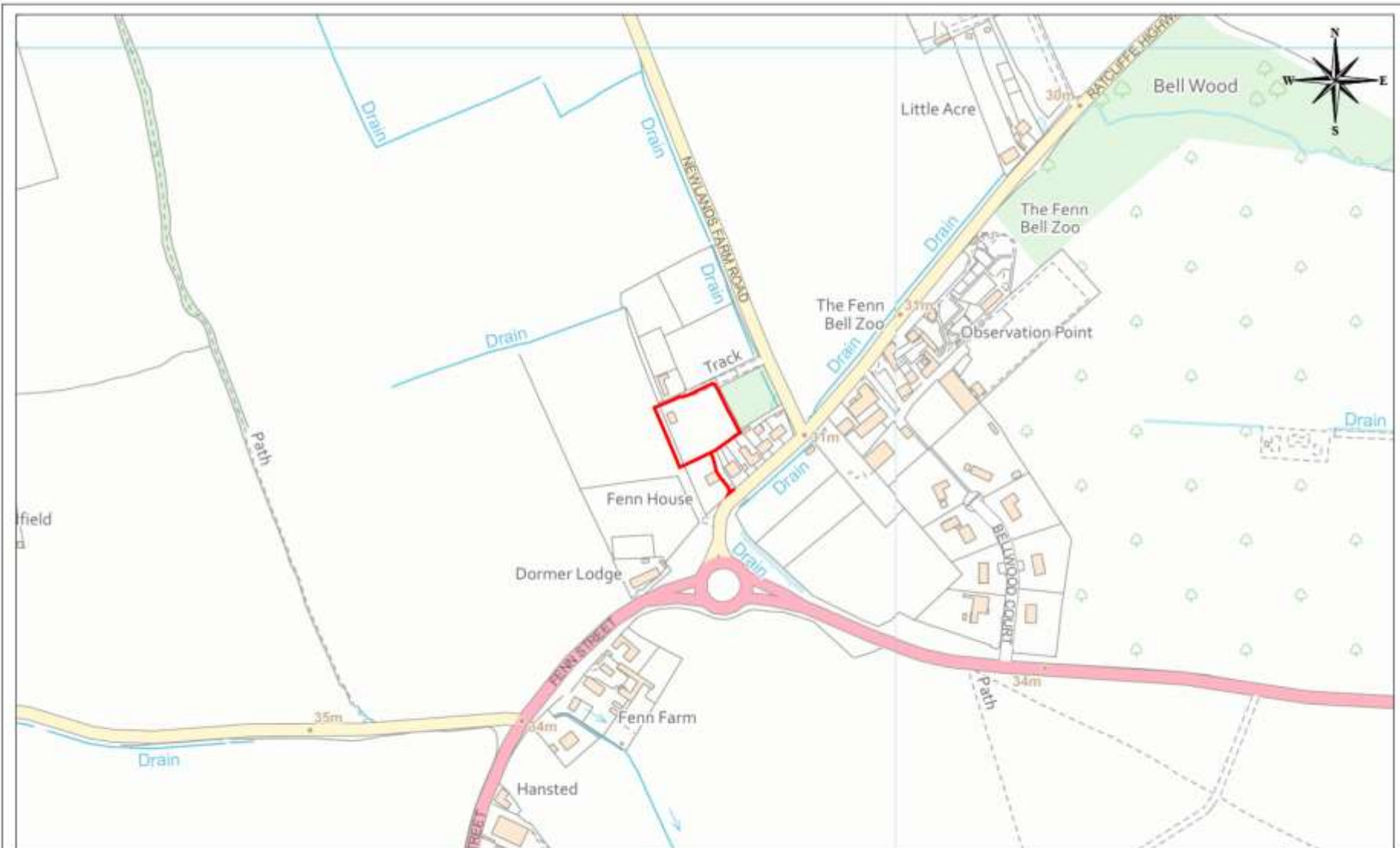


# Planning Committee

20<sup>TH</sup> November 2024

**MC/23/2753**

Land to the Rear of Fenn House Farm,  
St Mary, Hoo, Rochester,  
ME3 8QT



**MC/23/2753 - Land To The Rear Of Fenn House Farm, Fenn Street, St Mary Hoo, Rochester, ME3 8QT**

© Crown copyright and database rights 2024 Ordnance Survey licence number 100024225



Scale 1:5000 07/11/24

© Medicity Council 2024

# Site location



# Access into the site



From the field to the west of the site (rear garden of property to the left of the access road and site application site beyond



From the field to the west of the site looking towards the rear of the properties in Fenn Street



# From private access on Newlands Farm Road looking into the site





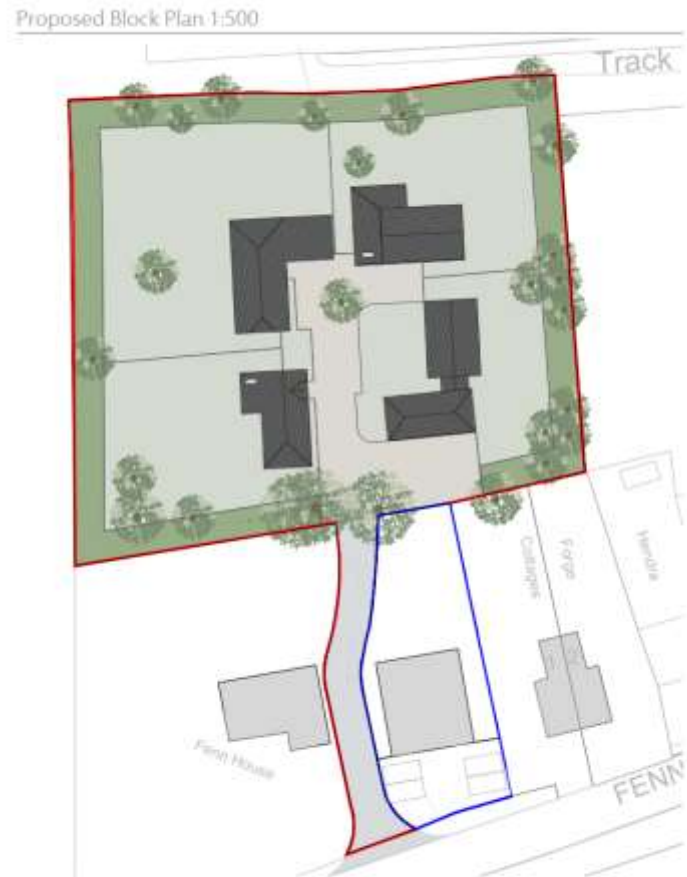
Access road to neighbouring stables with site on the left



# North eastern part of the site



# Previously approved illustrative block plan for four self-builds



# Proposed illustrative block plan

Proposed Block Plan  
1:200

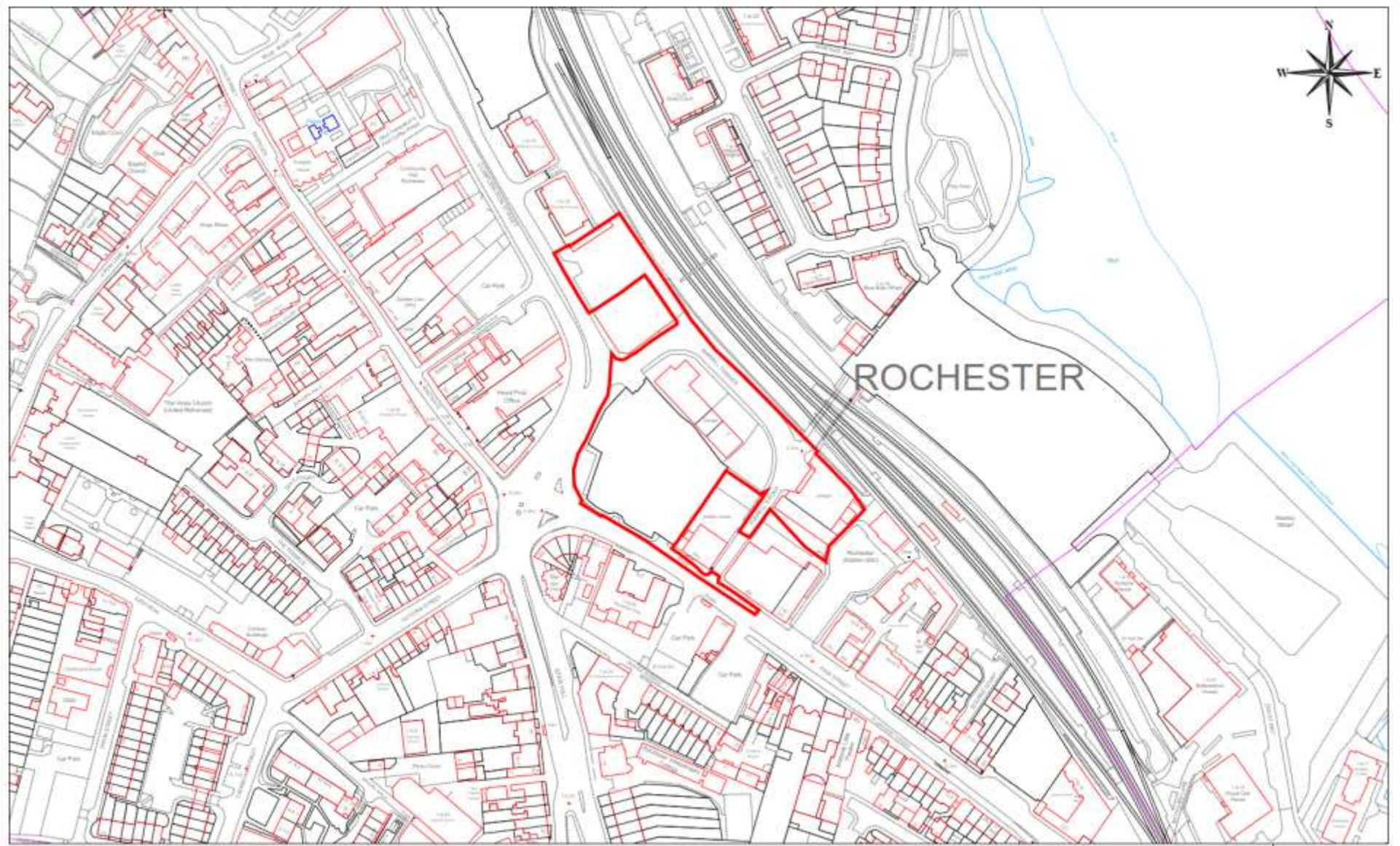


**MC/24/1613**

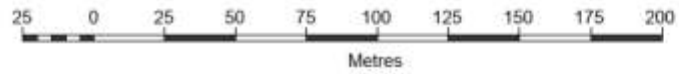
Ironmongers Yard

Rochester

ME1 1NG



**MC/24/1613 - Ironmonger Yard, Rochester, ME1 1NG**



© Crown copyright and database rights 2024 Ordnance Survey licence number 100024225.

Scale: 1:2500 04/11/24  
© Medway Council 2024

# Aerial Photo of site



# Corporation Street Photos



Now – Buildings onsite demolished



2022 – Prior to buildings being demolished



# Bardell Terrace Photos



2022 – Prior to demolition of buildings



# Furrell's Road and Old Railway Station Photos



# High Street Photos



# Original Approved Layout/Massing (MC/19/0038)

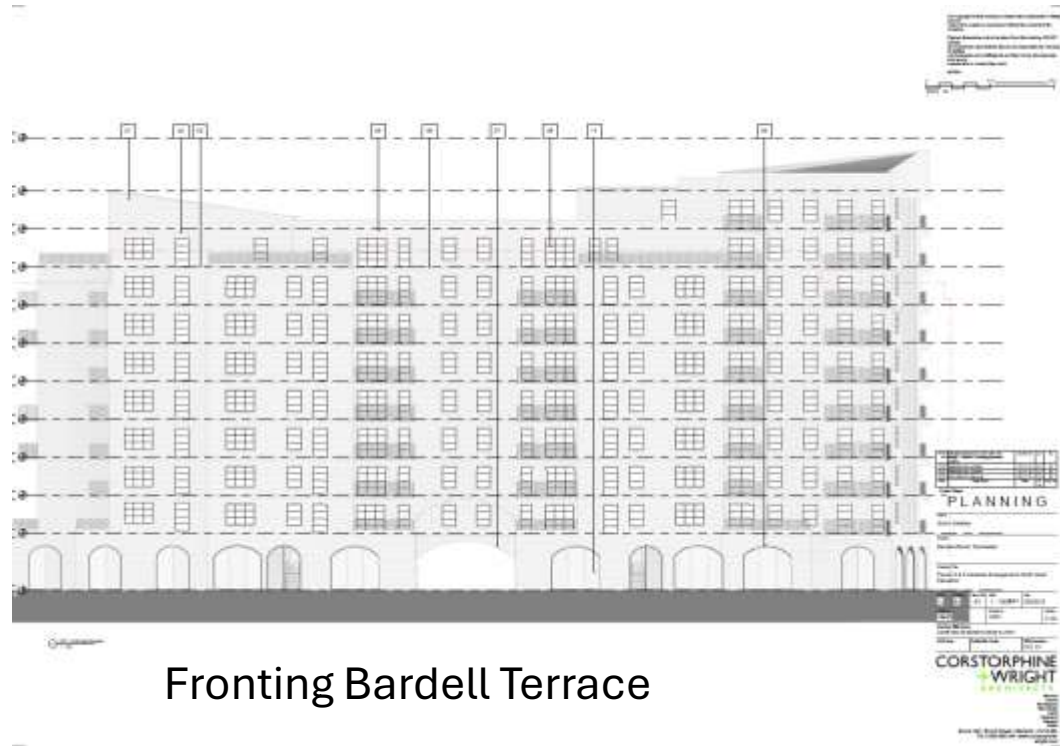


# Previous Approved Ground floor wide(MC/19/0038)

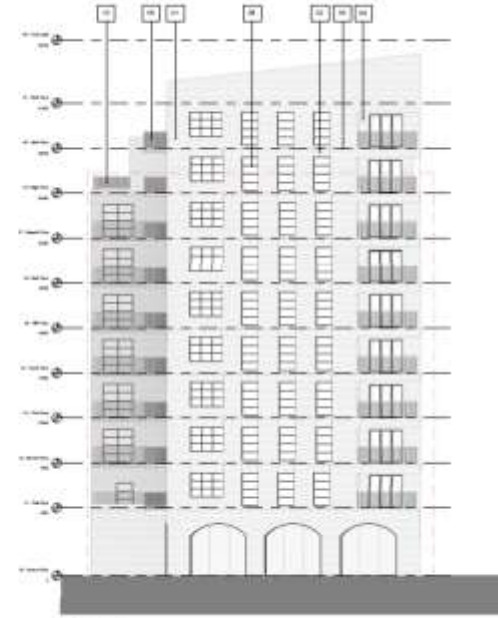
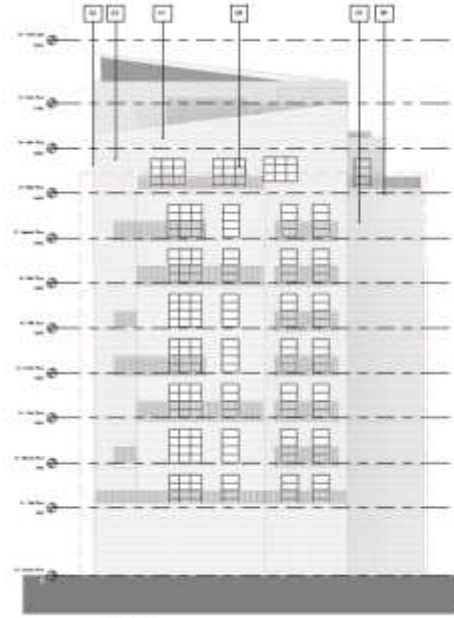




# Previously Approved Elevations buildings at centre of site (Parcel 3/4/5)



Fronting Bardell Terrace

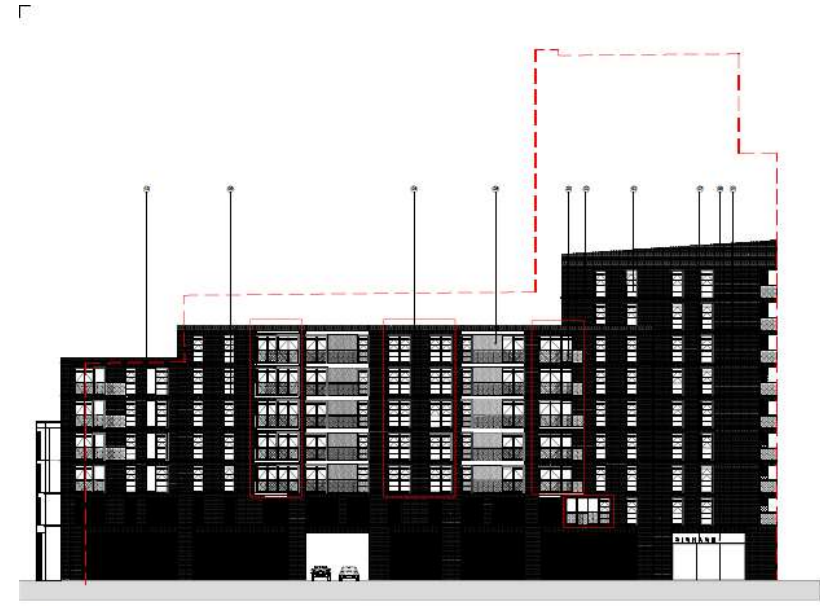


NW and SE Elevations



SW Elevation

# Previously Approved Elevations buildings at centre of site (Parcel 6)



**SECTION 1**

**PLANNING**

**CORSTORPHINE + WRIGHT ARCHITECTS**

Architectural details and planning information for the building elevation, including a small site plan and a list of materials and finishes.



**KEY PLAN**

**PLANNING**

**CLARK ESTATES**

**BARDELL WHARF, ROCHESTER**

Architectural details and planning information for the building elevation, including a key plan and a list of materials and finishes.



**SECTION 2**

**PLANNING**

**CORSTORPHINE + WRIGHT ARCHITECTS**

Architectural details and planning information for the building elevation, including a small site plan and a list of materials and finishes.



**KEY PLAN**

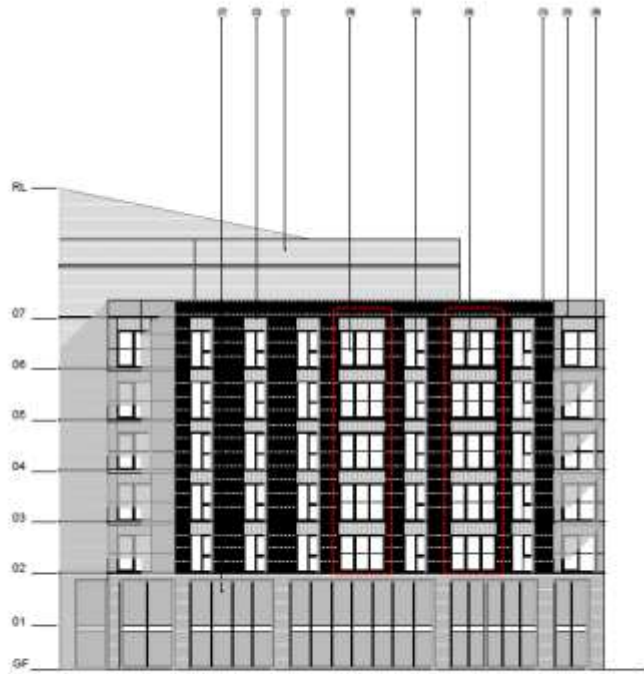
**PLANNING**

**CORSTORPHINE + WRIGHT ARCHITECTS**

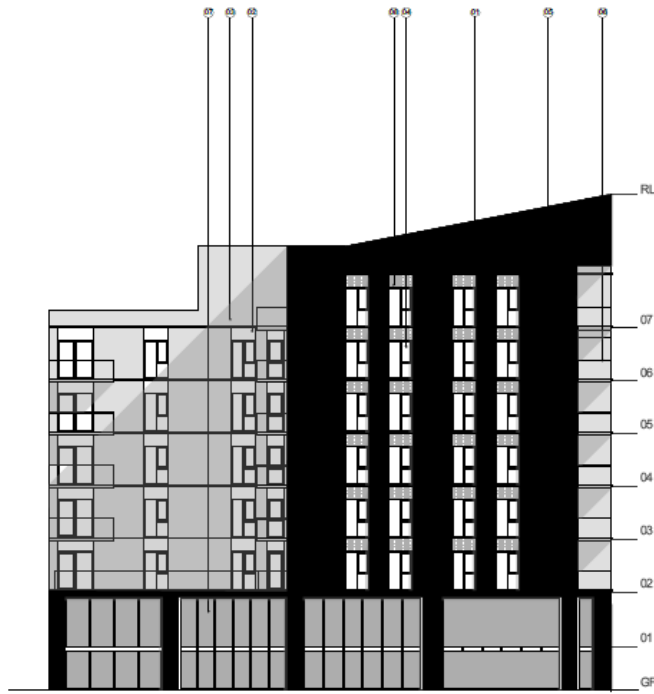
Architectural details and planning information for the building elevation, including a key plan and a list of materials and finishes.



