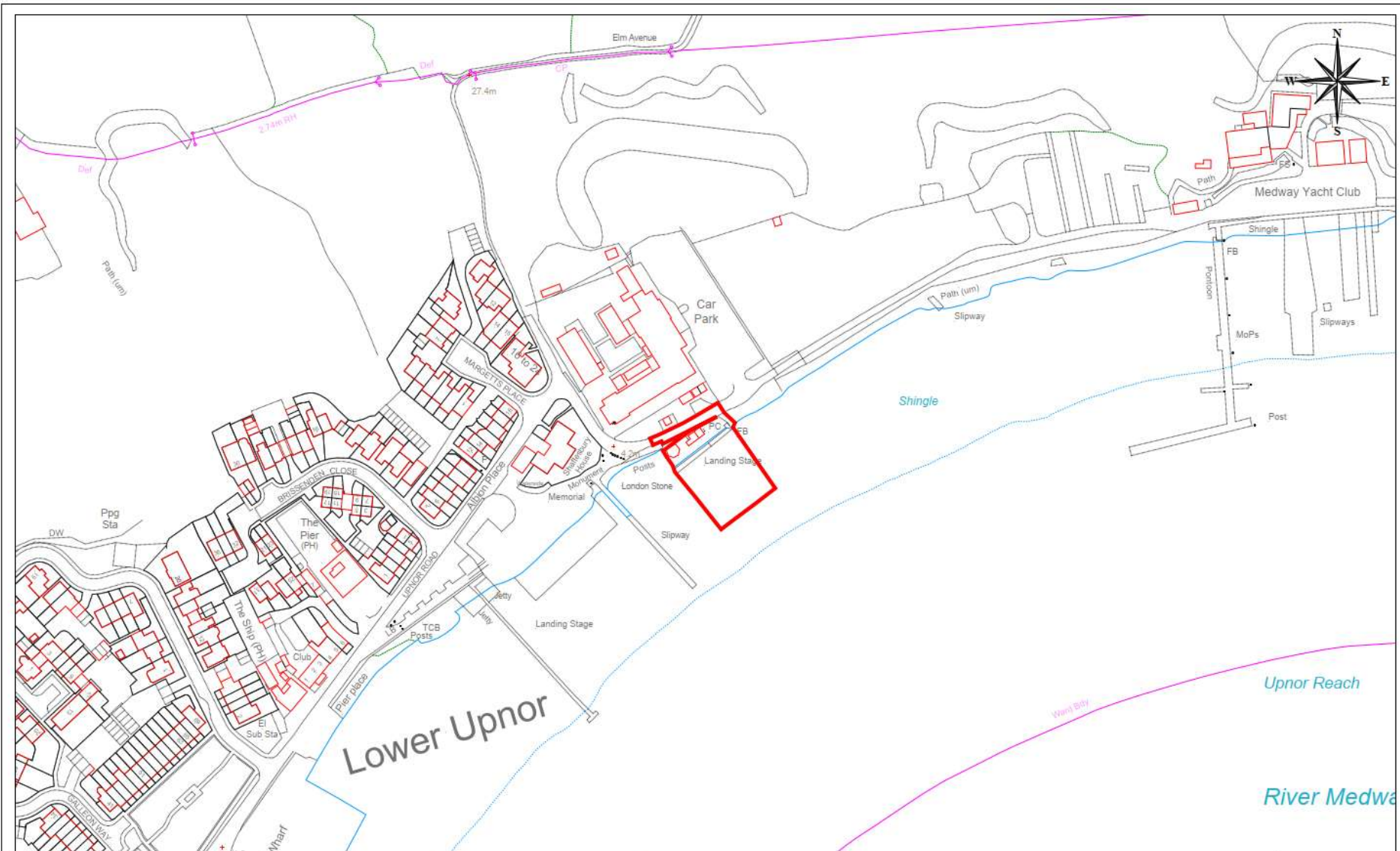


# Planning Committee

6<sup>th</sup> May 2026

# MC/25/0965

Land To The South Of Former Upnor Public Convenience Including  
Foreshore And Bed Of The River Medway Lower Upnor Rochester  
ME2 4XB

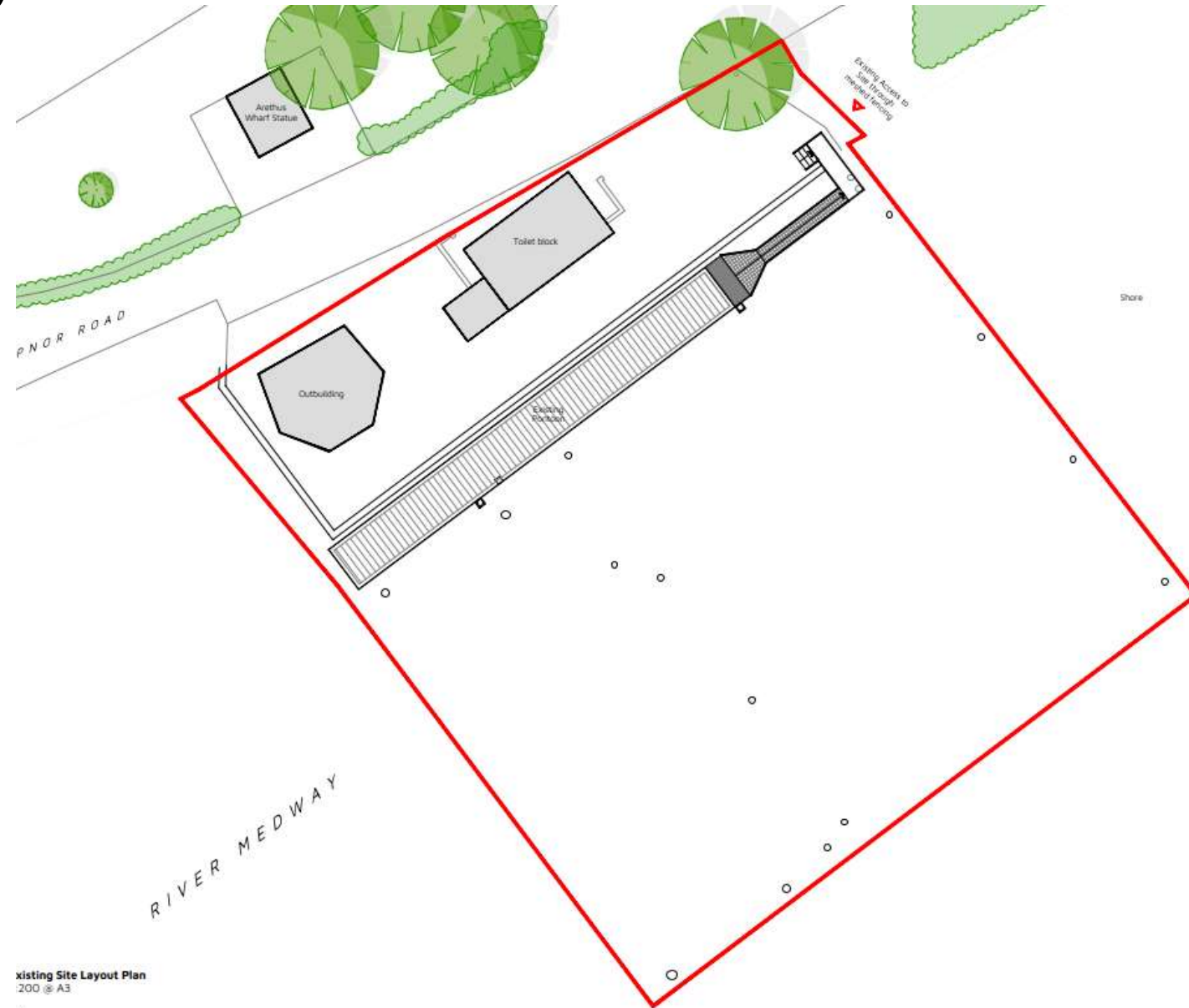


**MC/25/0965 - Land To The South Of Former Upnor Public Convenience Including Foreshore And Bed Of The River Medway, Lower Upnor, Rochester, ME2 4XB**

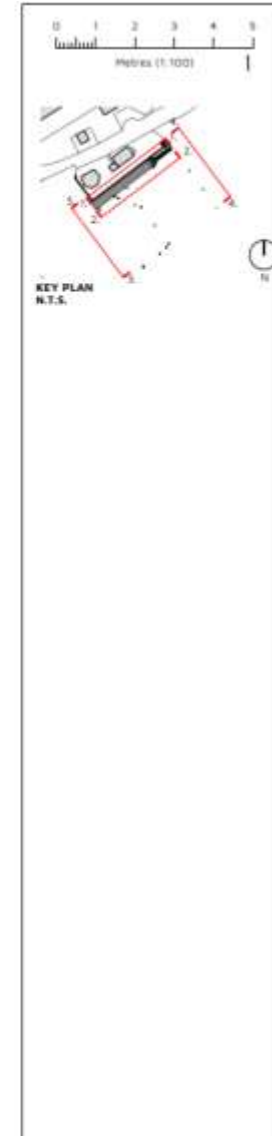
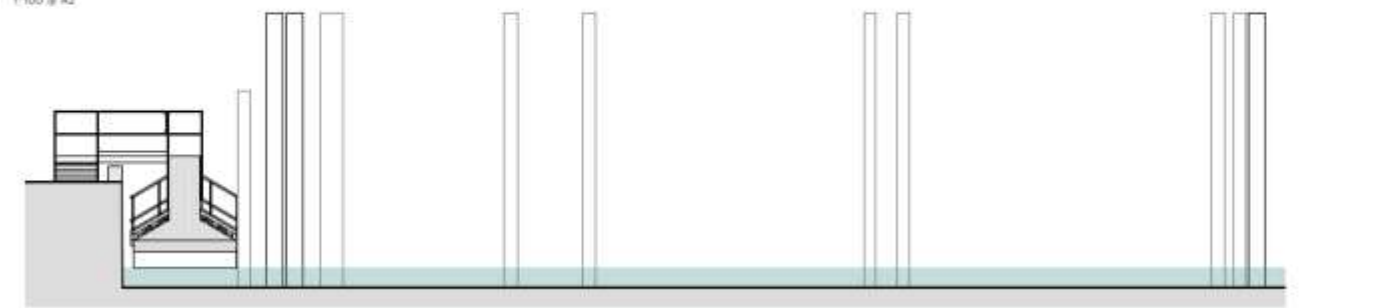
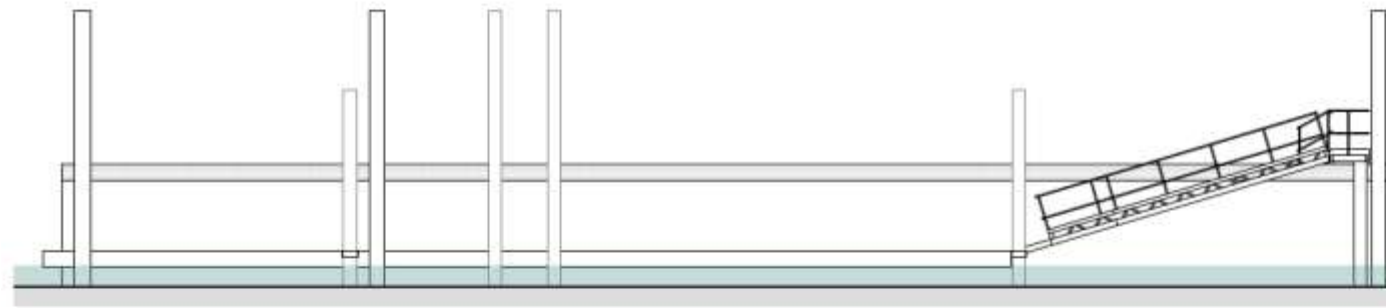
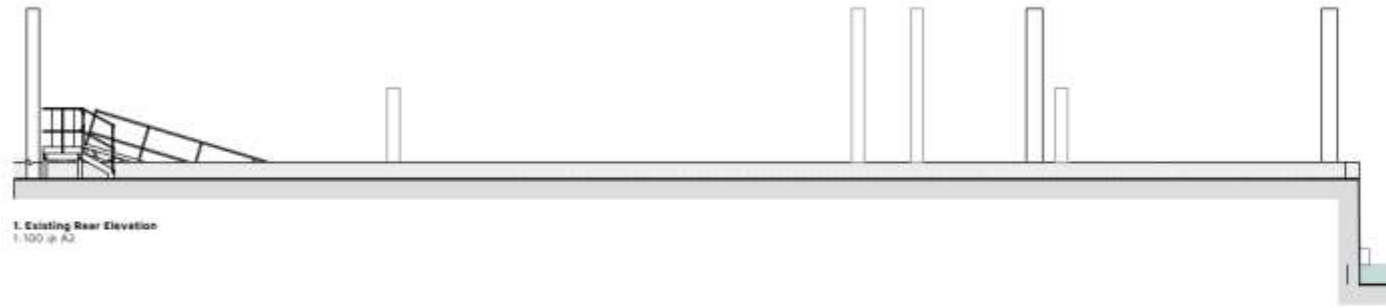
# Site Location Plan



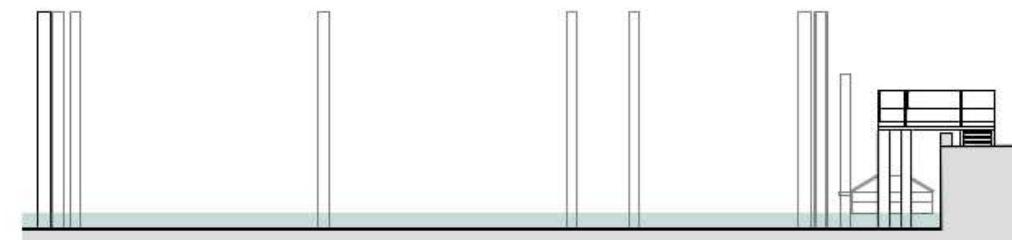
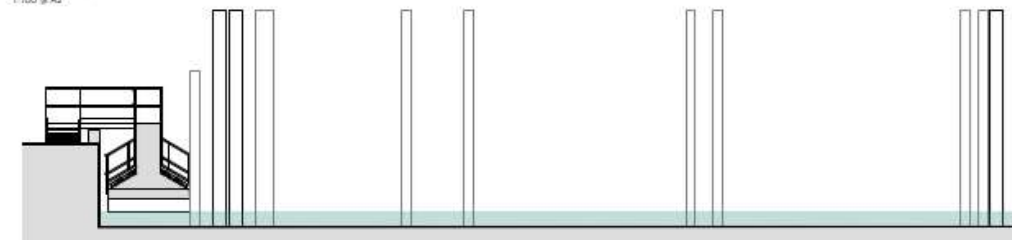
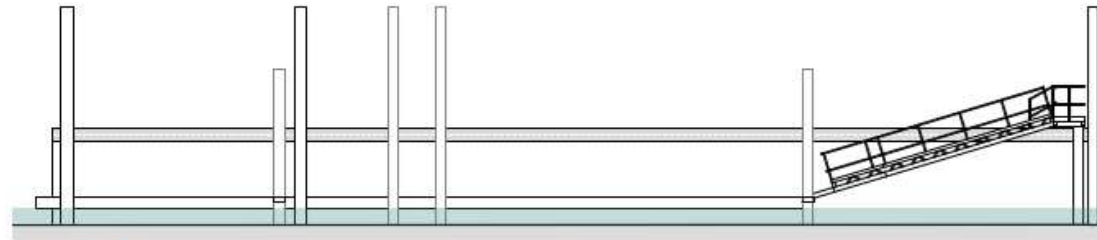
# Existing Layout



# Existing elevations – Metal piles and Pontoons



# Existing elevations – Metal piles and Pontoon



0 1 2 3 4 5  
Metres (1:100)

KEY PLAN  
N.T.S.

Rev: Reason: Date:

KINGFISHER ACCESS LTD  
Project:  
LAND SOUTH OF LOWER UPVOR ROAD,  
ROCHESTER, ME2 4BT

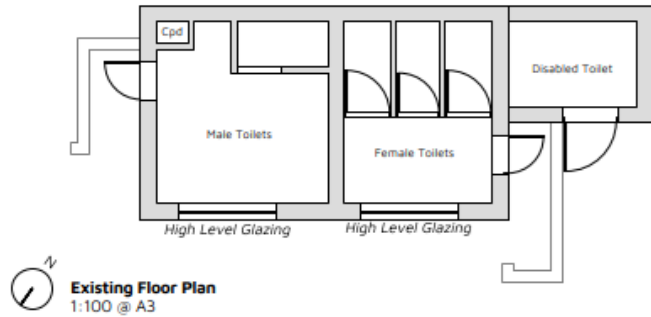
Title:  
EXISTING ELEVATIONS  
METAL PILES AND PONTOON

Drawing No: Rev: Scale: Date:  
DHA/3537B/04 1:100 APR 2025

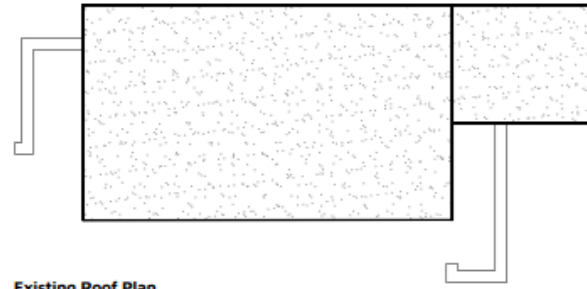
**dha**  
Engineering & Construction  
Rochester, Kent ME2 4BT  
t: 01622 776220 f: 01622 776227  
e: info@dhaengineering.co.uk w: www.dhaengineering.co.uk

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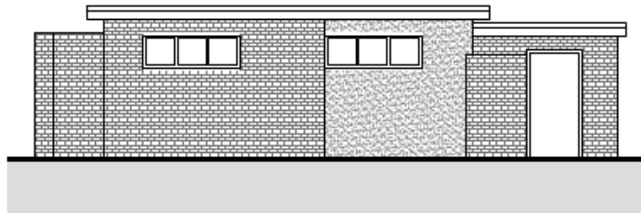
# Existing Toilet Block Elevations



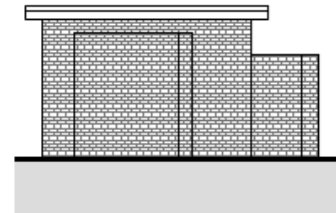
Existing Floor Plan  
1:100 @ A3



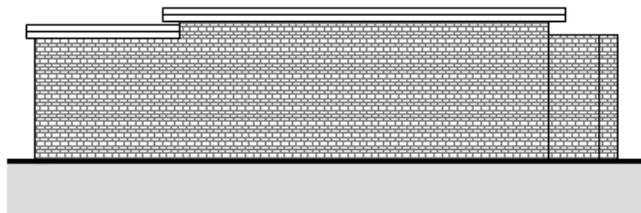
Existing Roof Plan  
1:100 @ A3



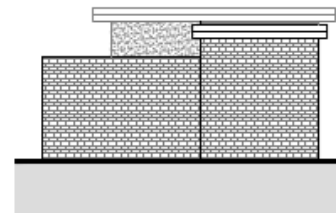
1. Existing Front Elevation  
1:100 @ A3



2. Existing Side Elevation  
1:100 @ A3

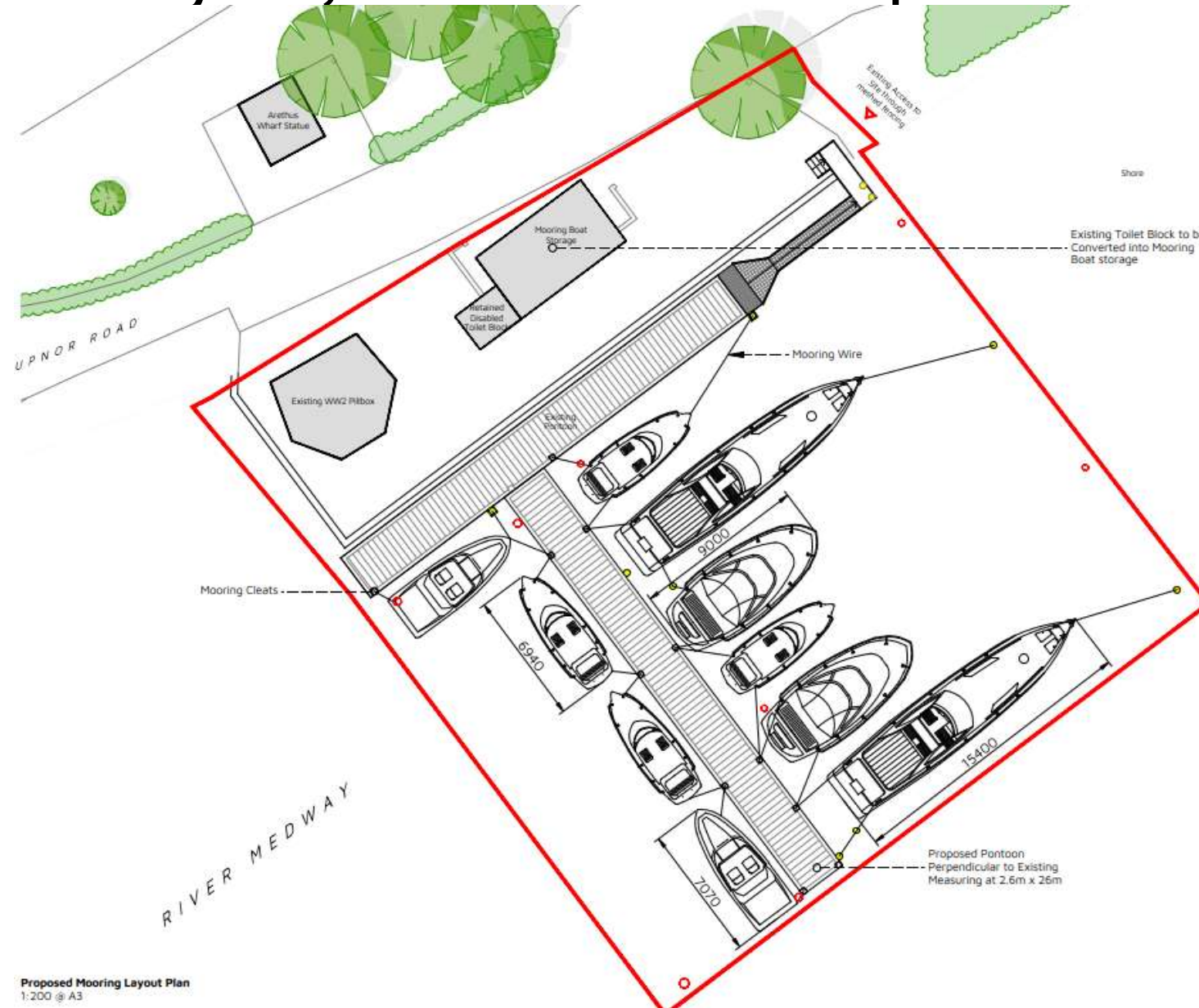


3. Existing Rear Elevation  
1:100 @ A3

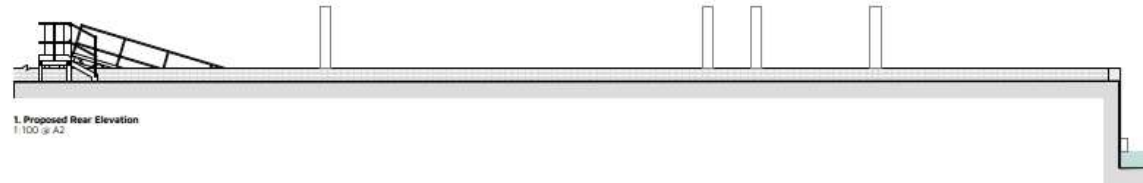


4. Existing Side Elevation  
1:100 @ A3

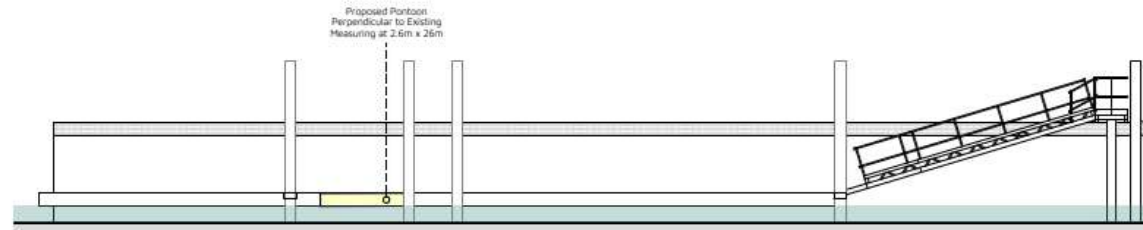
# Proposed Layout, red circles show piles to be removed



