

Medway Council
Planning Committee
Wednesday, 11 February 2026
6.30pm to 8.10pm

Record of the meeting

Subject to approval as an accurate record at the next meeting of this committee

- Present:** Councillors: Stamp (Chairperson), Anang, Bowen, Etheridge, Field, Filmer, Gilbourne, Gulvin, Hamandishe, Pearce and Vye
- Substitutes:** Councillors:
Campbell for Myton
Hubbard for Peake
McDonald for Jones
- In Attendance:** Nicola Couchman, Democratic Services Officer
Dave Harris, Chief Planning Officer
Peter Hockney, Service Manager, Development Management
Joanna Horne, Lawyer
Justin Kazembe, Planner
Joshua Odell, Planner
Debbie Salter, Senior Conservation Officer
Steven Ward, Highways Consultant

705 Apologies for absence

Apologies for absence were received from Councillors Hamilton, Jones, Myton and Peake.

706 Record of meeting

The record of the meetings held on 17 December 2025 and 14 January 2026 were agreed and signed by the Chairperson as correct.

707 Urgent matters by reason of special circumstances

There were none.

708 Declarations of Disclosable Pecuniary Interests and Other Significant Interests

Disclosable pecuniary interests

There were none.

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Other significant interests (OSIs)

There were none.

Other interests

Councillor Etheridge stated that he often attended meetings of Frindsbury and Cliffe Woods Parish Councils and explained that if any planning applications were ever discussed there, which were due to be considered by the Medway Council Planning Committee meeting, he did not take part in the discussion at the Parish Council meetings.

Councillors Bowen and Campbell referred to planning application MC/25/0241– Land at 320-346 High Street, Rochester and informed the Committee that although they had met with the Pastor of Hope Centre, they had not expressed a view upon the application. Therefore, they would remain and take part in the consideration and determination of the planning application.

709 Planning application - MC/25/2068 50 Wallace Road, Rochester, Medway ME1 2TB

Discussion:

The Service Manager - Development Management presented the application which sought permission for the change of use of residential dwelling (Use Class C3) to a therapeutic children's home (Use Class C2 Residential Institution) for up to four young people aged between 7 and 17 years.

The Committee discussed the planning application noting the officer presentation and the report.

Decision:

APPROVED subject to conditions 1 to 5 as set out in the report for the reasons stated in the report.

710 Planning application - MC/25/0241 Land At 320-346 High Street, Rochester, Medway ME1 1BT

Discussion:

The Service Manager – Development Management presented the application which sought permission for the demolition of existing buildings and structures retaining 340 and 346 Rochester High Street and construction of twenty-eight residential dwellings together with the provision of vehicular access, cycle and pedestrian access, public open space, sustainable drainage systems, landscaping, infrastructure, earthworks and all other associated works.

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Members attention was drawn to the supplementary agenda advice sheet which stated that the recommendation should be altered as follows: the addition of a missing Condition 14, Condition 22 being amended by the inclusion of the following wording - 'or other appropriate means of ventilation' and two add additional conditions 30 and 31 referred to in the main report but not reflected in the recommendation. Amendments to the Representations section and Appraisal section of the report were set out on the supplementary agenda.

The Committee discussed the planning application noting the officer presentation, the report and the supplementary advice sheet.

During the discussion Members were reassured that discussions had taken place with the City of Rochester Society and residents. In response to a query whether some of the possible clawback funding could be used to assist with the relocation of the Hope Centre, Officers explained that if there were any clawback funding available in the future a broad range of options would be looked at including community facilities.

Decision:

Approved subject to:

- a) A Section 106 being entered into to secure:
 - (i) A contribution of £9,449.72. towards bird mitigation
 - (ii) Amendments to the CPZ in relation to 3 parking spaces
 - (iii) A Clawback clause in relation to viability

- b) Conditions 1 to 29 set out in the report for the reasons stated in the report and supplementary advice sheet including the amended Condition 22 to read as follows:

Condition 22 - Amendment

Prior to the commencement of the development hereby permitted, a scheme of acoustic protection against transport noise shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include details of acoustic protection sufficient to ensure internal noise levels (LAeq,T) no greater than 30dB in bedrooms and 35dB in living rooms with windows closed and a maximum noise level (LAm_{ax}) of no more than 45dB(A) with windows closed. Where the internal noise levels will be exceeded with windows open, the scheme shall incorporate appropriate acoustically screened mechanical ventilation or other appropriate means of ventilation. All works, which form part of the approved scheme, shall be completed before any part of the development is occupied and shall thereafter be maintained in accordance with the approved details.