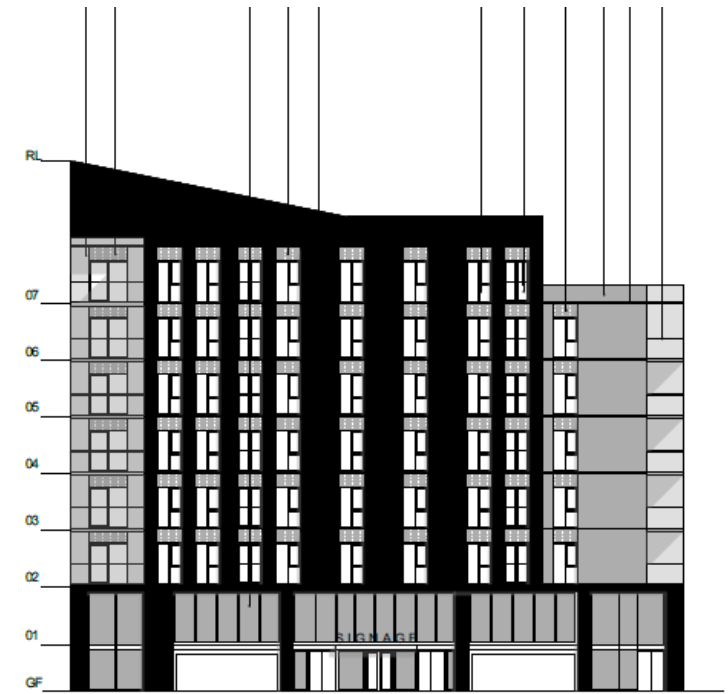
# Previous Elevations of building fronting Furrell's Road (parcel 7)



EAST ELEVATION - B

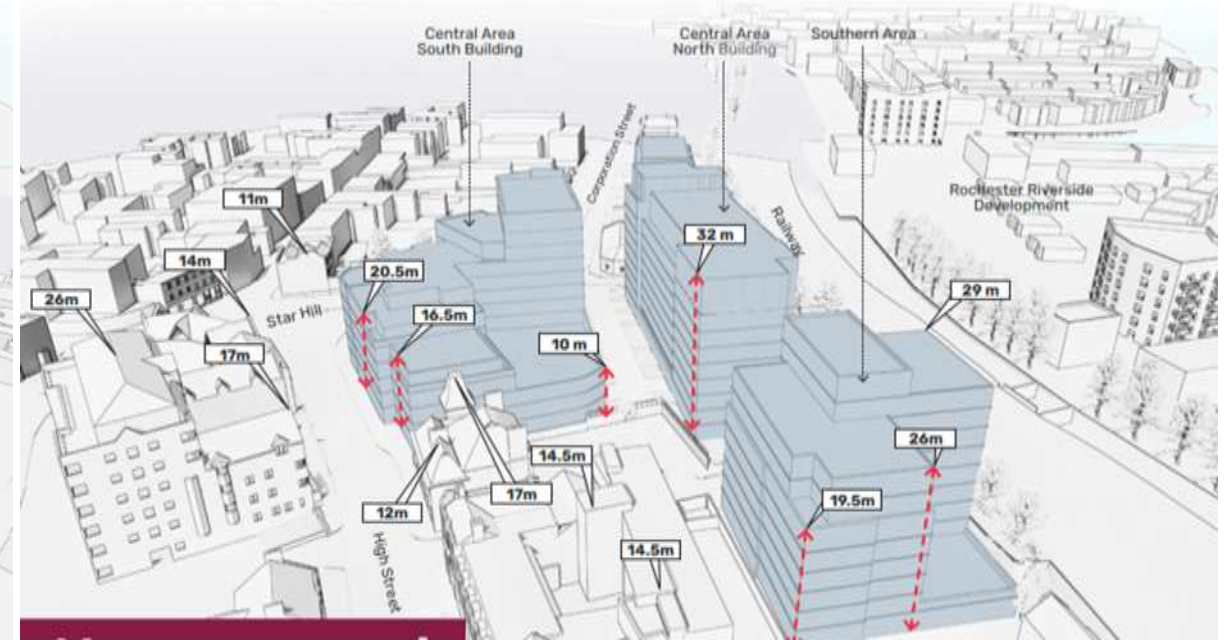
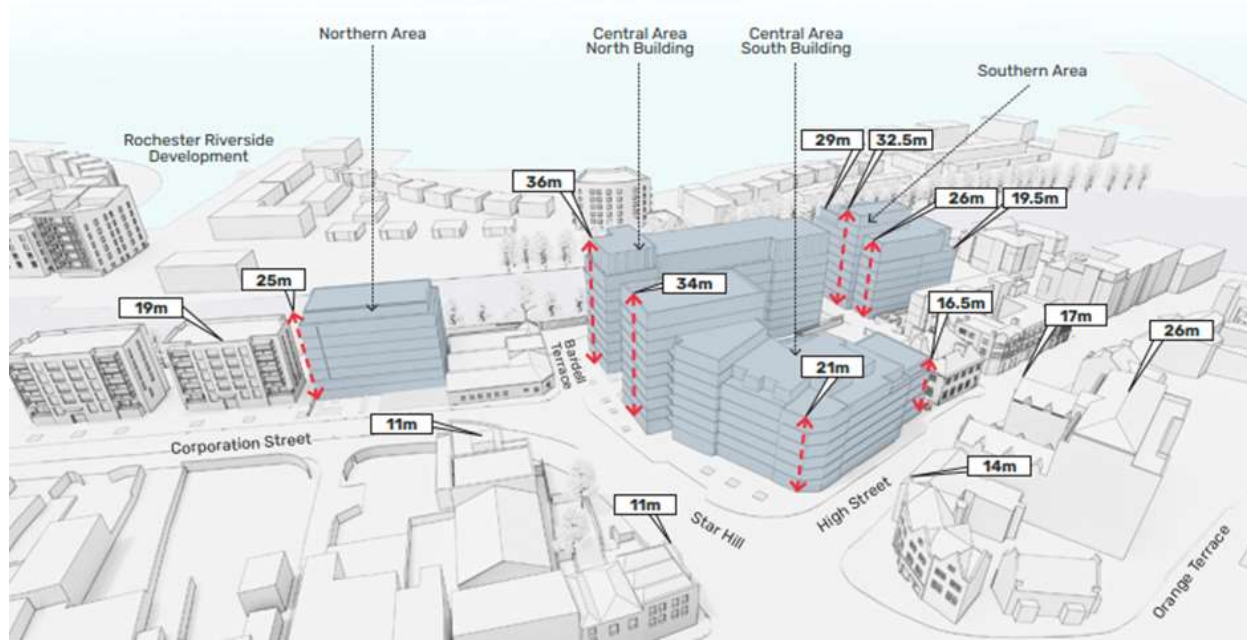


WEST ELEVATION - D

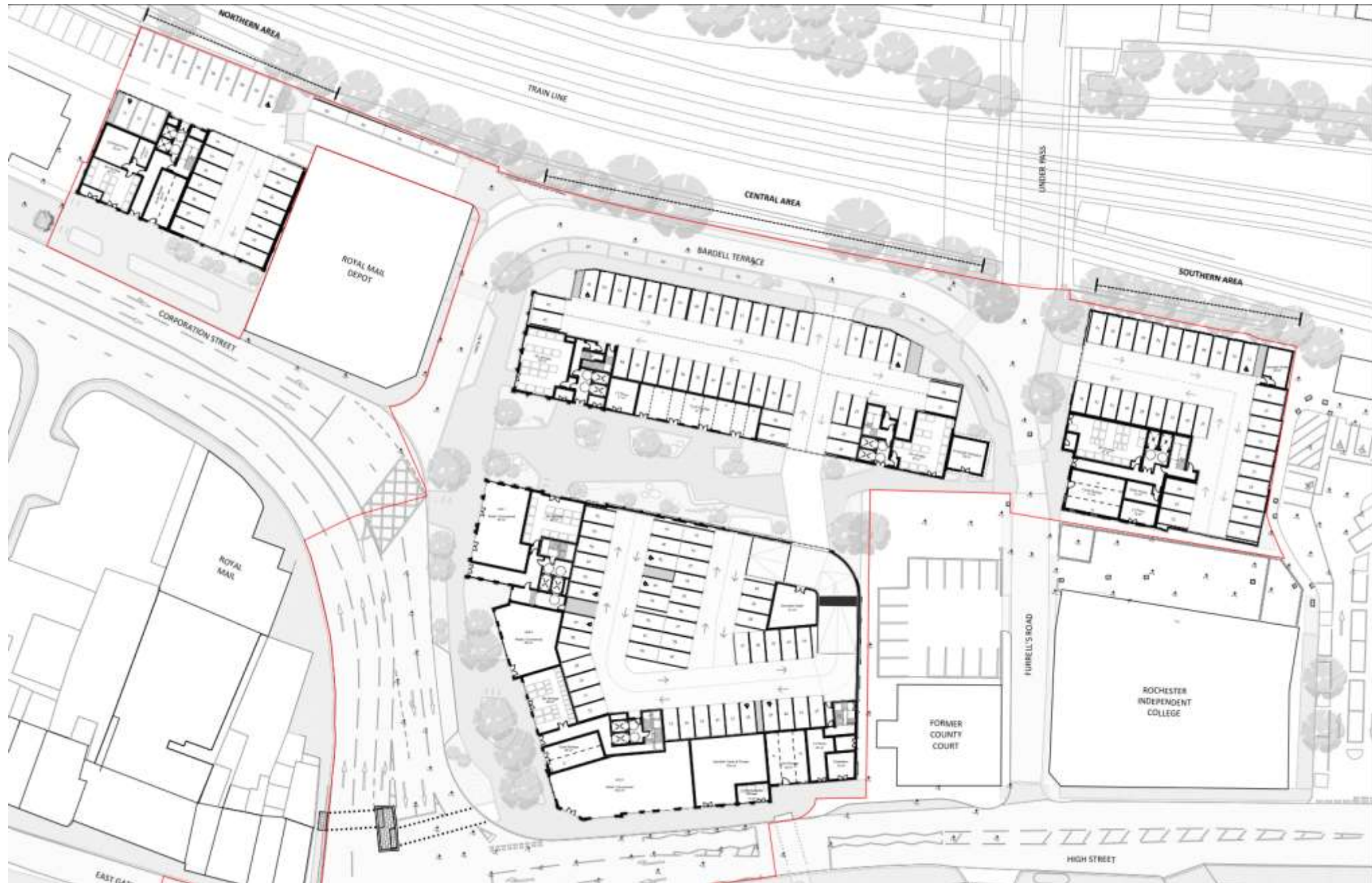


NORTH ELEVATION - A

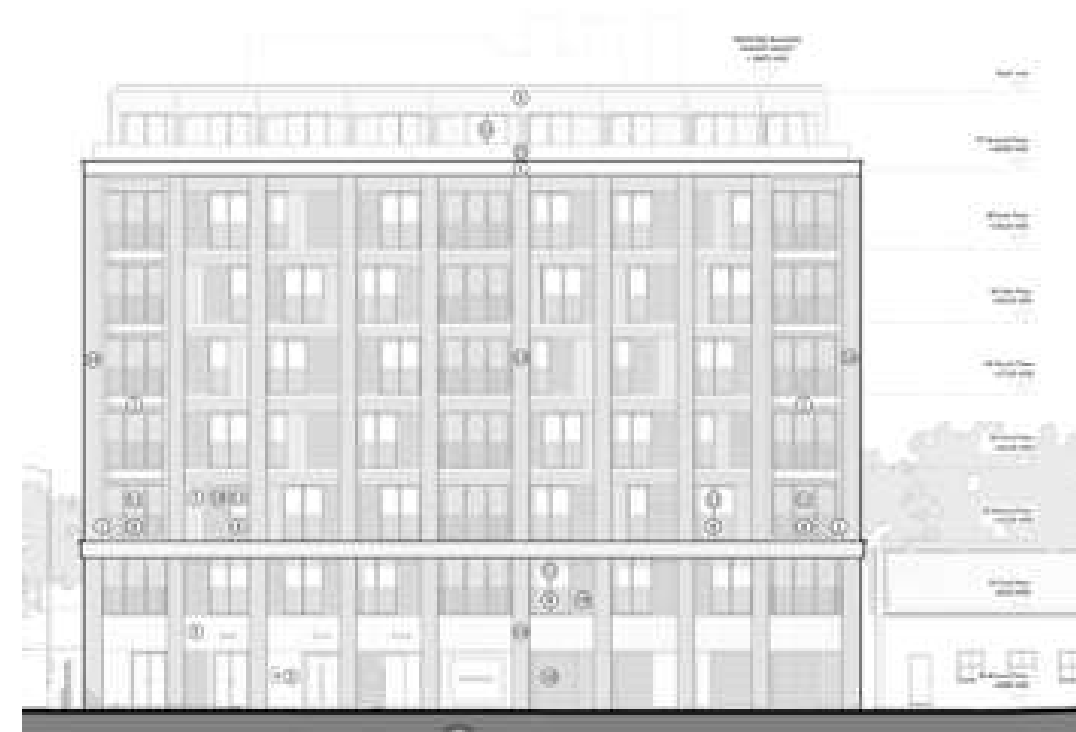
# MC/22/1810 – Approved Massing



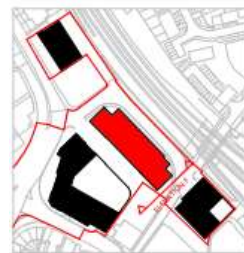
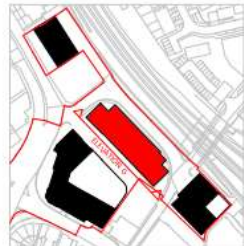
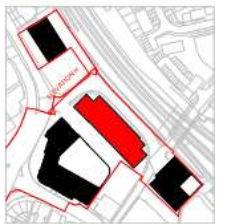
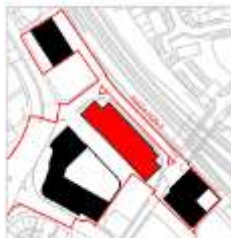
# MC/22/1810 - Site Wide Ground Floor



# MC/22/1810 – Building fronting Corporation Street



# MC/22/1810 – Block fronting Bardell Terrace



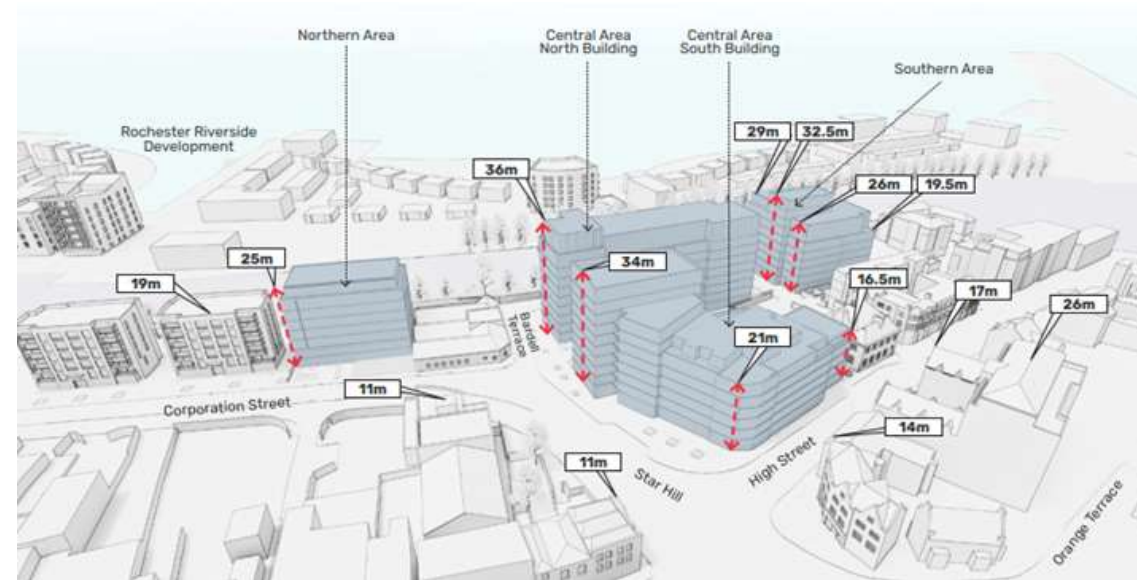
# MC/22/1810 – Blocks fronting Corporation Street and High Street



# MC/22/1810 – Block fronting Furrell’s Road



# Proposed application massing

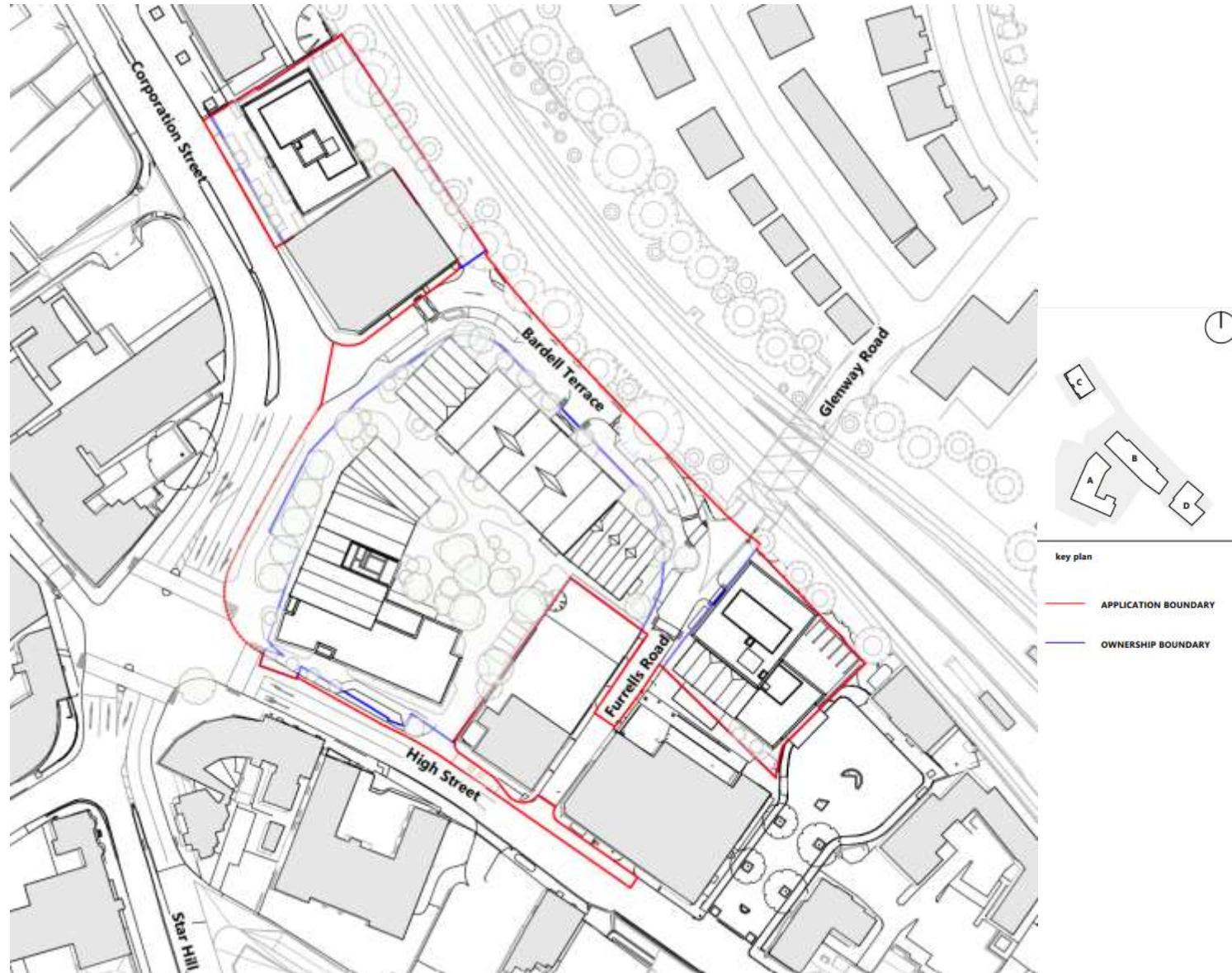


MC/22/1810 - massing

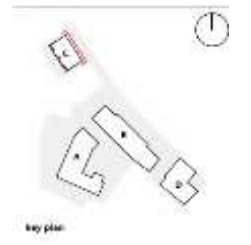




# Proposed- Site Wide Roof Plan

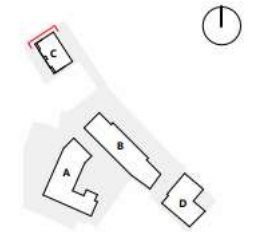
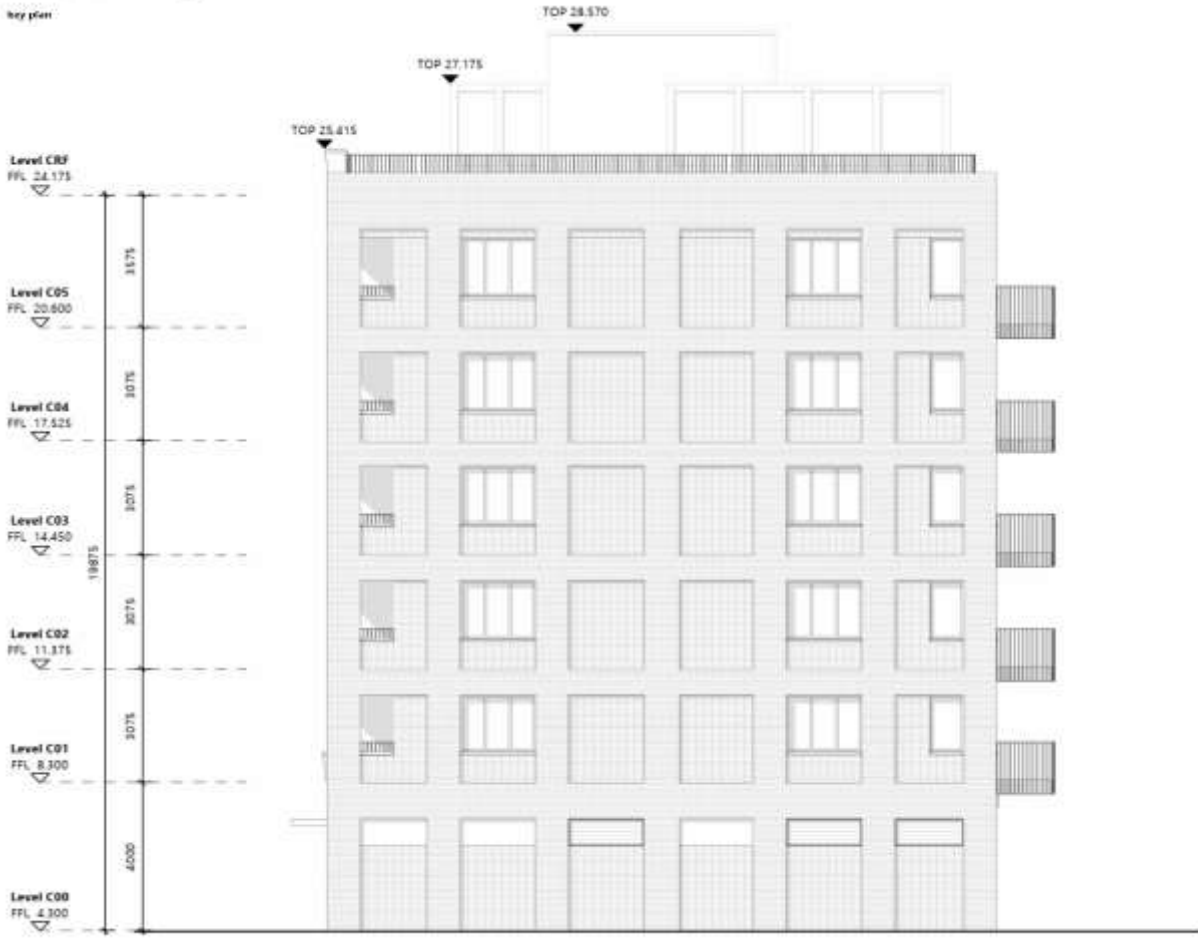
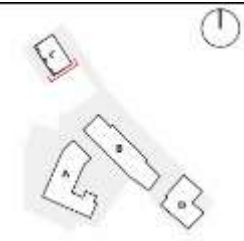


# Proposed- Block fronting Corporation Street Block C



30 Flats (10 1bed and 20 2bed)

# Proposed- Block fronting Corporation Street Block C



# Comparison of proposed vs previously consented



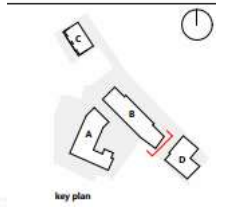
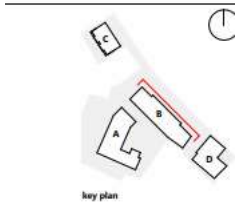
MC/22/1810

# Proposed- Block fronting Bardell Terrace Block B



149 Flats, build to rent (118 1bed and 31 2bed)

# Proposed- Block fronting Bardell Terrace Block B



# Comparison of proposed vs previously consented



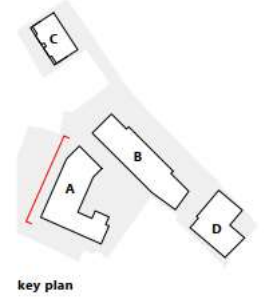
# Proposed- Block fronting Corporation Street and High Street Block A



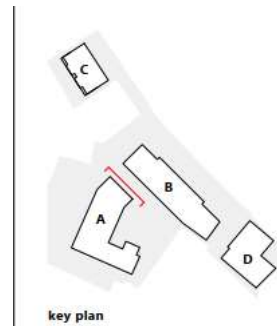
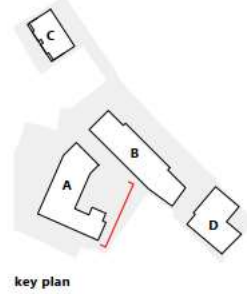
41 Senior Living - 41 Flats, build to rent (23 1bed and 18 2bed)/Flats for sale 9 (6 1bed and 3 2bed)



# Proposed- Block fronting Corporation Street and High Street Block A



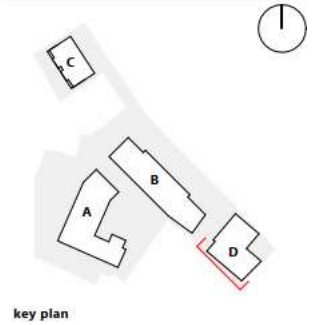
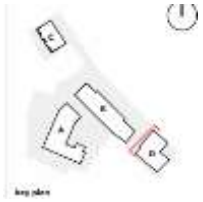
# Proposed- Block fronting Corporation Street and High Street Block A



# Comparison proposed vs consented scheme

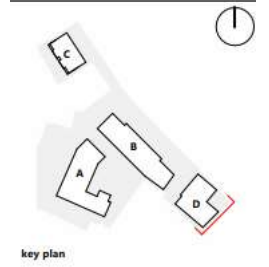
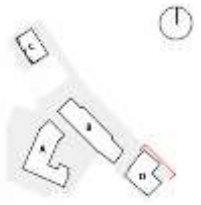