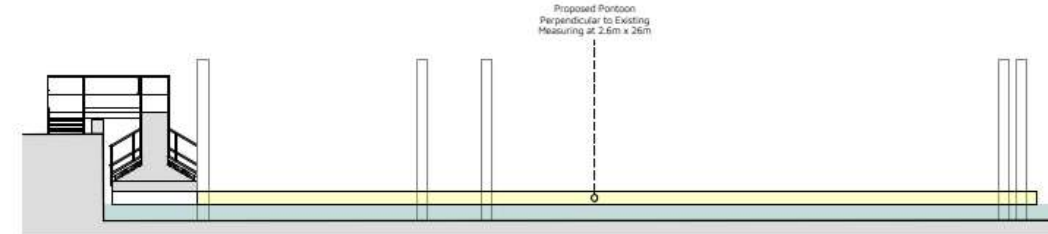
# Proposed elevations – Metal piles and Pontoon



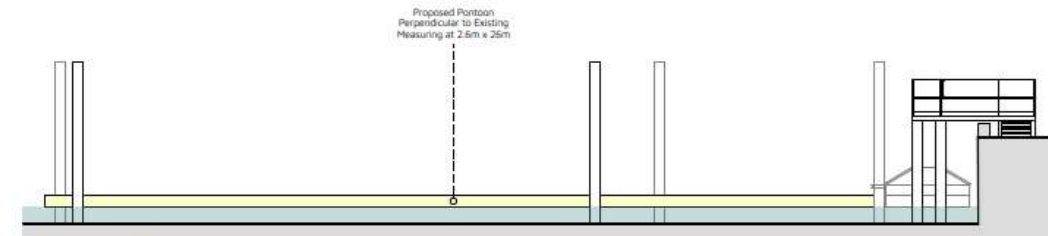
1. Proposed Rear Elevation  
1:100 @ A2



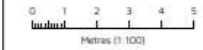
2. Proposed Front Elevation  
1:100 @ A2



3. Proposed Side Elevation  
1:100 @ A2



4. Proposed Side Elevation  
1:100 @ A2



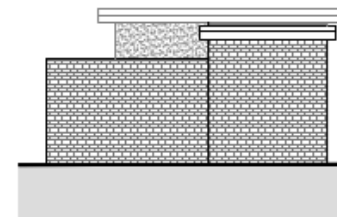
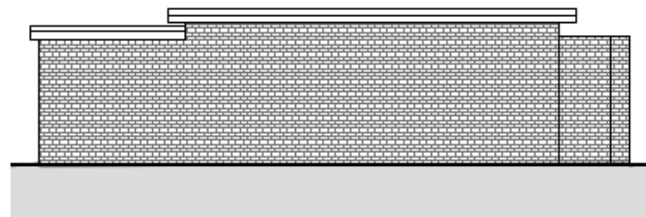
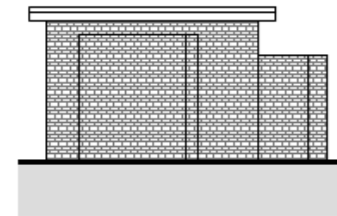
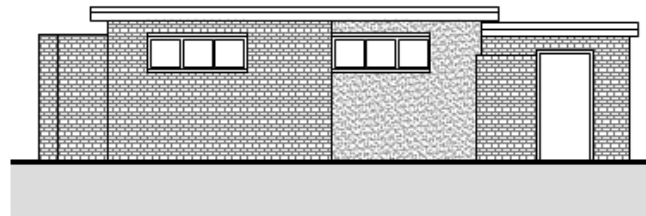
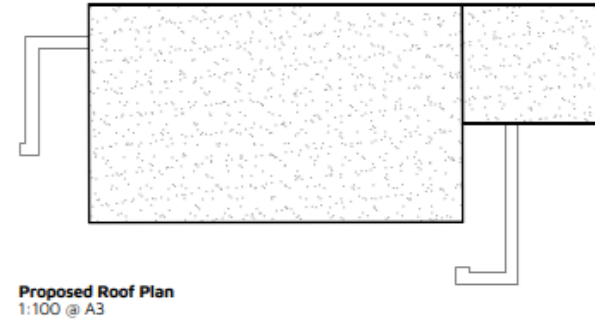
KEY PLAN  
N.T.S.

Rev.      Reason      Date

Client:  
**KINGFISHER ACCESS LTD**  
Project:  
**LAND SOUTH OF LOWER UPNOR ROAD,  
ROCHESTER, ME2 4XF**  
Title:  
**PROPOSED ELEVATIONS  
METAL PILES AND PONTOON**  
Drawing No.      Rev.      Scale      Date  
**DHA/35578/07      1      1:100      APR 2025**

**dha**  
Design House, Bridge Road, Haverhill Road  
Haverhill, Essex, SS16 3JG  
T: 01462 776228      F: 01462 776227  
E: info@dhaengineering.co.uk      or: sales@dhaengineering.co.uk  
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100 Reference: DHA\_35578\_P0470001\_R021

# Proposed Toilet Block Elevations



# View of the piles looking towards St Marys Island



# Images of the walkway



# Images of existing toilet block



**Looking down road with site on the left of view**



**Looking down road with site on the right of view**



Ariel view showing pontoons/walkways/moorings in the area marked 1 & 2- red circle is site location



