

**Medway Council**

**Planning Committee – 8 April 2026**

**Supplementary Agenda Advice Sheet**

**Minute number 771 – Page 18 – Planning Application MC/25/1506  
Shaftesbury House, Upnor, Rochester, ME2 4XB**

The agreed reason for refusal is set out below:

The use of the building for a 13 person House of Multiple Occupation in a location without access to day to day facilities by foot or regular public transport and without the provision of adequate parking for all residents or rooms the development would provide low cost accommodation in an area that would be unsuitable to meet the needs of the occupants and, therefore, not achieve sustainable development, in particular the social objective of delivering a range of homes provided to meet the needs of present and future generations with accessible services, contrary to paragraph 8 of the National Planning Policy Framework (2024).

**Page 24 – Planning Application MC/23/1934 Land at Ratcliffe Highway,  
Hoo St Werburgh, Rochester**

**Representations**

Objection - The Independent Group

Since the Planning Committee report was completed, The Independent Group have submitted a Rebuttal to the Case Officer Report which includes suggested Reasons for Refusal. This rebuttal is set out in full and attached to this supplementary report.

*Officer Comment: The Independent Group rebuttal does not raise any additional considerations beyond the matters contained within the original Officer Report.*

**Page 92 – Planning Application MC/24/2022 Land west of Hoo St  
Werburgh, Rochester**

**Representations**

Objection - The Independent Group

Since the Planning Committee report was completed, The Independent Group have submitted a Rebuttal to the Case Officer Report which includes suggested additional Reasons for Refusal. This rebuttal is set out in full and attached to this supplementary report.

*Officer Comment: The Independent Group rebuttal does not raise any additional considerations beyond the matters contained within the original Officer Report.*

**Page 182 – Planning Application MC/26/0094 54 Woodlands Road,  
Gillingham, Medway ME7 2DS**

**Representations**

Three further letters of objection have been received from previous objectors following the re-consultation of amended plans raising the following concerns:

- The applicant no longer owns the property; a Certificate B should be served;
- Parking Provisions for Care Staff;
- Inaccurate information in Planning Statement;
- Inaccurate Address in Climate Change Statement;
- Nature of Development Care Home vs Supported Accommodation.

*Officer Comment: The ownership certificate was correctly submitted as a validation requirement at the time the application was made. The other matters raised are covered in the main report.*