# Proposed- Block fronting Furrels Road Block D



67 Flats, build to rent (42 1bed, 25 2bed)

# Proposed- Block fronting Furrells Road Block D



# Comparison proposed vs consented scheme



# Landscaping



# CGI – Inside Ironmongers Yard





# Crossing – s106 – contribution to 4 way crossing



# Crossing – Minor Crossing works similar to those on previous consented

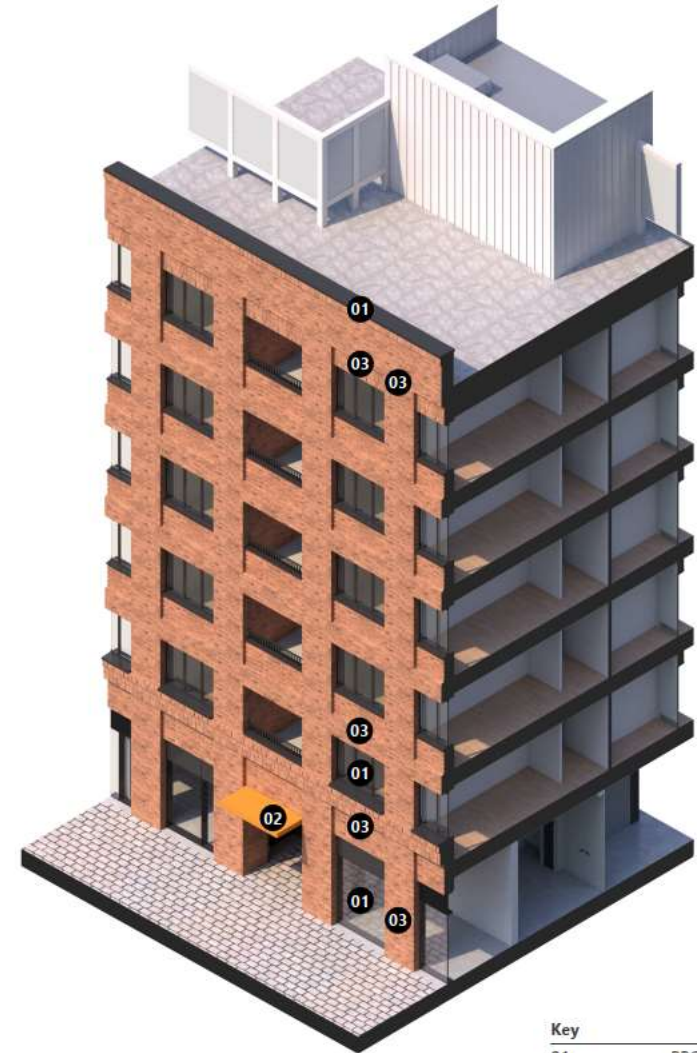


# Proposed- Block fronting Corporation Street Block C Materiality



## Key

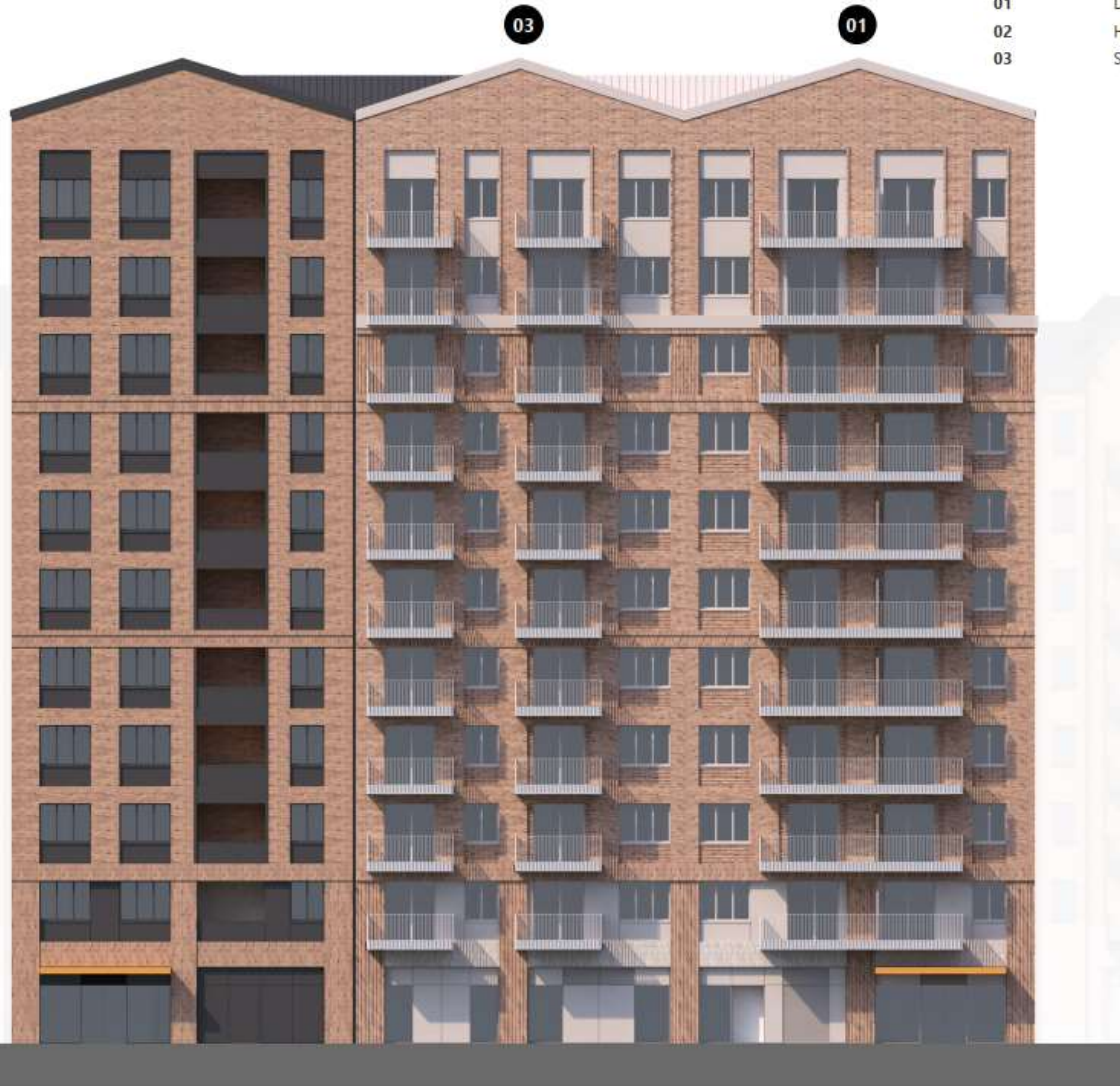
- 01 Emphasized Central Bay
- 02 Large windows
- 03 Symmetry
- 04 Base/mid/top split



## Key

- 01 PPC Aluminium - Black
- 02 PPC Aluminium - Orange
- 03 Brick Finish - Light Red

# Proposed- Block fronting Bardell Terrace Block B – Materiality



- Key
- 01 Dominant low-pitched roof
  - 02 Horizontal industrial windows
  - 03 Symmetry



- Key
- 01 Dominant pitched roof
  - 02 Vertical windows
  - 03 Symmetry
  - 04 Base/mid/top split

01 - typical elevation

# Proposed- Block fronting Bardell Terrace Block B – Materiality – Base/Mid/Top

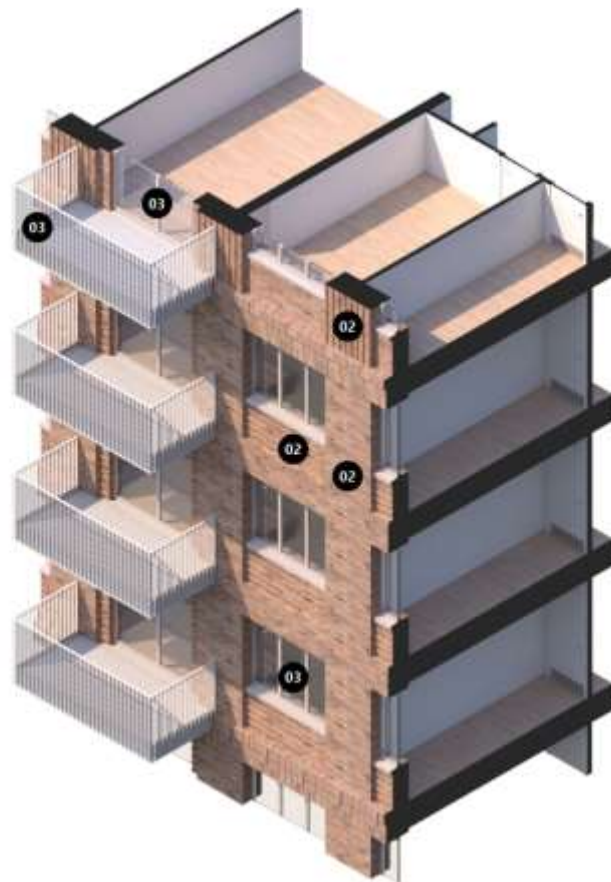
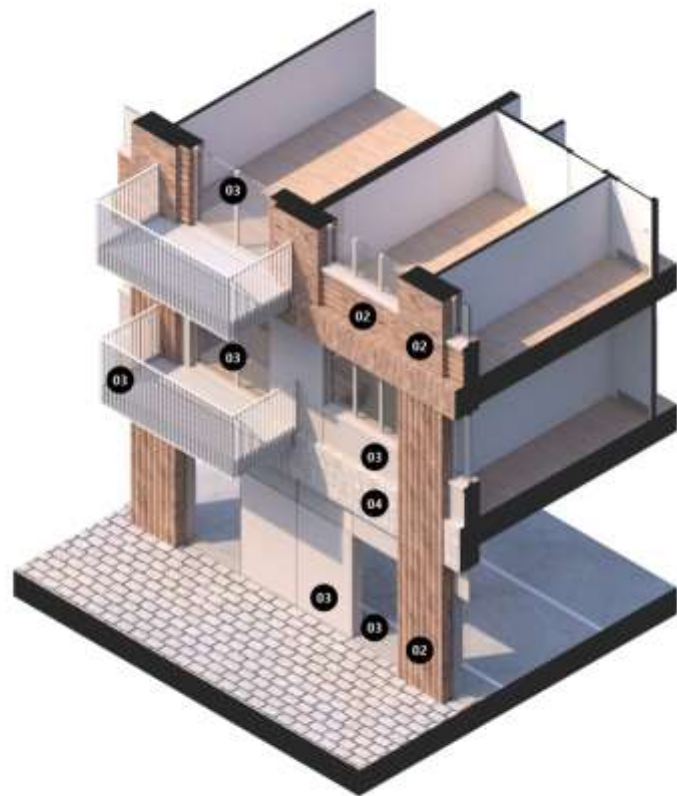


Fig 120. tall building - isometric bay - base



Fig 120. tall building - base

- Key
- 01 Standing Seam Roofing - Light Grey
  - 02 Brick Finish - Light Buff
  - 03 PVC Aluminium - Light Grey
  - 04 Brick Finish - Light Grey



Fig 121. tall building - mid

- Key
- 01 Standing Seam Roofing - Light Grey
  - 02 Brick Finish - Light Buff
  - 03 PVC Aluminium - Light Grey
  - 04 Brick Finish - Light Grey



Fig 122. tall building - top

- Key
- 01 Standing Seam Roofing - Light Grey
  - 02 Brick Finish - Light Buff
  - 03 PVC Aluminium - Light Grey
  - 04 Brick Finish - Light Grey

# Proposed- Block fronting Corporation Street and High Street Block A – Materiality



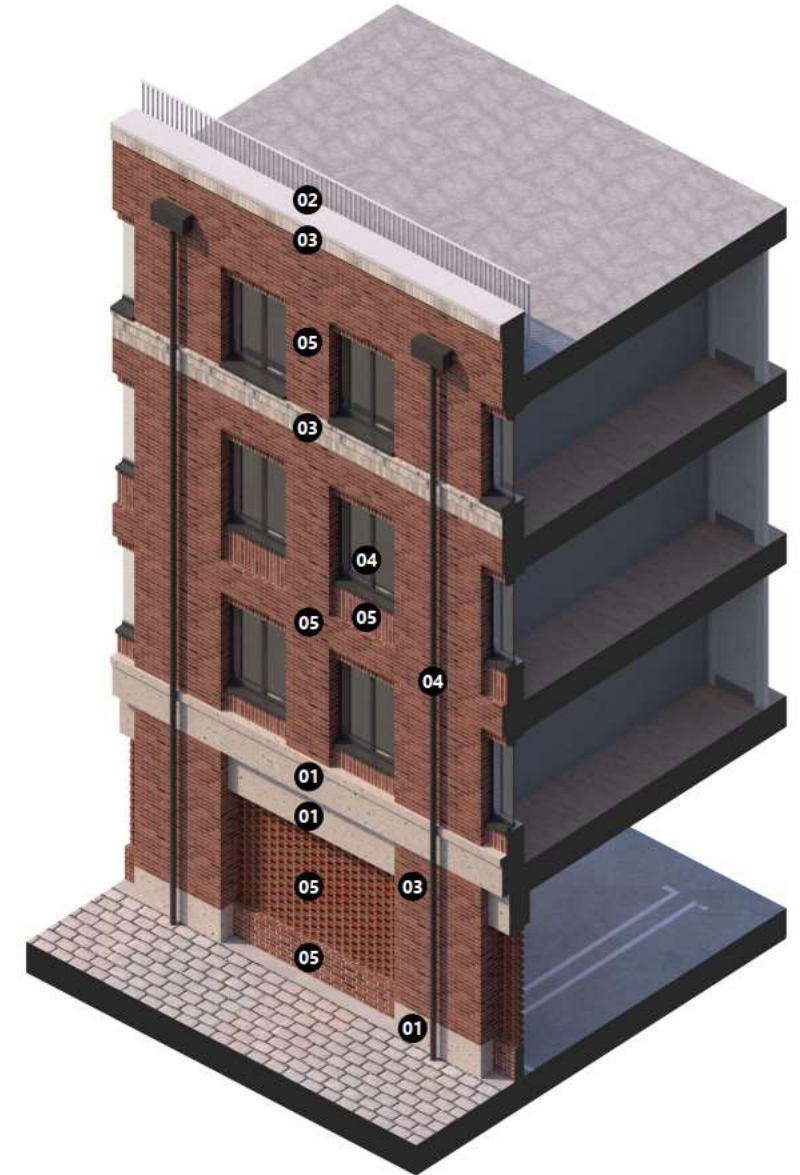
- Key**
- 01 Flat roof parapet
  - 02 Vertical windows
  - 03 Small bay width
  - 04 Base/mid/top split
  - 05 Horizontal banding



**Fig 68.** key plan

- Key**
- 01 Cast Stone - Light Grey
  - 02 PPC Aluminium - Light Grey
  - 03 Brick Finish - Light Grey
  - 04 PPC Aluminium - Black
  - 05 Brick Finish - Dark Red

Design & Access Statement



Block A - South West Elevation - isometric bay

# Proposed- Block fronting Furrell's Road Block D – Materiality



Fig 74. Block D - South East Elevation

Key	
01	Elevated Central Bay
02	Vertical windows
03	Symmetry
04	Base/mid/top split

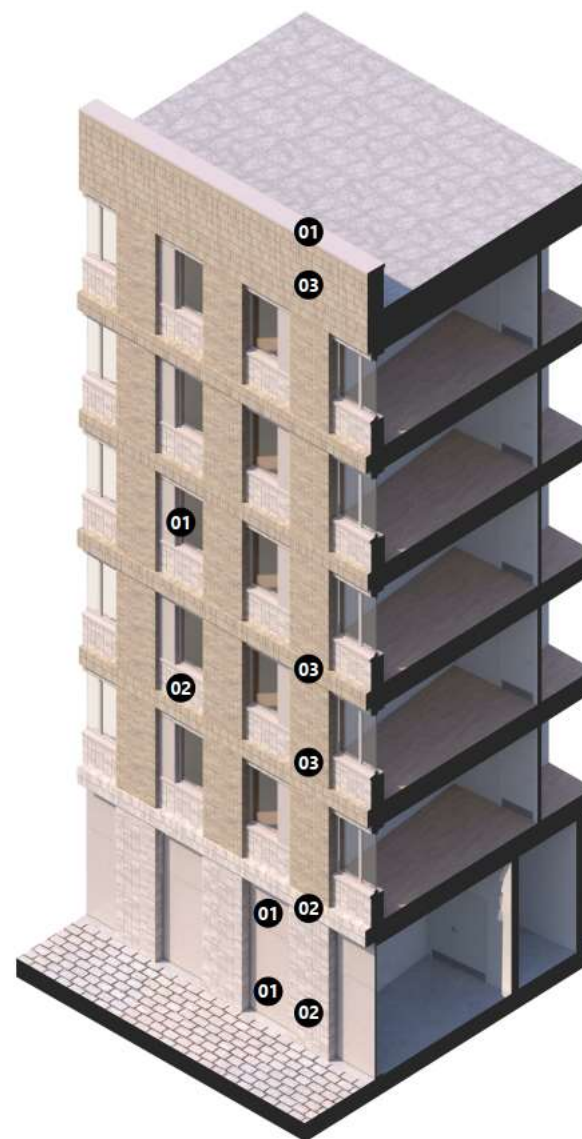


Fig 76. key plan

Key	
01	PPC Aluminium - Light Grey
02	Brick Finish - Light Grey
03	Brick Finish - Buff

# CGIS – With comparison to previously consented schemes



4.26 VIEW FROM STAR HILL AND EAST GATE JUNCTION

MC/22/1810



MC/19/0038





# CGIS – With comparison of previously consented schemes



# CGIS – With comparison to previous consented.



# CGIS – Looking down Furrell’s Road



# CGIS – Relationship to Adjacent Listed building



# HTVIA Views:

VIEW 1 - CUMULATIVE: Corporation Street, St Clements House, looking south east



Red Wire line is St Clements House (being built out in photo)

Green wire line is MC/22/1810 development

# HTVIA Views:

VIEW 2 - PROPOSED: Eastgate, junction with Star Hill, looking east



Green wire line is  
MC/22/1810  
development

# HTVIA Views:

VIEW 3 - PROPOSED: Star Hill, junction with Victoria Street, looking north



Green wire line is  
MC/22/1810  
development

# HTVIA Views:

VIEW 4 - PROPOSED: High Street, junction with Furrell's Road, looking west



Green wire line is  
MC/22/1810  
development



# HTVIA Views:

VIEW 5 - PROPOSED: High Street, outside Medway Little Theatre, looking north-west

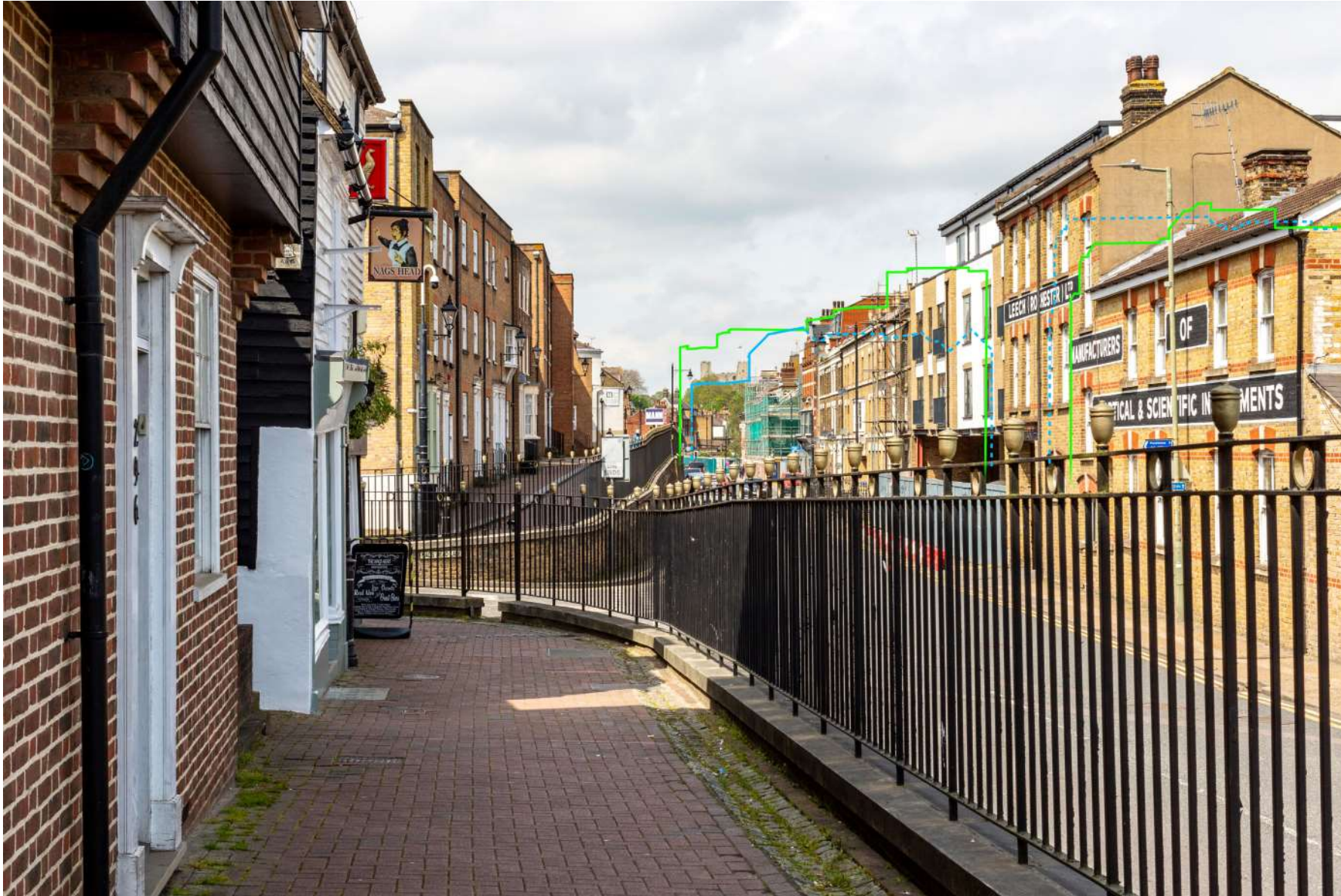


Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development

# HTVIA Views:

VIEW 6 - PROPOSED: High Street, outside No.320, looking north-west



Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development

# HTVIA Views:

VIEW 7 - PROPOSED: Victoria Street, junction with East Row, looking north-east



Green wire line is  
MC/22/1810  
development



# HTVIA Views:

VIEW 8 - PROPOSED: Jackson's Field, looking north-west



Green wire line is  
MC/22/1810  
development

# HTVIA Views:

VIEW 9 - PROPOSED: Castle Hill, looking south-west



Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development

# HTVIA Views:

VIEW 11 - CUMULATIVE: Victoria Gardens, on path immediately south of New Road, looking south-west



Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development  
Orange wire line is St  
Bartholomew's

Purple wire line is  
Rochester Riverside

# HTVIA Views:

VIEW 12 - CUMULATIVE: Victoria Gardens, north of Fort Pitt Hill, looking north-west



Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development  
Orange wire line is St  
Bartholomew's