View of walkway approx. 35m to West of application site - No1 on map

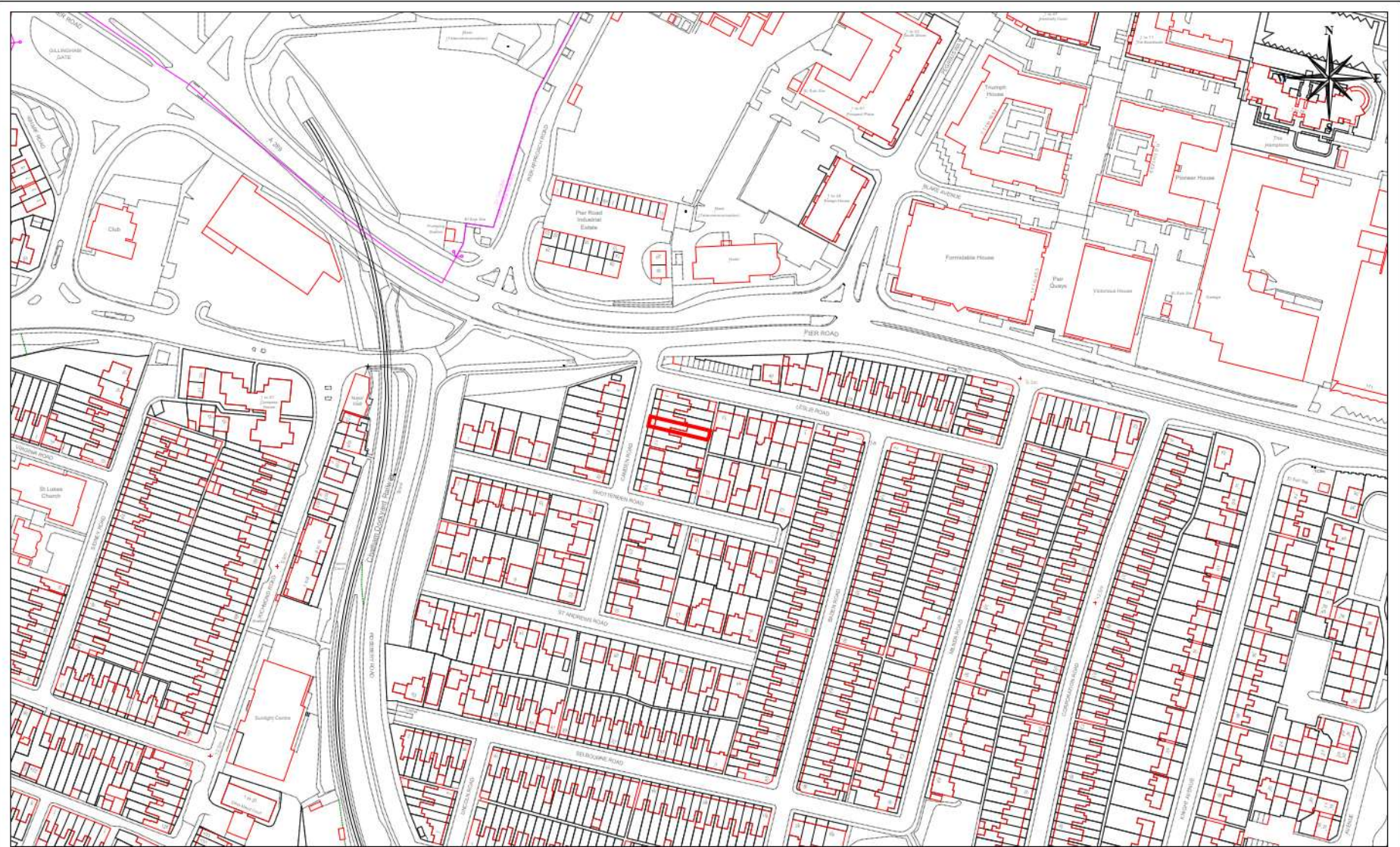


View of walkway approx. 400m to East of application site No2 on map



**MC/26/0116**

7 Camden Road, Gillingham, ME7 1QS



**MC/26/0116 - 7 Camden Road, Gillingham, ME7 1QS**



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Scale: 1:2500 20/04/26

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# Site Location



# Site Photos



# Site Photos showing work underway prior to Article 4



# Previous Elevations



1 PRINCIPAL ELEVATION  
EAST ELEVATION SCALE 1:100

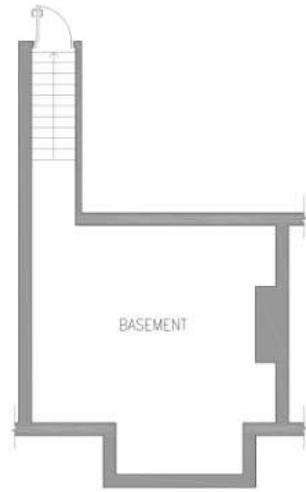


3 FLANK ELEVATION  
NORTH ELEVATION SCALE 1:100

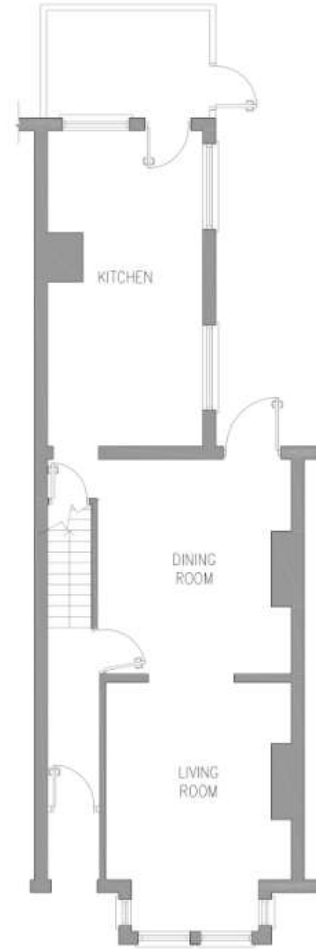


2 REAR ELEVATION  
WEST ELEVATION SCALE 1:100

# Previous Floor Plans



1 BASEMENT PLAN  
SCALE 1:100



2 GROUND FLOOR PLAN  
SCALE 1:100

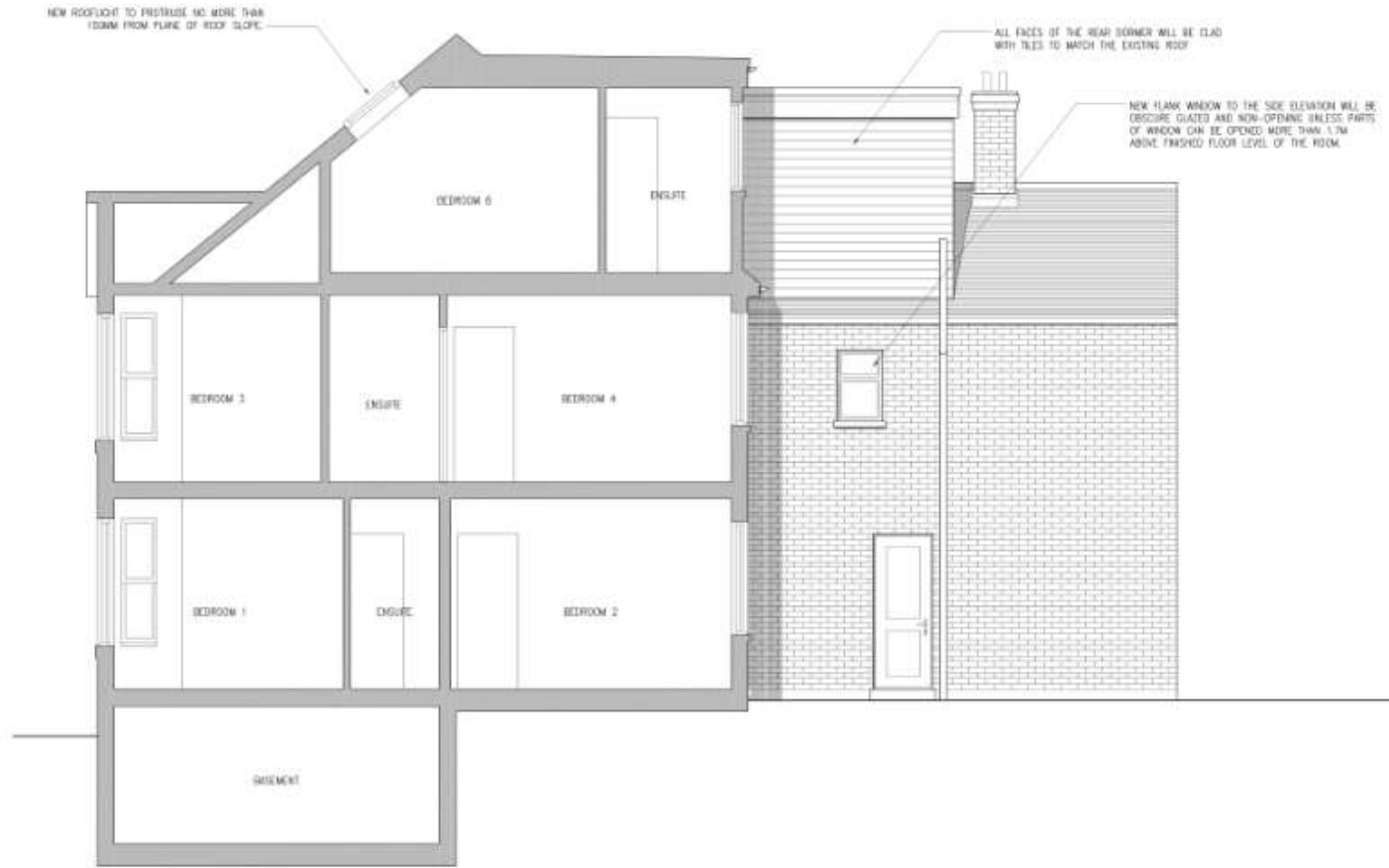


3 FIRST FLOOR PLAN  
SCALE 1:100

# Approved Elevations – MC/25/1952



1 PRINCIPAL ELEVATION  
EAST ELEVATION SCALE 1:100

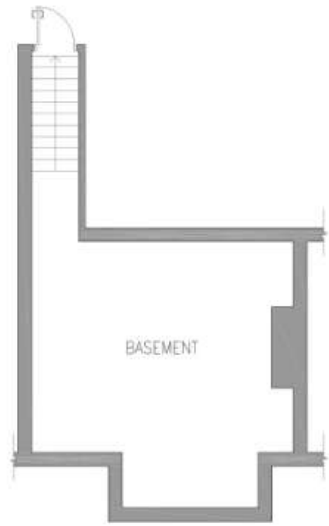


3 FLANK ELEVATION  
NORTH ELEVATION SCALE 1:100

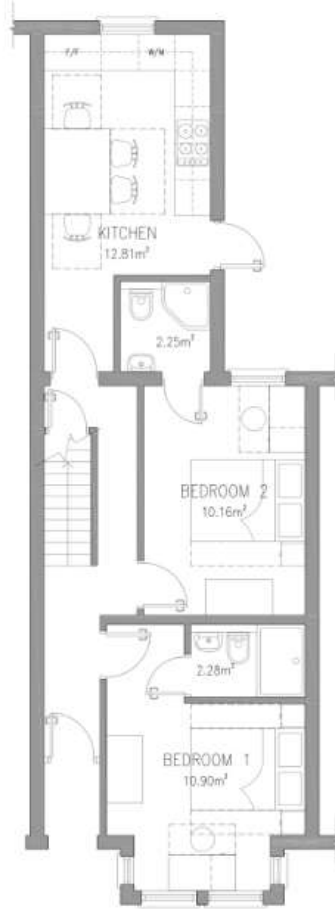


2 REAR ELEVATION  
WEST ELEVATION SCALE 1:100

# Approved Floor Plans – MC/25/1952



1 BASEMENT PLAN  
SCALE 1:100



2 GROUND FLOOR PLAN  
SCALE 1:100

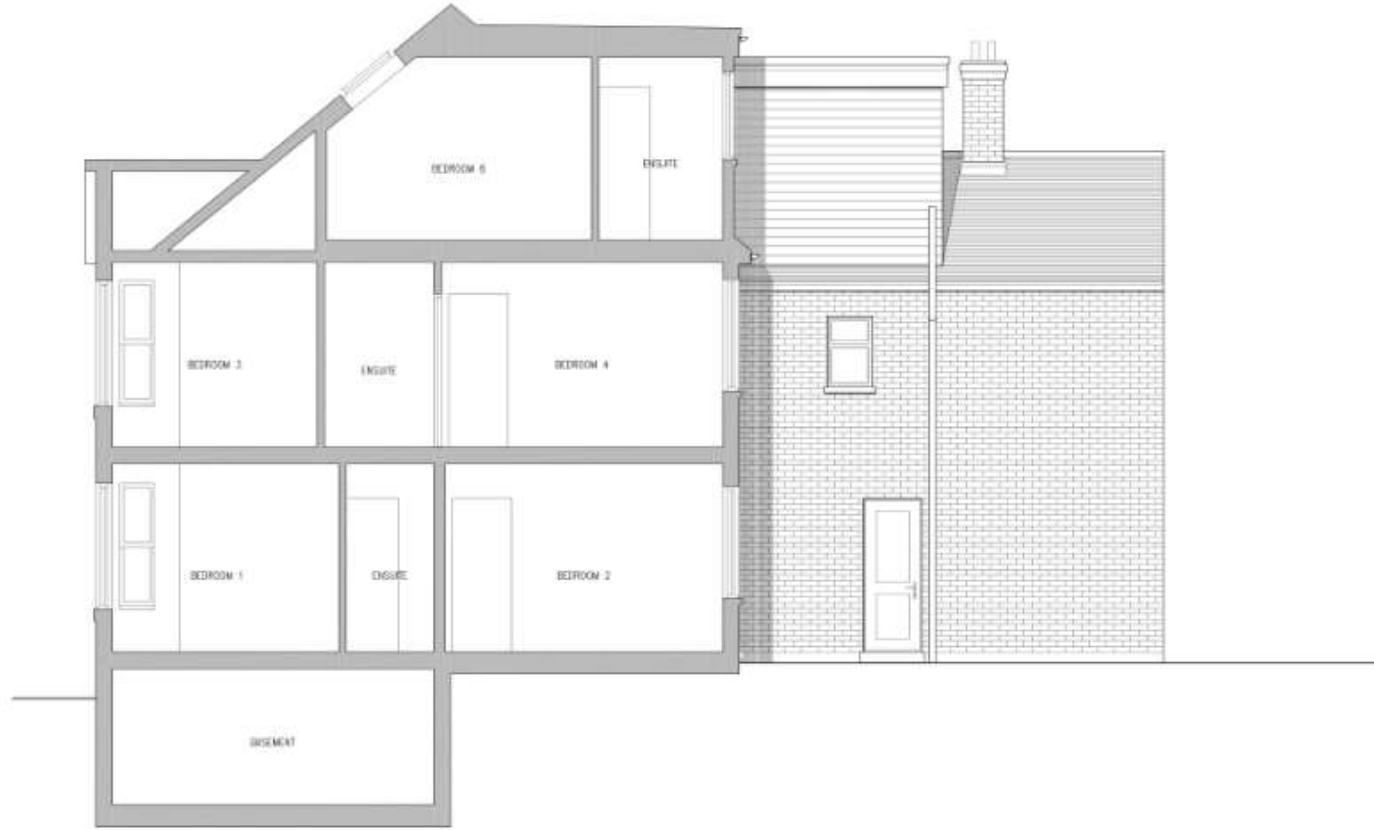


3 FIRST FLOOR PLAN  
SCALE 1:100



4 SECOND FLOOR PLAN  
SCALE 1:100

# Proposed Elevations

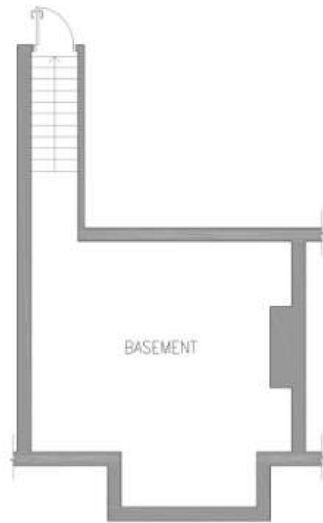


1 PRINCIPAL ELEVATION  
EAST ELEVATION SCALE 1:100

3 FLANK ELEVATION  
NORTH ELEVATION SCALE 1:100

2 REAR ELEVATION  
WEST ELEVATION SCALE 1:100

# Proposed Floor Plans



1 BASEMENT PLAN  
SCALE 1:100



2 GROUND FLOOR PLAN  
SCALE 1:100



3 FIRST FLOOR PLAN  
SCALE 1:100



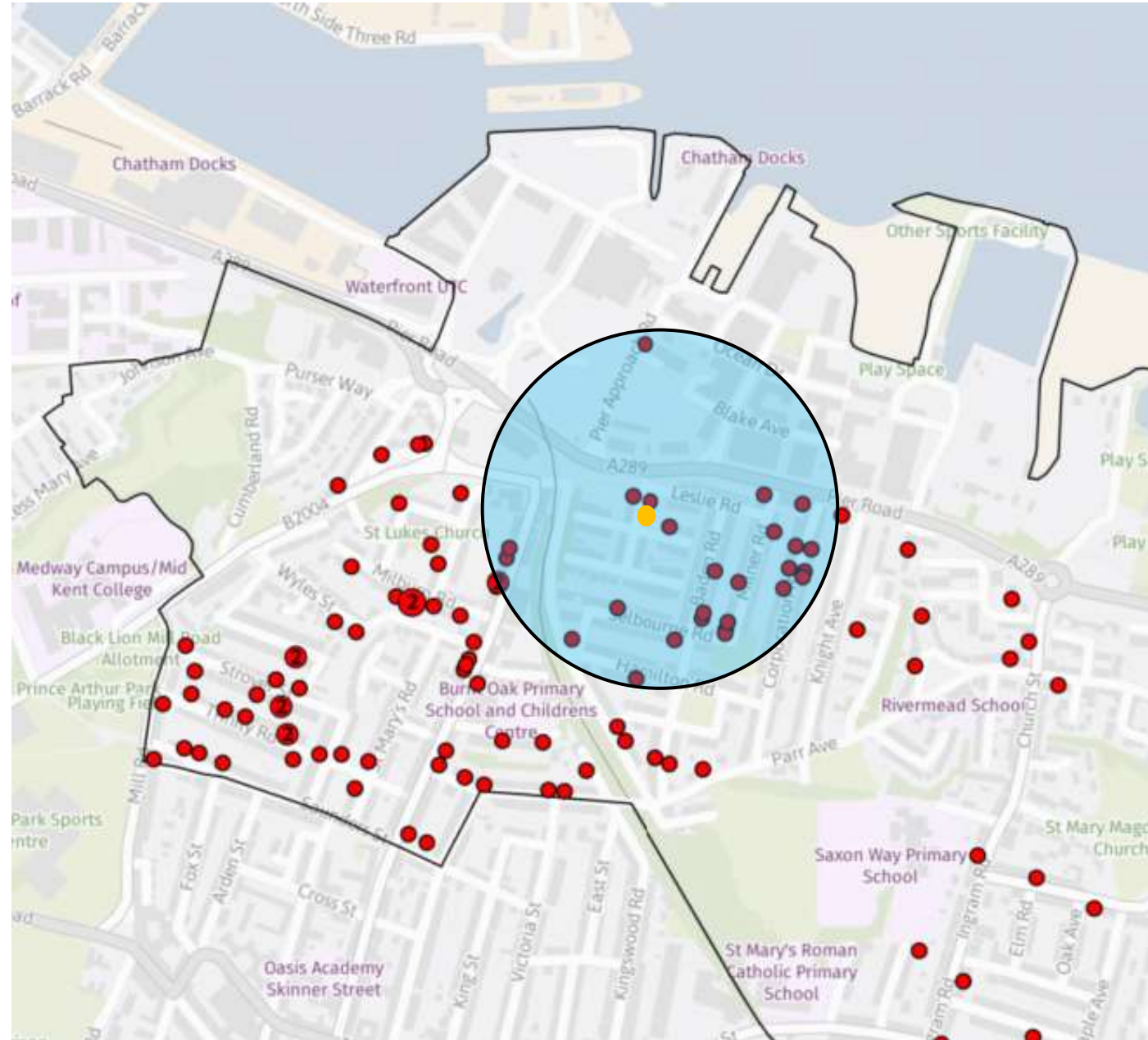
4 SECOND FLOOR PLAN  
SCALE 1:100

# HMO Density

● - Application Property

● - HMO

○ - 500m Radius



**MC/26/0220**

53 Imperial Road, Gillingham, ME7 5PH



**MC/26/0220 - 53 Imperial Road, Gillingham, ME7 5PH**



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**mpd**  
Serving You

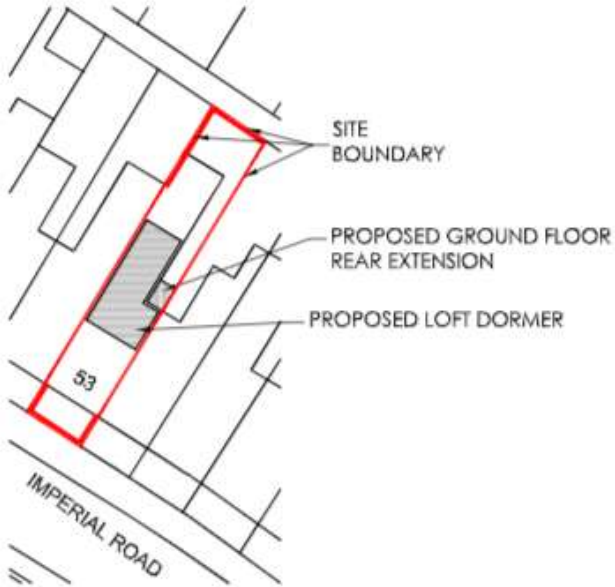
Scale: 1:2500 21/04/26

© Medway Council 2026

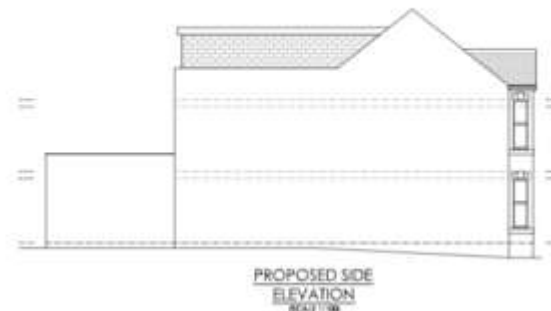
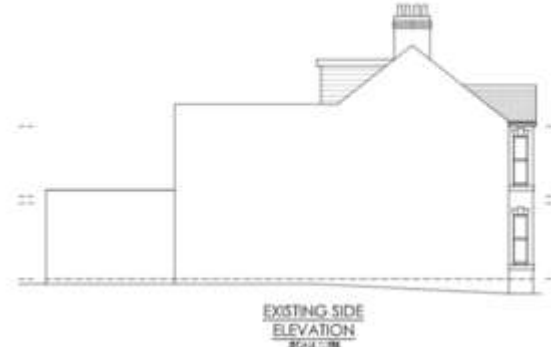
# Site Location



# Proposed Block Plan and Existing and Proposed Elevations



**PROPOSED BLOCK PLAN**  
(SCALE 1:500)





# Streetscene and Property

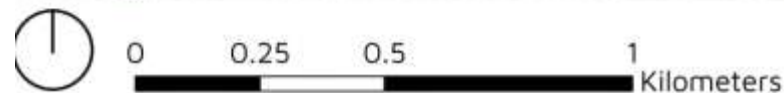
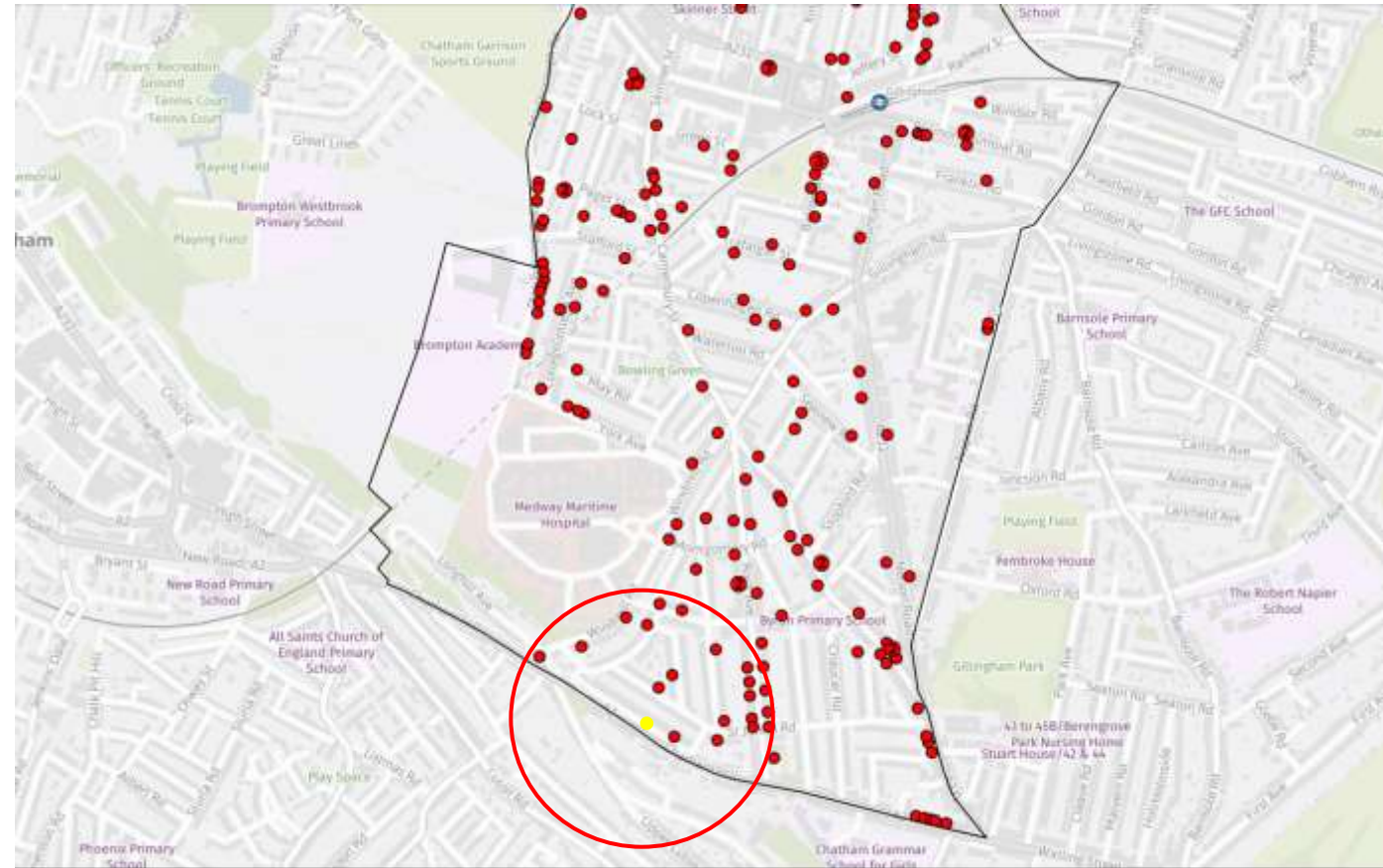


# HMO Density

● - Application Property

● - HMO

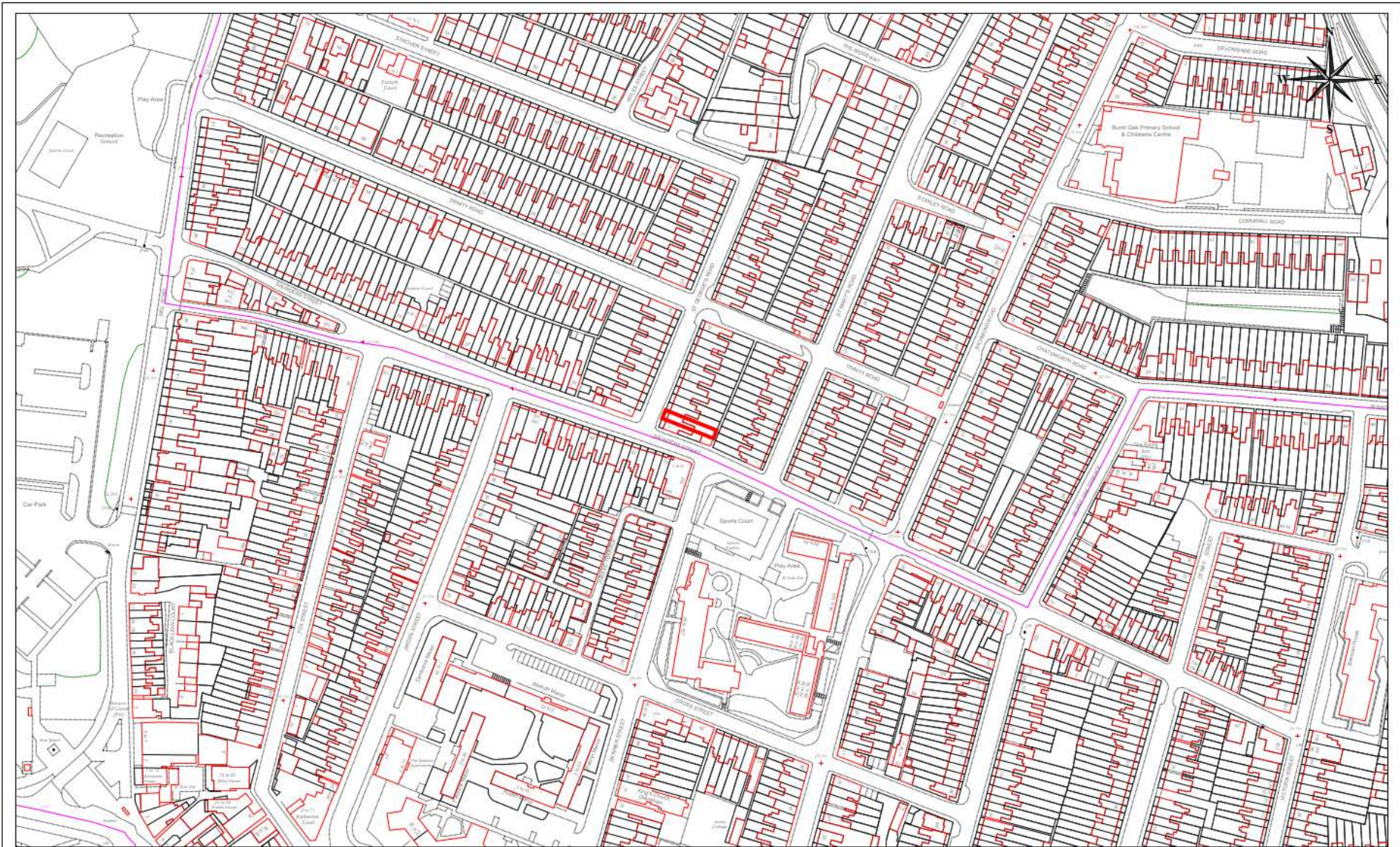
○ - 500m Radius



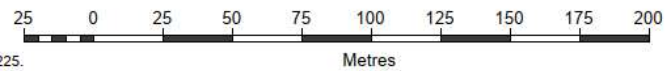
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**MC/26/0274**

3 St Georges Road, Gillingham, ME7 1JG



**MC/26/0274 - 3 St Georges Road, Gillingham, ME7 1JG**



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**Medway**  
COUNCIL  
Serving You

Scale: 1:2500 20/04/26

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# Site Location



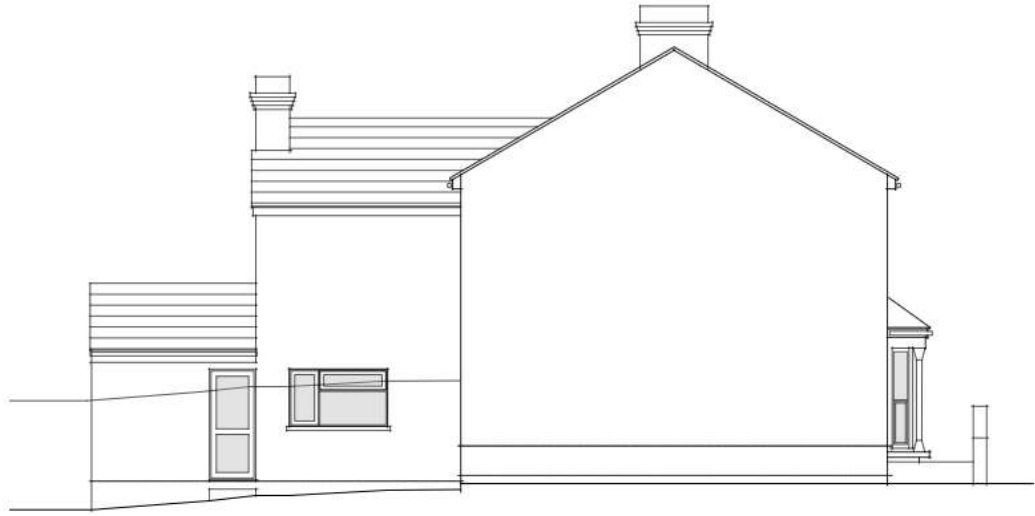
# Site Photos



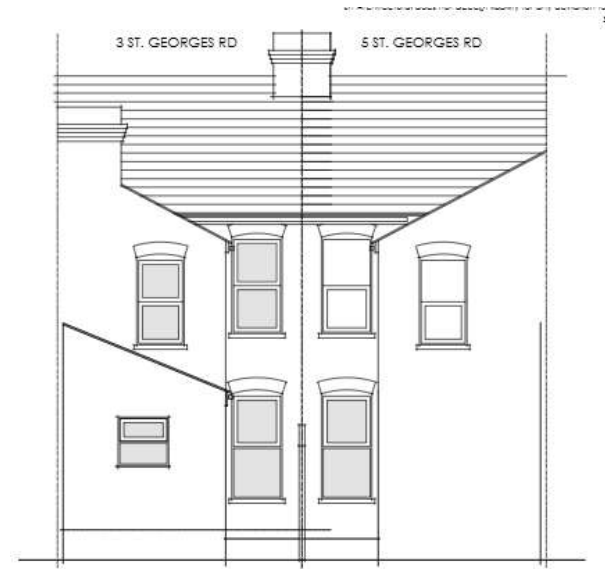
# Site Photos



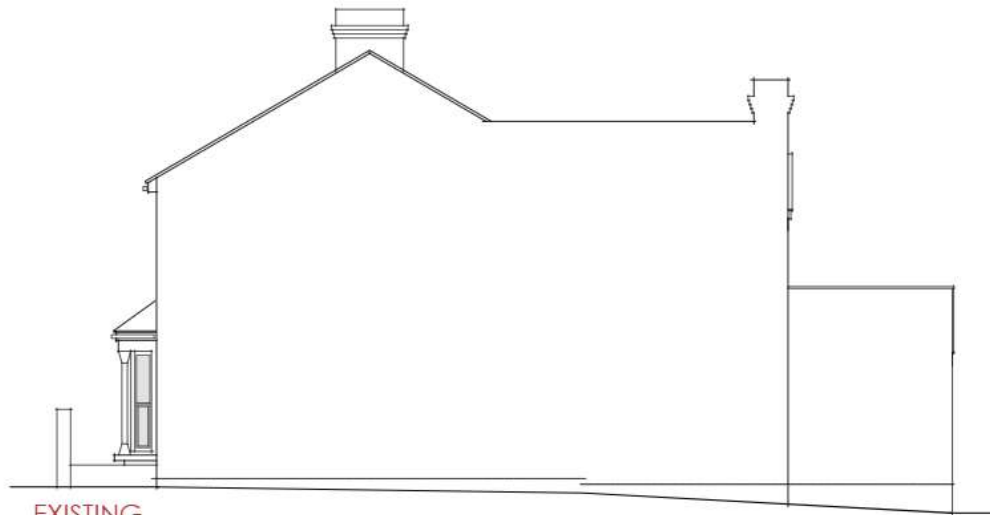
# Existing Elevations



EXISTING  
NORTH ELEVATION



EXISTING  
EAST ELEVATION

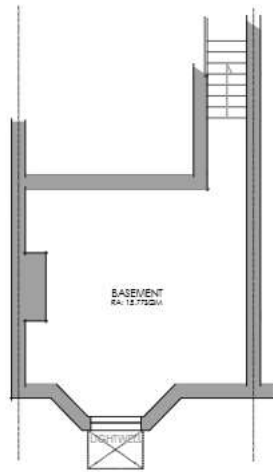


EXISTING  
SOUTH ELEVATION



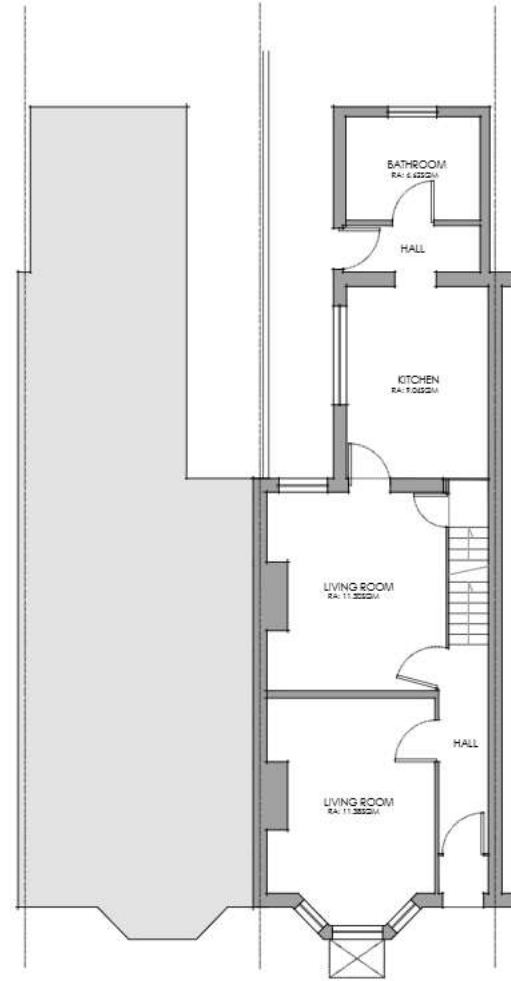
EXISTING  
WEST ELEVATION

# Existing Floor Plans



3 ST. GEORGES RD

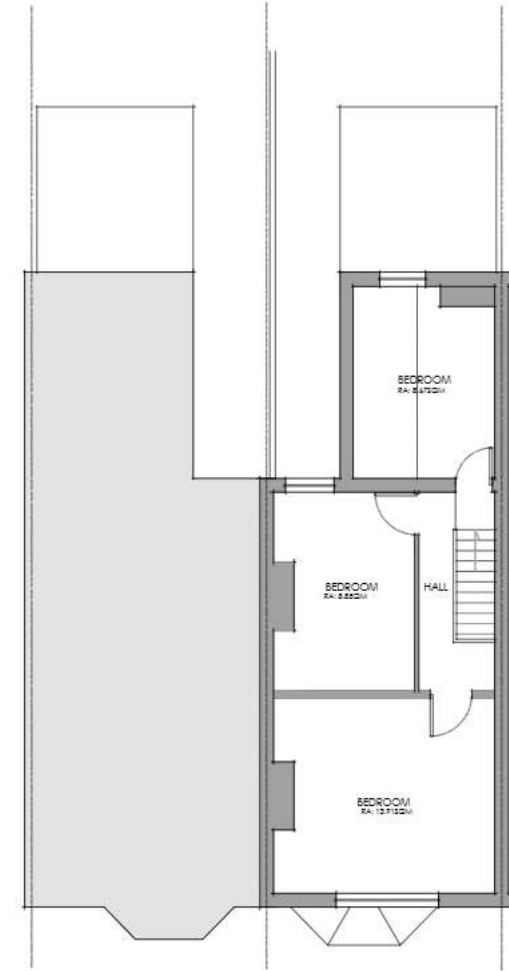
EXISTING  
BASEMENT PLANS



5 ST. GEORGES RD

3 ST. GEORGES RD

EXISTING  
GROUND FLOOR PLANS



5 ST. GEORGES RD

3 ST. GEORGES RD

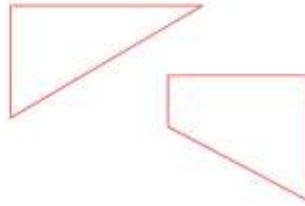
EXISTING  
FIRST FLOOR PLANS

# Approved Elevations – MC/26/0069



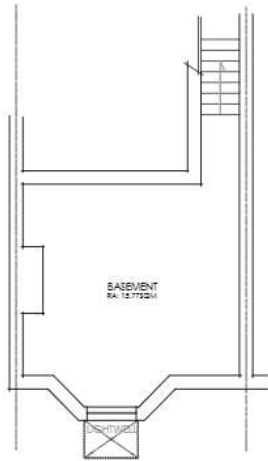
PROPOSED  
NORTH ELEVATION

TOTAL DORMER VOLUME  
BOX DORMER: 4.4m<sup>3</sup> X 4.28m = 19.08m<sup>3</sup>  
L-SHAPE DORMER: 5.18m<sup>3</sup> X 3.75m = 19.42m<sup>3</sup>  
TOTAL VOLUME: 38.50m<sup>3</sup> +40m<sup>3</sup>

