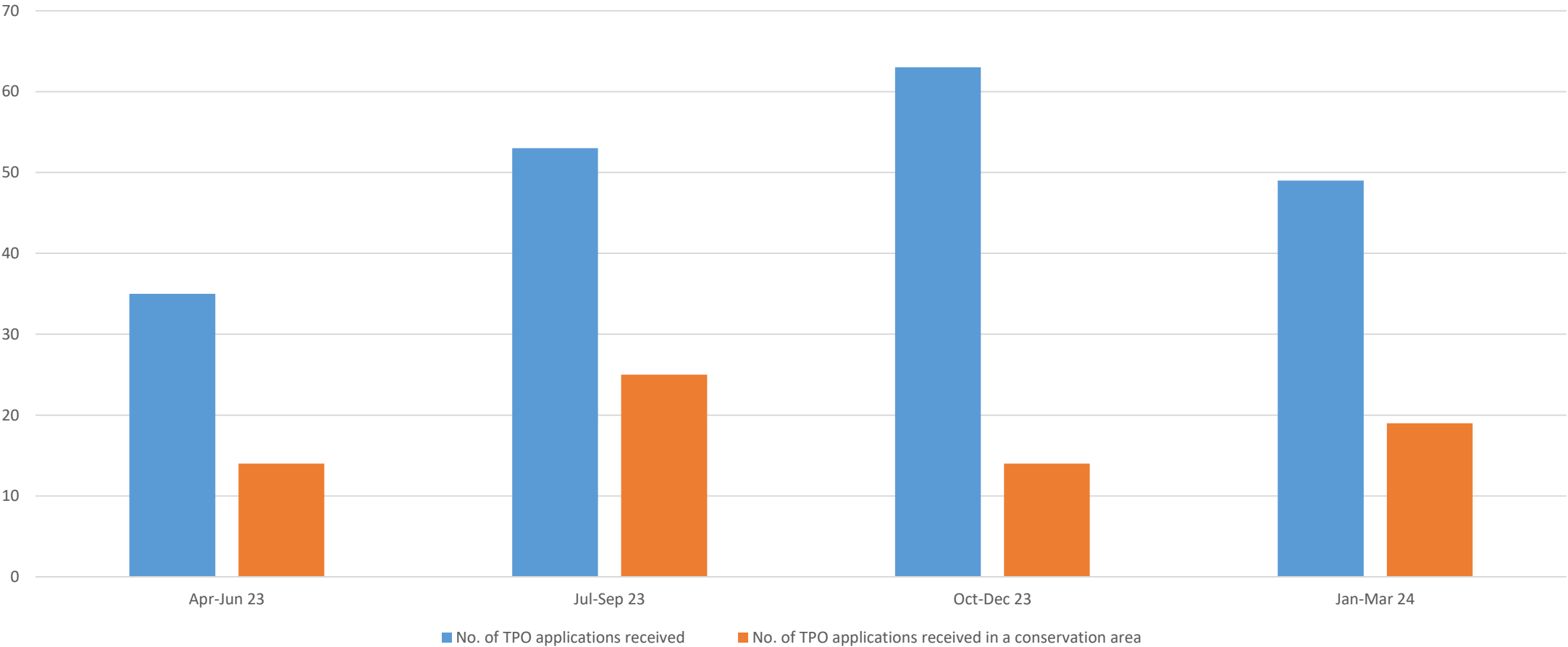
Number of enforcement notices served and prosecutions April 2023 to March 2024