Purple wire line is  
Rochester Riverside

# HTVIA Views:

VIEW 13 - CUMULATIVE: North-western end of Sun Pier, looking west



Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development

Purple wire line is  
Rochester Riverside



# HTVIA Views:

VIEW 14 - CUMULATIVE: Fort Amherst, looking west



Green wire line is  
MC/22/1810  
development

Blue wire line is the  
proposed  
development

Purple wire line is  
Rochester Riverside

# Landscaping



# Proposed- Block fronting Corporation Street and High Street Block A



Ground Floor

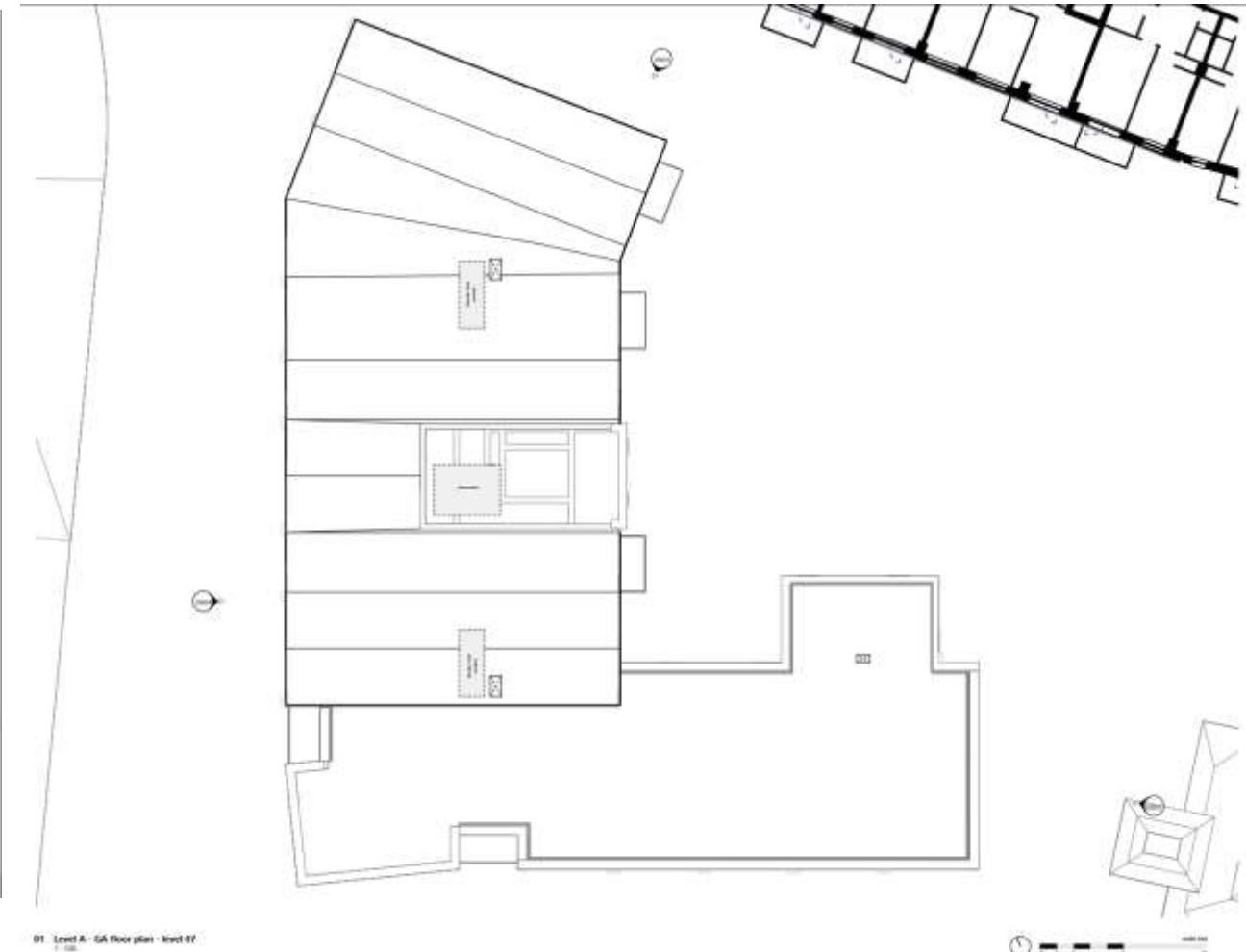


First to Third Floors

# Proposed- Block fronting Corporation Street and High Street Block A

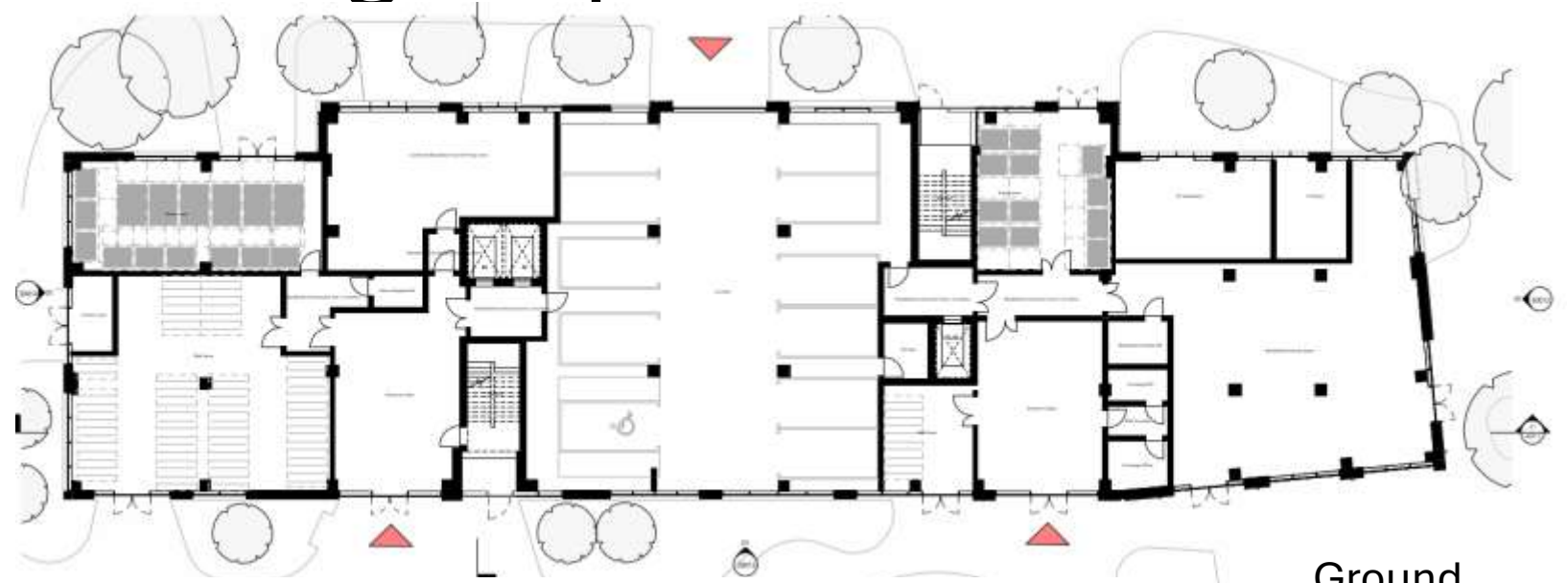


Fourth and Fifth Floor



Roof

# Proposed- Block fronting Corporation Street and High Street Block B

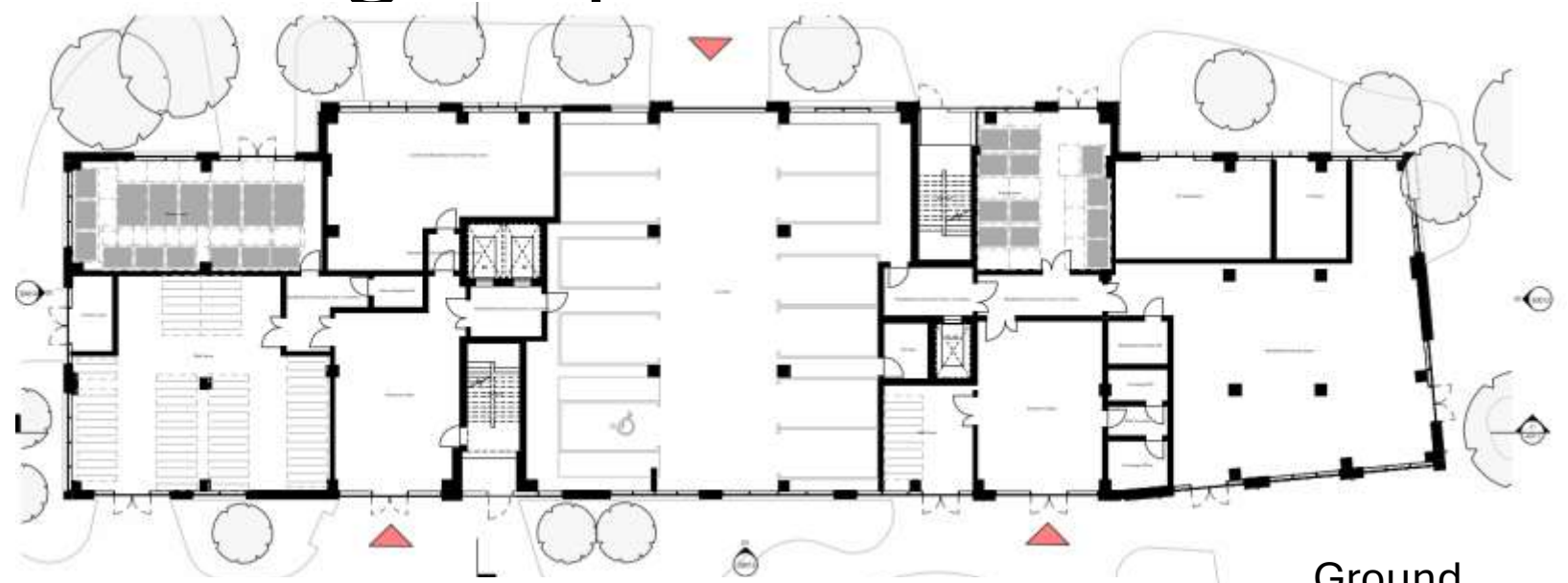


Floors 1 - 7

Ground



# Proposed- Block fronting Corporation Street and High Street Block B



Floors 1 - 7

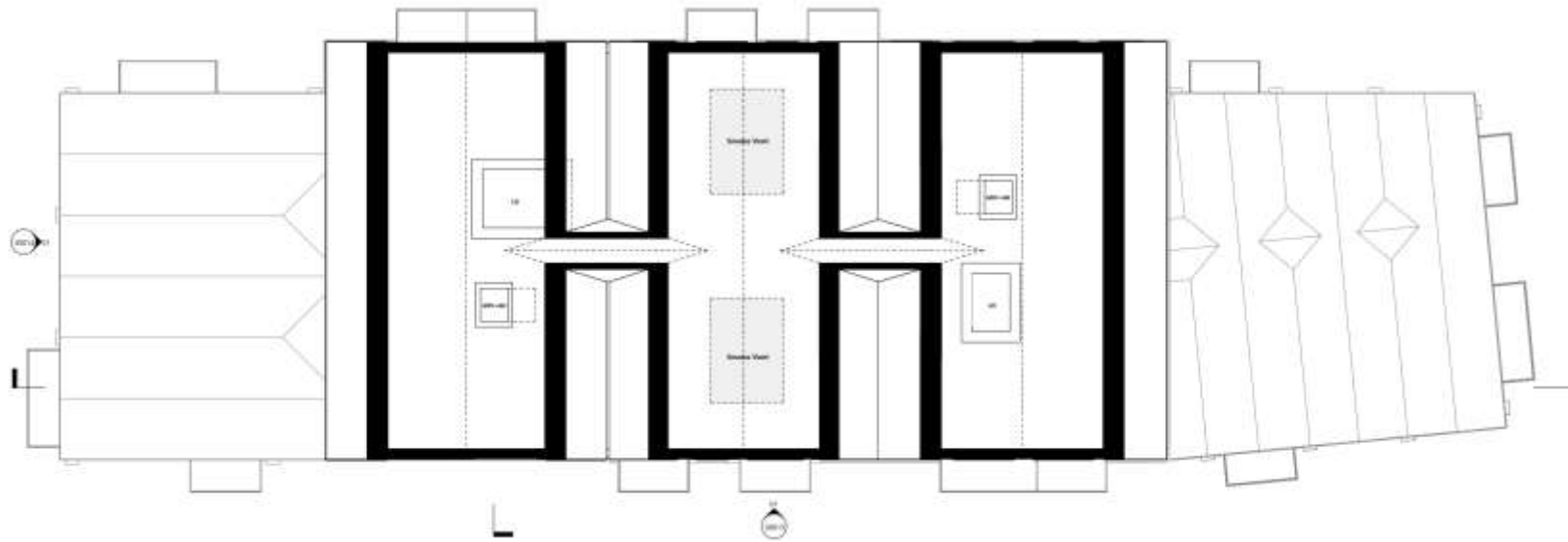
Ground



# Proposed- Block fronting Corporation Street and High Street Block B



Roof



Floors 8-9

# Proposed- Block fronting Furrell's Road Block C



Ground Floor



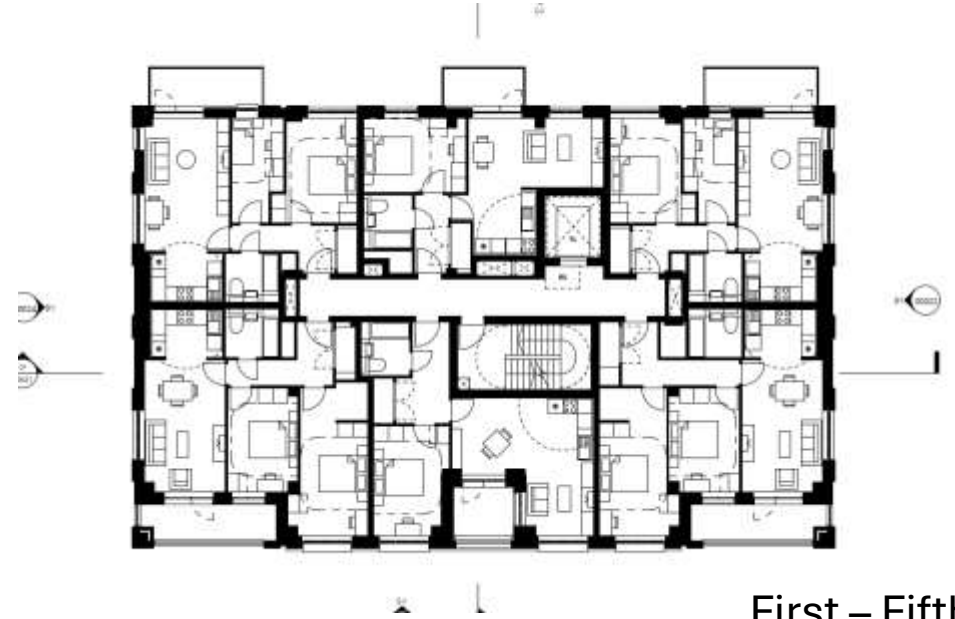
First - Fifth Floor



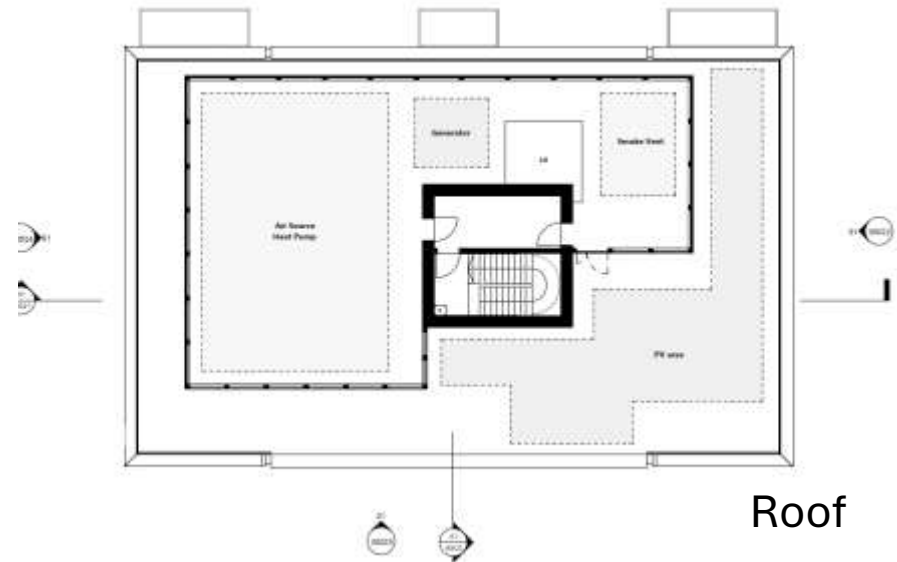
# Proposed- Block fronting Furrell's Road Block C



Ground Floor



First – Fifth Floor



Roof

# Proposed- Block fronting Furrell's Road Block D



Ground Floor

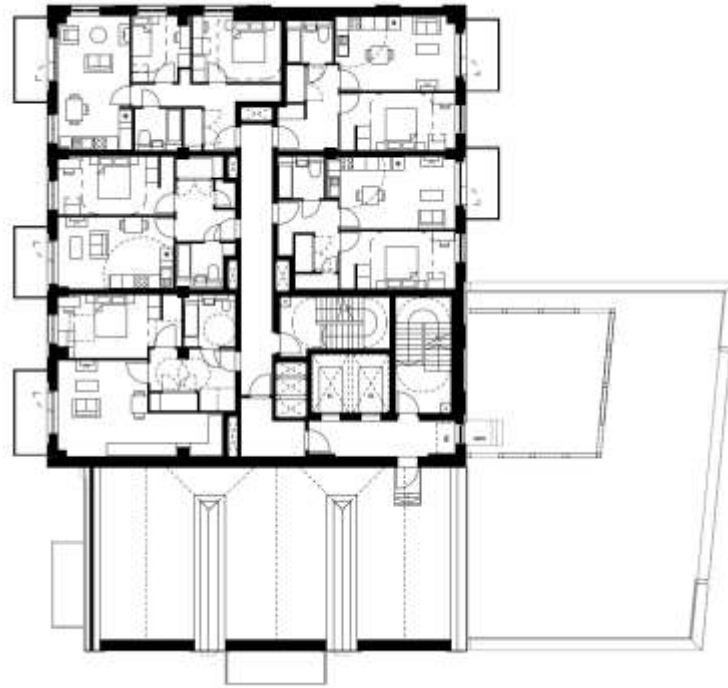


First - Fifth Floor

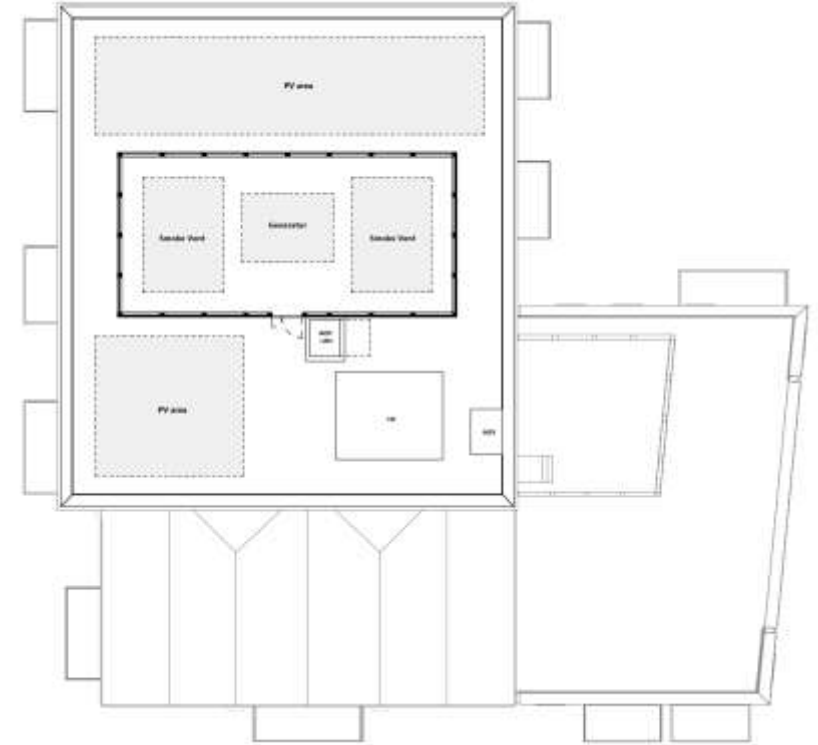
# Proposed- Block fronting Furrell's Road Block D



Six Floor



Seventh and Eighth Floor



Roof

# MC/24/1033

Former St John Fisher RC Comprehensive School

Ordnance Street

Chatham

ME4 6SG



**MC/24/1033 - Former St John Fisher Rc Comprehensive Scholl, Ordance Street, Chatham, ME4 6SG**



## Aerial Image of Application Site



## Site Specific Context



### New School City Way

- All weather 3G Football Pitch
- Grass Football Pitch
- 100m running track
- Rounders Pitch
- 3 x MUGA's



Site Photos







V1 View across grass playing fields showing houses of Boundary Road in the back



V2 View from top of grass playing fields showing vacant school buildings in the back