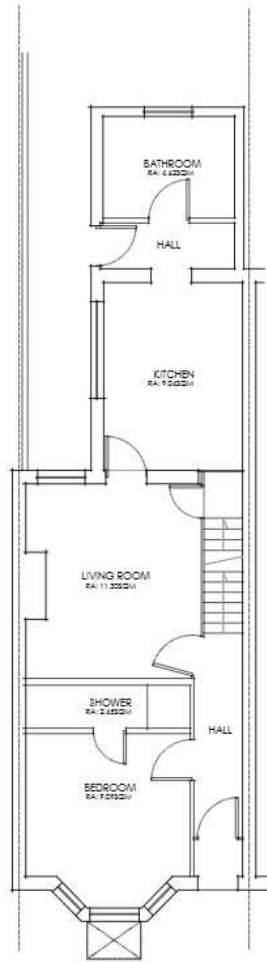


PROPOSED  
SOUTH ELEVATION

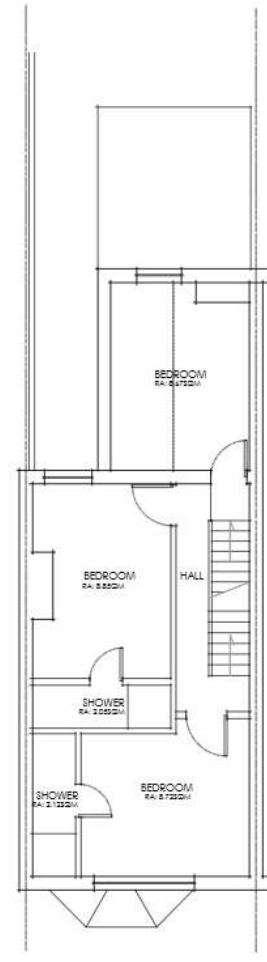
# Approved Floor Plans – MC/26/0069



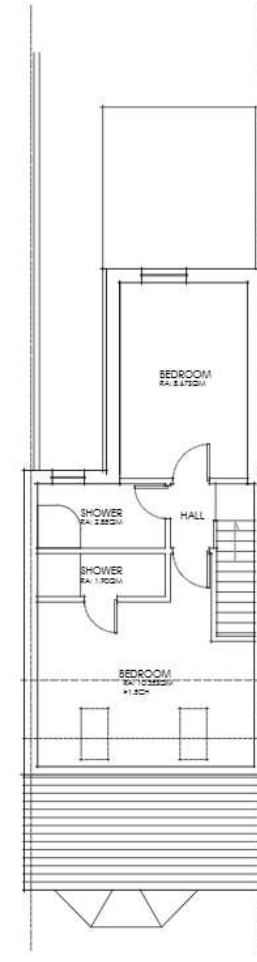
PROPOSED  
BASEMENT PLANS



PROPOSED  
GROUND FLOOR PLANS

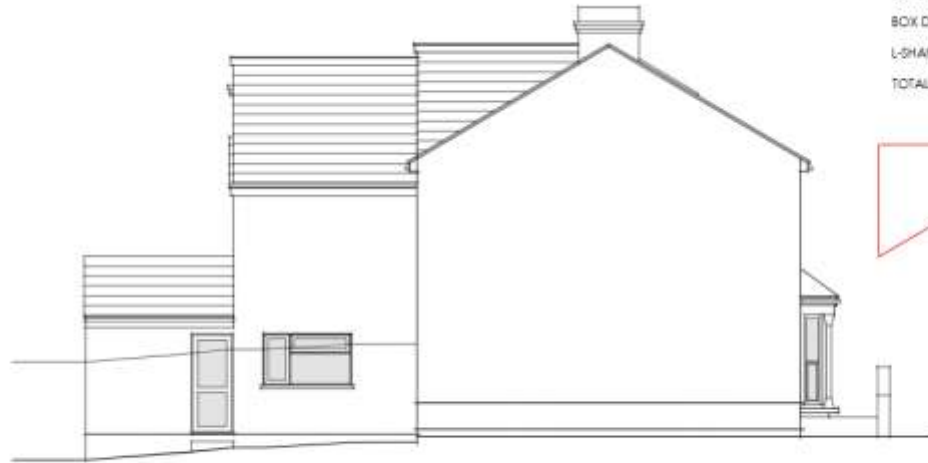


PROPOSED  
FIRST FLOOR PLANS



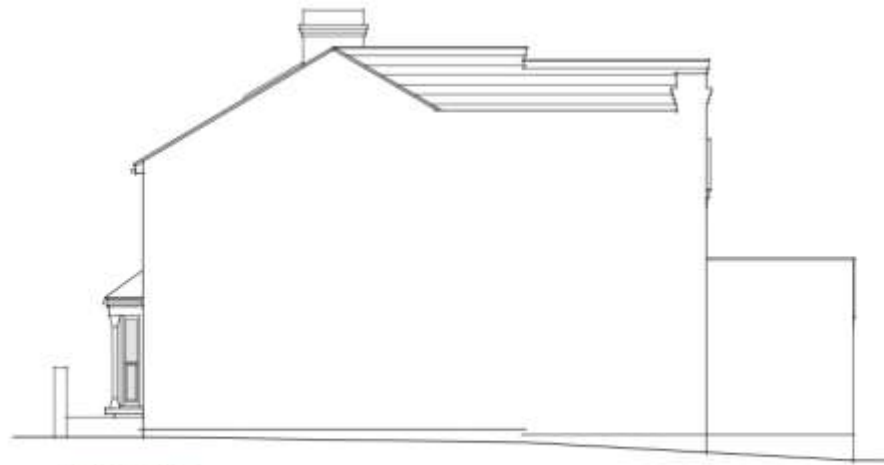
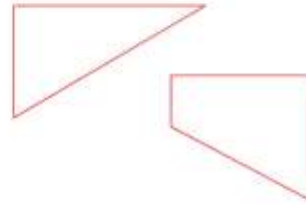
PROPOSED  
LOFT FLOOR PLANS

# Proposed Elevations



PROPOSED  
NORTH ELEVATION

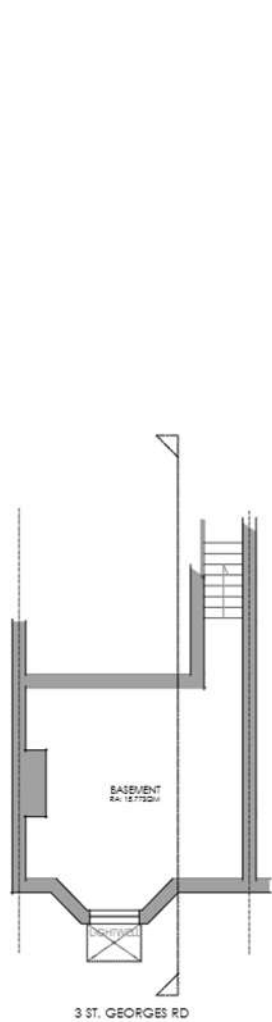
TOTAL DORMER VOLUME  
BOX DORMER: 4.4m<sup>3</sup> X 4.28m = 19.08m<sup>3</sup>  
L-SHAPE DORMER: 5.18m<sup>3</sup> X 3.75m = 19.42m<sup>3</sup>  
TOTAL VOLUME: 38.50m<sup>3</sup> + 40m<sup>3</sup>



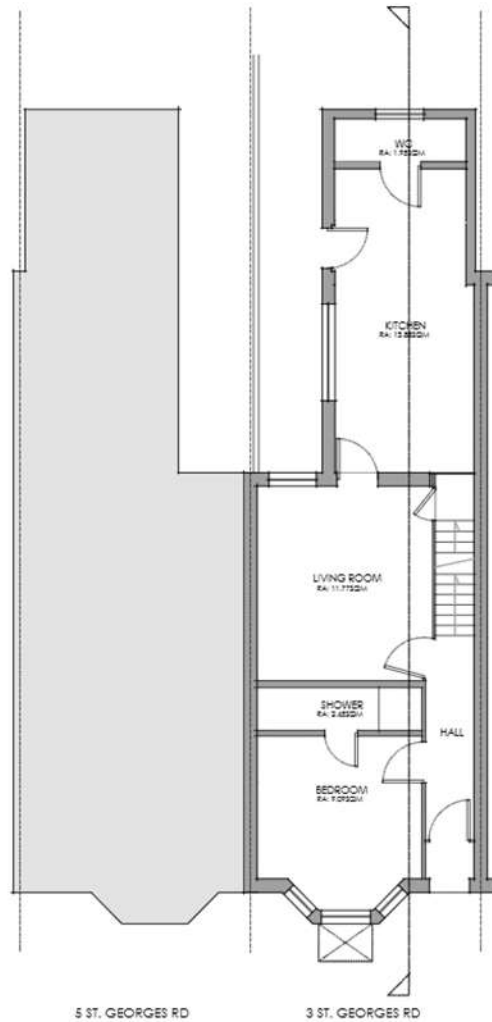
PROPOSED  
SOUTH ELEVATION



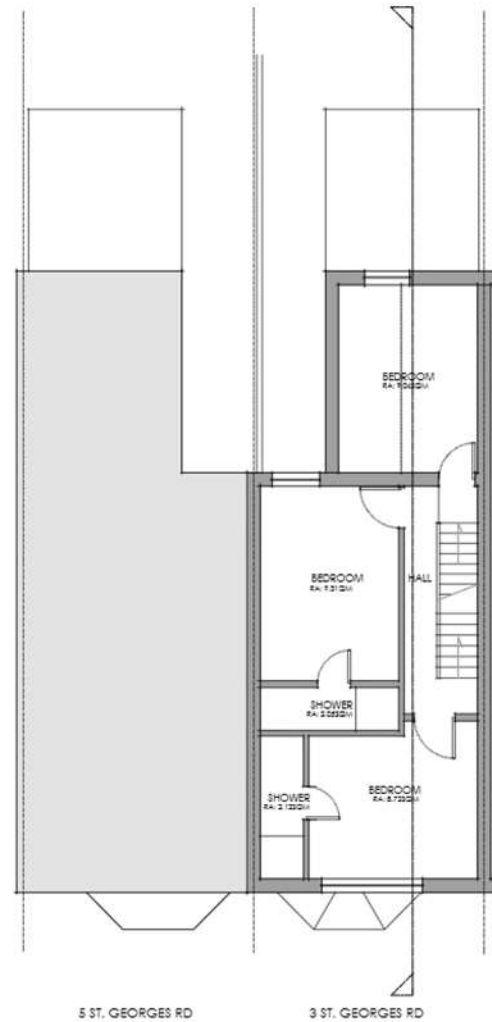
# Proposed Floor Plans



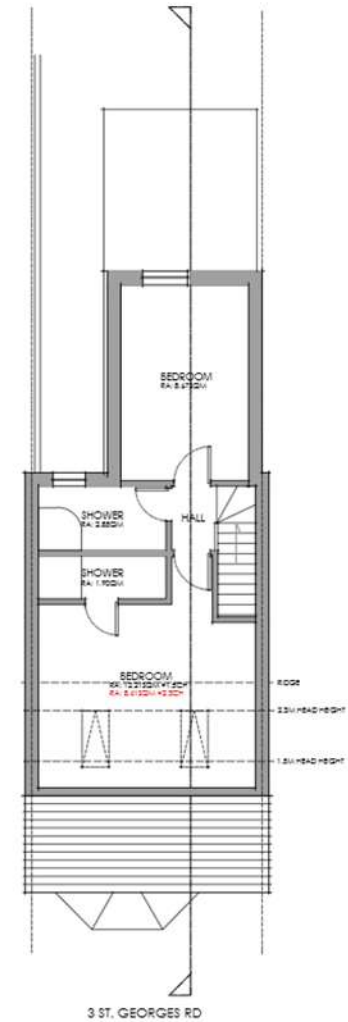
PROPOSED  
BASEMENT PLANS



PROPOSED  
GROUND FLOOR PLANS

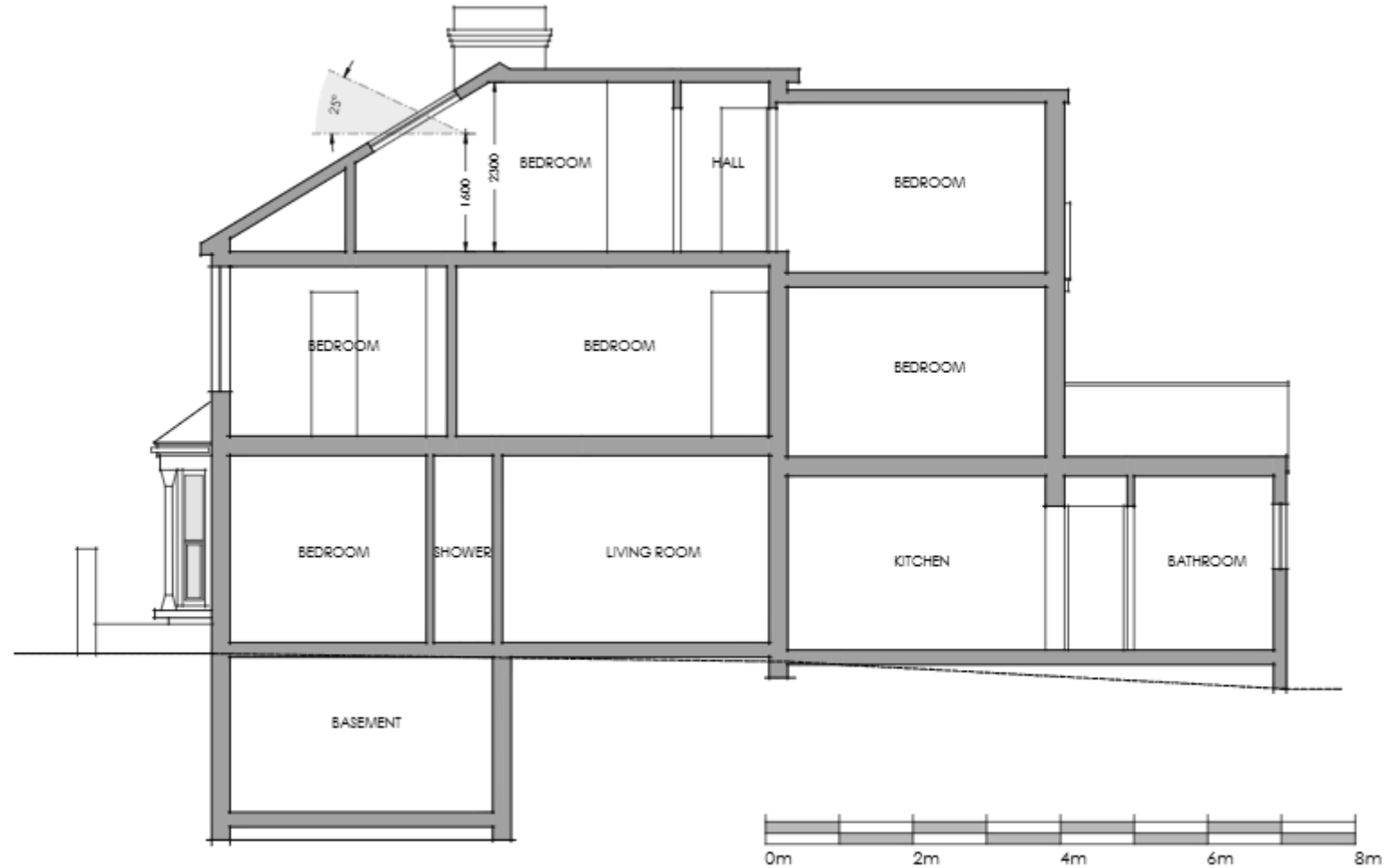


PROPOSED  
FIRST FLOOR PLANS



PROPOSED  
LOFT FLOOR PLANS

# Proposed section

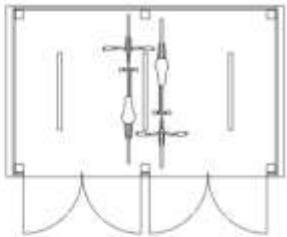


PROPOSED  
SECTION A:A  
1:100

# Proposed Site Plan and Cycle Storage



PROPOSED  
SITE PLAN  
SCALE 1:200

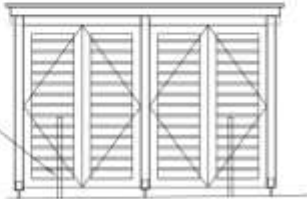


PROPOSED  
PLAN & MATERIAL FINISH  
INDICATIVE SIZE - BUILDER TO CONFIRM ON SITE  
HEIGHT TO REMAIN AS INDICATED

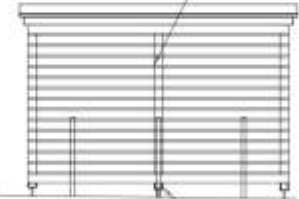


Grey profile polyester roofing

PROPOSED  
EAST ELEVATION



Sheffield cycle  
Stands bolted to  
concrete slab



Hit & miss timber  
panelling to form  
sides of enclosure

Timber posts on  
saddle supports  
concrete into ground

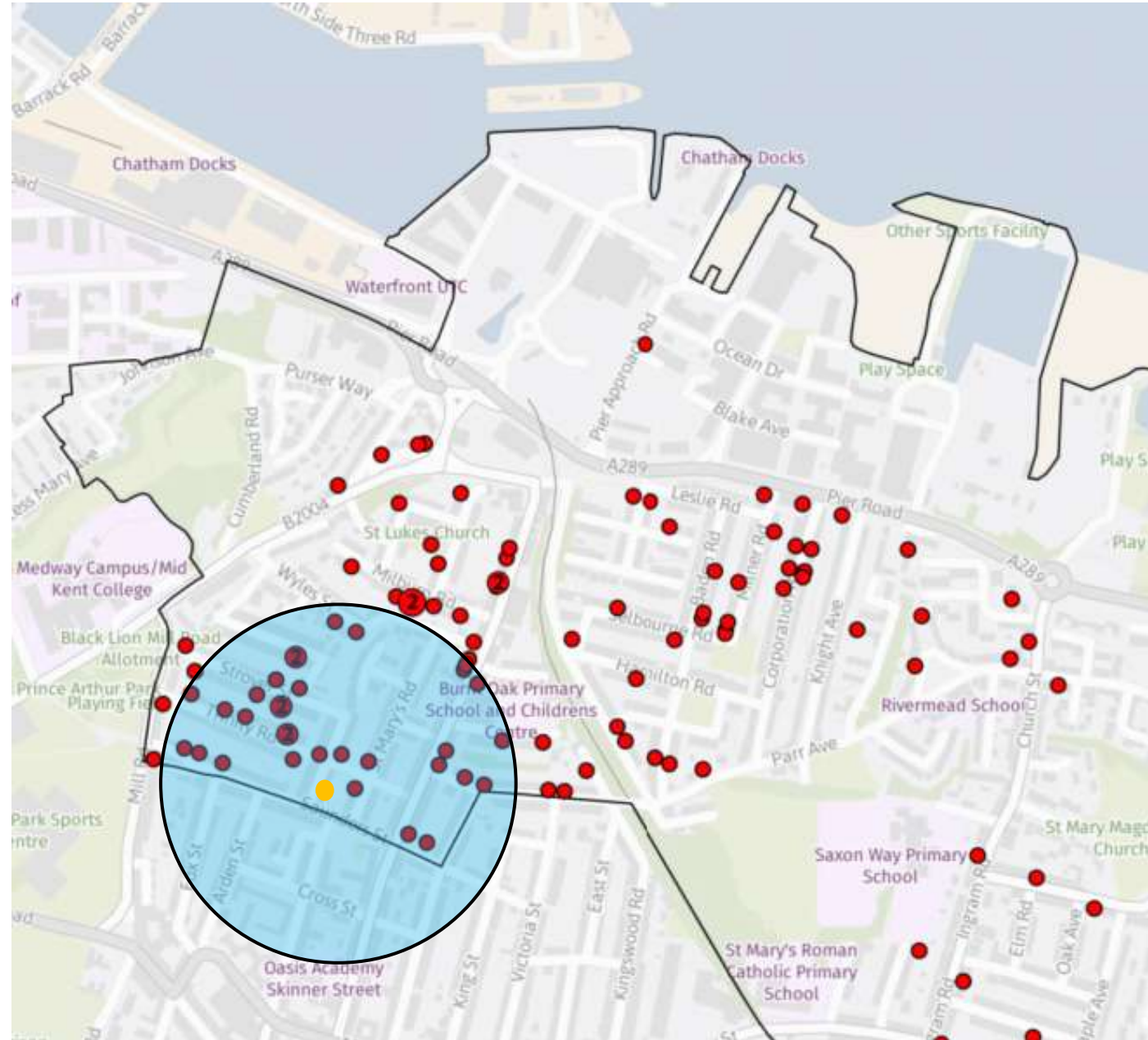
PROPOSED  
FRONT, SIDE & REAR ELEVATIONS  
INDICATIVE SIZE - BUILDER TO CONFIRM SIZE ON SITE  
HEIGHT TO REMAIN AS INDICATED

