

Medway Council

Planning Committee – 6 May 2026

Supplementary Agenda Advice Sheet

Page 22 – Planning application MC/25/0965 Land to the south of Former Upnor Public Convenience including Foreshore and Bed of the River Medway, Lower Upnor, Rochester

Recommendation

Following discussions with the applicant's agent and concerns that the 3-month period restricting return visits would restrict their business plan it is proposed to alter condition 4 to restrict return visits to 1 month, as follows:

- 4 Any occupation of waterborne vessels moored on the application site shall only be on a temporary basis and shall not be occupied by any person for more than 5 consecutive days at any one time. A written log/record detailing the names, addresses and contact details of the boats and their occupants staying at the mooring and the dates of their arrival and departure shall be kept at all times that the mooring is in use. This written log/record shall be made available to the Local Planning Authority within 48 hours of a written request being delivered to the premises. No waterborne vessel that has accommodated overnight stays shall accommodate any overnight stays within 1 month of the last date of their departure. There shall be no occupation between 1 November and 1 March.

Reason: To clarify what has been granted planning permission, to ensure that the mooring is being used for this purpose and not for long term accommodation separate and not for the mooring of any houseboats, in the interests of amenity and with regard to Policy BNE2 of the Medway Local Plan 2003.

Page 46 – Planning Application MC/26/0116 7 Camden Road, Gillingham, Medway, ME7 1QS

Representations

A rebuttal letter has been received from the agent for the applicant on the 28 April 2026, this letter does not affect the officer recommendation in relation to this application. This rebuttal is set out in full and attached to this supplementary report.

The rebuttal does not raise any additional considerations beyond the matters contained within the original Officer Report.

Recommendation

Inclusion of additional condition 7 **Refuse Management Strategy**. The condition shall read as follows:

- 7 Prior to the first occupation as a six-bedroom Use Class C4 HMO herein approved details, a refuse management strategy shall be submitted to and approved in writing by the Local Planning Authority. The Use Class C4 HMO shall not be occupied until the approved refuse management strategy arrangements are in place and all approved storage arrangements shall thereafter be retained

Reason: To ensure that the development does not prejudice the amenities of future occupants in accordance with Policy BNE2 of the Medway Local Plan 2003.