V3 Path running along western side of grass playing fields



V4 Steep topography of grass playing fields



V1 View of western site boundary and back of houses along Boundary Road



V2 View of gate separating hard sports area from the grass playing fields



V3 View towards south western corner of the site



V4 View of hard sports area from southern site boundary





# Proposed House Types

Apartments – 1 & 2 Bed





1 Townhouse - 2B3P - Front Elevation  
Scale: 1:50



2 Townhouse - 2B3P - Rear Elevation  
Scale: 1:50



1 Townhouse - 3B5P - Types 1 & 2 - Front Elevation  
Scale: 1:50



2 Townhouse - 3B5P - Types 1 & 2 - Rear Elevation  
Scale: 1:50



1 Townhouse - 3B5P - Type 3 - Front Elevation  
Scale: 1:50



2 Townhouse - 3B5P - Type 3 - Rear Elevation  
Scale: 1:50

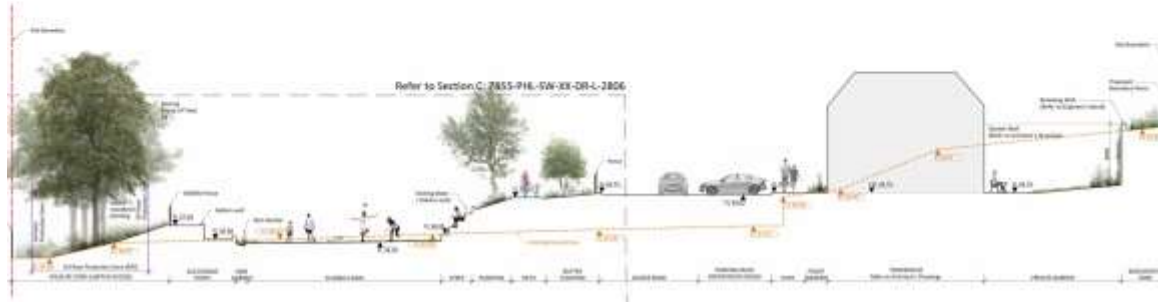


1 Townhouse - 4B5P - Front Elevation  
Scale: 1:50



2 Townhouse - 4B5P - Rear Elevation  
Scale: 1:50

# Sections



# CGI's



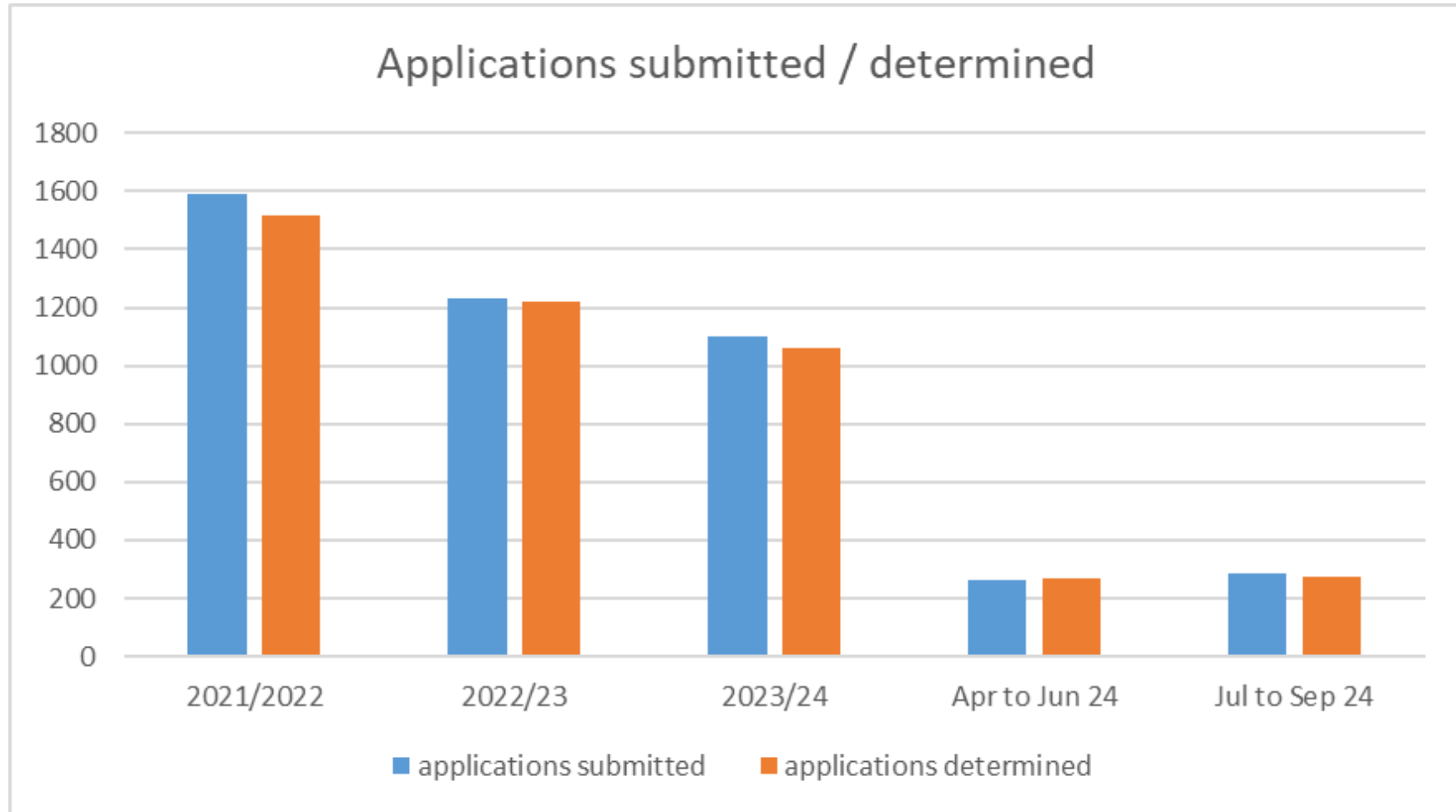


# CGI's

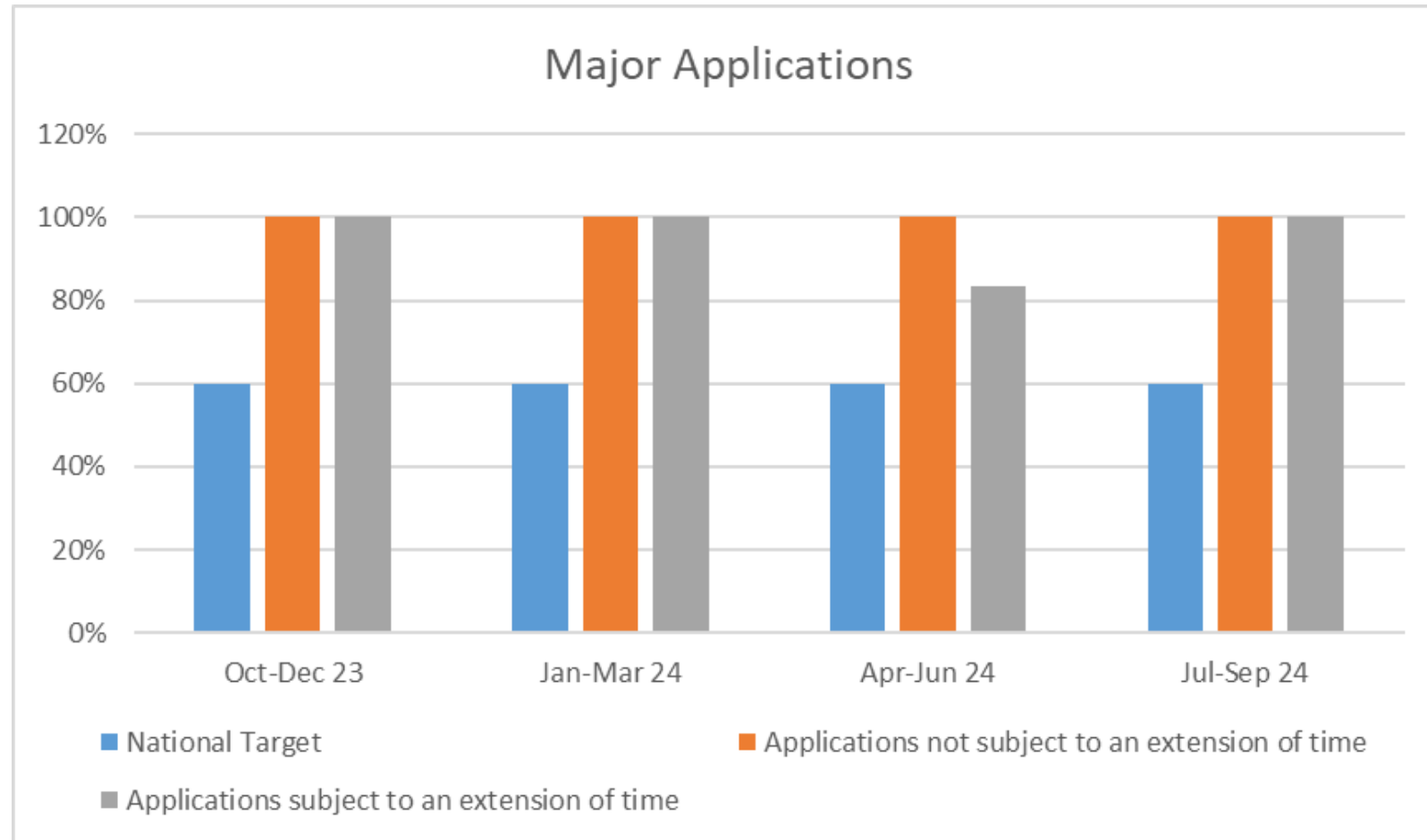


# Performance Report

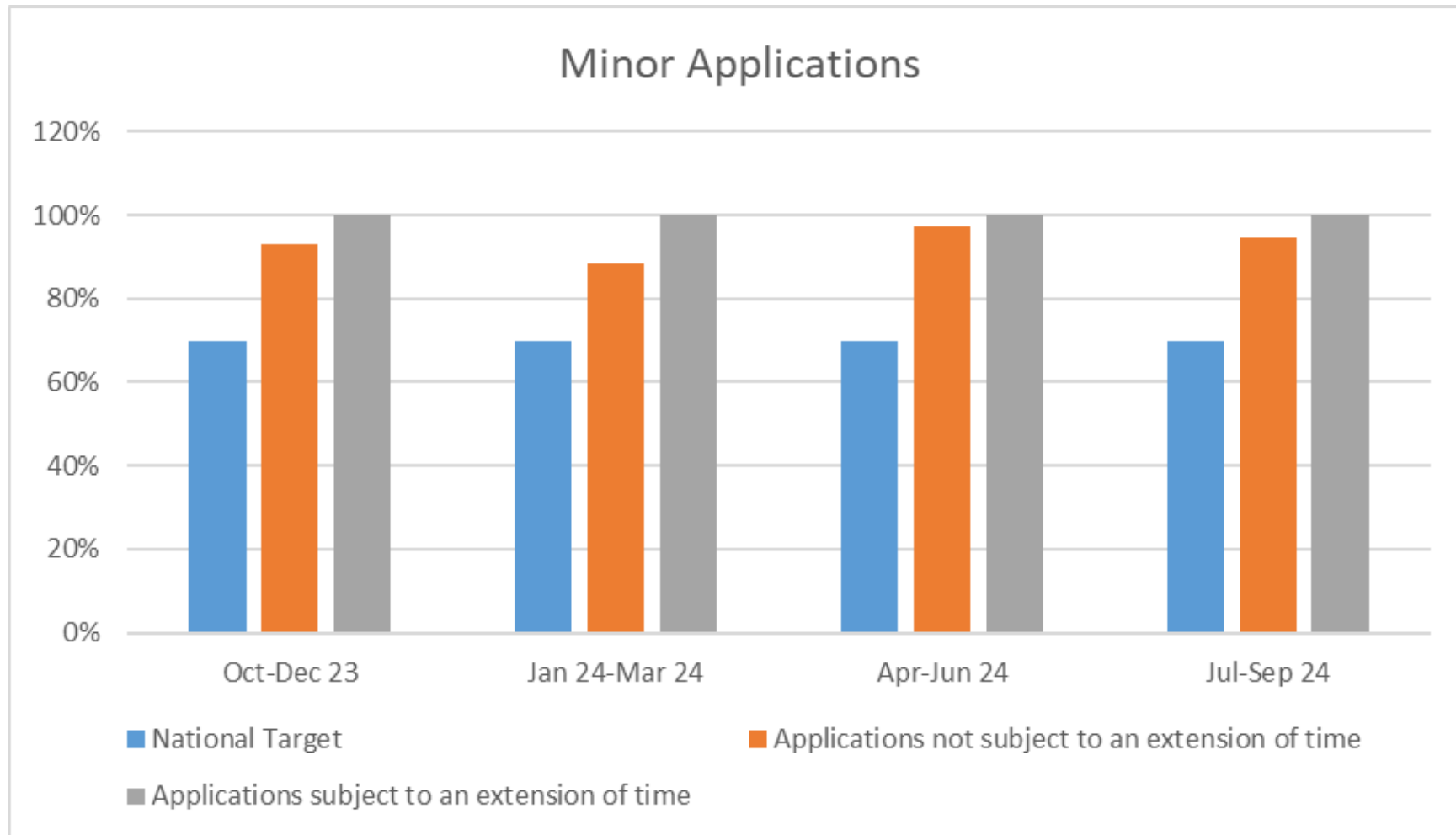
# Number of applications received and determined 2021/22 to September 2024



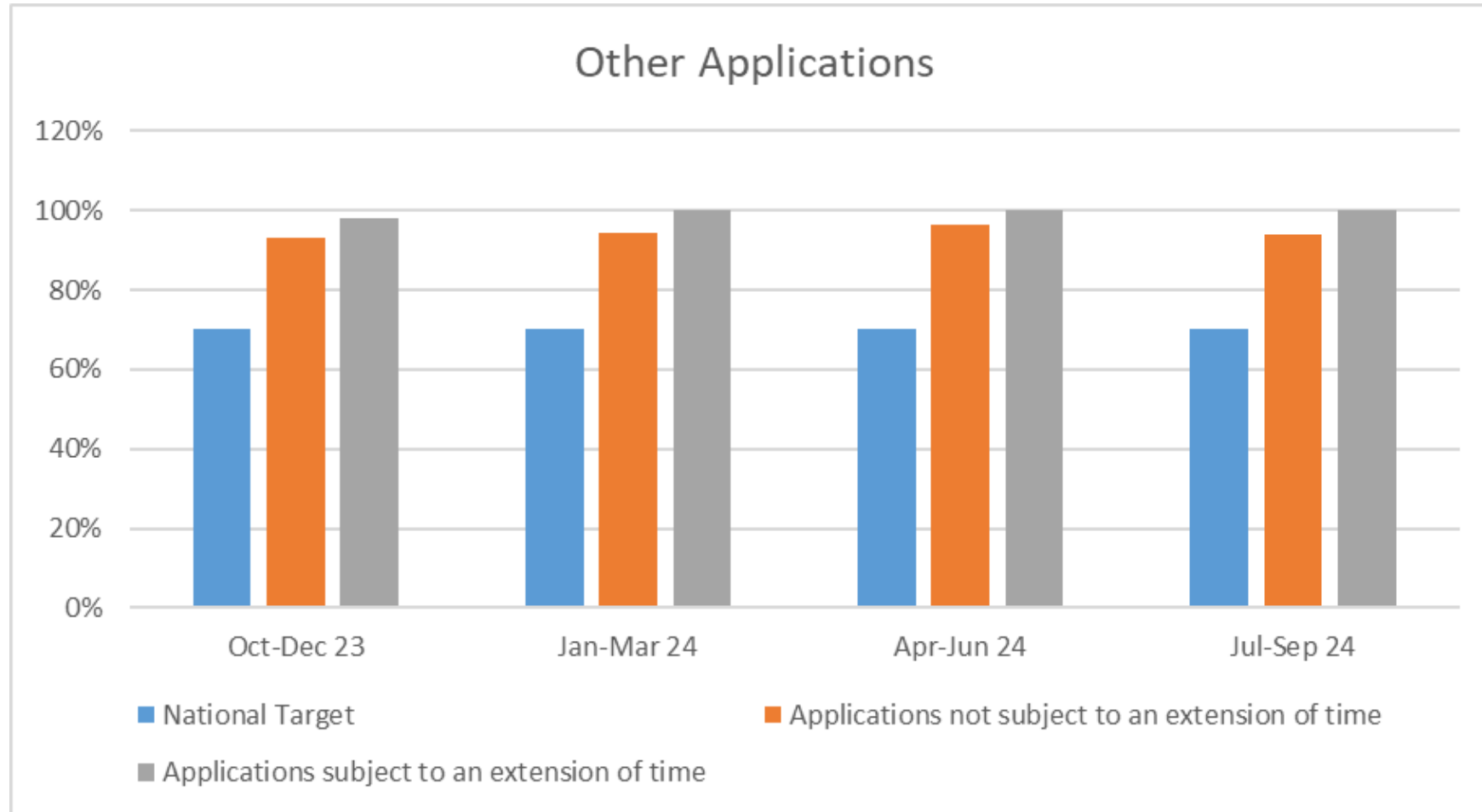
# Percentage of “Major” applications determined against performance target October 2023 to September 2024



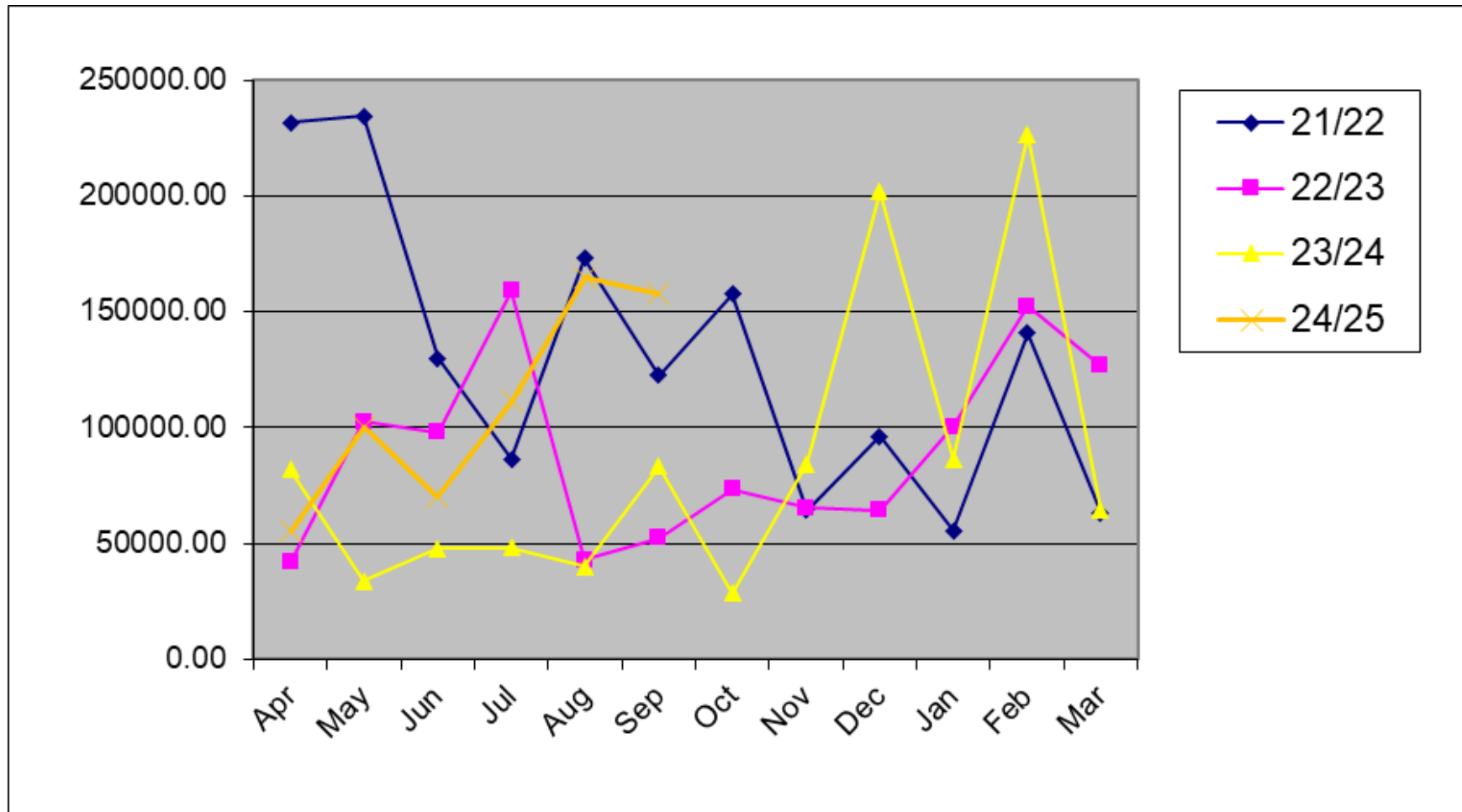
# Percentage of “Minor” applications determined against performance target October 2023 to September 2024



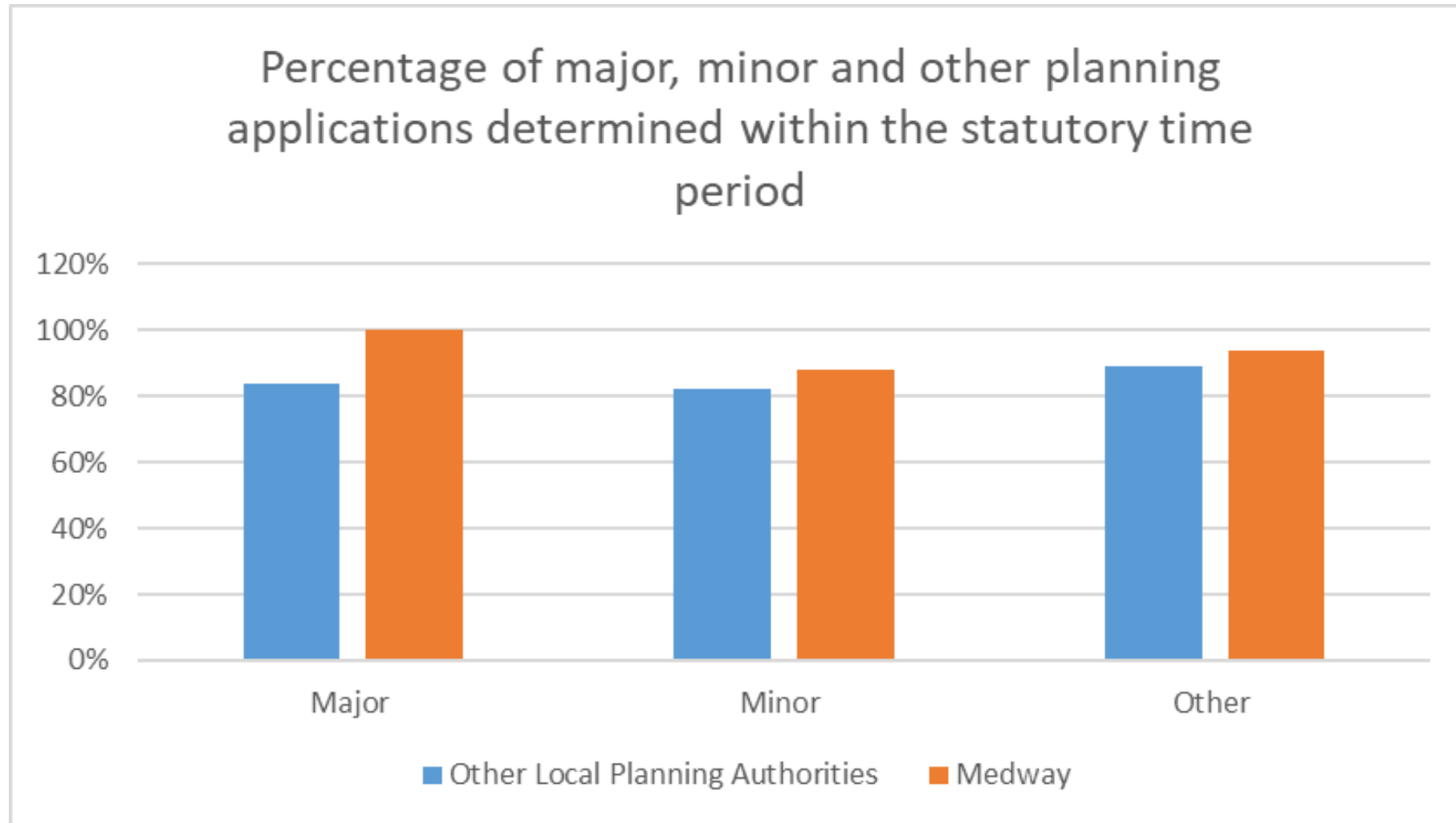
# Percentage of “Other” applications determined against performance target October 2023 to September 2024