# HMO Density

● - Application Property

● - HMO

○ - 500m Radius

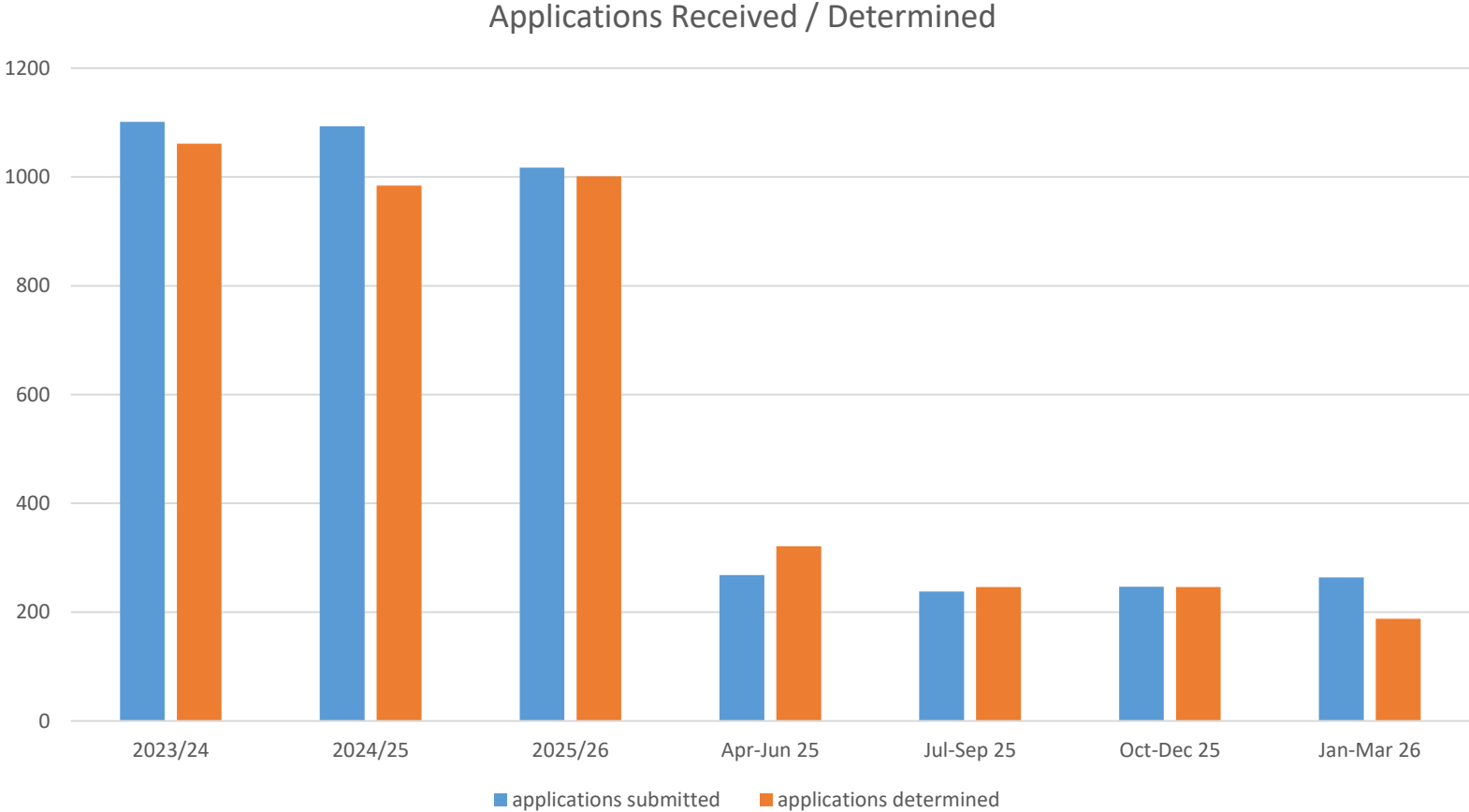


# Performance Report

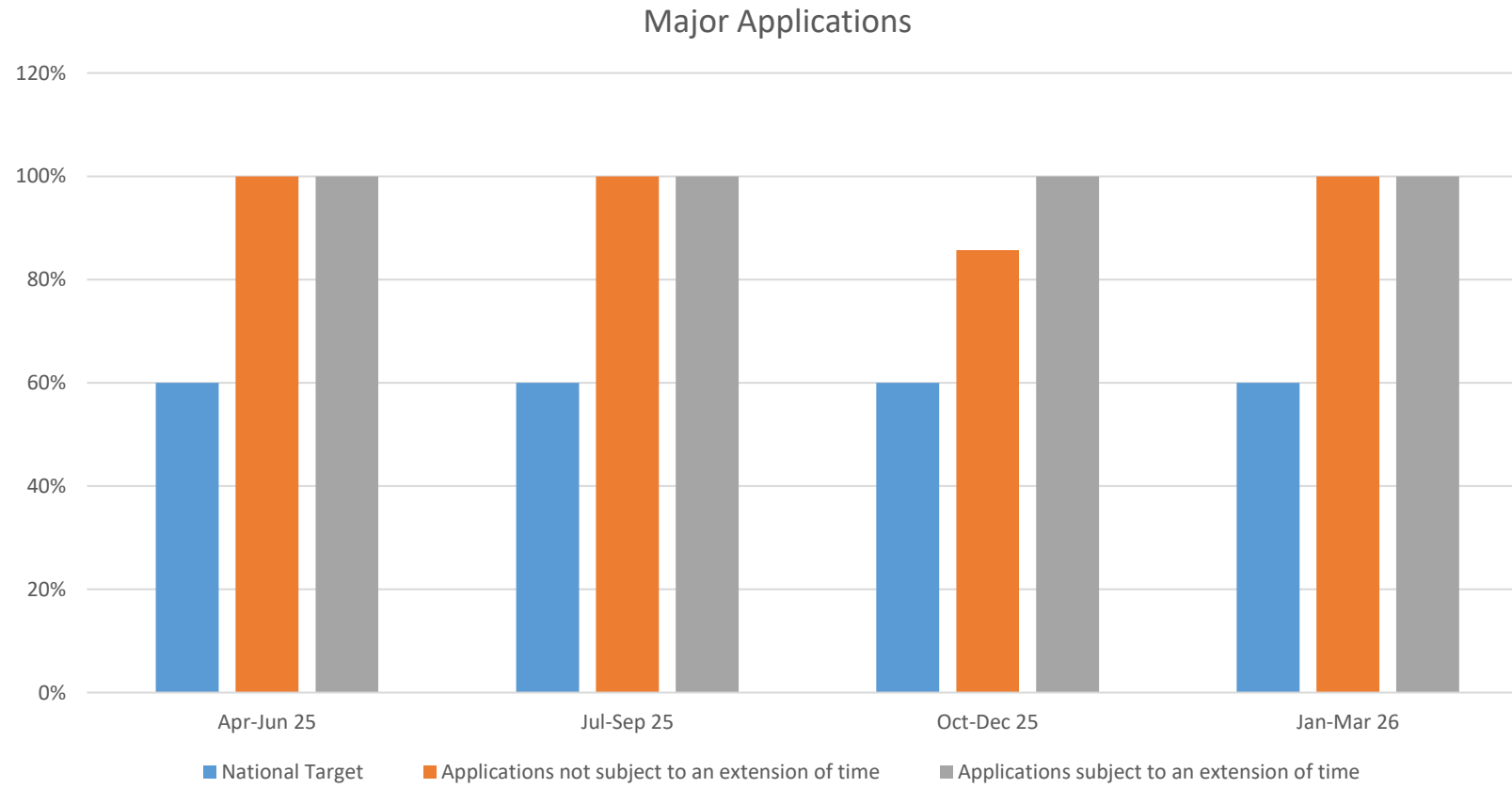
# New legislation and Reform to Planning Committee

- NPPF 2026
- Planning and Infrastructure Act – get Britain building again
- Spatial Development Strategies
- New Style Local Plans
- Draft regulations 30 September 2026
- Schedule 1 applications – always delegated
- Schedule 2 applications – Gateway
- Nominated member and Officer
- Size of Planning Committees – 13
- Locally set fees

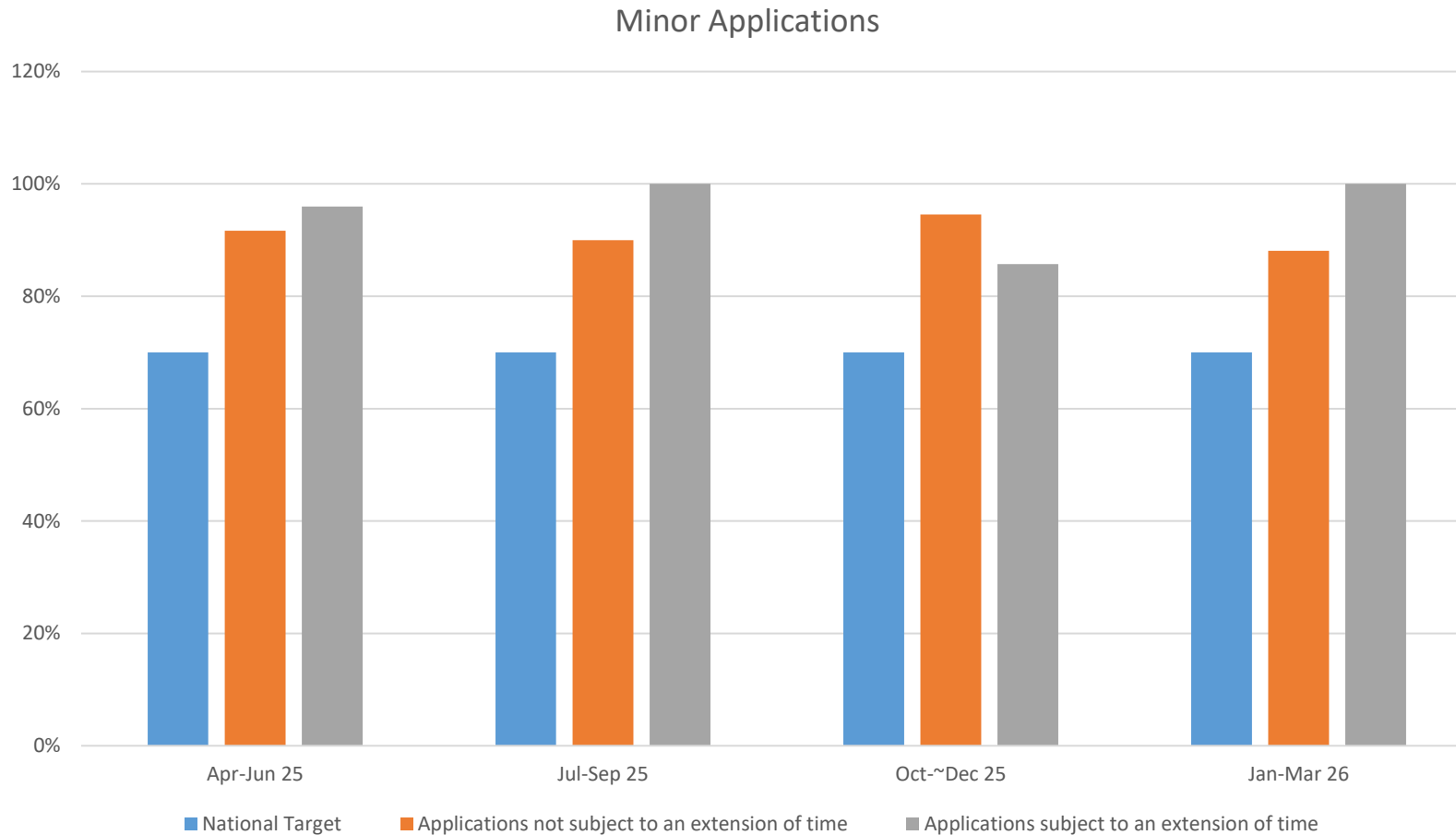
# Number of applications received and determined 2023/24 to 2025/26



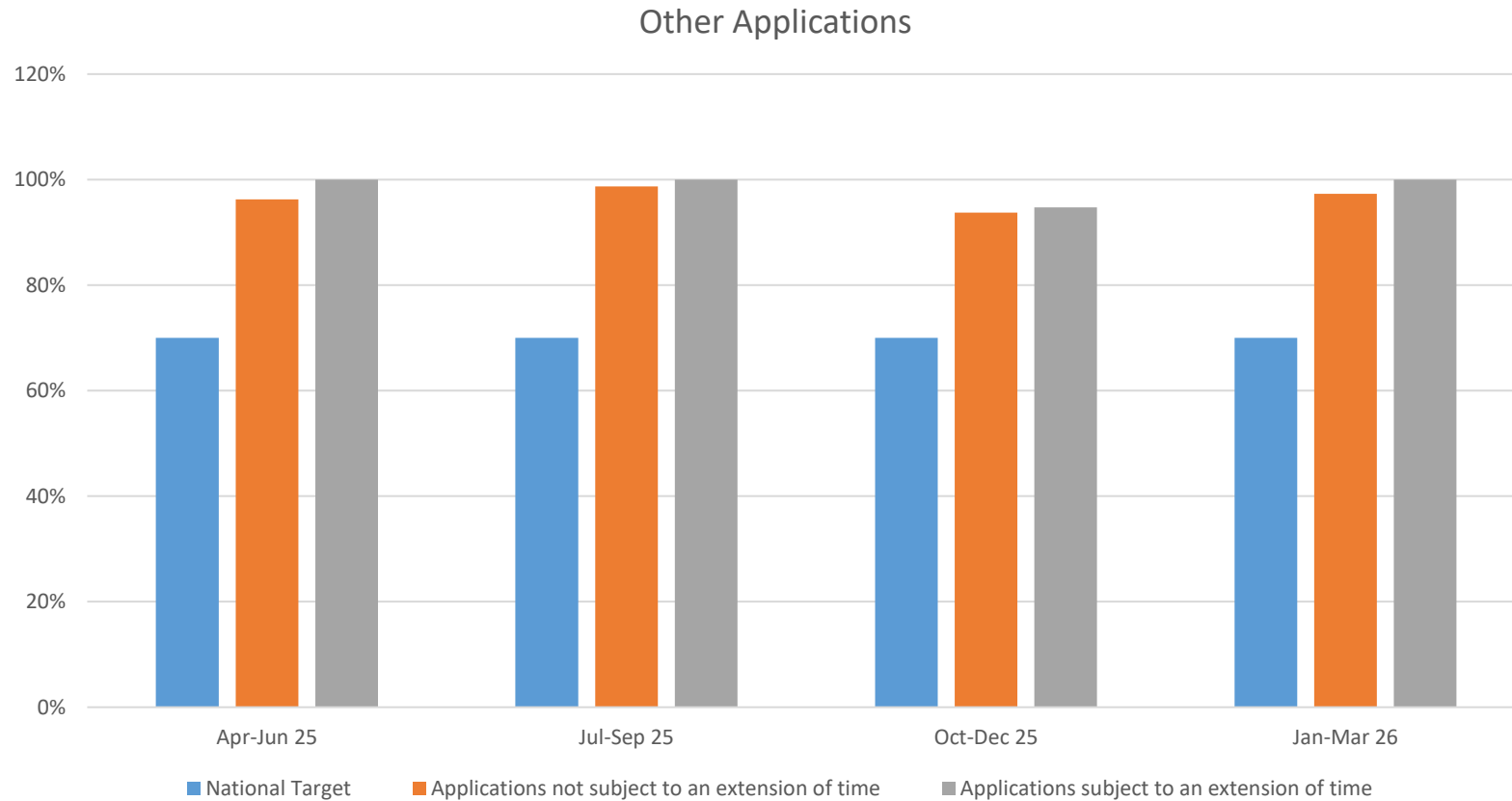
# Percentage of “Major” applications determined against performance target April 2025 to March 2026



# Percentage of “Minor” applications determined against performance target April 2025 to March 2026



# Percentage of “Other” applications determined against performance target April 2025 to March 2026



# Percentage of decisions on time for the period January to March 2026, including conditions, non-material amendments, Pre-Application, Screening and Trees

## % decisions on time

Conditions



Minor



Other



Major

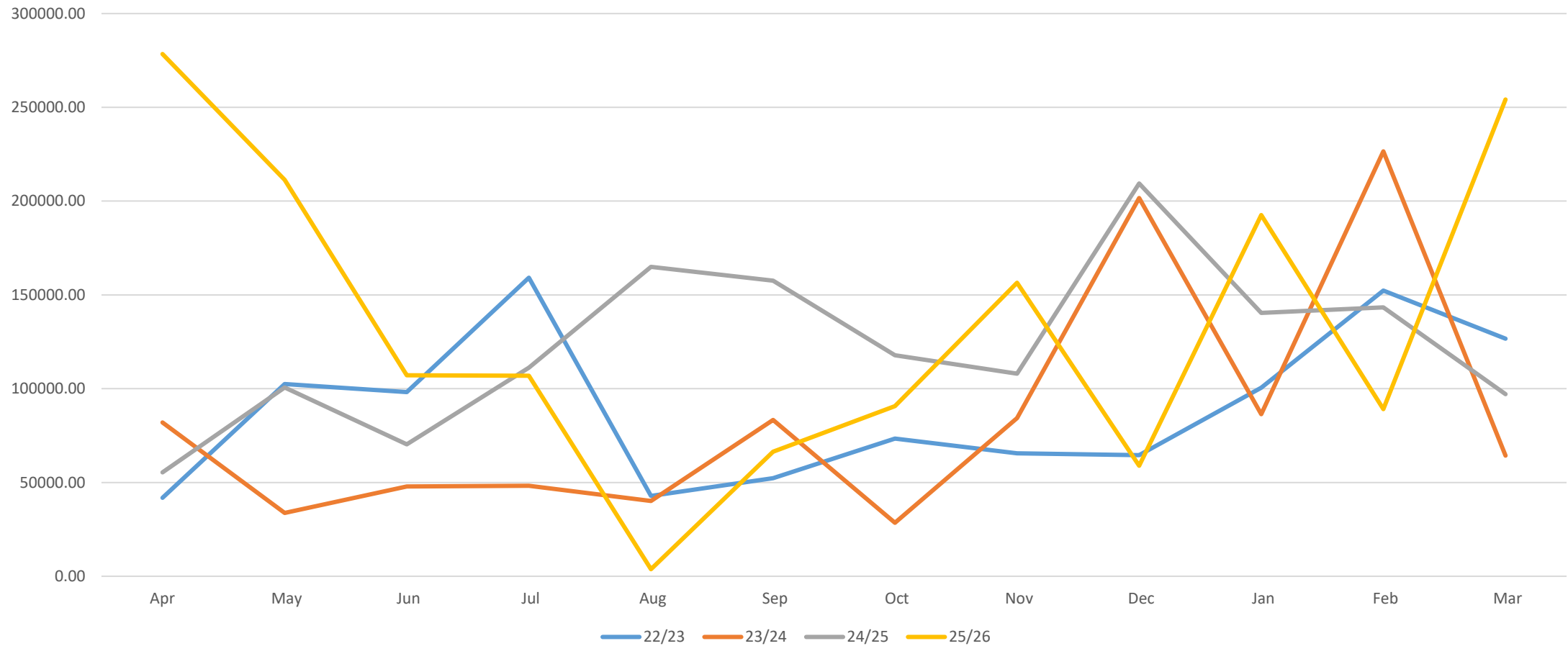


All developments

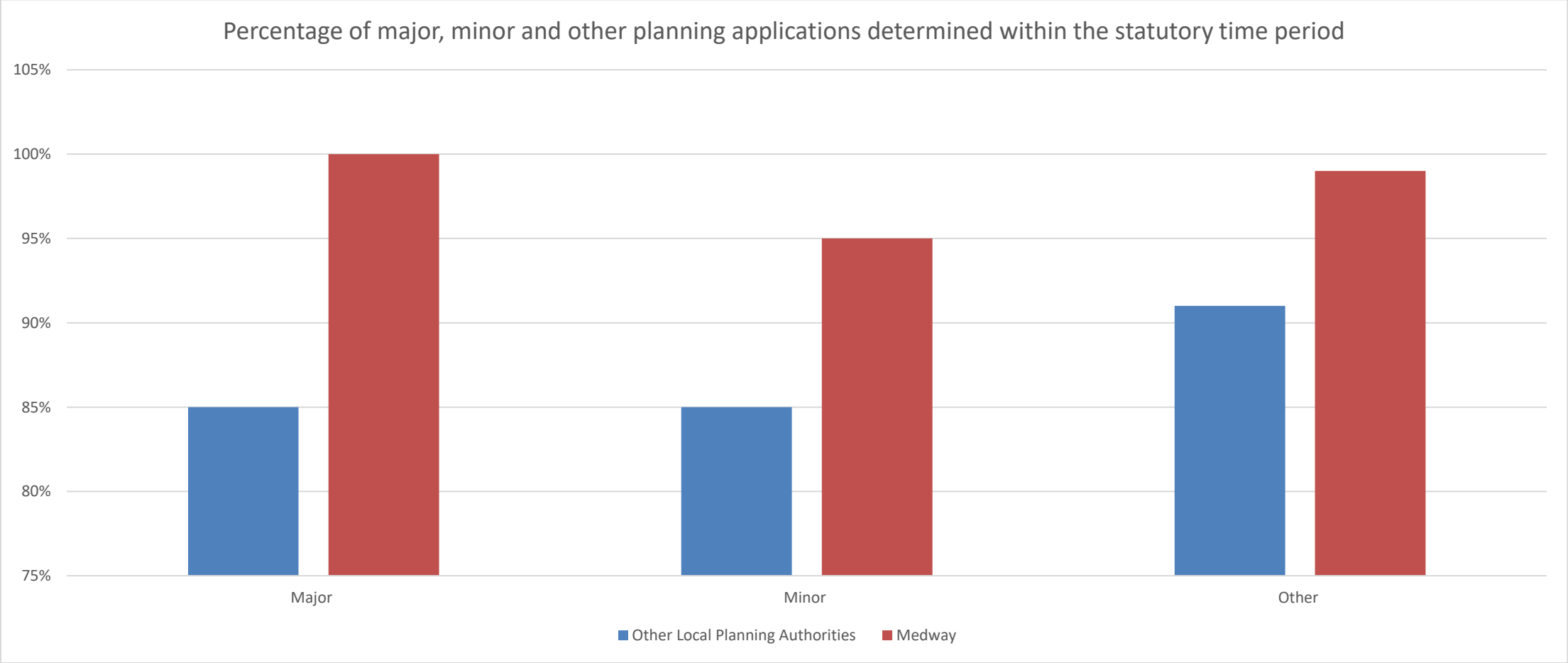
*Excluding conditions*



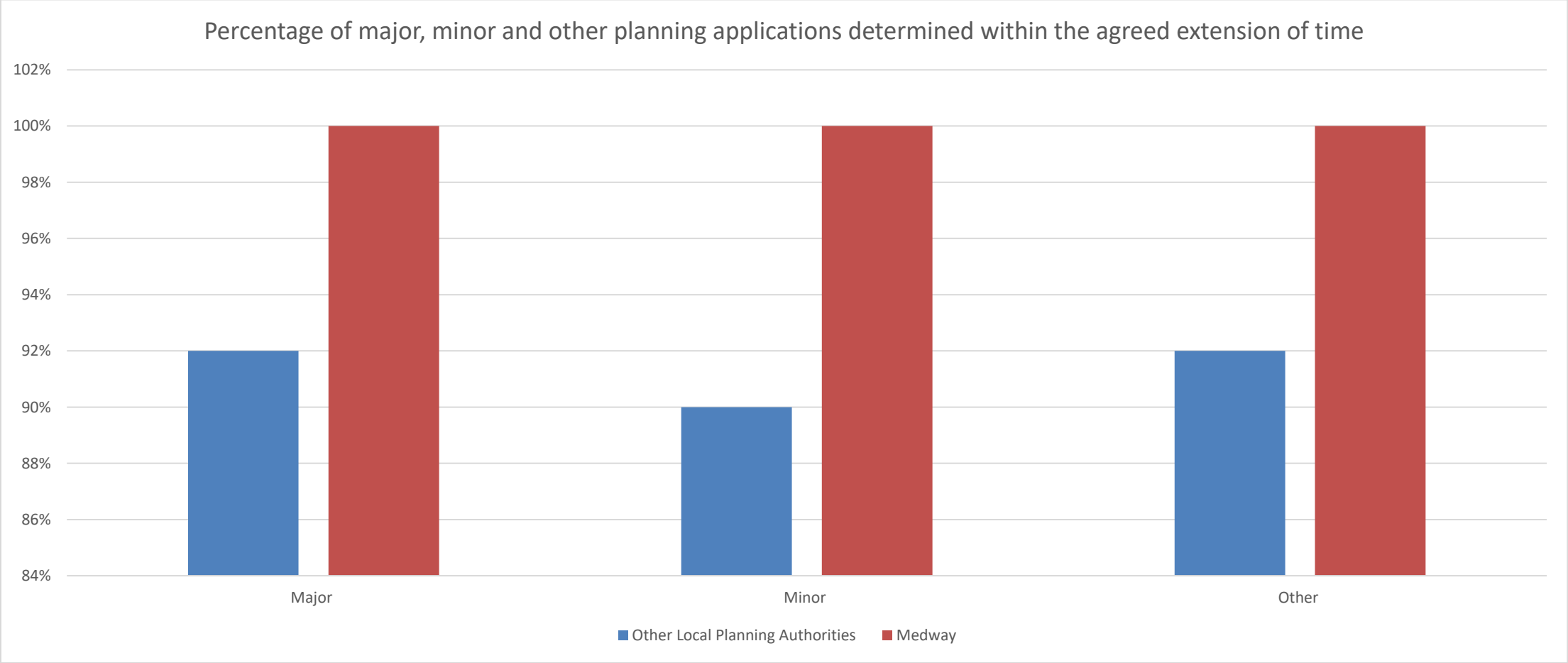
# Planning application fees received for the period January to December 2026 and for the year 2025/26, 2024/25, 2023/24, and 2022/23



