

Medway Council

Planning Committee – 11 March 2026

Supplementary Agenda Advice Sheet

**Page 15 – Planning Application MC/25/1033 Old Gas Works,
Strand Approach Road, Gillingham**

There was no Site Map included in the report for the Old Gas Works and instead the text of the report has been included twice, however, there is no additional information required and nothing missing in relation to the consideration of the application. The Site Map of MC/25/1033 Old Gas Works, Strand Approach Road, Gillingham is attached (Appendix 1).

Appraisal

Section on page 49 of the Agendas report pack titled 'Principle of Foodstore' should be titled 'Principle of Foodstore and Class E Floorspace'.

Page 194 – Planning Application MC/23/0855 Land east of High Halstow

Recommendation

Revised condition wording for conditions 44, 45 and 50 as follows:

Condition 44

Prior to the occupation of the 271st dwelling a Local Centre Delivery Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Strategy shall include:

- A timeline for the construction and leasing of the Local Centre floorspace, demonstrating alignment with the rate of residential completions:

The Strategy shall demonstrate compliance with emerging Local Plan Policy DM12 and SA9 criteria 7. Development shall thereafter be carried out in accordance with the approved Strategy.

Reason: To secure the timely and effective delivery of everyday retail and community facilities in parallel with housing occupation, ensuring the development functions as a sustainable neighbourhood and residents are not forced to travel for basic services, consistent with sustainability objectives and paragraph 20 of the NPPF.

Condition 45

Pursuant to condition 44 no dwelling within the Reserved Matters construction phase(s) shall be occupied until the commercial floorspace within the approved Local Centre has been:

- Fully constructed in accordance with the timetable;
- Fitted out to a specification suitable for immediate occupation; and
- Actively marketed for appropriate retail and community use.

Evidence demonstrating completion and readiness for occupation shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any dwelling within the Reserved Matters construction phase(s).

Reason: To guarantee that essential everyday services are available to residents as the community builds out, thereby reducing the need to travel, supporting the retail hierarchy, and ensuring the Local Centre fulfils its intended role within the masterplan and paragraph 20 of the NPPF.

Condition 50

No part of the development hereby permitted shall be first occupied or brought into use until a detailed Travel Plan for that phase (Residential Travel Plan and/or School Travel Plan, as applicable) has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan(s) shall be based on the principles, objectives and framework measures set out within the submitted Framework Travel Plan, and shall include, but not be limited to:

1. Updated baseline information, travel patterns and mode share targets appropriate to the relevant phase;
2. SMART targets for achieving a reduction in single occupancy car journeys and an increase in sustainable travel modes;
3. Full details of the Travel Plan Coordinator, including responsibilities, resourcing and management arrangements;
4. A programme of measures for residents, staff, pupils and visitors to promote and encourage walking, cycling, public transport and other sustainable travel options;
5. A programme of marketing and communication, including travel packs and information for new residents, staff and parents;
6. Monitoring arrangements, including TRICS compliant surveys, timescales, performance indicators and reporting mechanisms to the Local Planning Authority;
7. Review procedures, triggers and remedial action for those measures which are within the applicants control;
8. Implementation timetable, linked to the phased occupation of the development.

The Travel Plan(s) shall thereafter be fully implemented in accordance with the approved details from first occupation of each phase, and all measures, targets and monitoring shall be maintained and reviewed for a minimum

period of five years from first occupation of that phase, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that sustainable travel is promoted and that the development minimises reliance on the private car, in the interests of highway efficiency, climate objectives and sustainable development.

Condition 70

Condition 70 to be removed as PRow improvements and pedestrian connections for off-site highways works are to be covered and secured in the S106 agreement.

Representations

25 further letters of objection (including a number using a standard template) received raising the following concerns:

- Air quality impacts as a result of increased vehicle movements;
- Highway capacity concerns, particularly in respect to Four Elms roundabout;
- Loss of agricultural land and subsequent impact on the setting and character of the countryside;
- Impact on ecology and the environment including Northward Hill SSSI and Fishers Wood Ancient Woodland.

Objection - The Independent Group

A 'Case Officers Report Rebuttal' has been received from The Independent Group which is attached (Appendix 2) in full for Members' information.

The representations and Independent Group rebuttal do not raise any additional considerations beyond the matters contained within the original Officer Report.

Appraisal

Section on *Northward Hill Site of Special Scientific Interest (SSSI)*, page 273 of the Agenda report pack. Quotes a figure of £2,457,004.00 towards Strategic Environmental Mitigation Strategy. This should be £1,278,099.60 as set out in S106 Heads of Terms on page 196 of the Agenda report pack and as set out in *s106 Matters* on page 294 of the Agenda report pack.

Page 303 – Planning Application MC/25/1506 Shaftesbury House, Upnor, Rochester, ME2 4XB

Proposal

The description of development amended to:

Change of use of building to an 11 bedroom house in multiple occupation (Sui Generis)

This has been amended to reflect the description of development that the agent submitted on the planning application form.

Recommendation

Alteration to Condition 2 – approved plans

The site location plan has been amended. The red line has been increased to include the proposed parking spaces.

Condition 2 amended to the following:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Received on 23 July 2025:

25.127-24	proposed roof plan
25.127-25	proposed elevations

Received 30 September 2025:

25.127-22	proposed ground floor layout
25.127-50	proposed car parking

Received 6 February 2026:

25.127-23 rev C	proposed first floor plan
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Received on 10 March 2026:

25.127-20 rev C	site location plan
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Reason: For the avoidance of doubt and in the interests of proper planning.

Representations

A letter of representation has been received requesting that if planning permission is granted, the HMO licence be conditioned to restrict occupation only to persons employed in the medical profession (including but not limited to nurses, doctors and other hospital based clinical staff).

HMO licencing and restricting the occupations of prospective occupants is outside the control of planning legislation and therefore cannot be secured as part of any planning permission.