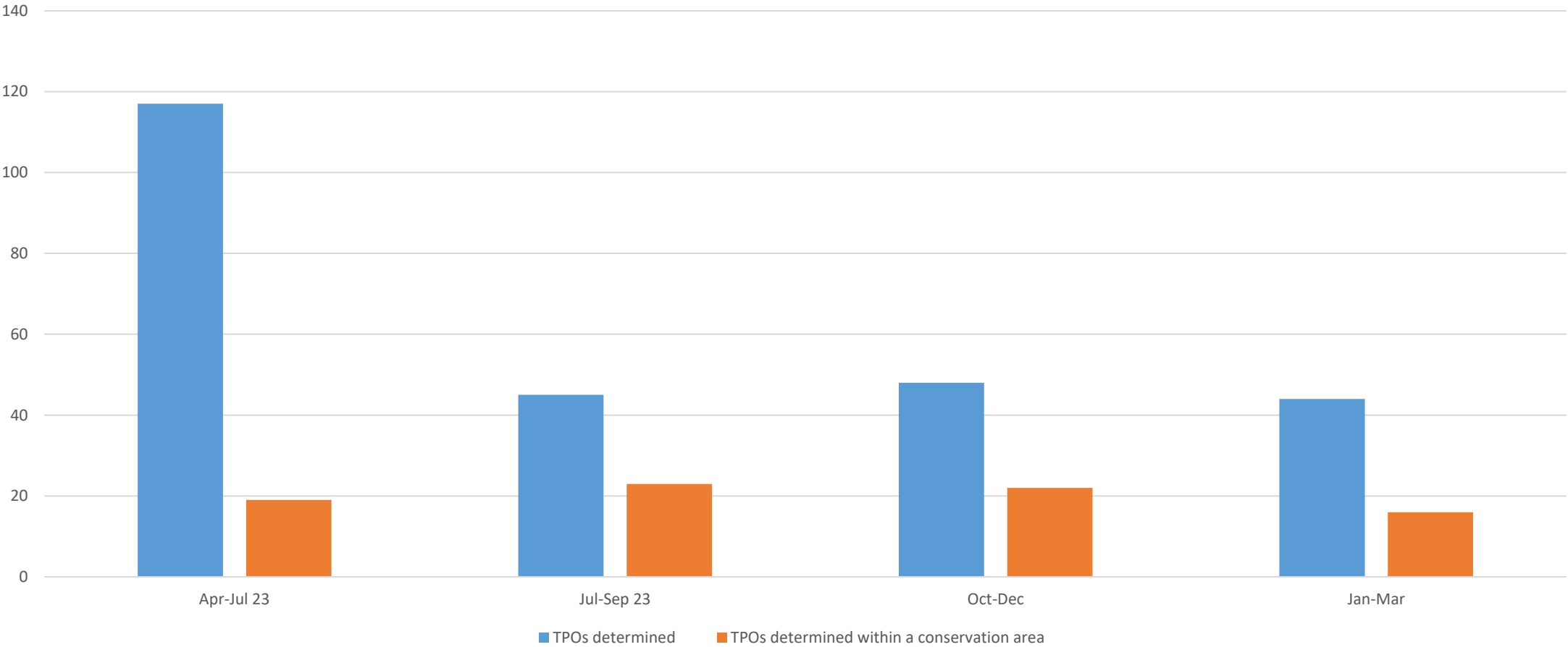
Number of enforcement related complaints and activities April 2023 to March 2024