Reason: To protect the residential amenities of residents in compliance with Policy BNE2 of the Medway Local Plan 2003

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c) Additional Conditions 14, 30 and 31 as follows:

New Condition 14

No development shall commence until details of a Construction Surface Water Management Plan (CSWMP) detailing how surface water and storm water will be managed on the site during construction (including demolition and site clearance operations) is submitted to and agreed in writing by the local planning authority in consultation with the LLFA. The CSWMP shall be implemented and thereafter managed and maintained in accordance with the approved plan for the duration of construction. The approved CSWMP shall include method statements, scaled and dimensioned plans and drawings detailing surface water management proposals to include:

- i. Temporary drainage systems.
- ii. Measures for managing pollution / water quality and protecting controlled waters and watercourses.
- iii. Measures for managing any on or offsite flood risk

The development shall be undertaken in accordance with the agreed details.

Reason: To manage surface water during and post construction and for the lifetime of the development as outlined at Paragraph 168 of NPPF.

New Condition 30

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) all dwellinghouses herein approved shall remain in use as a dwellinghouse falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order amending, revoking and reenacting that Order with or without modification) and no change of use shall be carried out unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy BNE2 of the Medway Local Plan 2003.

New Condition 31

No demolition works shall take place until a detailed precautionary bat method statement as been submitted to and approved in writing by the Local Planning Authority in accordance with the recommendations of paragraph 8.11 of the Ecological Assessment; Bakerwell; February 2025.

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If works commence on or later than 15 July 2026 an updated bat emergence survey must be carried out and (if necessary) an updated mitigation and submitted to and approved in writing by the Local Planning Authority. The recommendations within the bat survey(s) must be implemented as detailed within the reports prior to any works commencing after this date.

Reason: To prevent harm to protected species in accordance with paragraphs 187 and 193 of the NPPF (2024).

711 Planning Application - MC/25/2255 28 Hollywood Lane, Wainscott, Rochester, Medway ME3 8AL

Discussion:

The Planner presented the application which sought permission for the construction of a single storey detached pool house to rear garden.

The Committee discussed the planning application noting the officer presentation and the report.

Decision:

APPROVED subject to conditions 1 to 4 as set out in the report for the reasons stated in the report.

712 Planning Application - MC/25/2220 22 Roebuck Road, Rochester, Medway ME1 1UE

Discussion:

The Planner presented the application which sought permission for the replacement of existing conservatory and construction of a new orangery.

The Committee discussed the planning application noting the officer presentation and the report.

Decision:

APPROVED subject to conditions 1 and 2 as set out in the report for the reasons stated in the report.

713 Performance Report 1 October to 31 December 2025

Discussion

The Committee received a report setting out performance for the period 1 October to 31 December 2025.

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The Chief Planning Officer drew attention to New National Planning Policy Framework due in Summer 2026 and the changes that this would bring with the aim of getting Britain building again.

The Committee were informed that the use of consultants for Tree Preservation Order applications should be reduced from the end of March due to a new tree officer taking up post.

The Chief Planning Officer reported that only 6 complaints had been upheld and a number of compliments had been received and were shown on page 118 of the report.

Decision:

The Committee noted the report and requested that the Chief Planning Officer express the Committee's appreciation for the levels of achievement to staff within the Planning Service.

714 Report on Appeal Decisions 1 October to 31 December 2025

Discussion

The Chief Planning Officer gave a summary of the appeal decisions referred to in appendix A to the report.

Decision:

The Committee noted the report.

715 Report on Section 106 Agreements October to December 2025

Discussion

The Committee received a report setting out section 106 agreements for the period October to December 2025.

Decision:

The Committee noted the Section 106 funding received, those Section 106 agreements signed during the period October to December 2025, Habitat Regulations contributions received and Section 106 expenditure 2024/2025 as set out in Appendices 1 to 4.

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Chairperson

Date:

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