# Planning application fees received for the year to date 2024/25 and the year 2023/24, 2022/23 and 2021/22

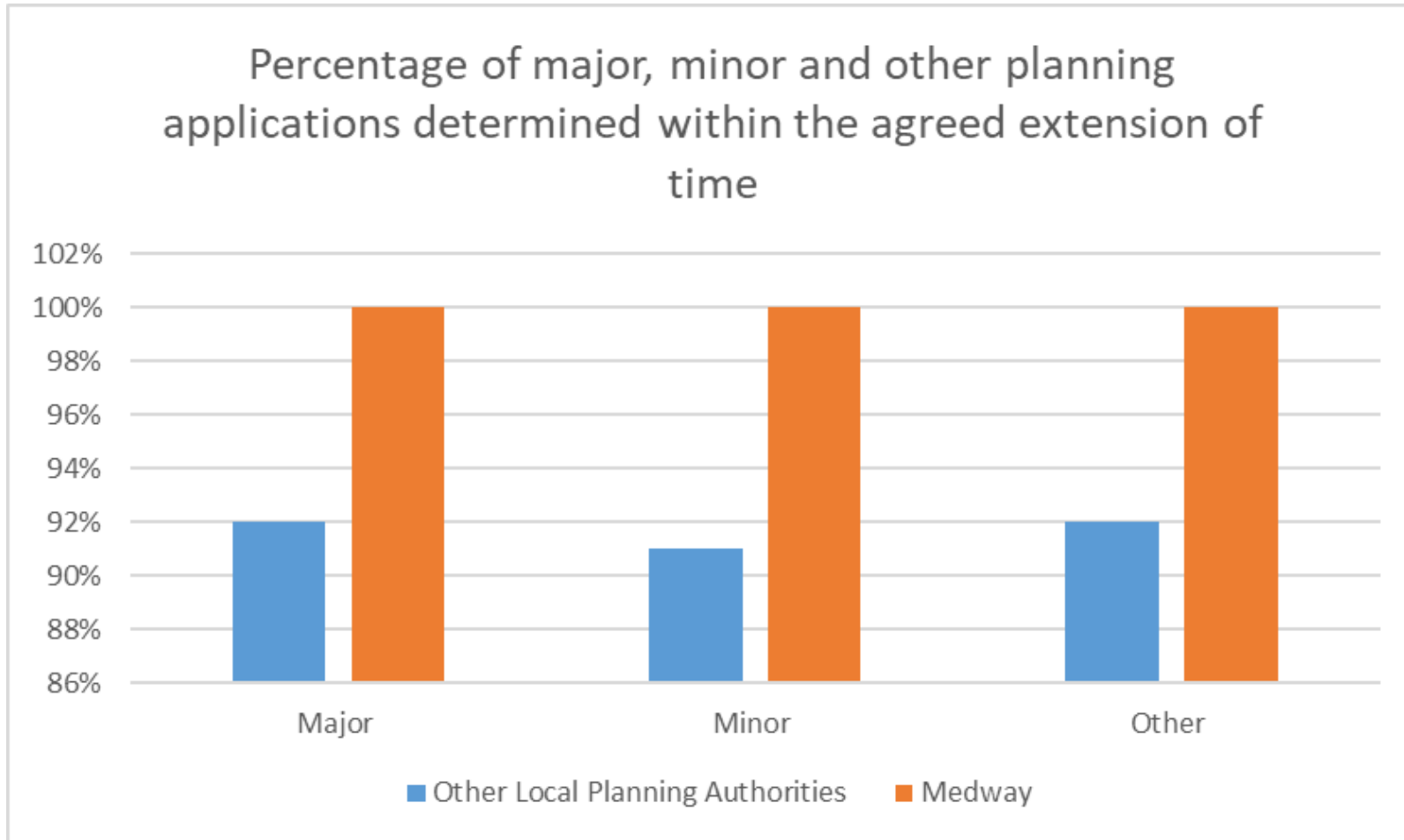


# Planning applications determined within the statutory timeframe

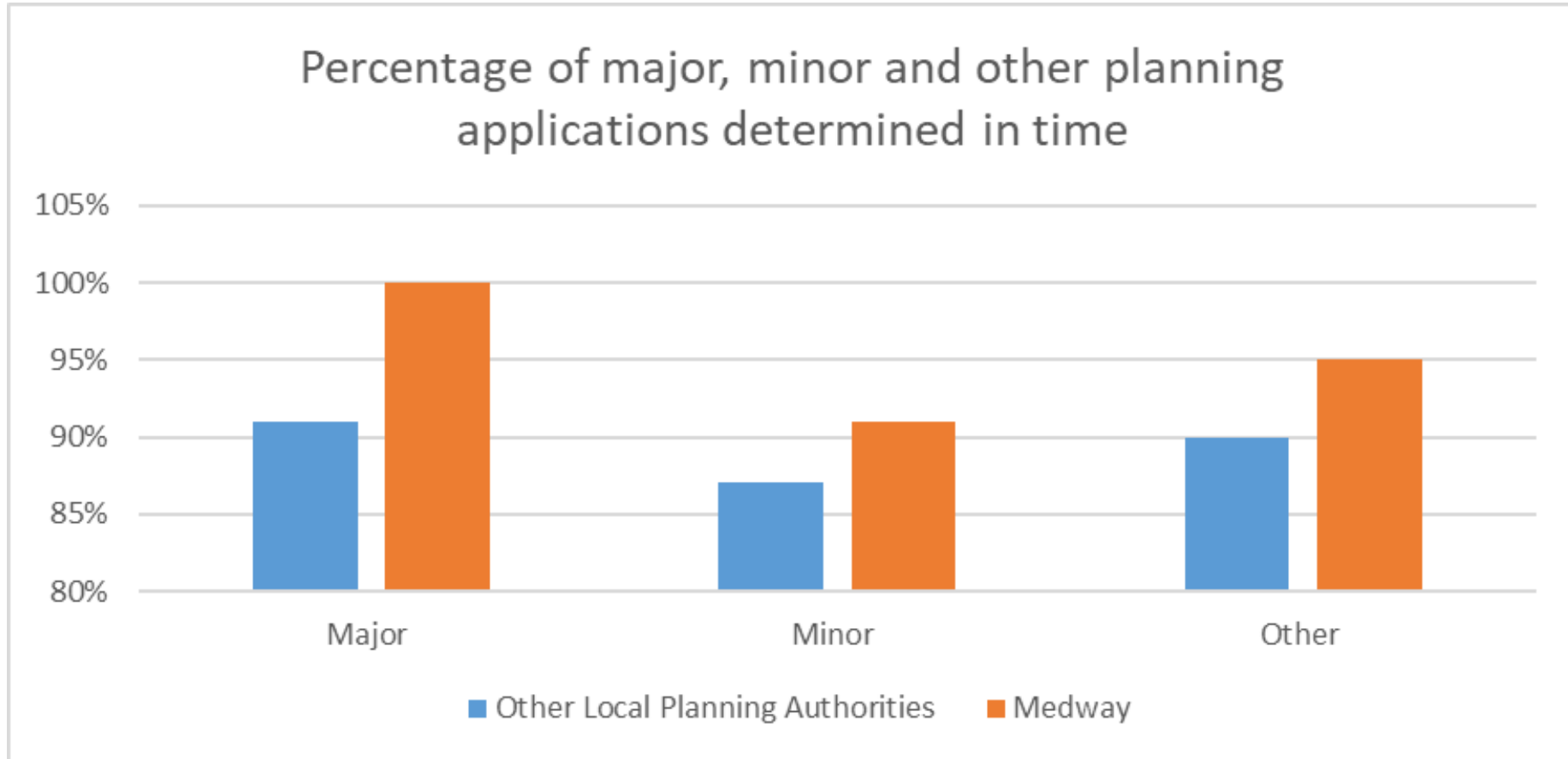




# Applications within the agreed Planning Extension Agreement



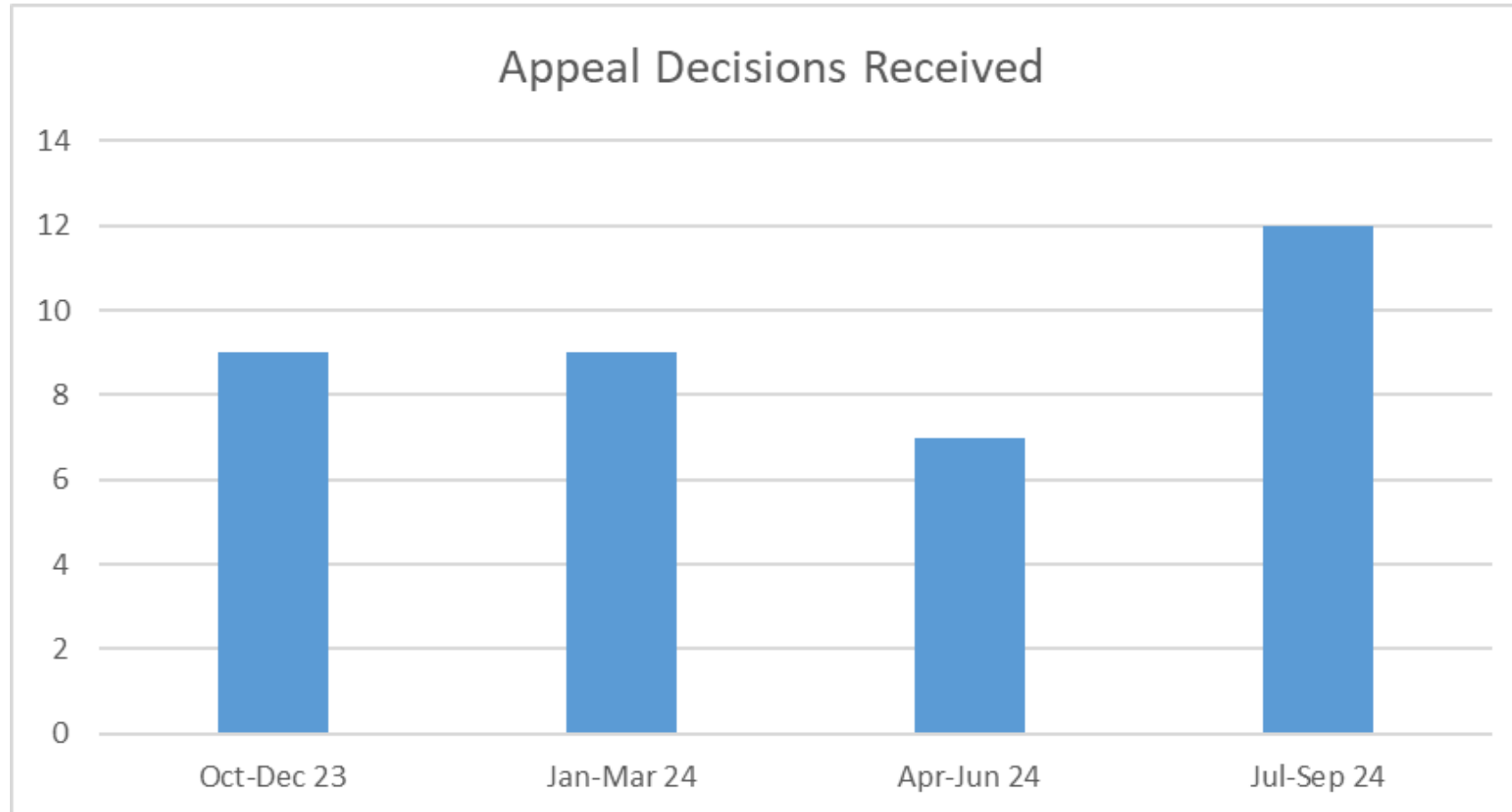
# Total planning applications decided in time



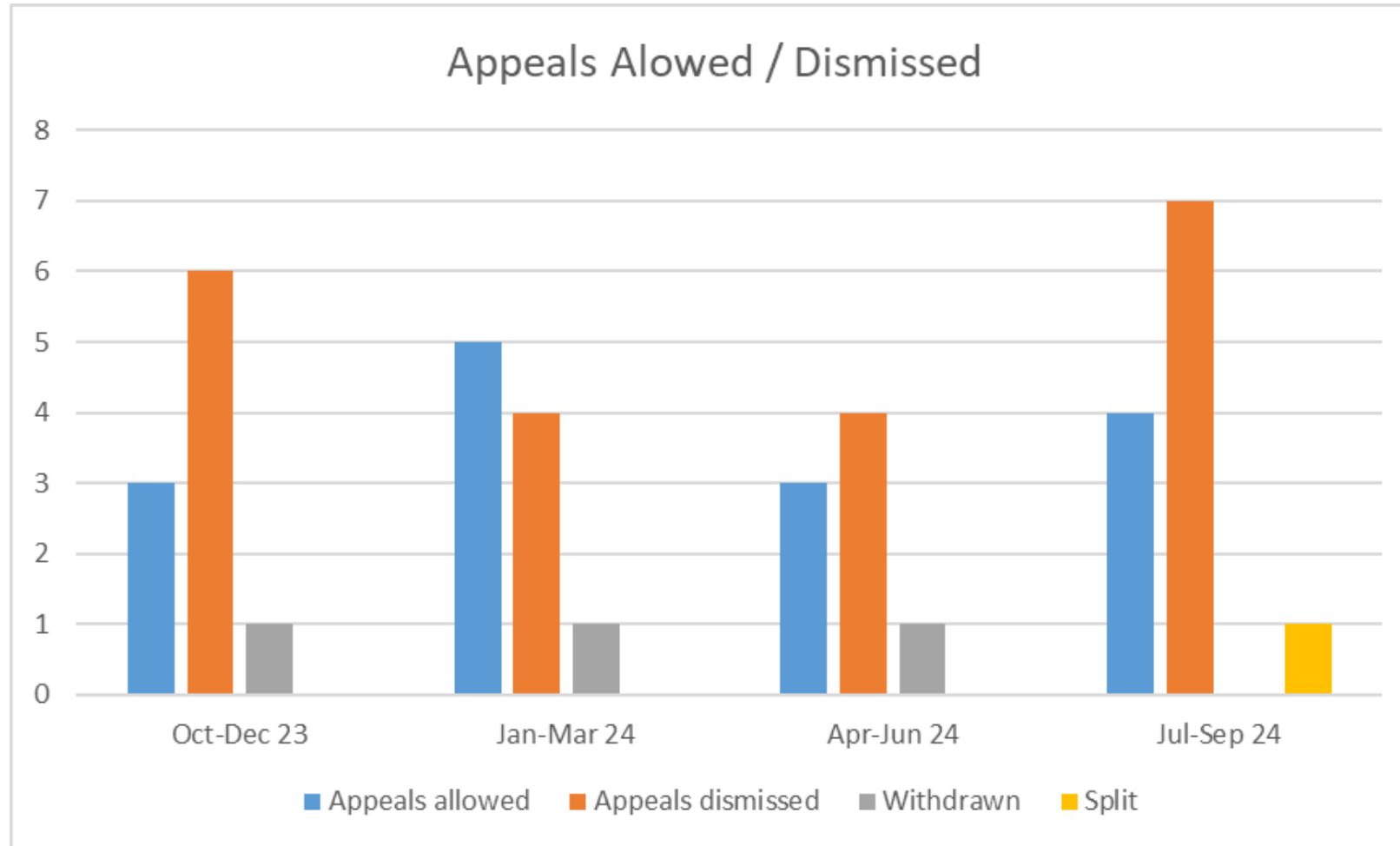
# Medway performance compared with other Kent Planning Authorities for the year ending June 2024

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	90%	20%	39%	62%	86%
Ashford	79%	35%	15%	43%	73%
Canterbury	90%	42%	21%	22%	40%
Dartford	75%	39%	52%	33%	65%
Dover	92%	44%	7%	31%	64%
Folkestone and Hythe	81%	22%	6%	60%	85%
Gravesham	69%	20%	42%	62%	82%
Maidstone	78%	23%	45%	66%	83%
Sevenoaks	83%	29%	45%	56%	77%
Swale	87%	50%	14%	28%	63%
Thanet	87%	39%	13%	38%	62%
Tonbridge and Malling	86%	54%	18%	31%	38%
Tunbridge Wells	94%	19%	66%	66%	86%

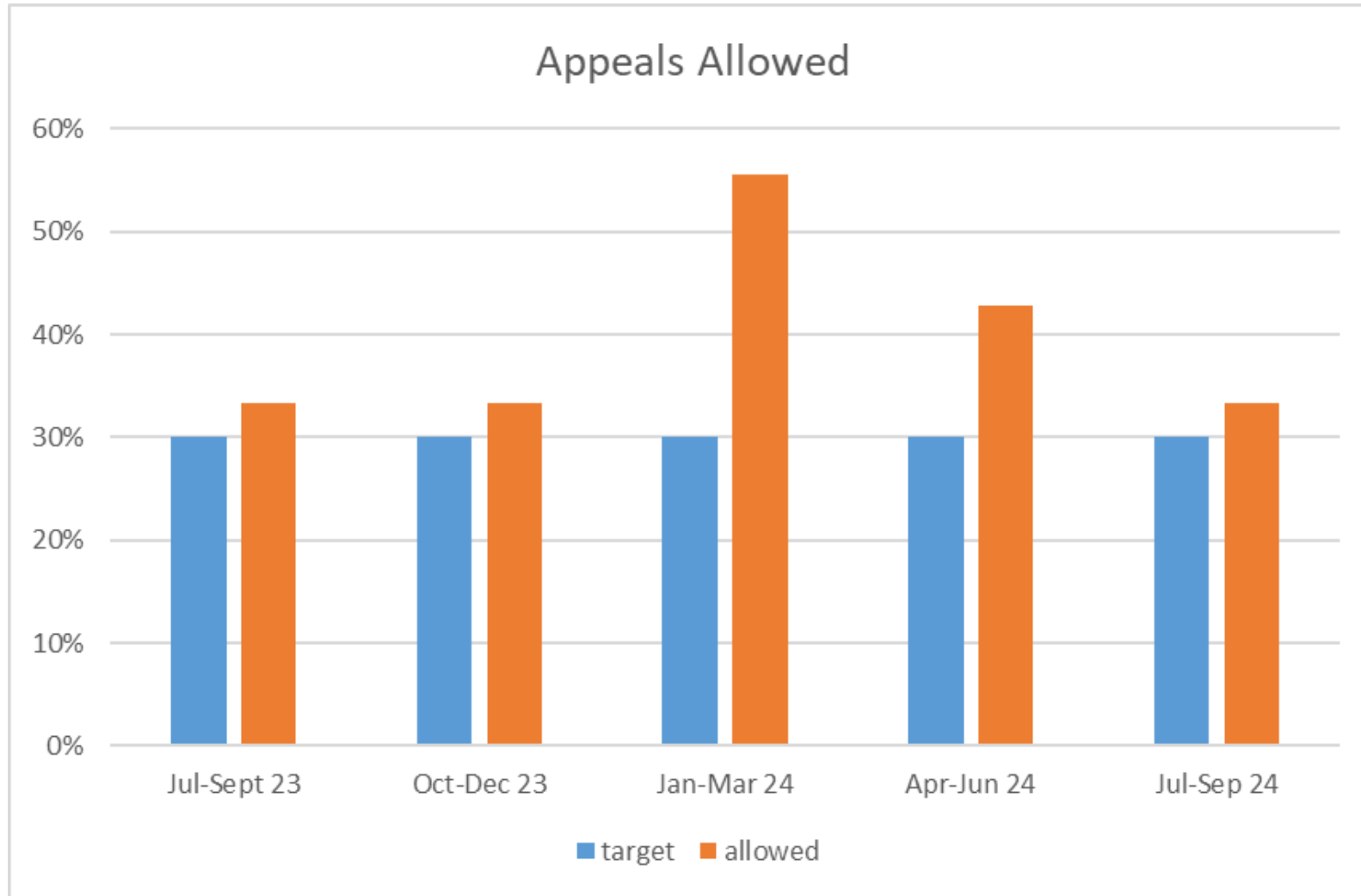
# Number of appeals decisions received from October 2023 to September 2024



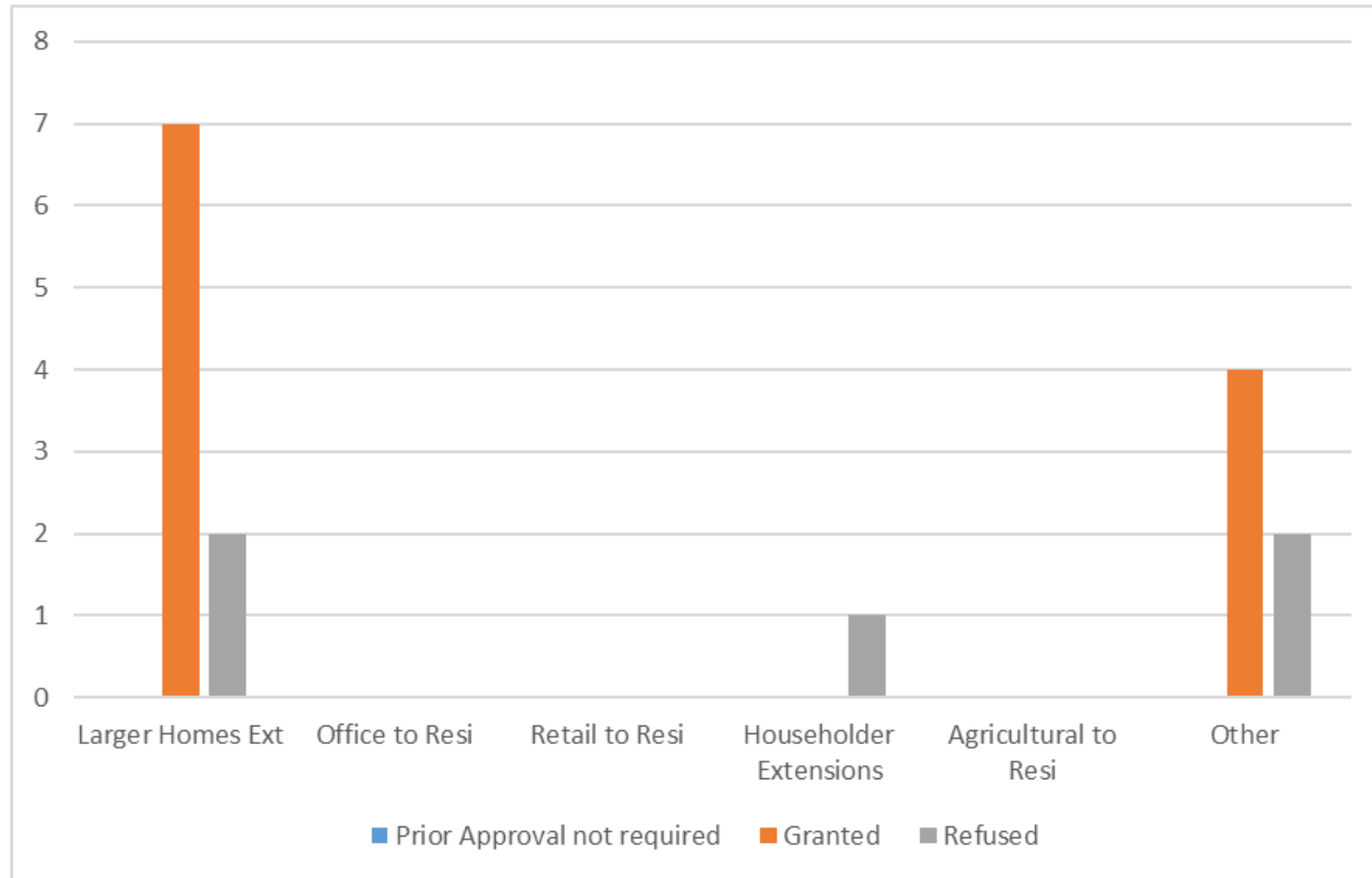
# Number of Appeals allowed / dismissed from October 2023 to September 2024



# Percentage of appeals allowed against target of 30% from October 2023 to September 2024



# Number of prior approvals for permitted developments for the period 1 July 2024 to 30 September 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

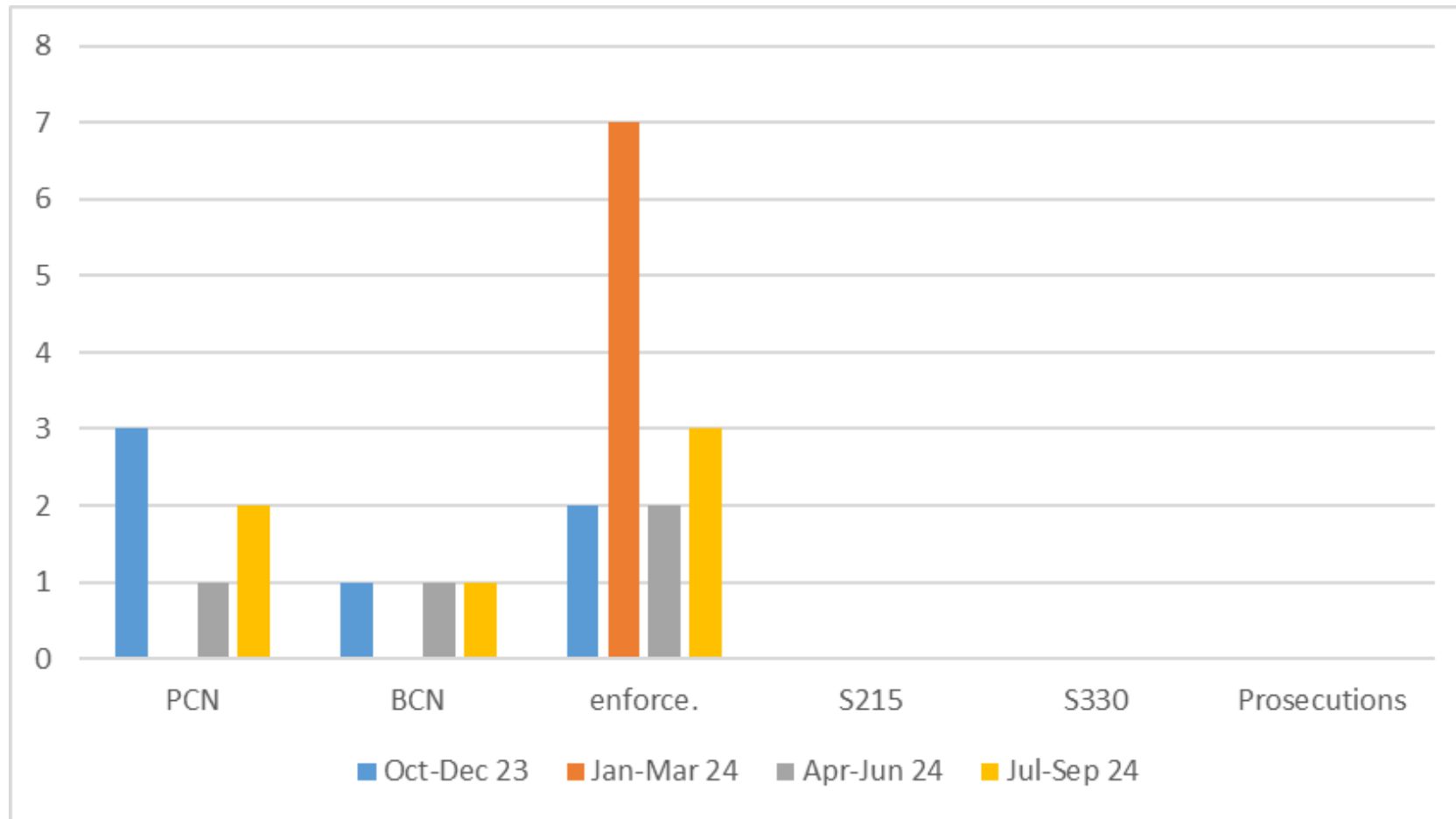
	Year 2018/19	Year 2019/20	Year 2020/21	Year 2021/22	Year 2022/23
Completions	647	1130	1082	1102	950
Requirement	1683	1662	1586	1675	1667
Surplus/Deficit	-1036	-532	-504	-573	-717

# Housing completions comparison with other authorities in Kent

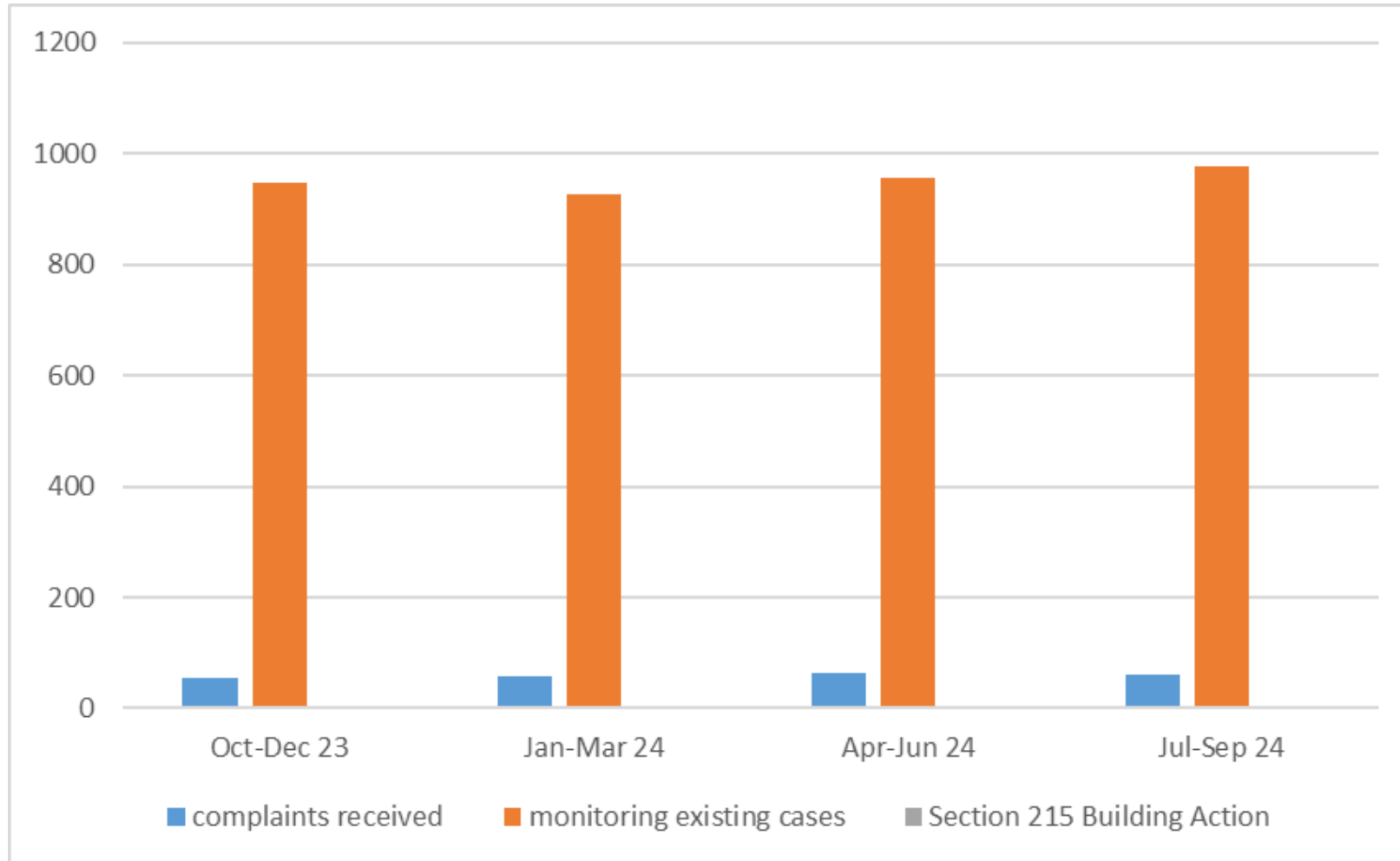
*This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR*