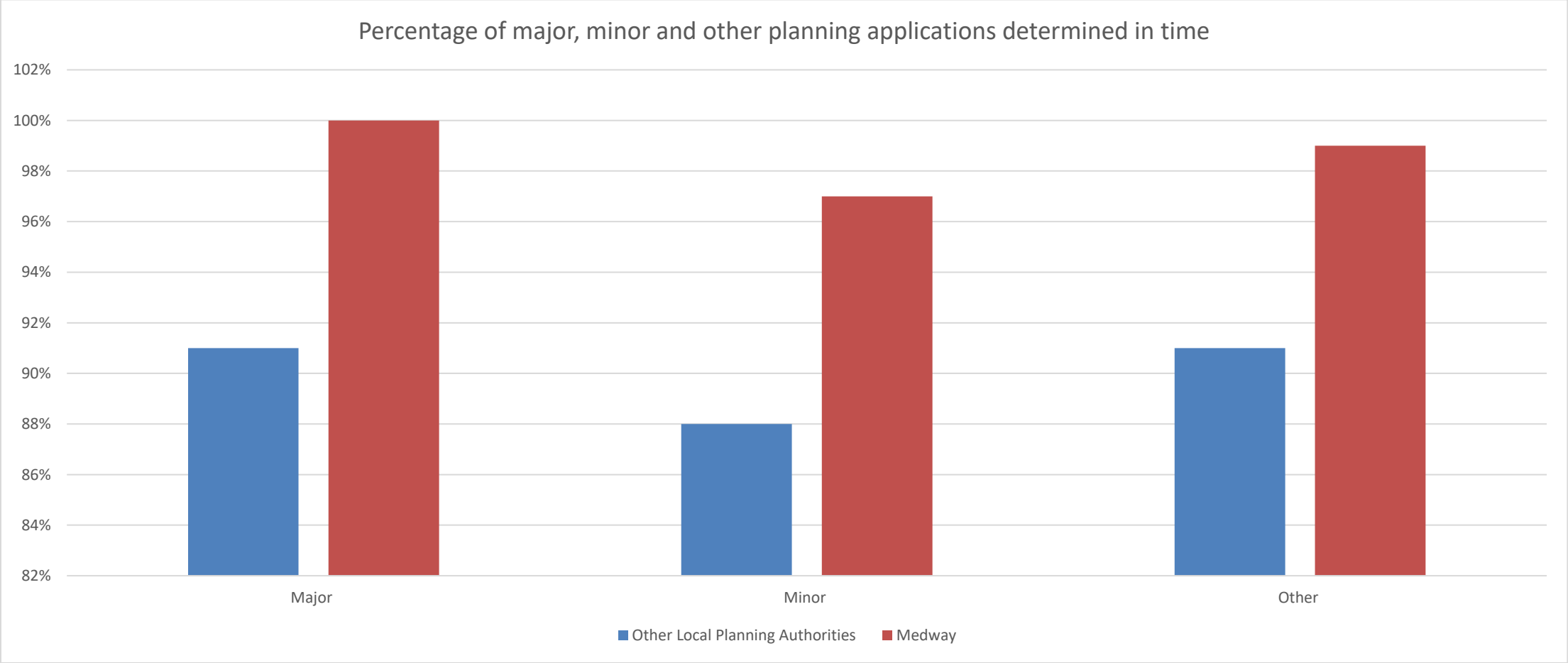
# Planning applications determined within the statutory timeframe



# Applications within the agreed Planning Extension Agreement



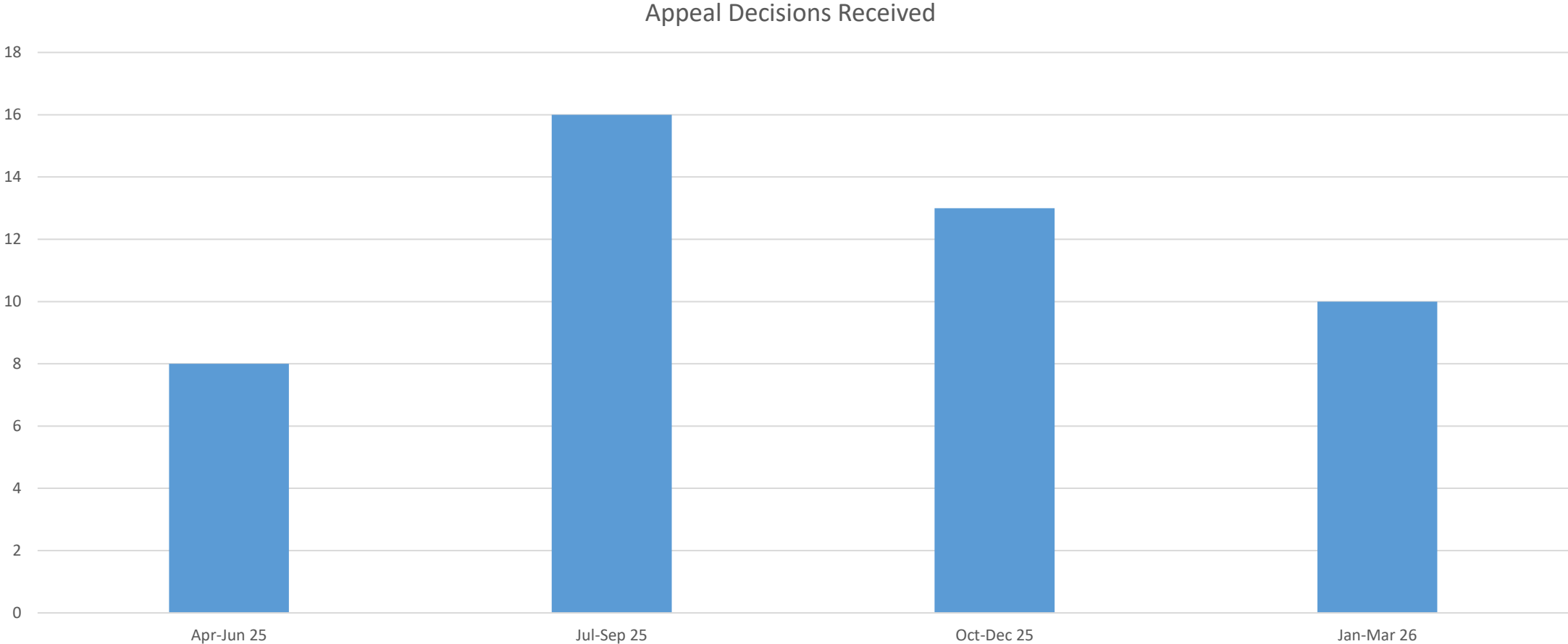
# Total planning applications decided in time



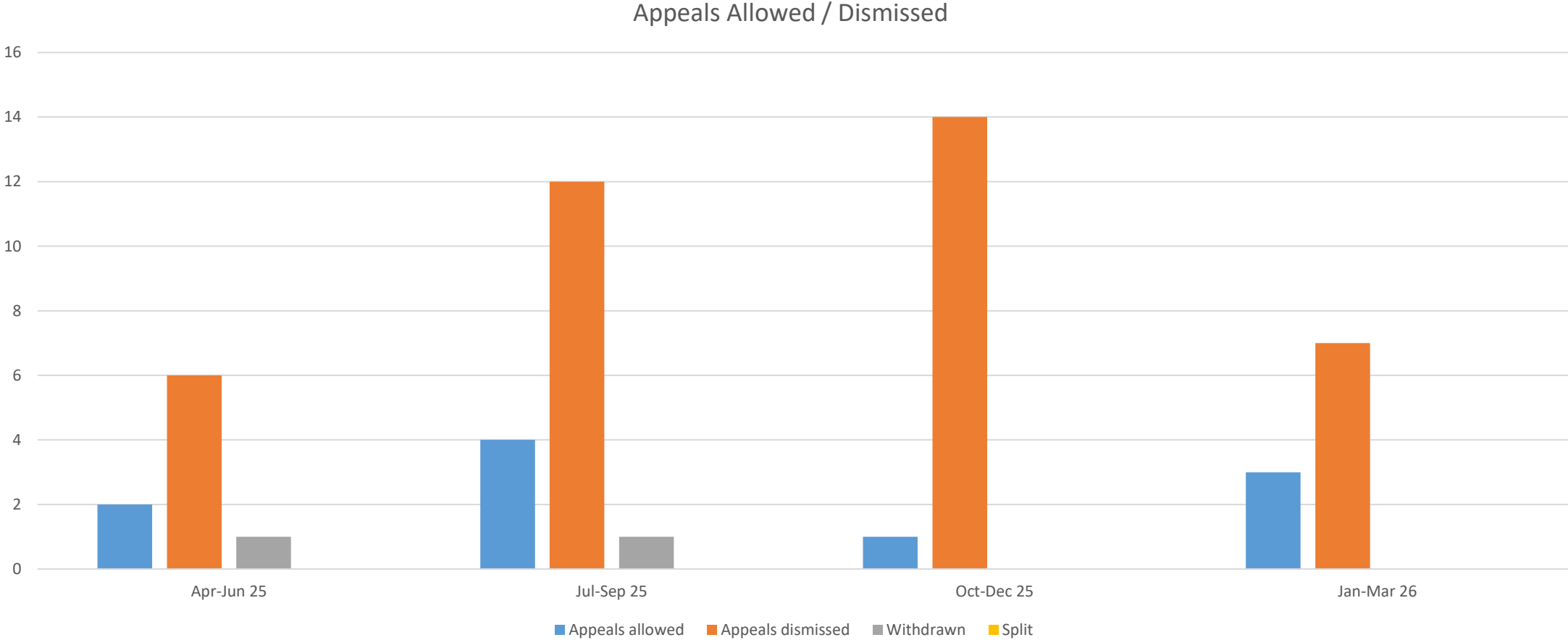
# Medway performance compared with other Kent Planning Authorities for the year ending December 2025

<b>Local Planning Authority</b>	<b>Percentage of decisions granted</b>	<b>% with an Extension of Time</b>	<b>Major dev % decided within 13wks</b>	<b>Non-major devt % decided within 8 wks</b>	<b>Householder devt % decided within 8 wks</b>
<b>Medway</b>	92%	20%	33%	80%	92%
<b>Ashford</b>	87%	39%	27%	63%	79%
<b>Canterbury</b>	93%	47%	3%	36%	42%
<b>Dartford</b>	80%	39%	50%	57%	66%
<b>Dover</b>	90%	34%	13%	63%	76%
<b>Folkestone and Hythe</b>	83%	12%	31%	87%	95%
<b>Gravesham</b>	72%	37%	24%	62%	71%
<b>Maidstone</b>	82%	29%	34%	71%	84%
<b>Sevenoaks</b>	87%	34%	18%	63%	72%
<b>Swale</b>	90%	73%	26%	24%	32%
<b>Thanet</b>	89%	43%	11%	50%	62%
<b>Tonbridge and Malling</b>	94%	52%	26%	44%	51%
<b>Tunbridge Wells</b>	94%	26%	41%	74%	84%

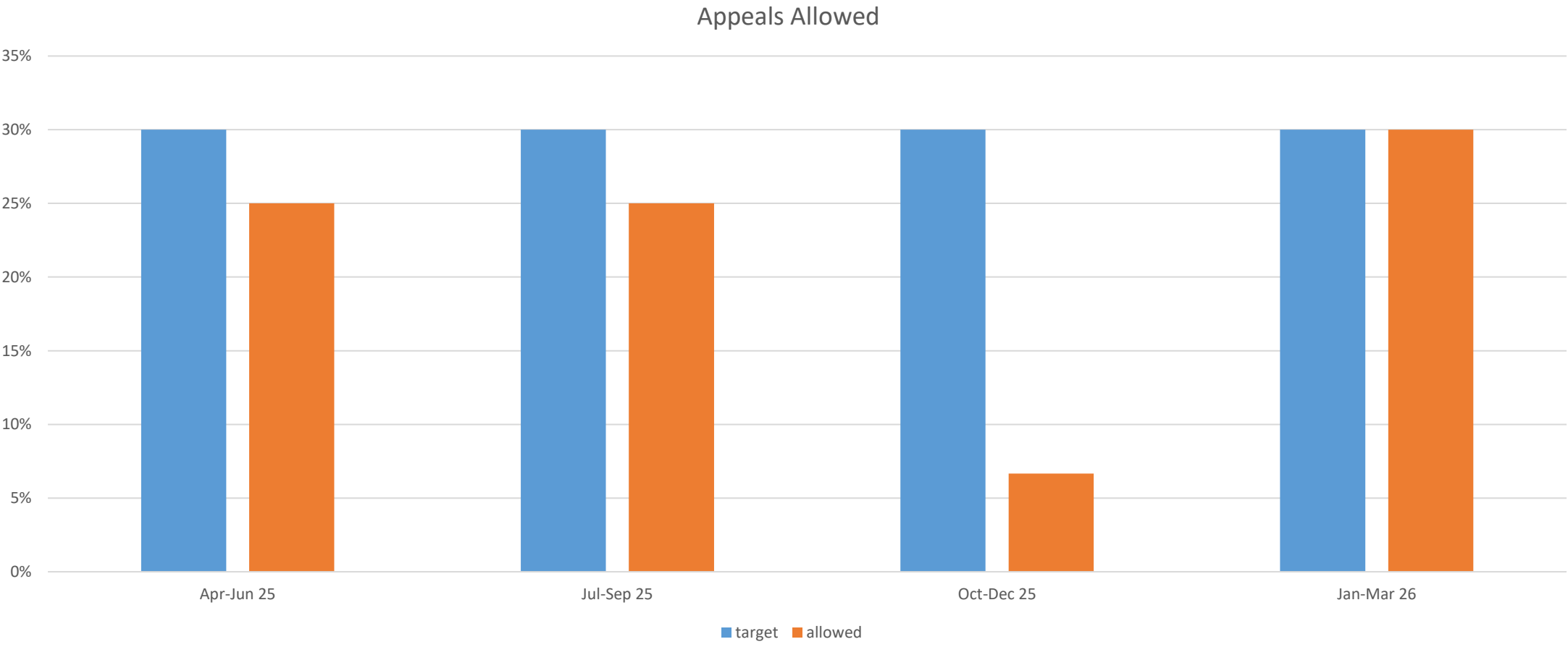
# Number of appeal decisions received from April 2025 to March 2026



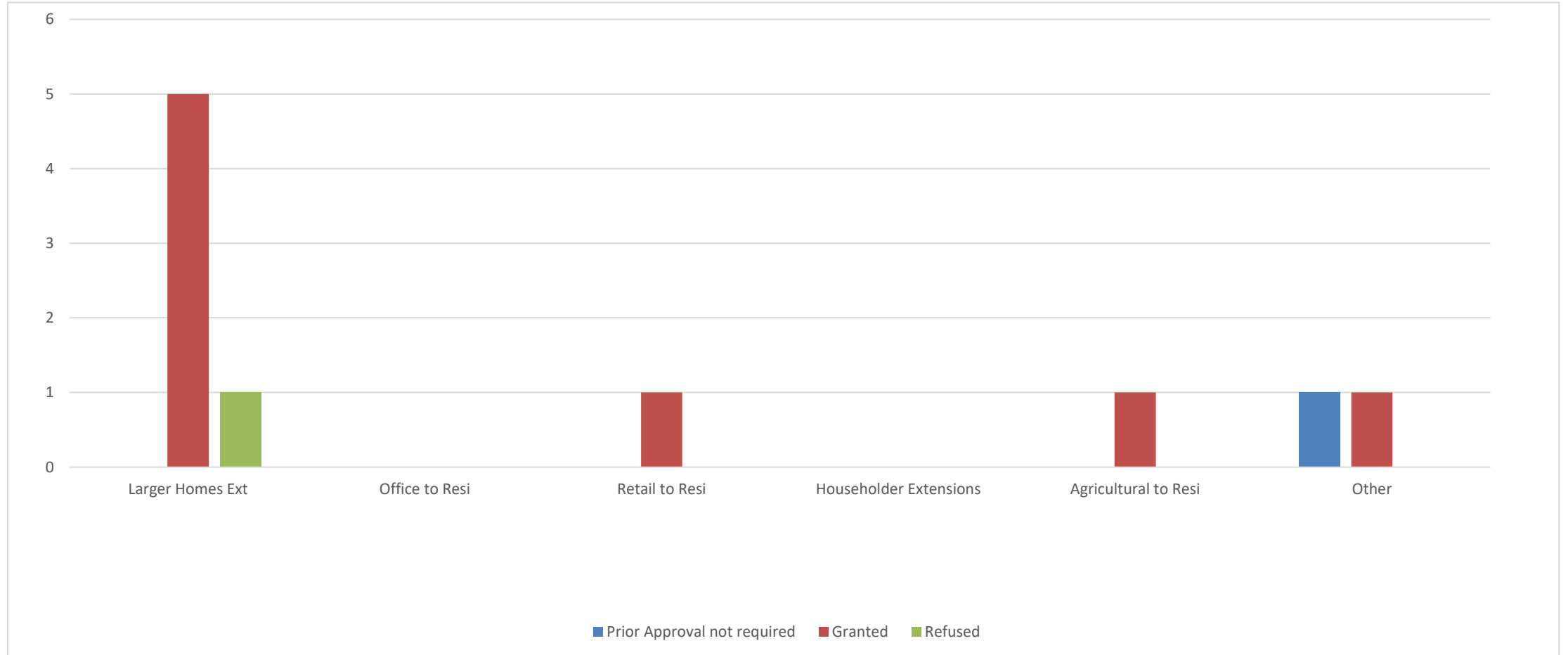
# Number of Appeals allowed / dismissed from April 2025 to March 2026



# Percentage of appeals allowed against target of 30% from April 2025 to March 2026



# Number of prior approvals for permitted developments for the period 1 January to 31 March 2026



# Number of units under construction

Year	No of units under construction as at 31 March (net)
2017	805
2018	1202
2019	1486
2020	1629
2021	1925
2022	1752
2023	2,061
2024	1,328
2025	1,382

# Number of units completed

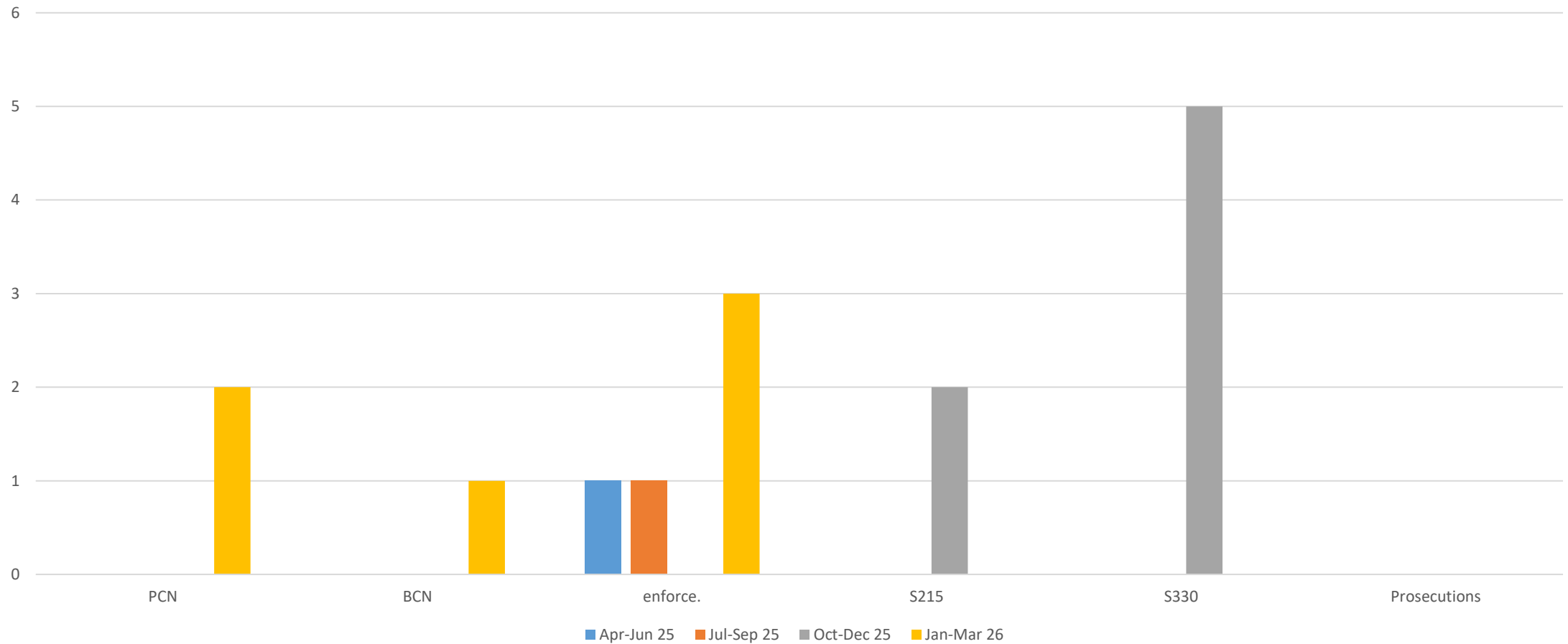
	<b>Year 2020/21</b>	<b>Year 2021/22</b>	<b>Year 2022/23</b>	<b>Year 2023/24</b>	<b>Year 2024/25</b>
<b>Completions</b>	1082	1102	950	1300	634
<b>Requirement</b>	1586	1675	1667	1685	1636
<b>Surplus/Deficit</b>	-504	-573	-717	-358	-1,002

# Housing completions comparison with other authorities in Kent

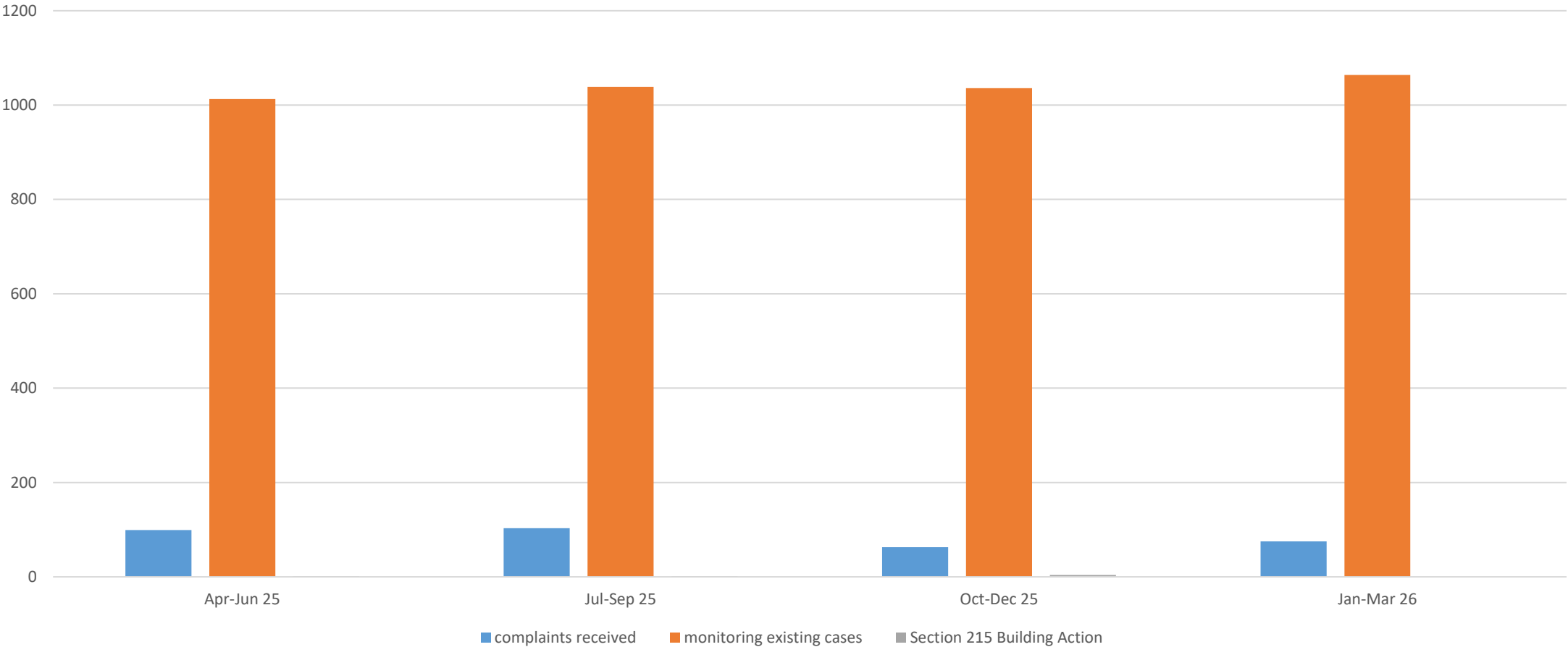
- This data includes mobile and temporary dwellings (such as houseboats) so varies from the data published in the AMR*