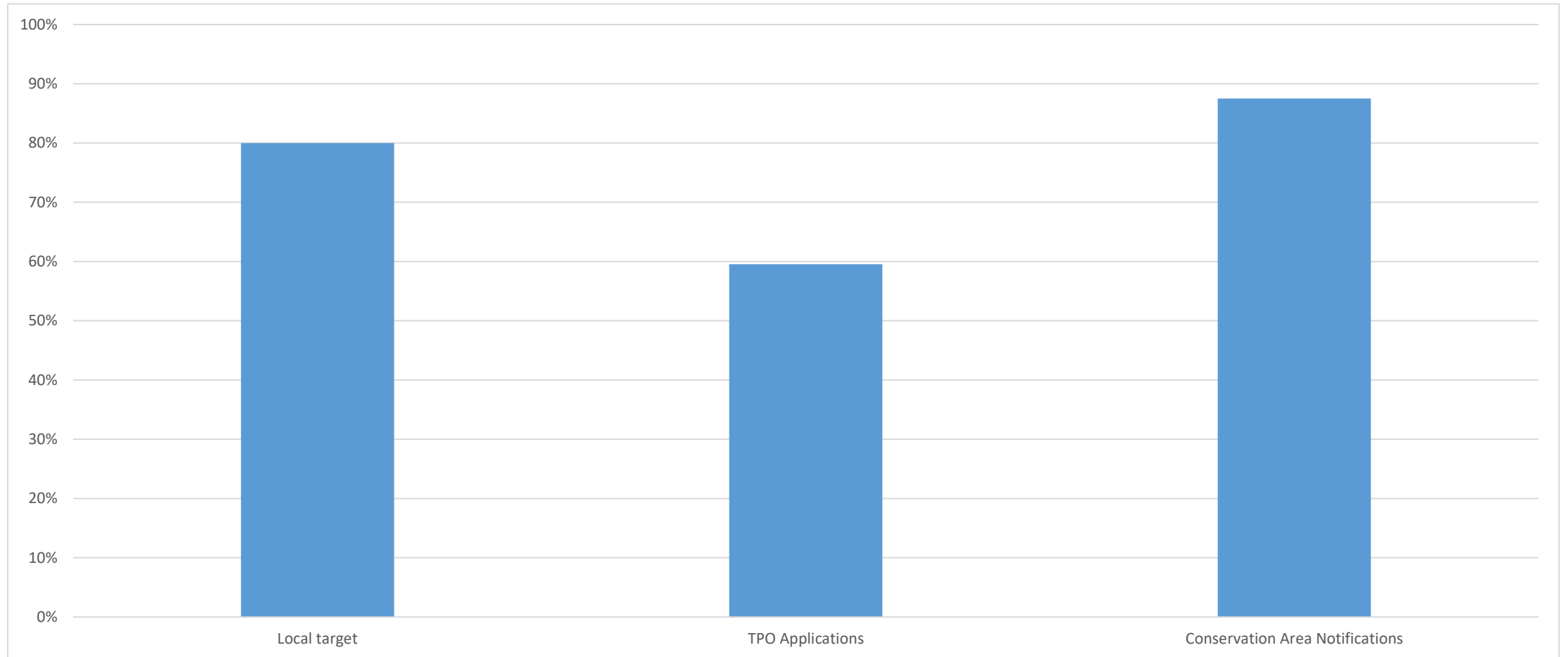
TPO applications received from April 2023 to March 2024



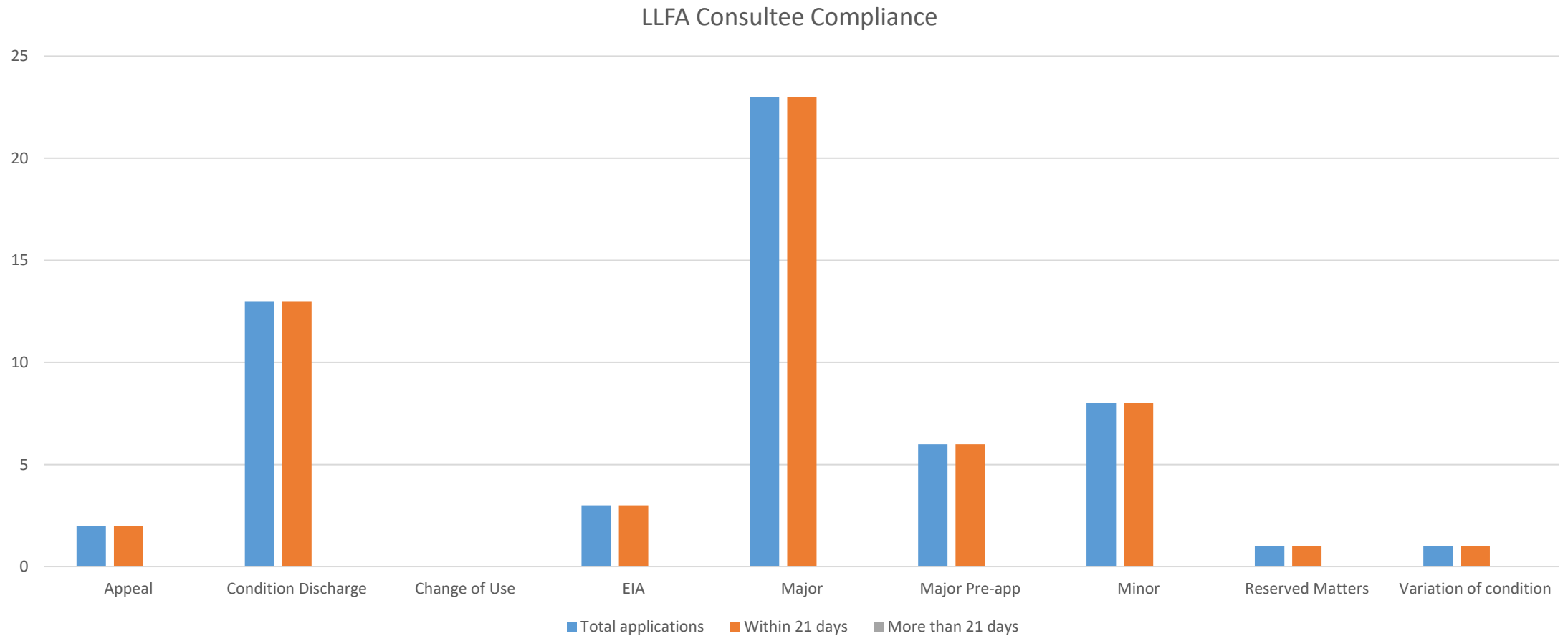
TPO applications determined from April 2023 to March 2024