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

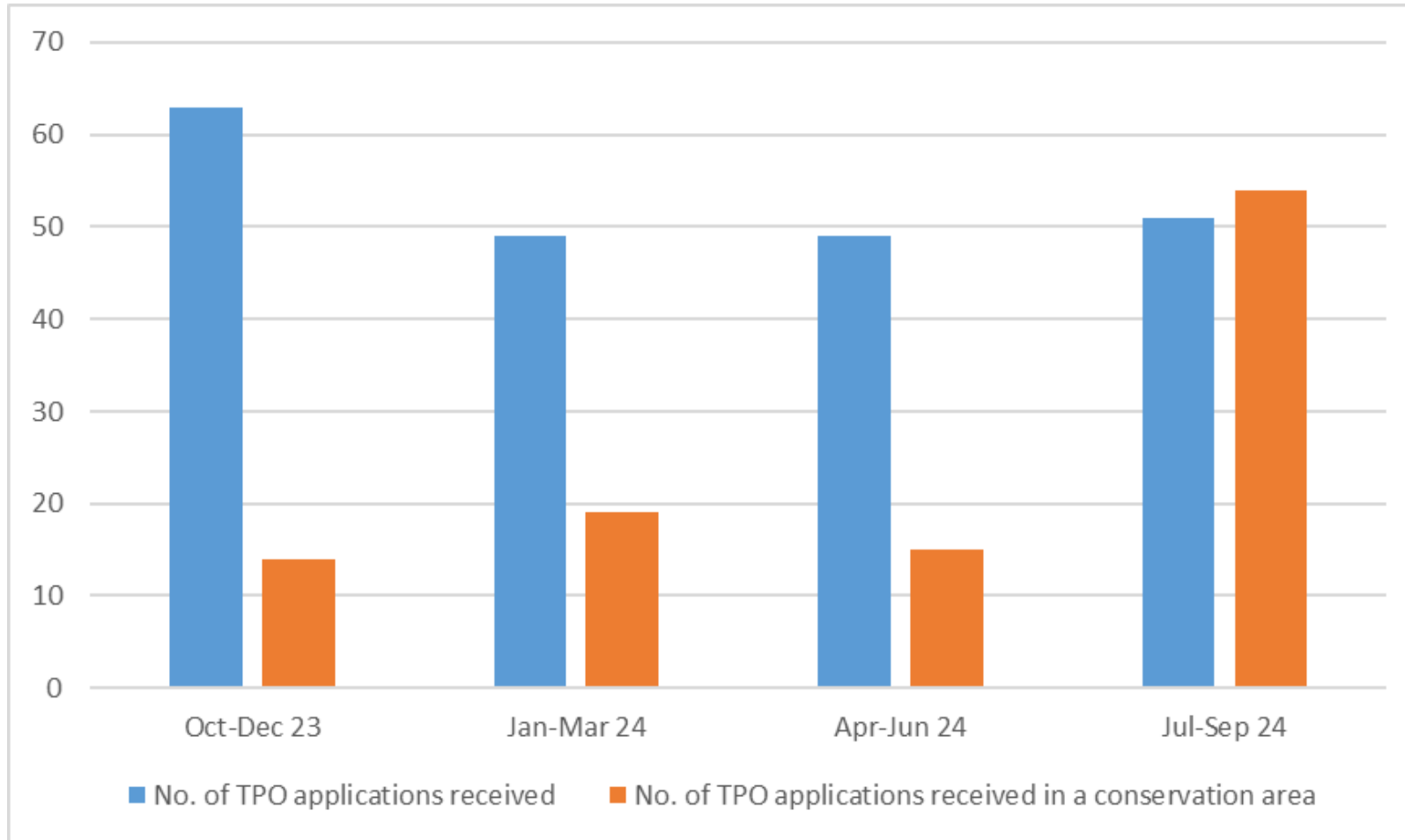
# Number of enforcement notices served and prosecutions from 1 October 2023 to 30 September 2024



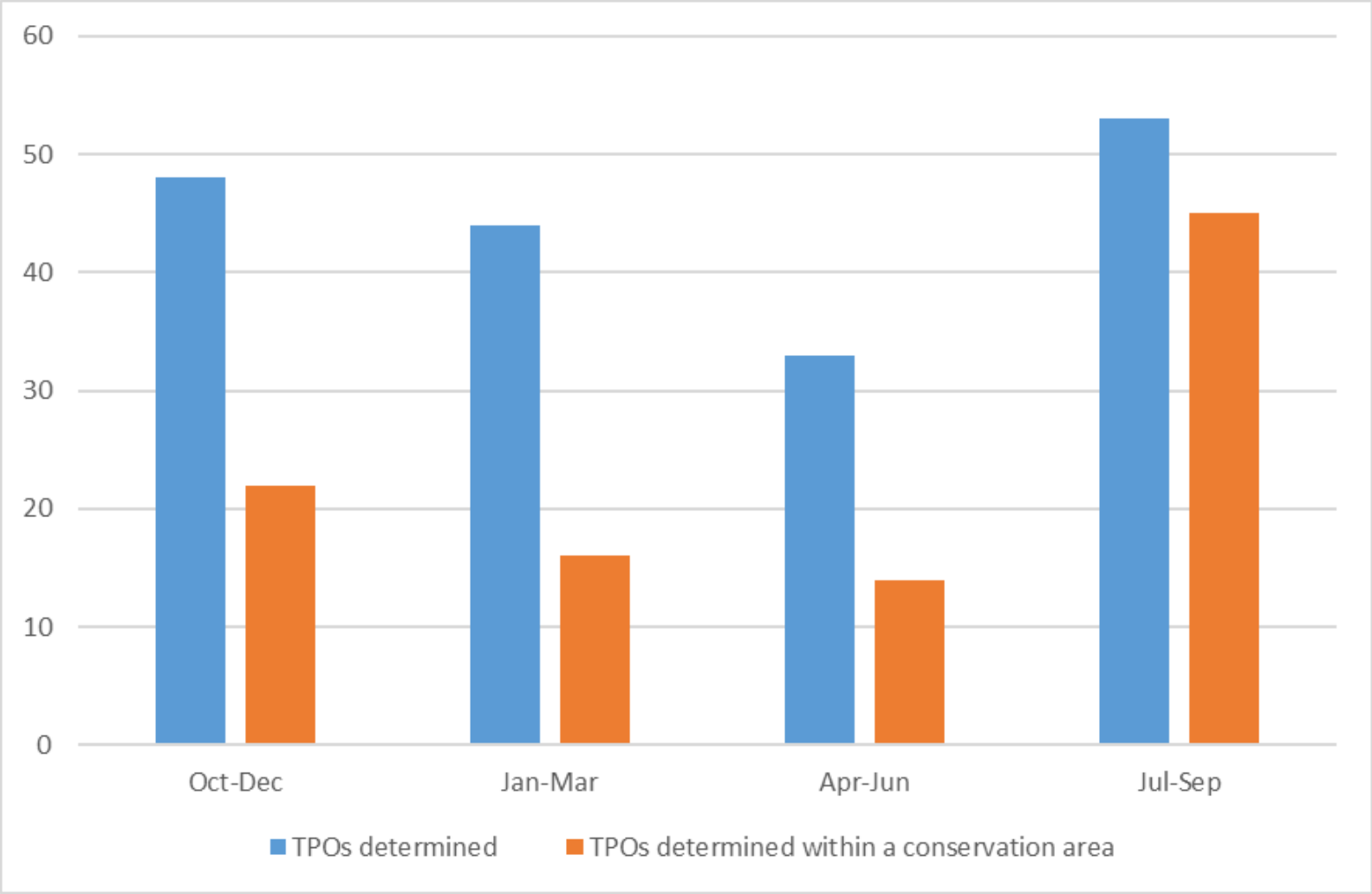
# Number of enforcement related complaints and activities from 1 October 2023 to 30 September 2024



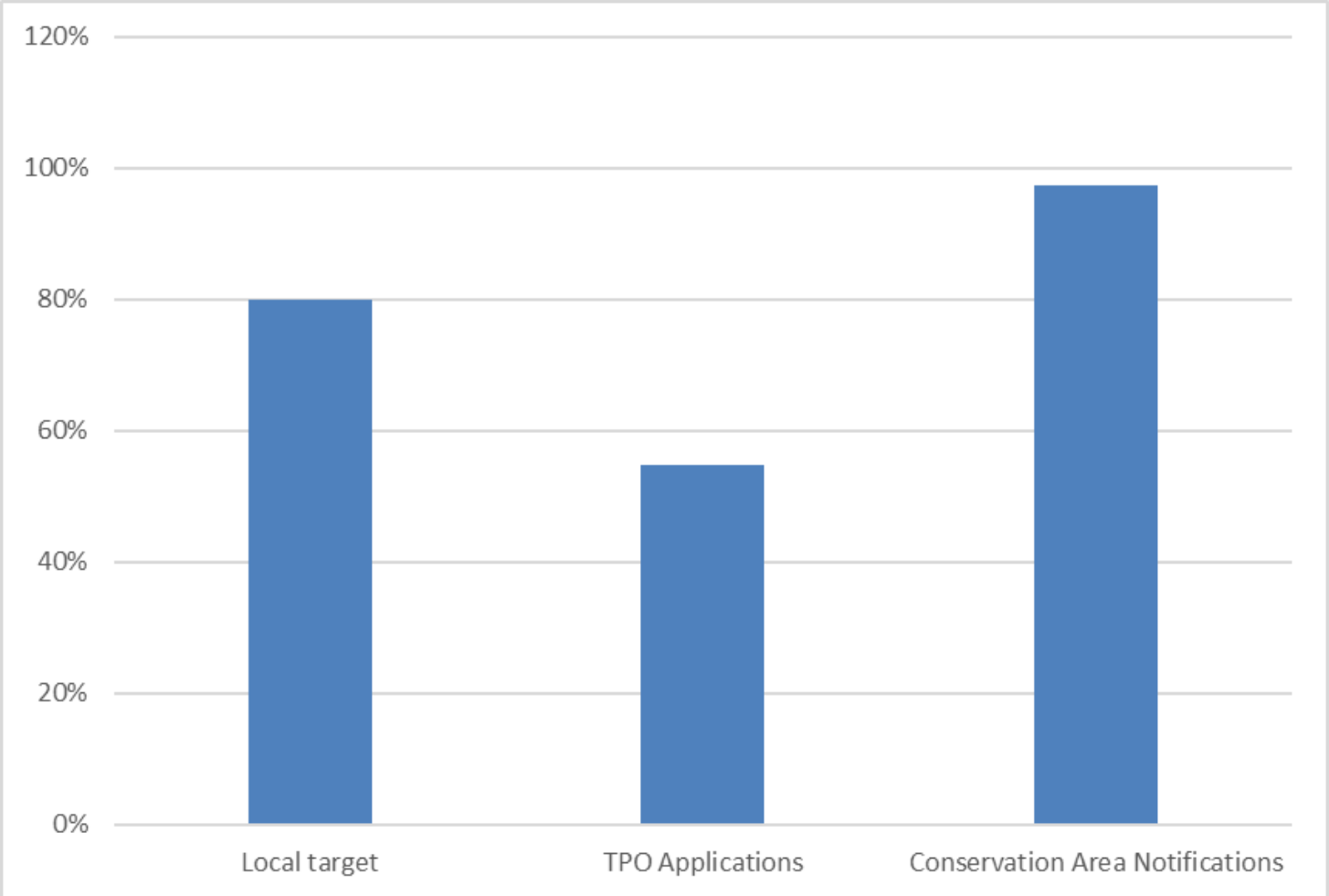
# TPO applications received from 1 October 2023 to 30 September 2024



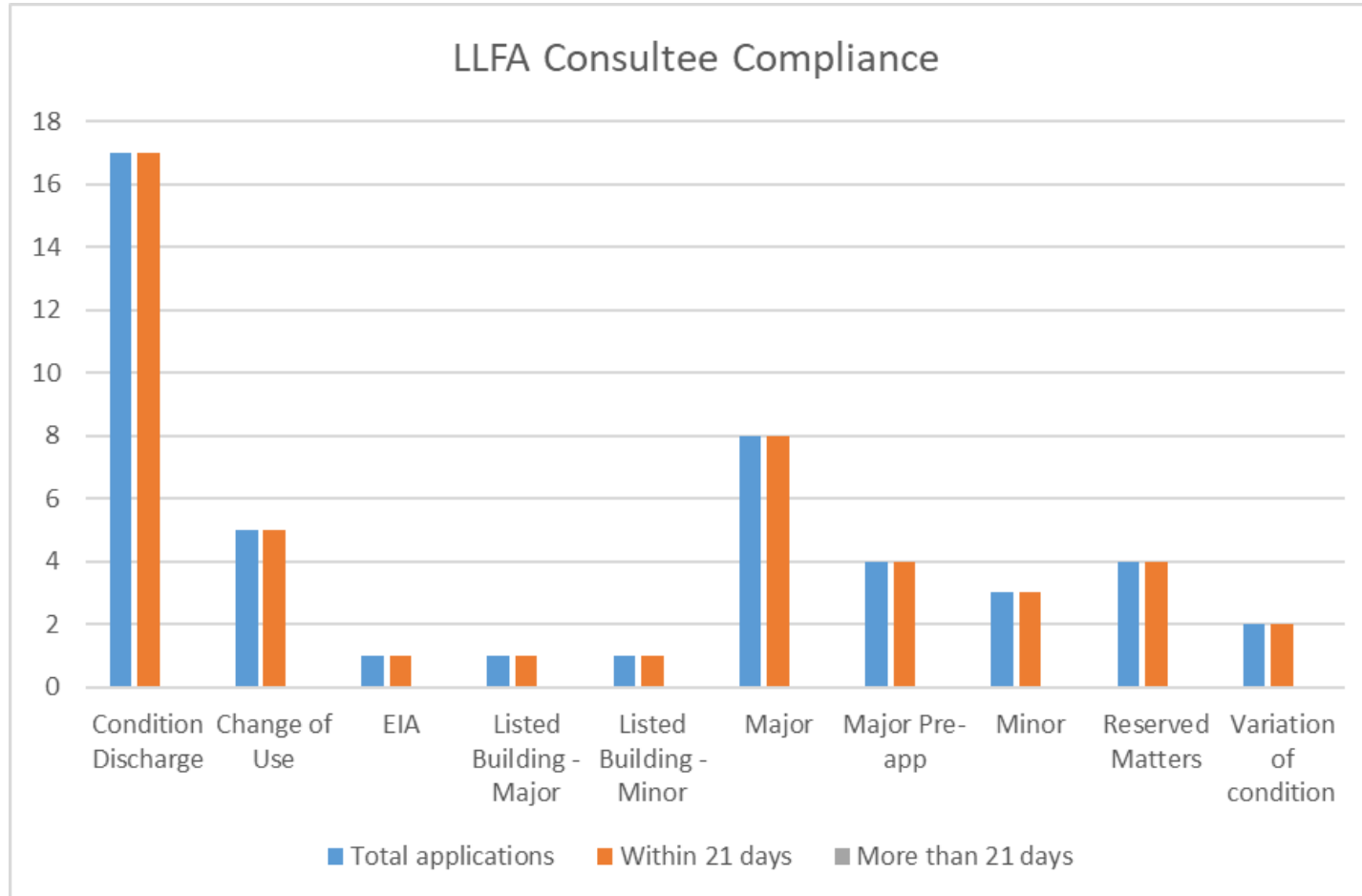
# TPO applications determined from 1 October 2023 to 30 September 2024