<b>Authority</b>	<b>2020/21</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25 Provisional</b>
Ashford	1,144	627	1,001	471	604
Canterbury	319	692	644	660	1,235
Dartford	553	540	738	637	817
Dover	411	625	543	718	633
Gravesham	250	421	419	293	546
Maidstone	1,446	1,627	1,064	1,066	654
<b>Medway</b>	<b>1,087</b>	<b>1,103</b>	<b>960</b>	<b>1,305</b>	<b>647</b>
Sevenoaks	260	267	261	114	146
Folkestone and Hythe	478	454	454	373	326
Swale	892	989	818	757	610
Thanet	596	548	617	844	848
Tonbridge and Malling	380	467	492	377	689
Tunbridge Wells	533	518	636	611	616

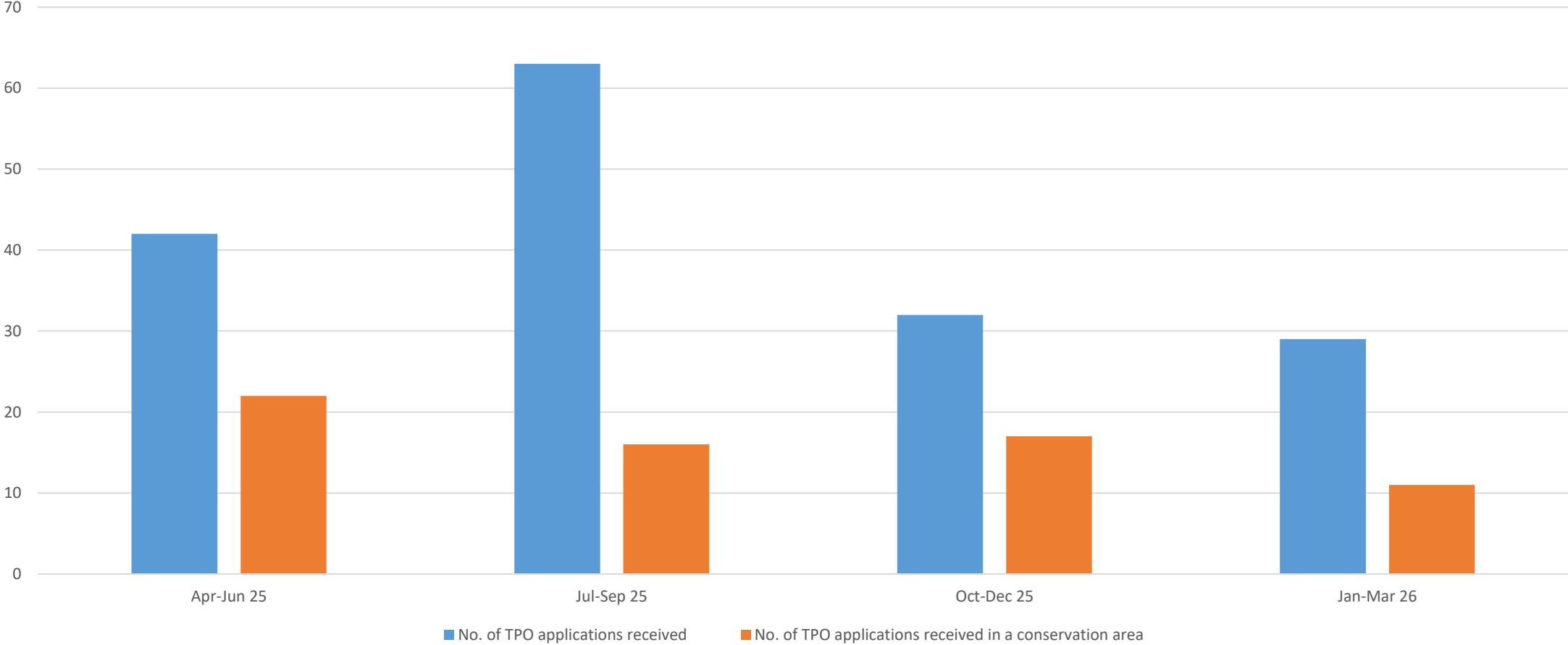
# Number of enforcement notices served and prosecutions from 1 April 2025 to 31 March 2026



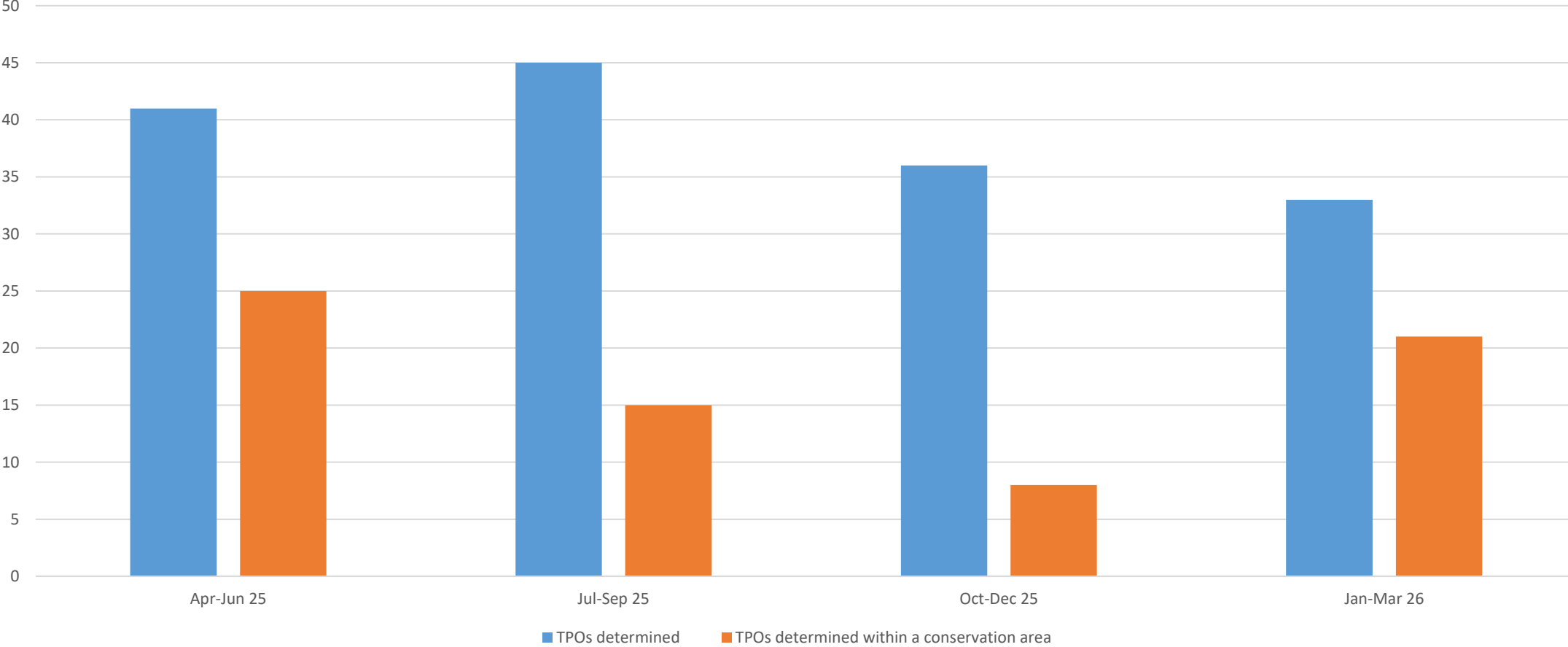
# Number of enforcement related complaints and activities from 1 April 2025 to 31 March 2026



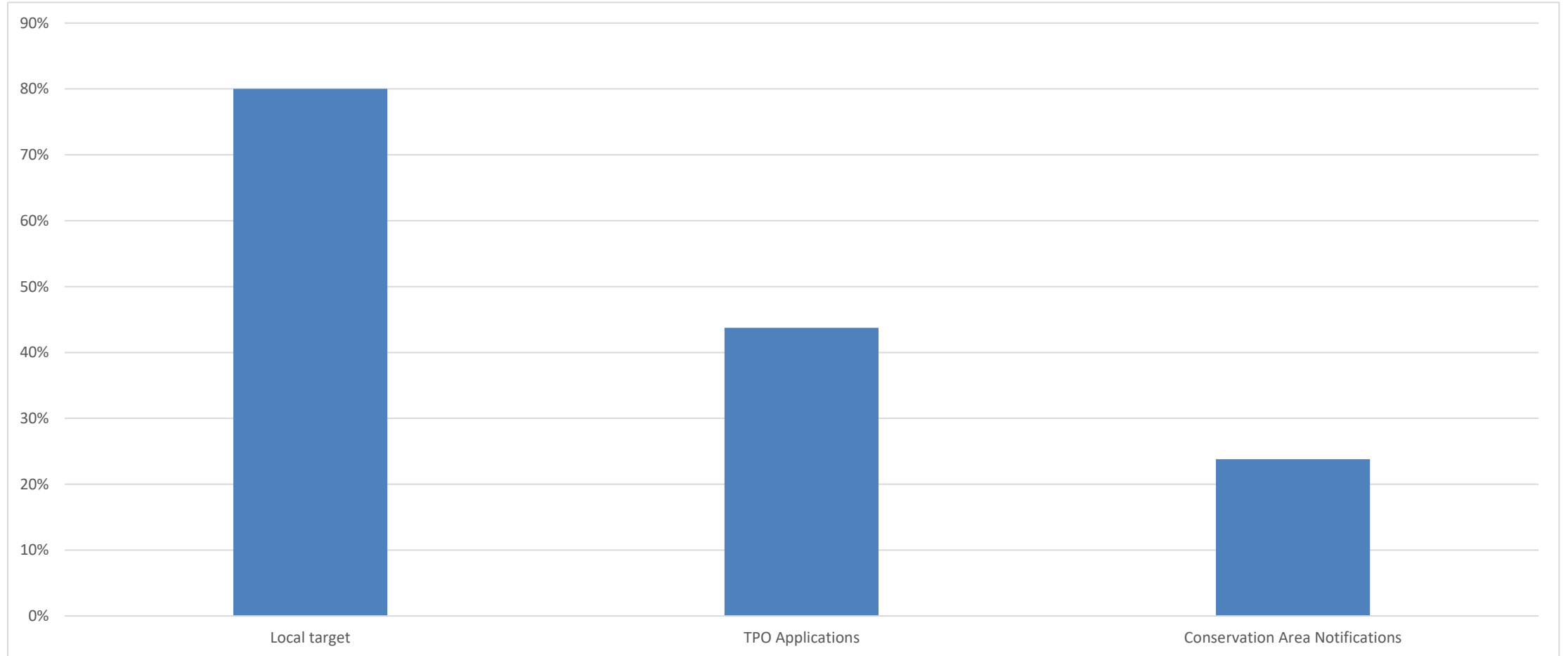
# TPO applications received from 1 April 2025 to 31 March 2026



# TPO applications determined from 1 April 2025 to 31 March 2026

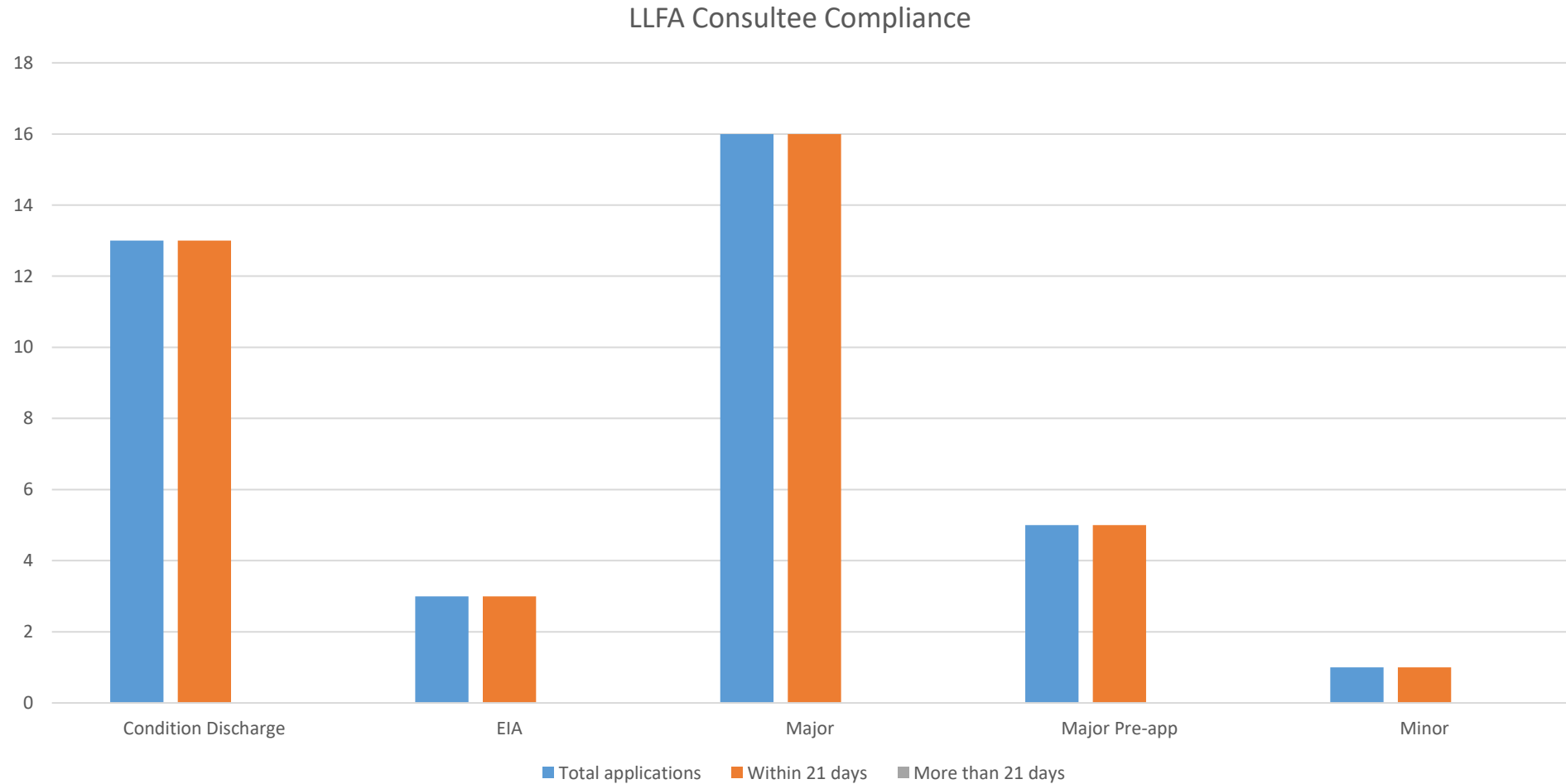


# TPO and Conservation Area Notification applications determined within target time from 1 January 2026 to 31 March 2026



# Lead Local Flood Authority Consultee Compliance

Statutory Consultee compliance results from 1 January 2026 to 31 March 2026

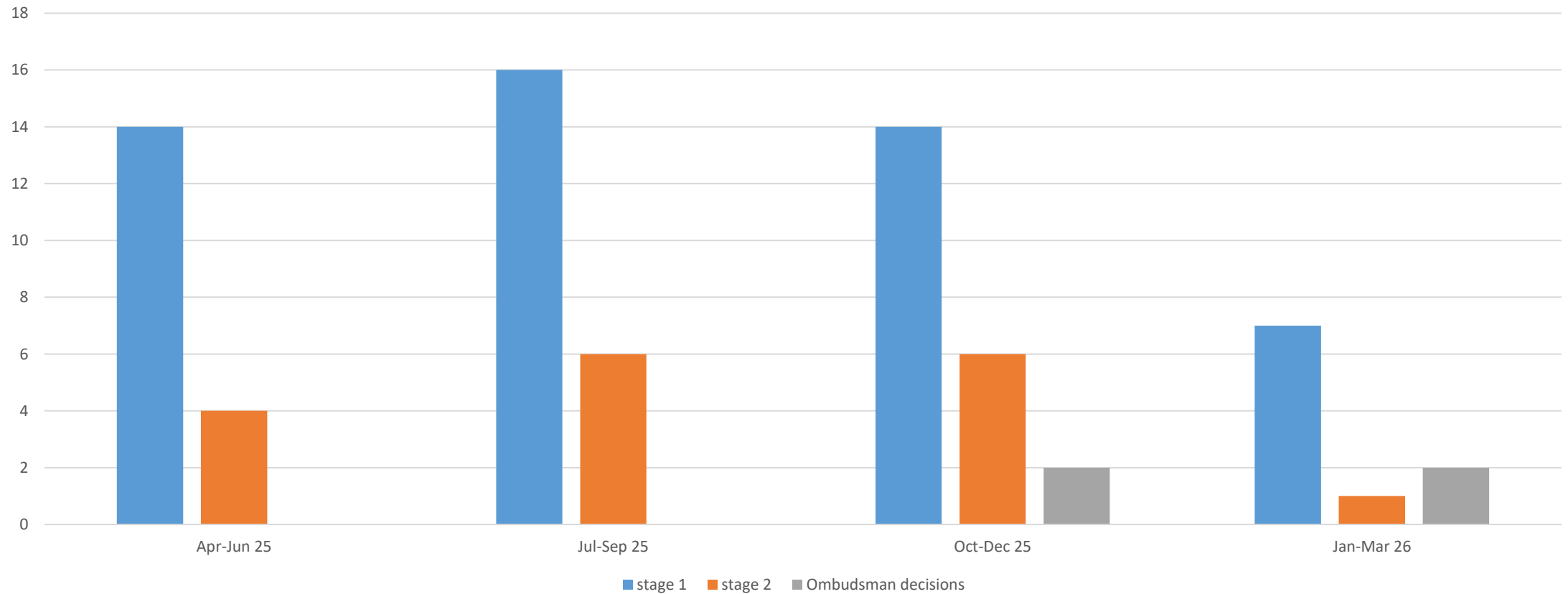


# Statutory Consultee compliance results for the year 2025/26

Consultation Type	Number responded to within 21 days	Total	% compliance
Appeal	7	7	100%
Change of Use	5	5	100%
Condition Discharge - Standard	35	35	100%
Condition Discharge - Verification Report	14	14	100%
Condition Discharge - CSWMP	12	12	100%
EIA	7	7	100%
Listed Building App Minor	2	2	100%
Listed Building App Major	1	1	100%
Major	43	43	100%
Major Outline	6	6	100%
Major Pre-app	24	24	100%
Minor	11	11	100%
Reserved Matters	12	12	100%
Variation of Condition	9	9	100%
<b>Total</b>	<b>188</b>	<b>188</b>	<b>100%</b>

# Complaints and Compliments

Complaints / Ombudsman Decisions



# Appeals

# MC/25/1566

Ratcliffe House

Ratcliffe Highway

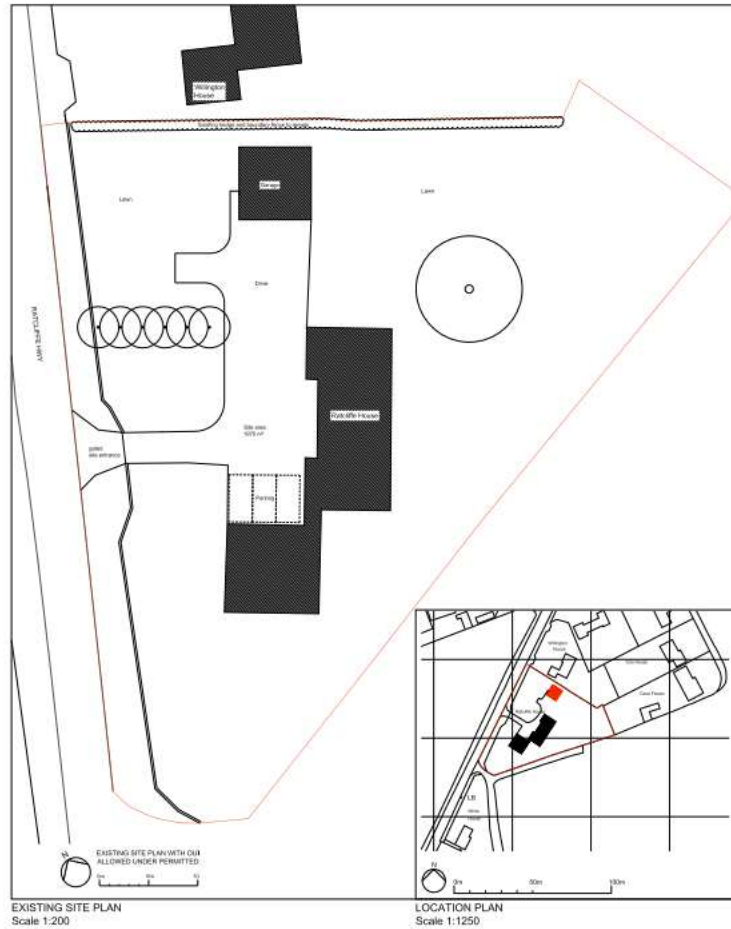
St Mary Hoo

Rochester

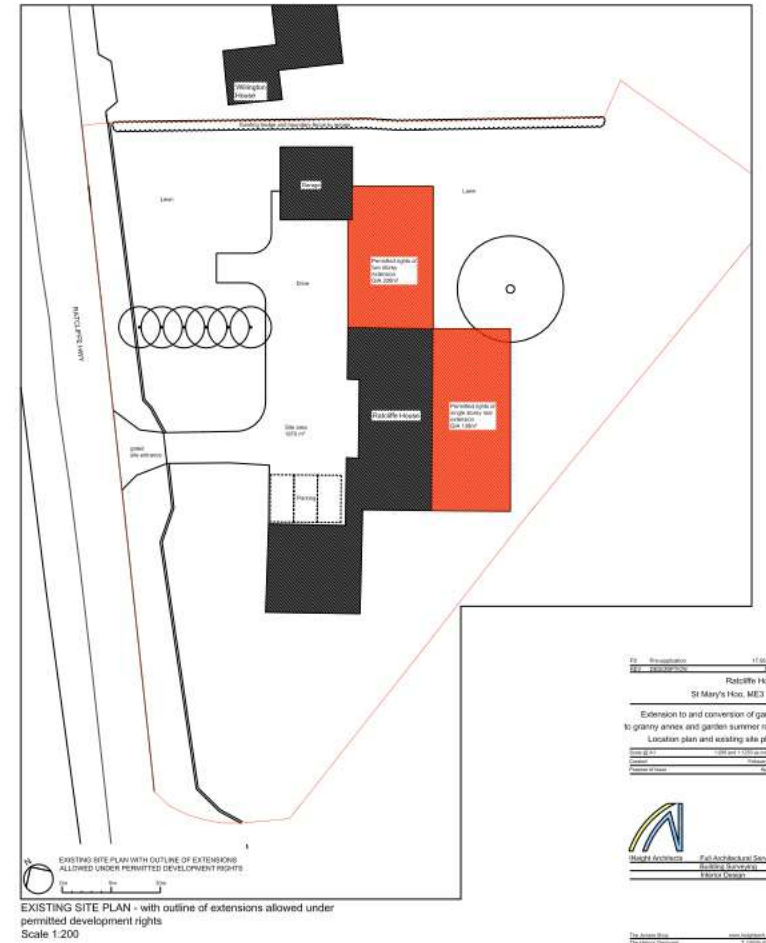
Medway

ME3 8RJ

# Site Location/Block Plans



Existing Site Plan & Site Location Plan



Existing Site Plan – With Extensions allowed under PD

01 Introduction  
 02 Background  
 03 Site  
 04 Policy  
 05 St Mary's Hosp. MED BLD  
 06 Extension to and conversion of garage to granny annex and existing summer room  
 07 Location plan and existing site plans  
 08 Planning and other considerations  
 09 Appendix  
 10