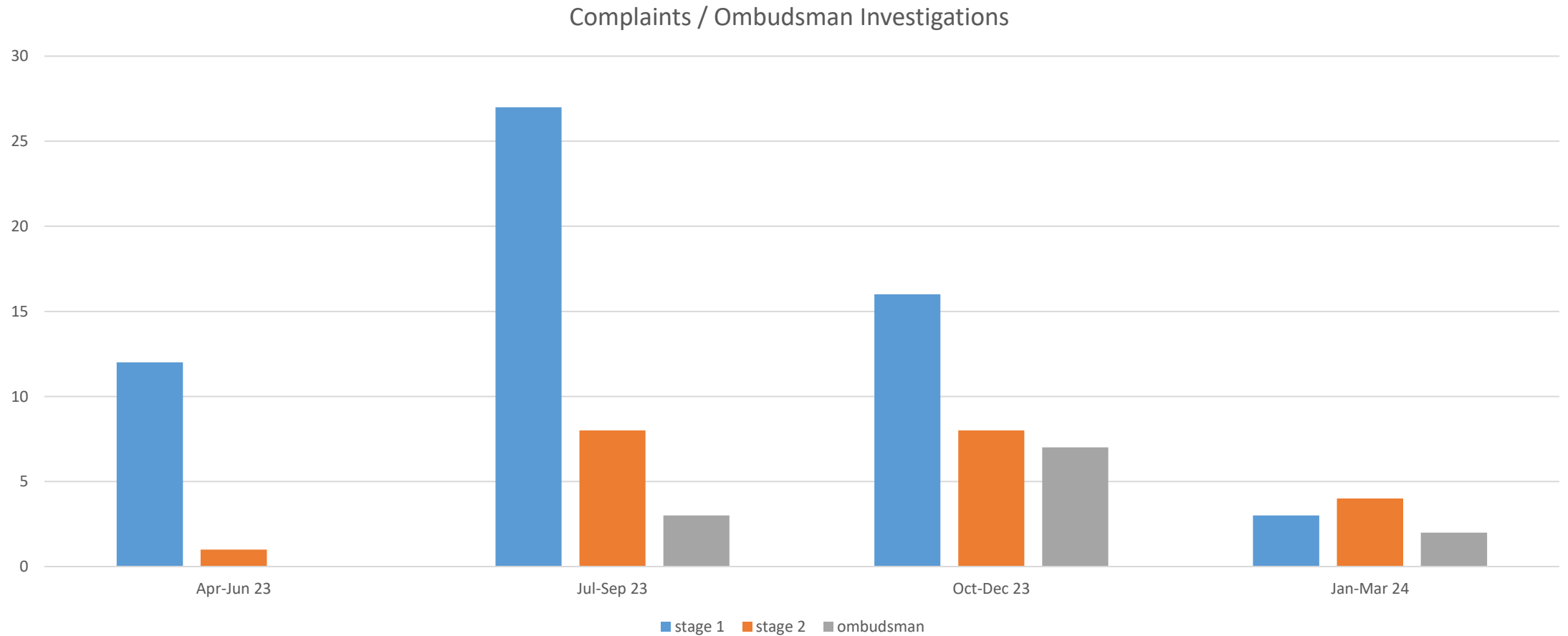
TPO and Conservation Area Notification applications determined within target time from January to March 2024