# TPO and Conservation Area Notification applications determined within target time from July and September 2024

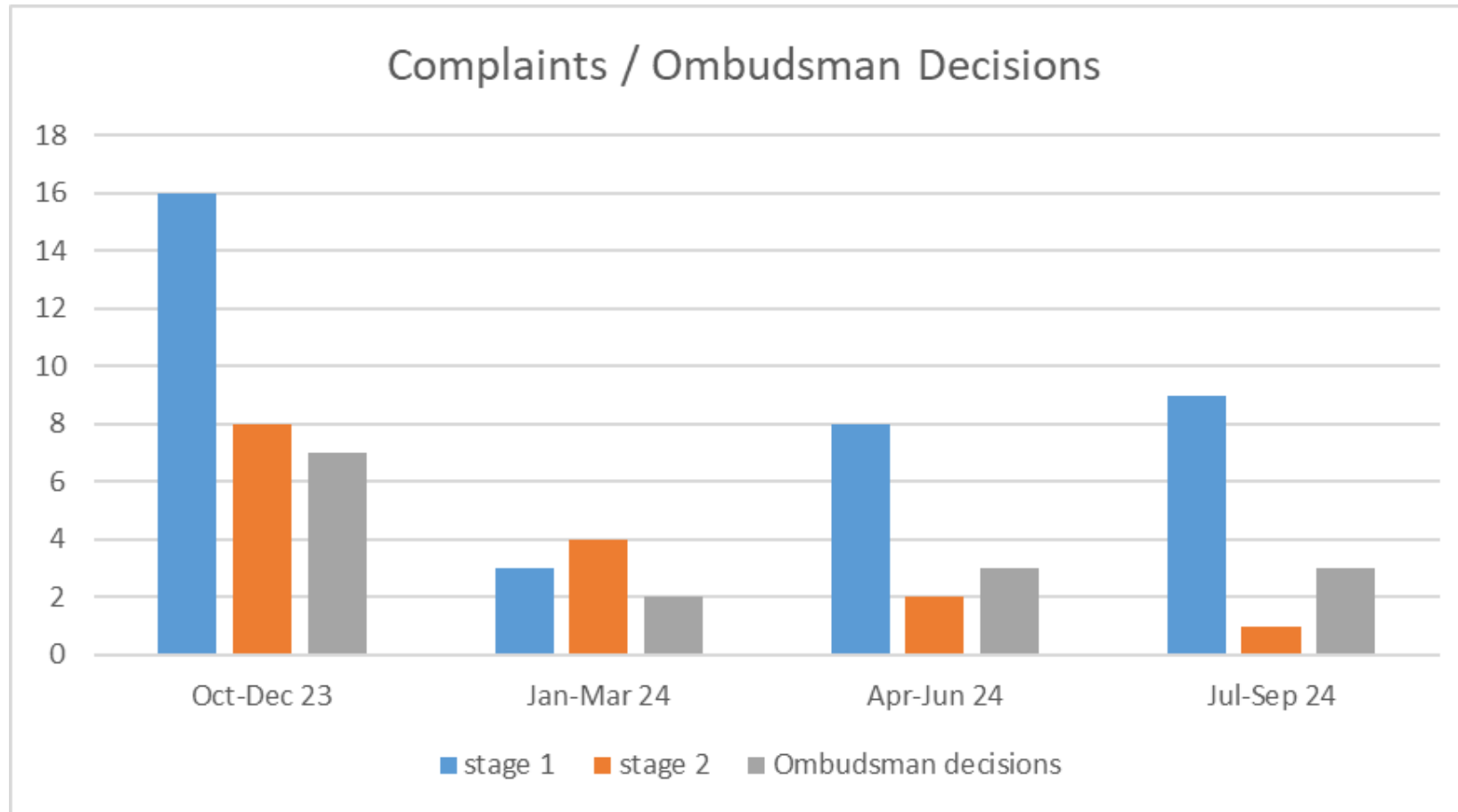


# Lead Local Flood Authority Consultee Compliance





# Complaints and Compliments



# Appeals

ENF/21/0003

&

MC/21/0991

55 Marlborough Road

Gillingham

Medway

ME7 5HB

# Site Location & Proposed Block/Ground Floor Plan



Site Plan 1:100

# Proposed Lower Ground Floor Plan



# Proposed Second/Third Floor Plan



Second Floor



Third Floor

ENF/20/0064

&

MC/20/1180

89 Ingram Road

Gillingham

Kent

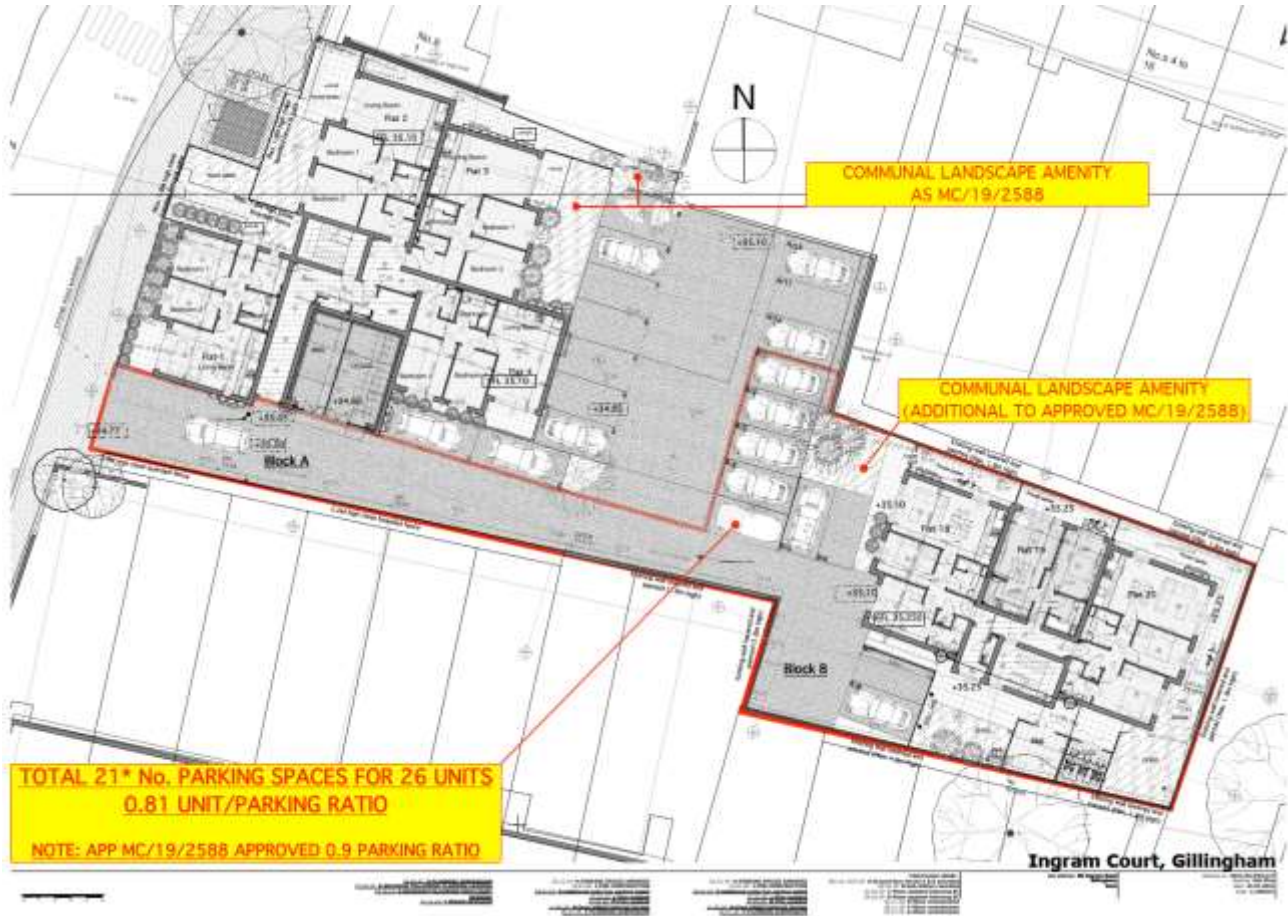
ME7 1SH

# Site Location Plan





# Site Plan – (as referred to within appeal decision)



# Site Plan/Block Plan – MC/20/1180

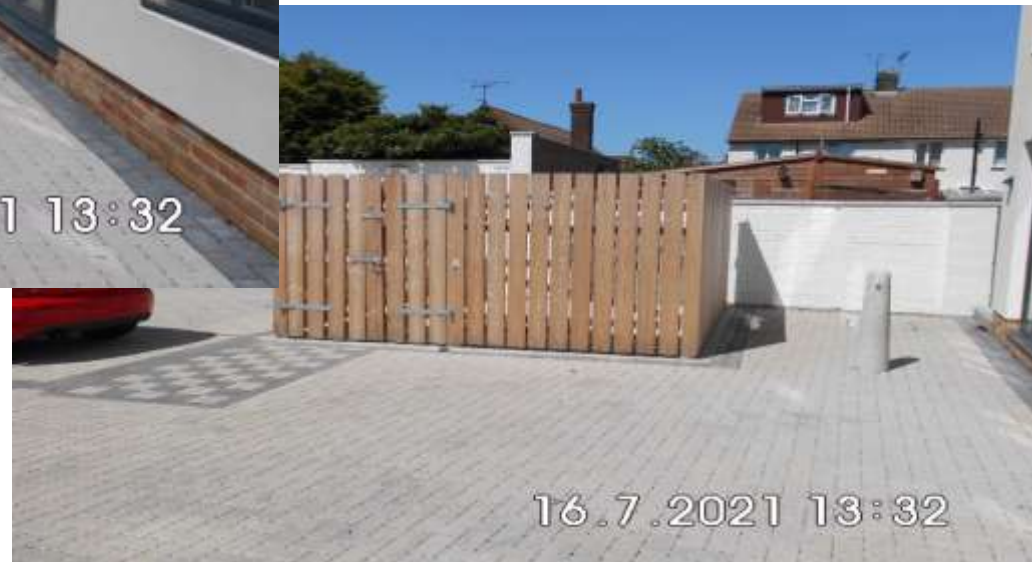


SITE PLAN 1:200



BLOCK PLAN 1:500

# Site Photos



**MC/23/1384**

24 Ravenswood Avenue

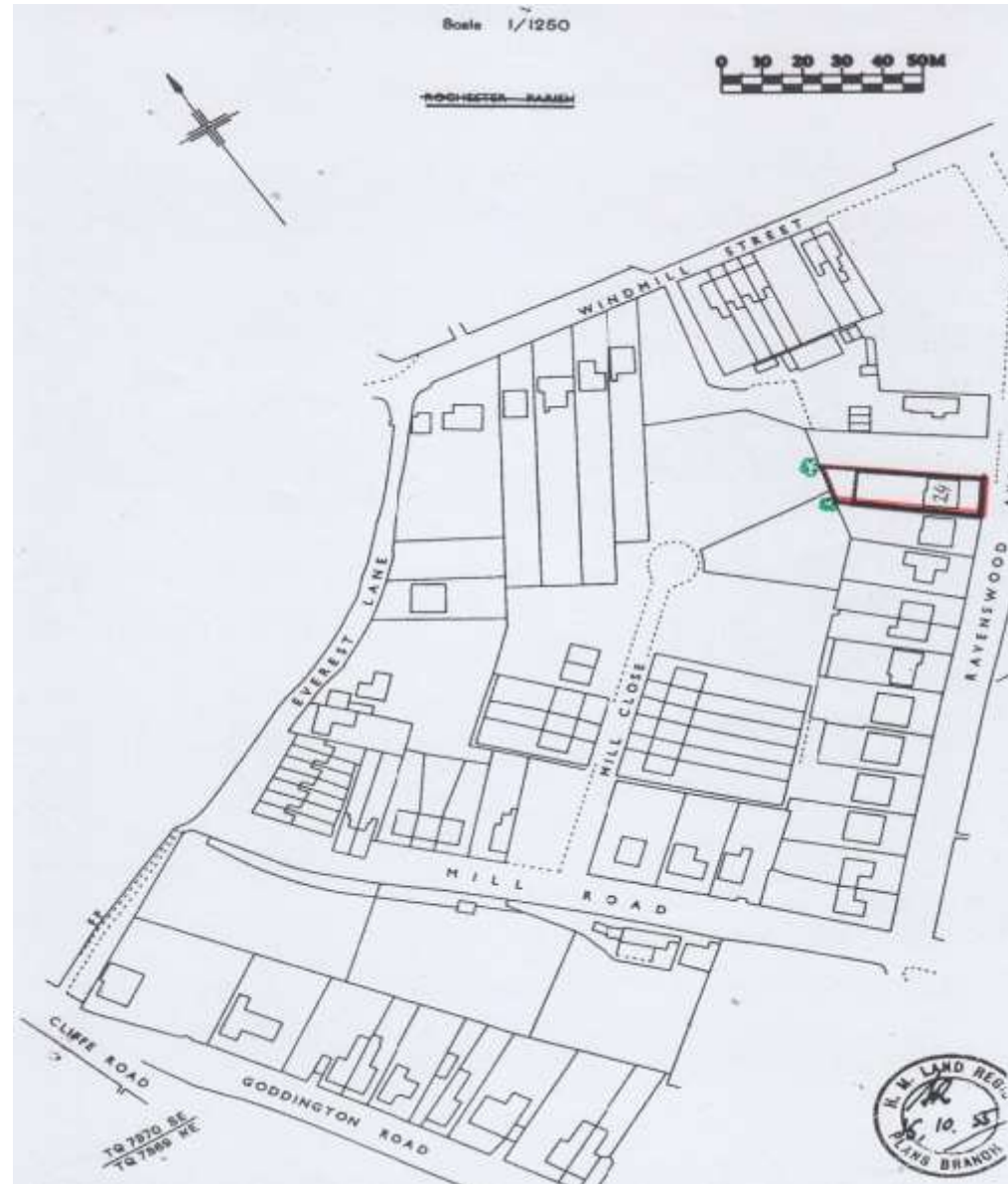
Strood

Rochester

Medway

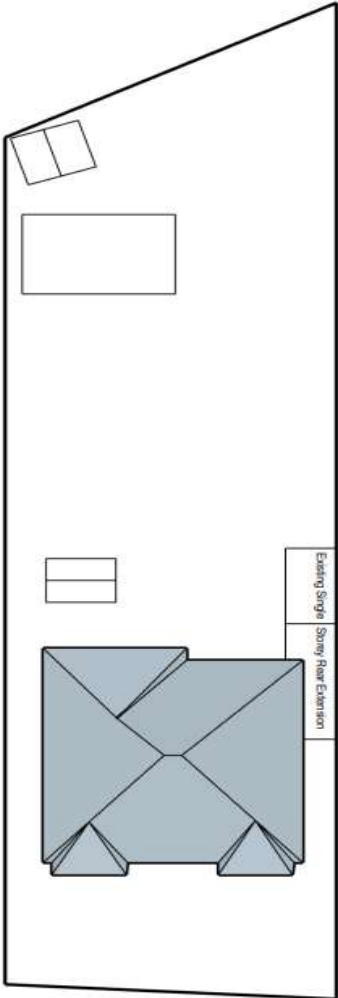
ME2 3BX

# Site Location Plan

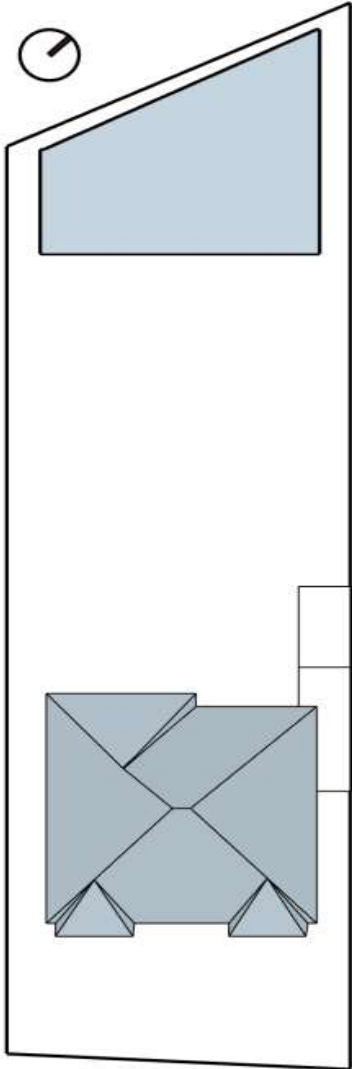


# Block Plans

Existing



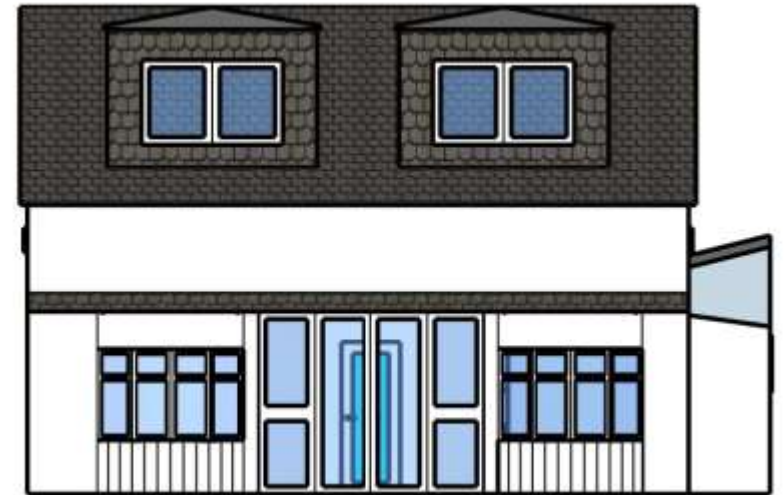
Proposed



# Existing/Proposed Front Elevations

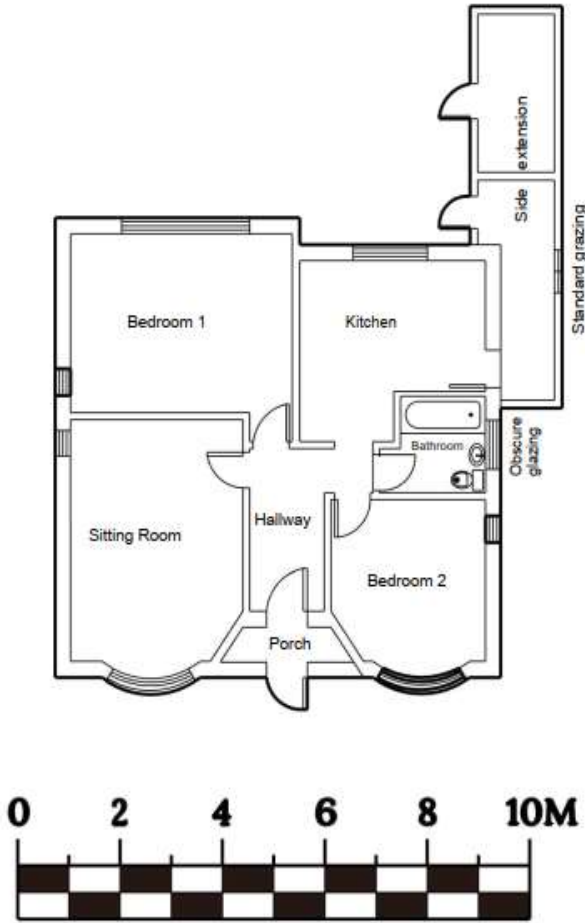


Existing Front

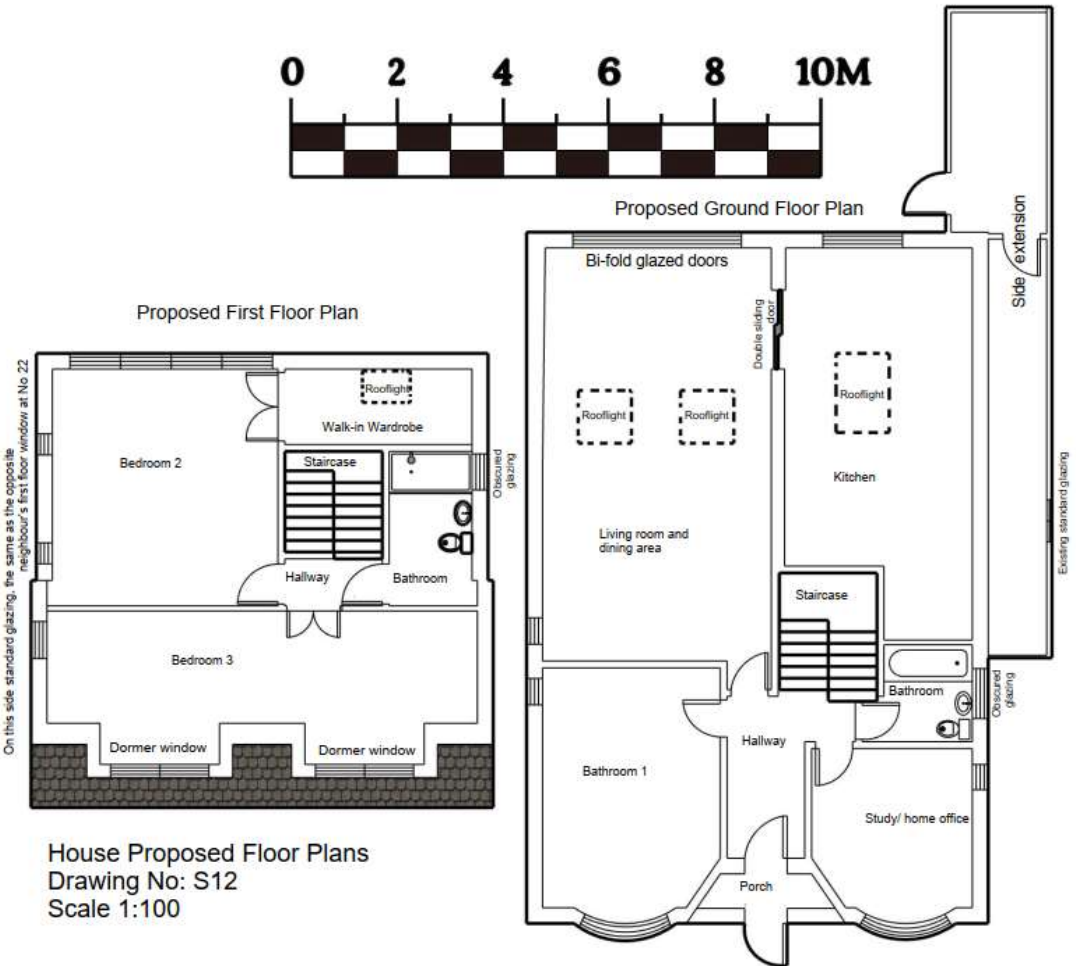


Proposed Front

# Existing/Proposed Floor Plans



Existing



House Proposed Floor Plans  
 Drawing No: S12  
 Scale 1:100

Proposed



# Site Photos



**MC/24/0045**

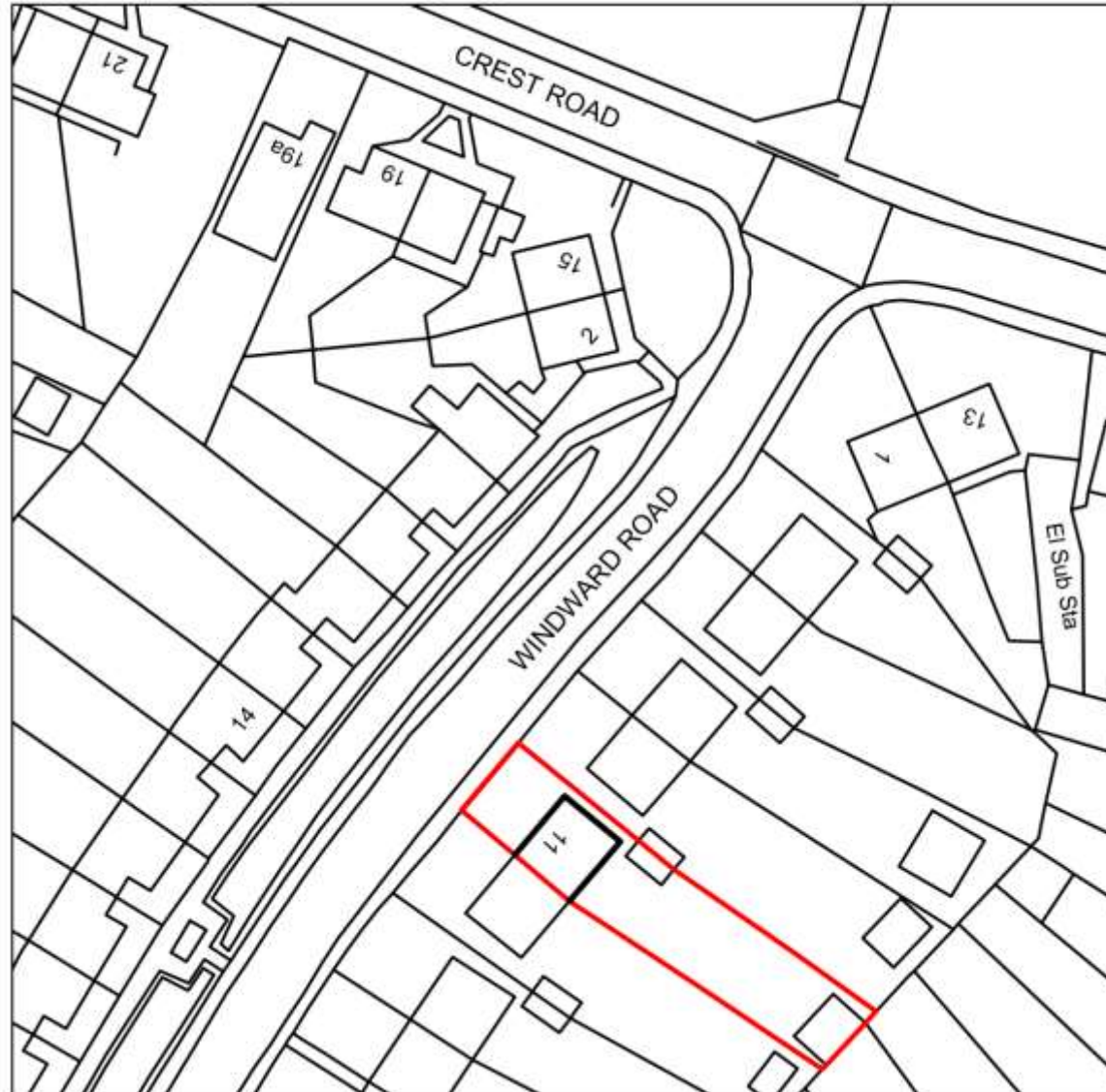
11 Windward Road

Rochester

Medway

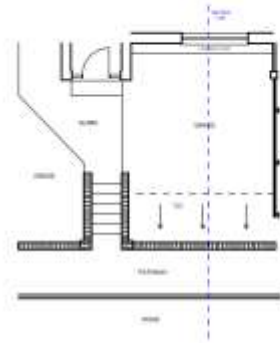
ME1 2ND

# Site Location Plan



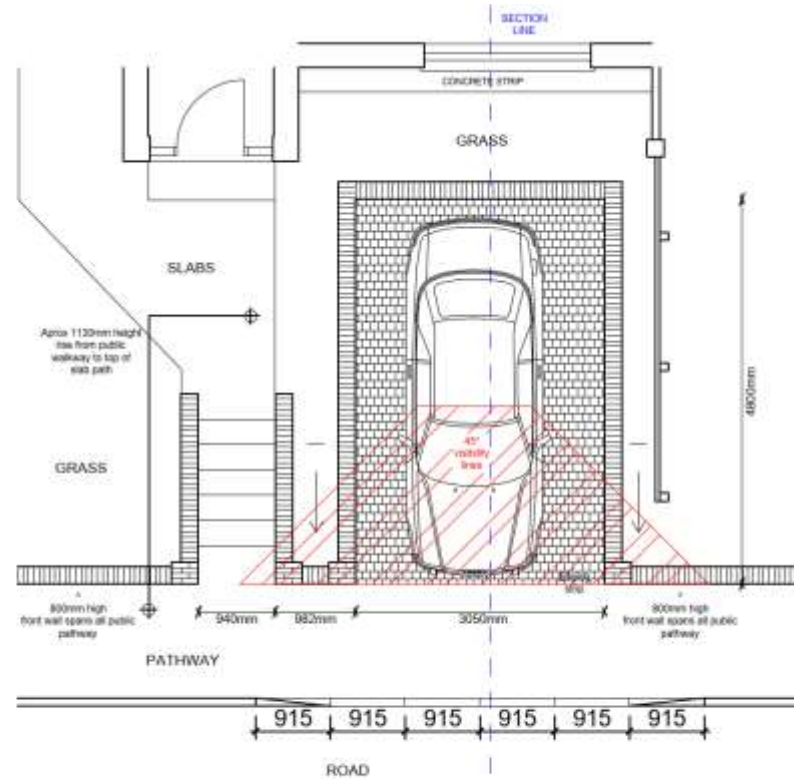
# Existing/Proposed Block Plans

DO NOT WORK TO SCALED DIMENSIONS FROM THIS DRAWING.  
ALL SIZES SHOULD BE CHECKED ON SITE.



Existing

- Excavate land to prep for driveway and remove safely from site.
- Prepare for concreting of hard standing.
- Approx. 14.5m<sup>2</sup> surface area of textured finished concrete hard standing.
- Build 2 similar columns to existing to match for new driveway demonstrated in this drawing.
- Make good of existing brick walls adjusted for driveway.
- Build brick up stands up to one brick above grass height.
- Approx full height 1300mm. Ensure weep holes are installed.
- Put an edging strip between porous block paving and public walkway.



Proposed

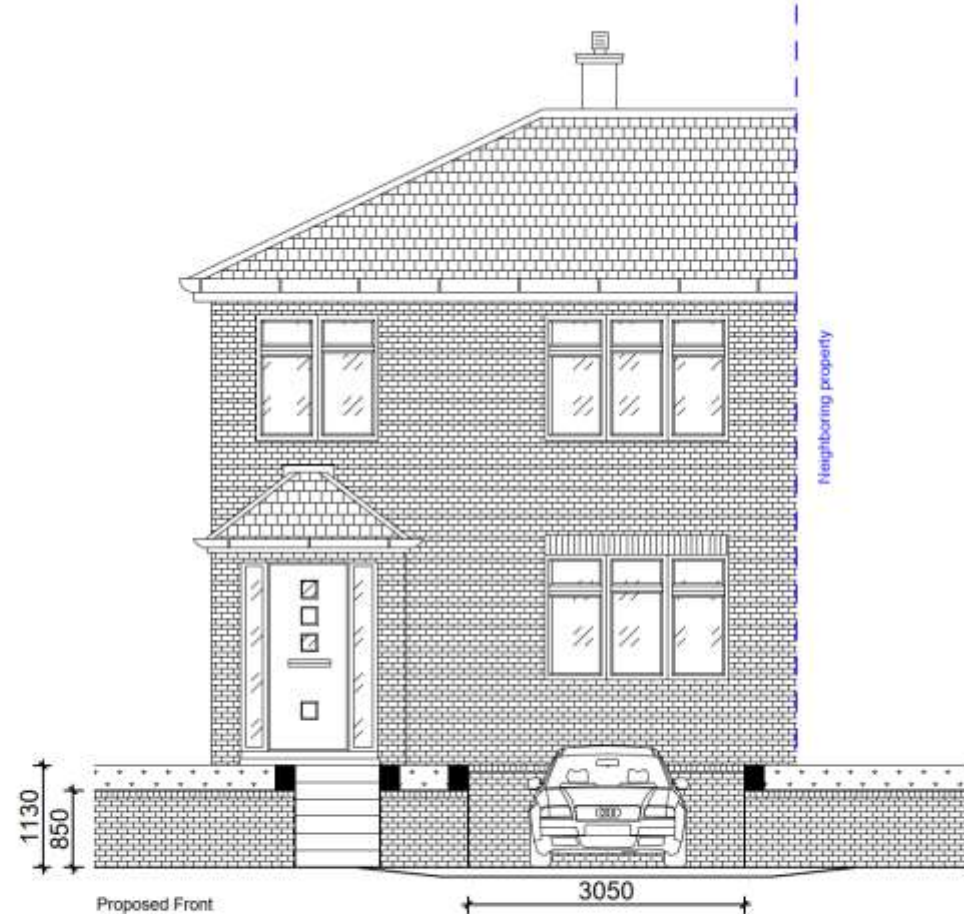


11 Windward Road ME1 2ND	Town and Country Issue 3 Tool Flow Final Rigging Sheet Business Development Clarekin ME4 4TE
Drawing: HE/ADAPT-01 Scale: 1:100 & 1:40 Date: DEC 2023	01712 718111

# Existing/Proposed Front Elevation



Existing Front  
Elevation  
scale - 1:75



Proposed Front  
Elevation  
scale - 1:50



11 Windward Road ME1 2ND

Drawing: HE/ADAPT-D2  
Scale: 1:75 & 1:50 Date: DEC 2023

Town and Country  
Suite 3 2nd Floor  
Fitted Rigging House  
Historic Dockyard  
Chatham ME4 4TZ

01752 758512

# Officer Site Photos