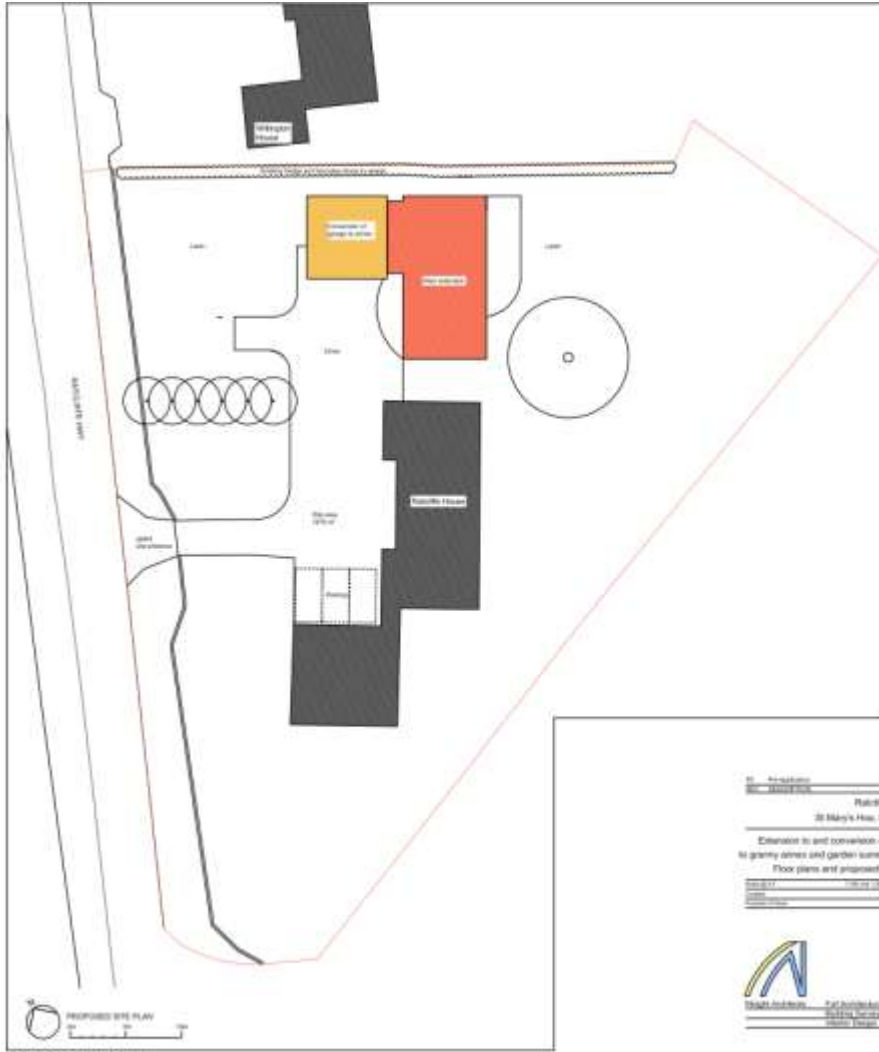
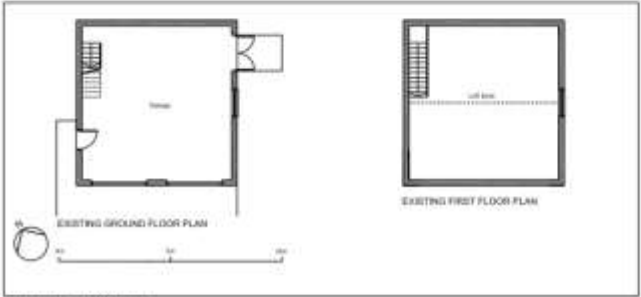
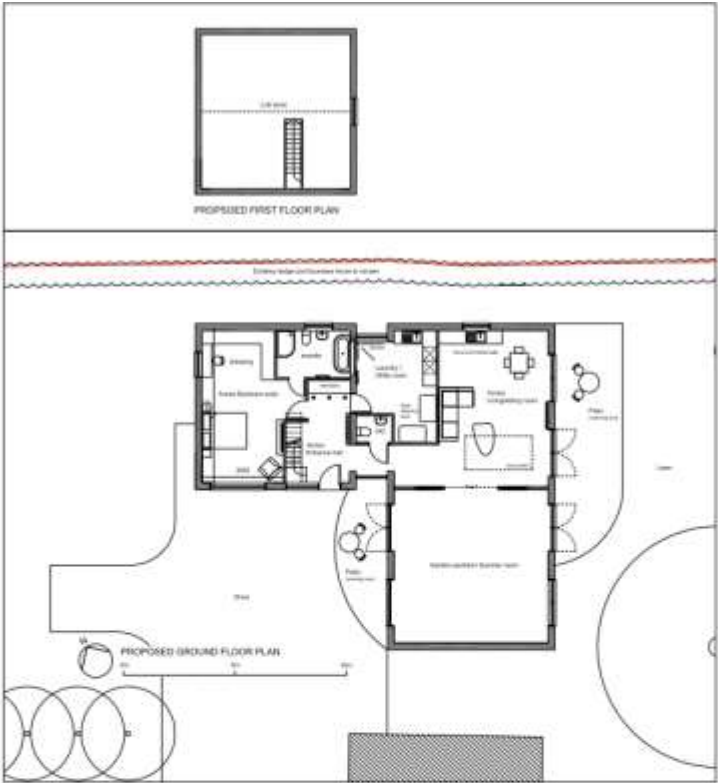
Wainwright House  
 Full Architectural Services  
 Planning Services  
 Listed Buildings

The Planning Dept.  
 Planning Services  
 Planning Services  
 Planning Services

# Officer Site Photos



# Existing/Proposed Floor & Proposed Site Plans



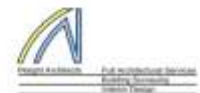
25-101-002  
 20 May 2024  
 20 May 2024  
 Extension to and conversion of garage to granny annex and garden summer room  
 Floor plans and proposed site plan  
 25-101-002  
 20 May 2024



# Existing and Proposed Elevations



Project Name: \_\_\_\_\_  
 Project No: \_\_\_\_\_  
 Client: \_\_\_\_\_  
 Extension to and conversion of garage  
 to granny suite and garden outdoor room  
 Existing and proposed elevations



Project No: \_\_\_\_\_  
 Drawing No: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 25-101 003 P1

# MC/25/2045

2 Tudor Farm Cottages

Stoke Road

Hoo St Werburgh

Rochester

Medway

ME3 9SF

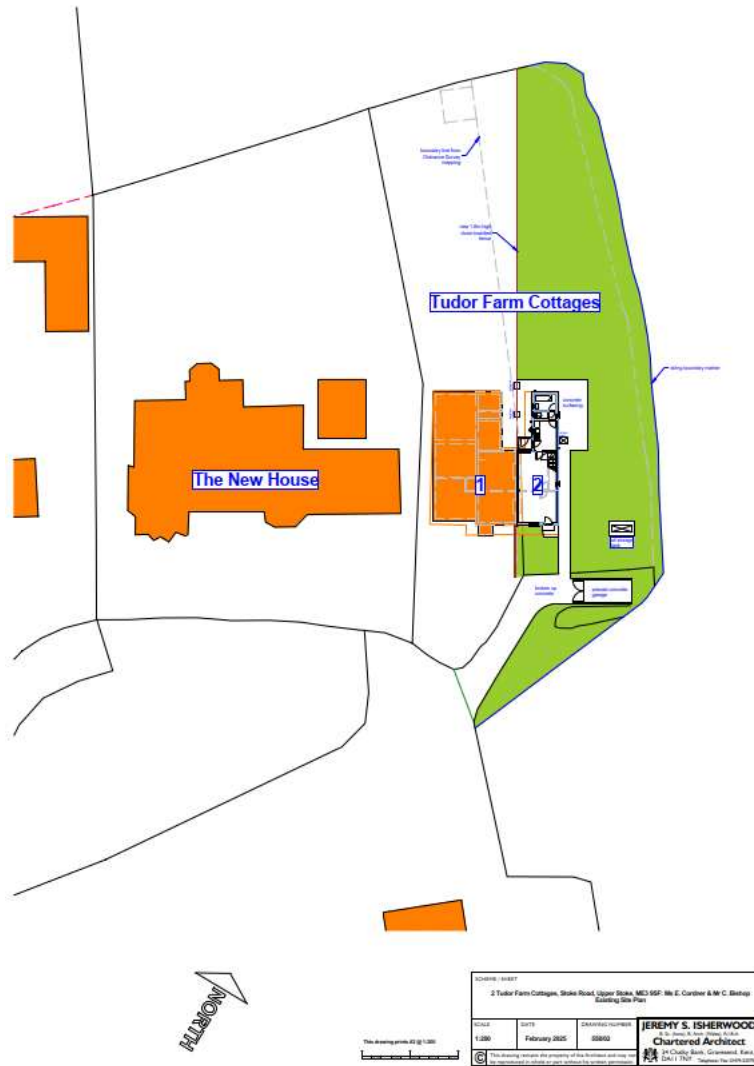
# Site Location Plans



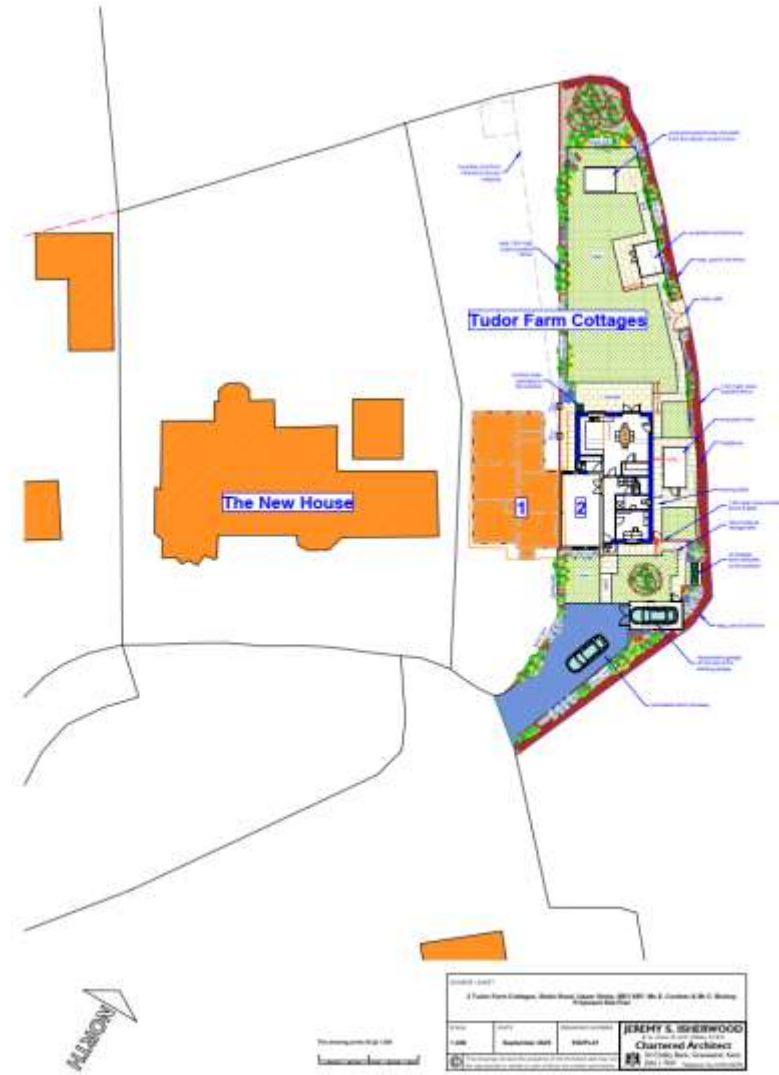



T-2 Tudor Farm Cottages Stoke Road Upper Stoke, ME3 9SF - ME3 9SF - ME3 9SF - ME3 9SF			
Scale	1:5000	Date	February 2024
Author	JERRY S. ISHERWOOD	Client	CHURCHILL ARCHITECTS
<small>© Jerry S. Isherwood 2024. All rights reserved. This document is the property of Churchill Architects and is not to be distributed, copied, or used in any way without the written consent of Churchill Architects.</small>			

# Existing/Proposed Block Plans



Existing Block Plan



Proposed Block Plan

# Officer Site Photos



# Officer Site Photos

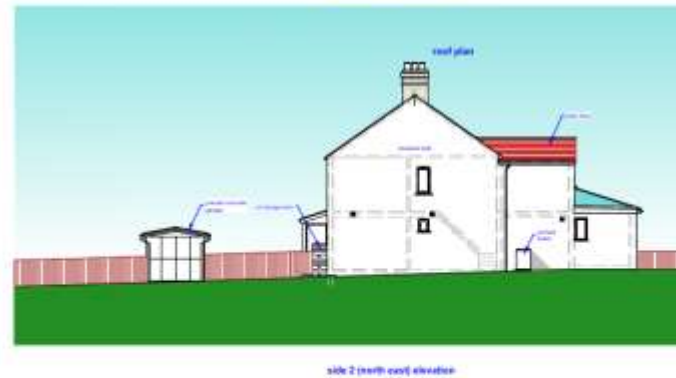


# Existing Floor Plans



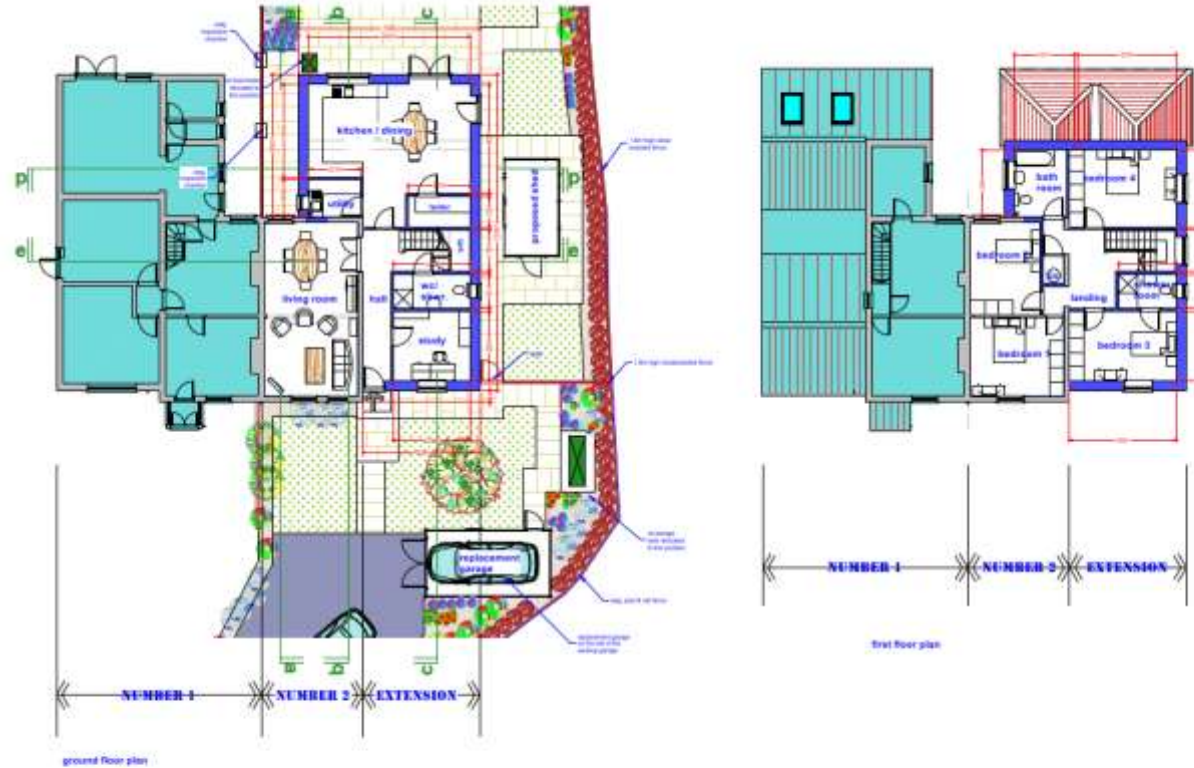
<small>PROJECT NAME</small> 4 Cedar Grove Cottage, Cedar Grove, Upper Merion, MD 20895, Mr. C. Gordon & Mr. G. Baker Existing Plans			
<small>DATE</small>	<small>DATE</small>	<small>REVISIONS</small>	<b>JEREMY S. ISHERWOOD</b> <small>1100 North 1st Street, Suite 201</small> <b>Chartered Architect</b> <small>14 Cedar Grove, Upper Merion, PA</small> <small>610.391.1100</small>
1-100	December 2014	0001	
<small>NOTES: 1. All drawings are prepared under license and copyright of the architect. 2. All drawings are subject to change without notice.</small>			

# Existing Elevations



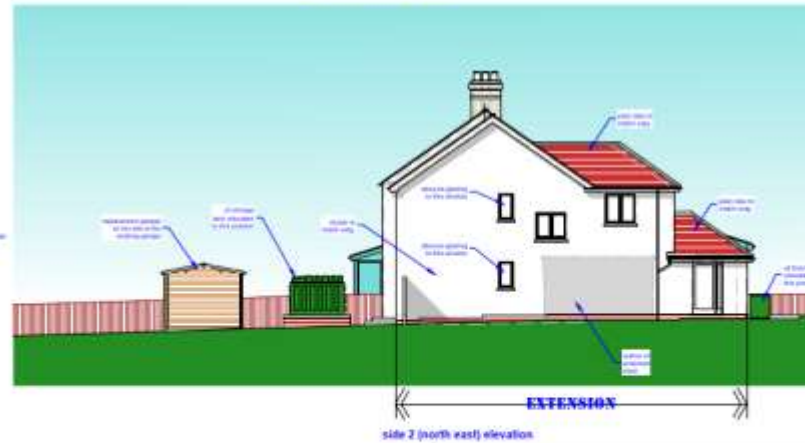
PROJECT NAME			
2 Tudor Farm Cottage, Water Road, Upper Witley, West Sussex, BN2 5EP. Mr. S. Corbett & Mr. C. Melling. Existing Elevations.			
SCALE	DATE	DRAWING NUMBER	<b>JEREMY S. ISHERWOOD</b> 100, High Street, Brighton, BN1 1AB Chartered Architect
1:750	November 2024	0004	
<small>The drawings are the property of the architect and may not be reproduced or used in any way without the written permission of the architect.</small>			

# Proposed Floor Plans



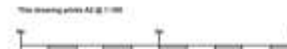
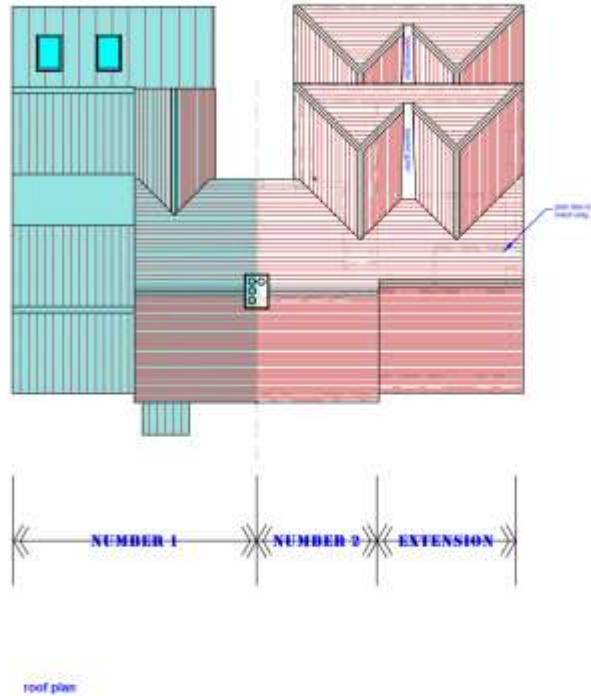
PROJECT NAME			
2-Unit Town Cottages, State Street, Open State, M21 5D1, No. 11, Coroner & W. C. Bishop Proposed Plans			
DATE	DATE	DATE	<b>JEREMY S. ISHERWOOD</b> 211 South 2nd Street, Suite 101 Charleston, WV 25301 Chartered Architect
01/18	September 2020	08/05/20	
I am issuing these plans to you on the authority of the Professional Seal and Stamp of the State of West Virginia.			211 South 2nd Street, Suite 101 Charleston, WV 25301 304.763.1837

# Proposed Elevations



01/24/2021			
2 Tudor Farm Cottages, Slade Road, Upper Slade, NE21 5DF, Ms E. Corbett & Mr C. Bishop Proposed Elevations			
SCALE	DATE	DESIGNED BY/PROJECT	<b>JEREMY S. ISHERWOOD</b> R. Inst. Chartered Architect 21 Chantry South, Gosport, Hants, GU11 1NY
1:100	September 2021	506/PL/20	
<small>This drawing is the property of the Architect and may not be reproduced or used in any way without the written permission of the Architect.</small>			

# Proposed Roof & Outbuildings Plan



SCHEME 16/01/21			
2 Tudor Farm Cottages, Stoke Road, Upper Stoke, M21 3SF, Mr E. Corbier & M.C. Bishop			
Proposed Roof Plan			
Proposed Outbuildings under Permitted Development			
SCALE	DATE	DRAWING NUMBER	<b>JEREMY S. ISHERWOOD</b> Chartered Architect 34 Chalky Bank, Gosport, Hants, Hampshire, UK 01329 4411797    Fax: 01329 4411798
1:100	September 2020	SSBP, 10	
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ENF/22/0151

382 Canterbury Street

Gillingham

Medway

ME7 5LD

# Site Location Plan

382 Canterbury Street, Gillingham



Starling Court  
Norton Road  
Sturminster

Tel : +44 (0)1438 747000  
Fax : +44 (0)1438 747997

Operator:	Name
Department:	Department
Drawing No:	1234-A
Date: 03/03/2023	Scale: 1:1250

# Officer Site Photos



# Proposed Plans

**Proposed Front Elevation, Scale 1:50@A1**

**Proposed Rear Elevation, Scale 1:50@A1**

**Proposed Side Elevation, Scale 1:50@A1**

**Proposed Ground Floor Plan, Scale 1:50@A1**

**Proposed First Floor Plan, Scale 1:50@A1**

**Proposed Loft Plan, Scale 1:50@A1**

**Proposed Section A-A 1:50@A1**

**PROARC**

**FEASIBILITY STUDY**

**THIS DRAWING IS FOR FEASIBILITY STUDY ONLY. THE CLIENT IS OBLIGED TO OBTAIN ALL NECESSARY PROFESSIONAL AND BUILDING REGULATIONS APPROVAL.**

**PROARC**

**PROPOSED DRAWINGS**