Lead Local Flood Authority Consultee Compliance



Complaints and Compliments

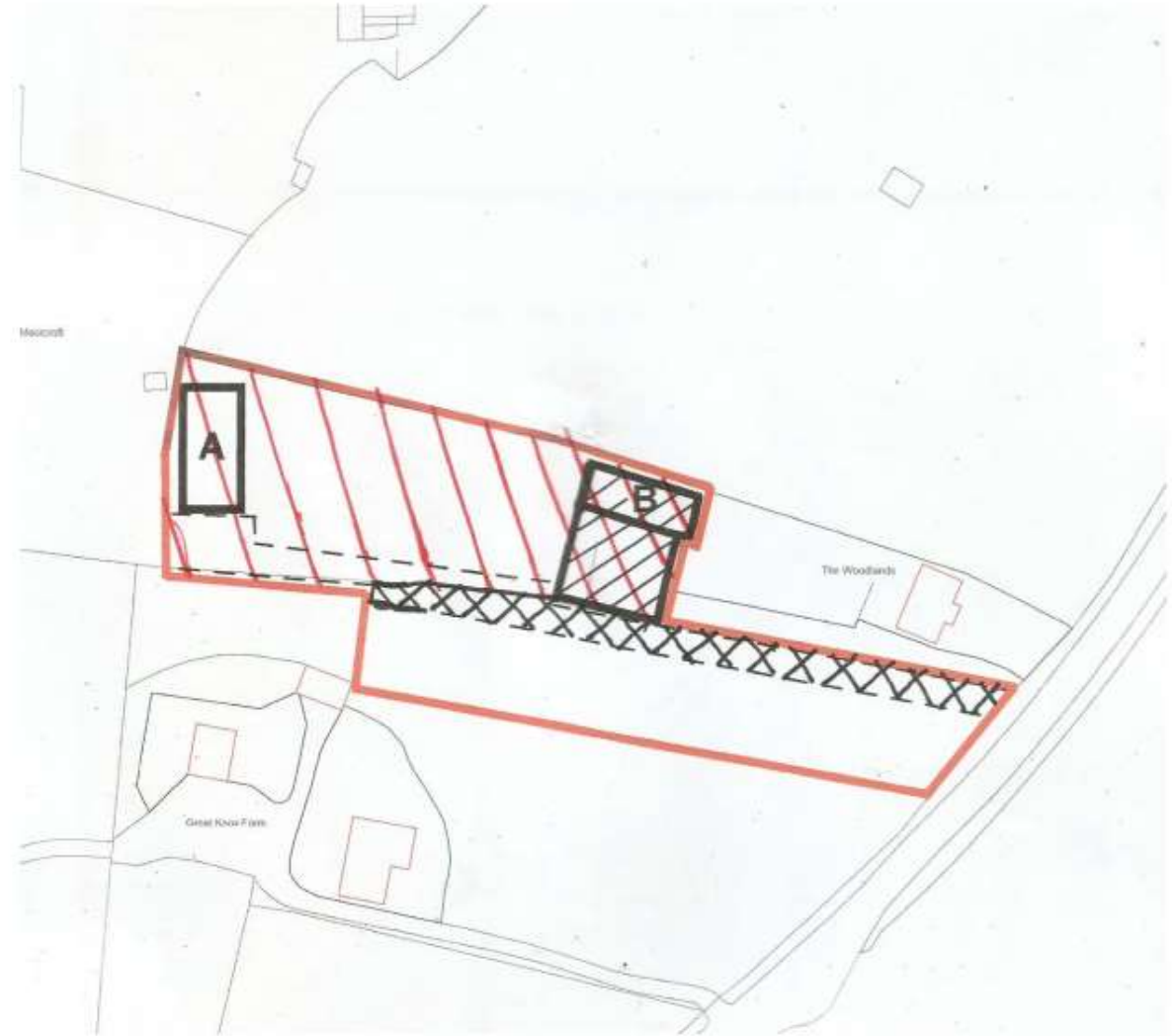


Appeals

ENF/18/0245

The Woodlands,
Hempstead Road,
Hempstead,
Gillingham

Site Location Plan



Site Photos



Site Photos



Site Photos



Site Photos



Officer Site Photos



Officer Site Photos



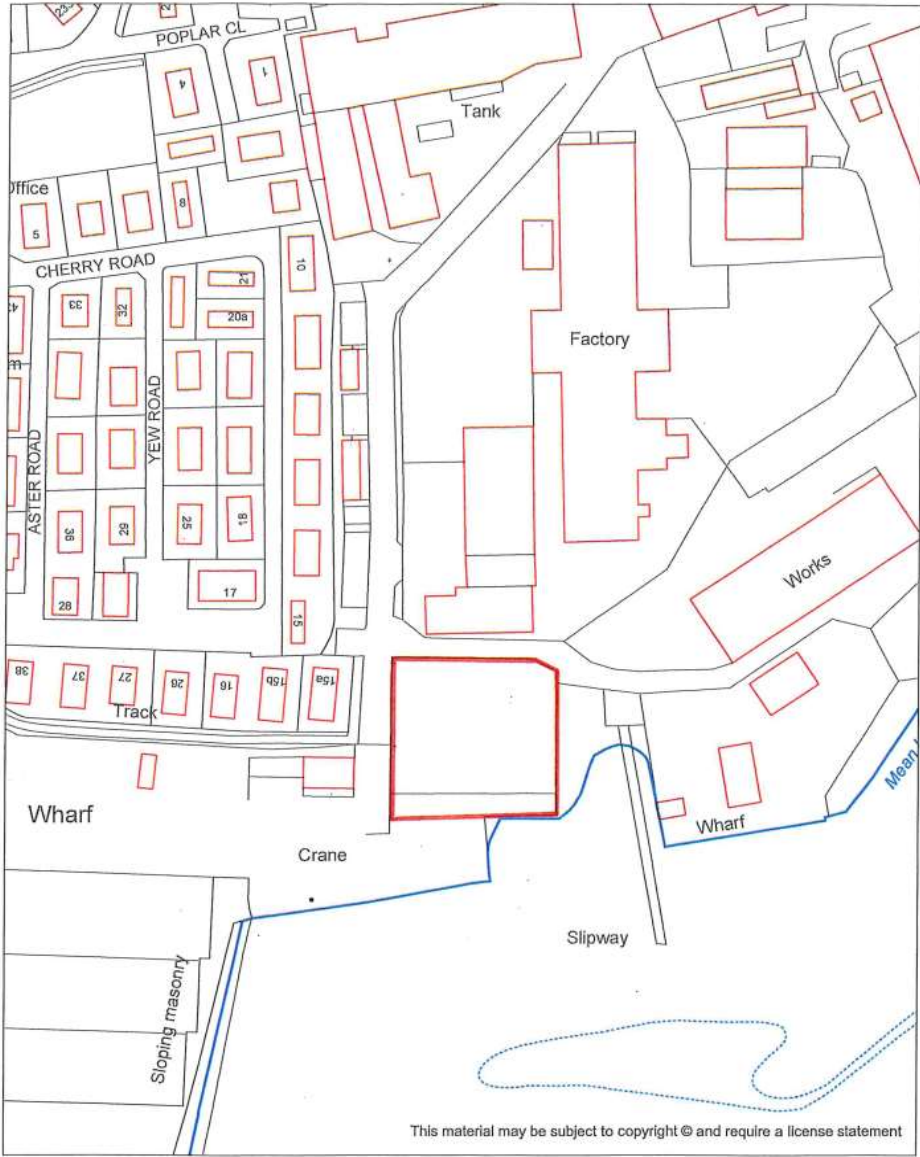
Officer Site Photos



ENF/20/0267

Port Werburgh Residential Marine,
Vicarage Lane,
Hoo St Werburgh,
Rochester

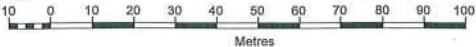
Site Location Plan



Sterling Court
Norton Road
Stevenage
Herts SG1 2JY
United Kingdom

Tel : +44 (0)1438 747996
Fax : +44 (0)1438 747997
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Operator:	Name
Department:	Department
Drawing No:	1234-A
Date: 26/10/2021	Scale: 1:1250



Officer Site Photos



MC/22/1867

Land East Of Rainham Pumping Station
And
North Of Lower Rainham Road,
Rainham

The map shows the proposed site for the new Motney Hill Primary School, highlighted in red. The site is situated in the Motney Hill area of London, bounded by West Motney Way to the north, Motney Hill Road to the east, and Lower Rainham Road to the south. The map also shows existing buildings, a bus stop, and a 50m scale bar.

Proposed Site Layout Plan
1:250 @ A3

Plot 1 - Proposed Elevations



1. Proposed South West Elevation
1:100 @ A3



2. Proposed North West Elevation
1:100 @ A3



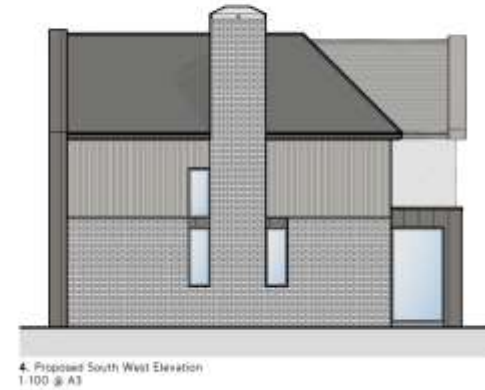
3. Proposed North East Elevation
1:100 @ A3



4. Proposed South East Elevation
1:100 @ A3

Proposed Elevations:
Plot 1
1:100 @ A3

Plot 2 - Proposed Elevations



Proposed Elevations:
Plot 2
1:100 @ A3

MC/22/2965

Avenue Tennis Club, Glebe Road, Gillingham

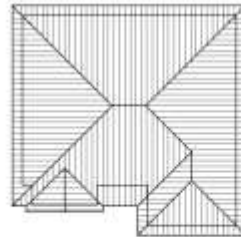
Site Location Plan



Proposed Block Plan



Proposed Elevations and Floor Plan



Roof Plan



Ground Floor Plan
70x12
PLOT 105

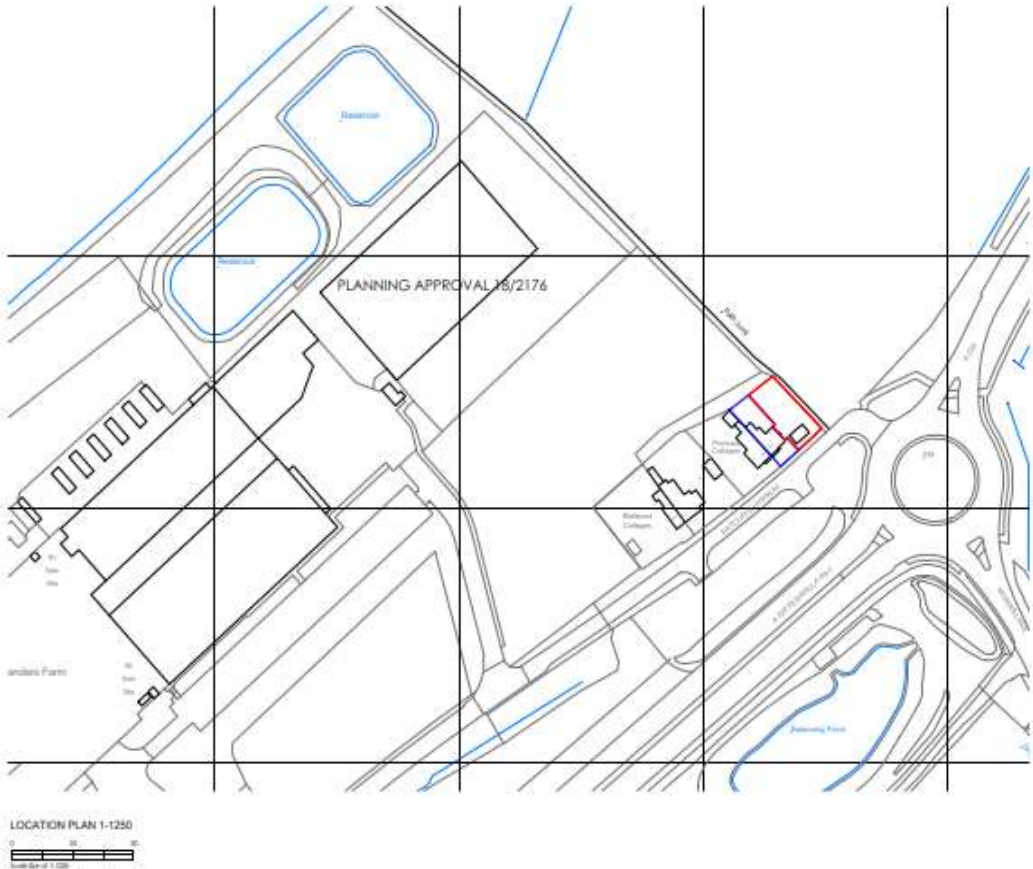
MC/22/2401

Land Adjacent To 1 Primrose Cottages

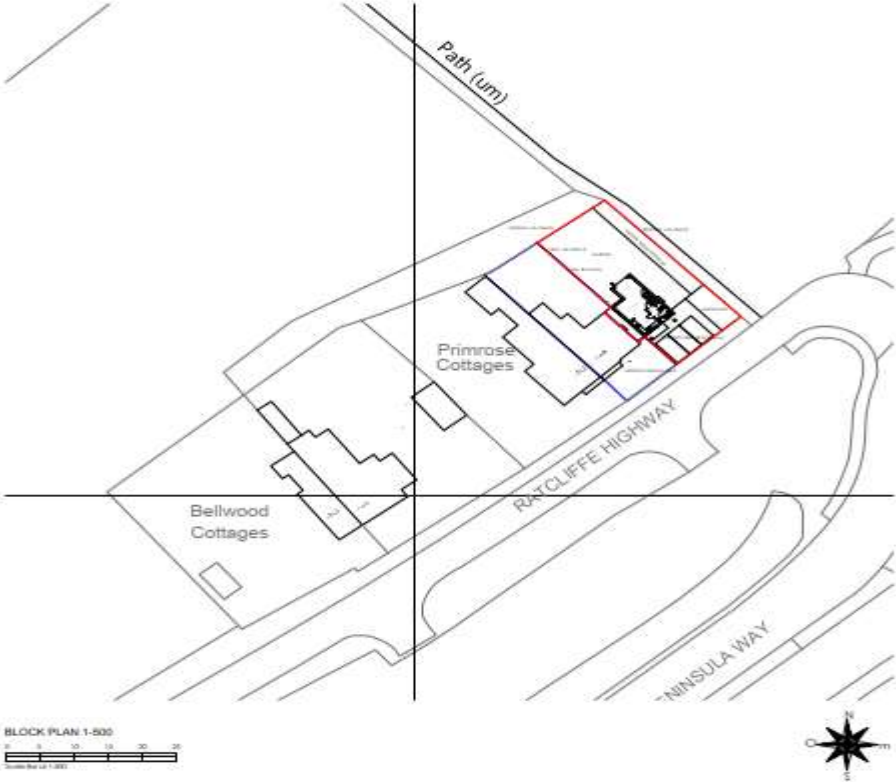
Ratcliffe Highway

Hoo St Werburgh

Site Location Plan



Proposed Block Plan



Proposed Elevation Plan



NEW DWELLING
PROPOSED SIDE ELEVATION



NEW DWELLING
PROPOSED REAR ELEVATION

EXISTING DWELLING