

Medway Council
Planning Committee – 23 September 2026
Supplementary Agenda Advice Sheet

Page 36 – Planning application MC/26/1272 65 Copenhagen Road, Gillingham, Medway ME7 4RU

Recommendation

Proposed changes to the following conditions (changes in ***bold italics***):

- 4 The refuse storage arrangements as detailed in the approved Waste Management Plan (received 03 September 2026) arrangements shall be put in place ***within 1 month of the date of the permission*** and 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.

- 5 The approved the Waste Management Plan (received 03 September 2026) arrangements shall be put in place ***within 1 month of the date of the permission*** and 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.

- 6 ***Within 1 month of the date of this permission*** the Parking Management Plan received 20 July 2026 shall be implemented in accordance with the approved details for all current and future occupants of the Sui Generis HMO.

Reason: In the interests of sustainability and residential amenity in accordance with Policy T13 and BNE2 of the Medway Local plan 2003.

Appraisal

Updated Land Use Map

An updated land use map and figures have been produced identifying the surrounding land-uses along the length of the road. The map is attached to this agenda.

A breakdown of uses found through both a search of the planning history, liaison with Private Sector Housing colleagues and from a walking survey is set out below. In terms of non C3 uses there were no care homes or hostels identified but 3 houses of multiple occupation (HMOs) were identified. This accords with the information in the evidence paper for the designation of the Article 4 Direction. There are a number of

flats in the area (set out below), however, these are within a C3 residential use and, therefore, are the same use class as all other dwellings.

Observations	HMO's	Flats
Public Access	18, 63 and 94 (granted), 71 and 73 (awaiting decision)	1 to 3 (Beacon Court Pub 9 flats), 8, 10, 12 and 14 (former club 9 flats), 70 (3 flats), 74 (2 flats), 91 (3 flats), 106 (5 flats) all implemented, 54 (2 flats) not implemented
Site visits, CTAX and HMO register	94	17 (1 flat), 36 (2 flats), 88 (2 flats), 55 (2 flats)
Total properties surveyed	103	
Total HMO's	3	
Expressed as a %	2.91	

The percentage of non C3 residential uses within Copenhagen Road would be 2.91% and is not considered to be an overconcentration.

Approval of the current application would result in two HMOs next to each other, however, these would be the only HMOs on that side of the street and would be significantly separated from those at 18 and 94 on the opposite side of Copenhagen Road.

In view of the above it is not considered that the above constitutes an overconcentration or clustering of HMOs or other non C3 uses and as such the officer recommendation remains for approval.

Occupancy details

The applicant has provided a statement of residential occupancy showing those who reside in the HMO and the length of time they have lived there. This is set out below:

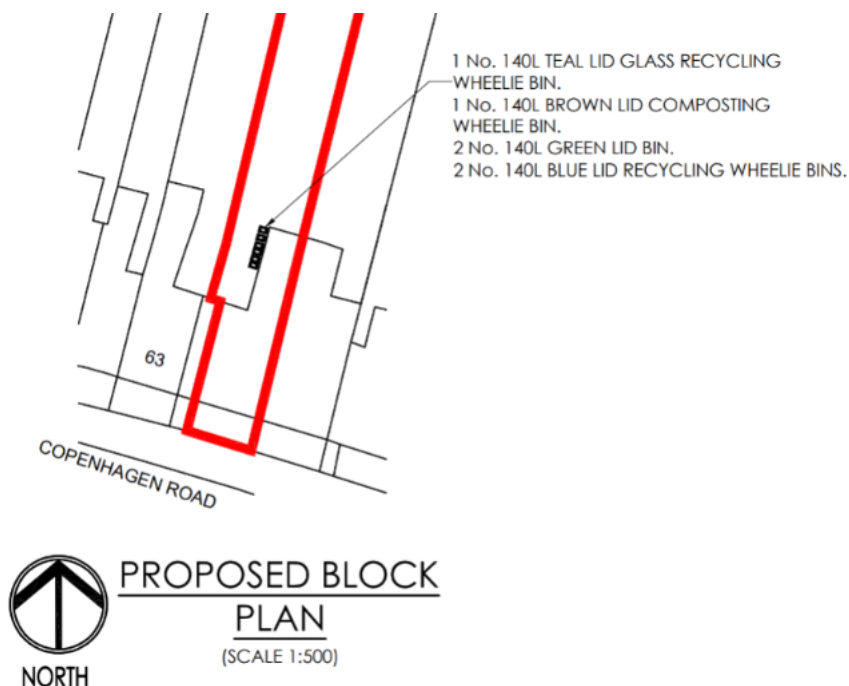
- Room 1: Doctor at Medway Hospital – 17/04/2026 – 4 Months;
- Room 2: Carer – 30/04/2026 – 4 Months;
- Room 3: Social Worker – 03/04/2026 – 5 Months;
- Room 4: Chef – 02/04/2026 – 5 Months;
- Room 5: Dentist – 04/04/2026 – 5 Months.

Waste management storage and management

This application was considered at the Planning Committee meeting on 26 August 2026 and was deferred to secure the submission of a Waste Management Strategy. This was received 3 September 2026 and confirms that the Refuse Storage is located within the rear garden of the property which benefits from a side access shared with neighbouring property 63 Copenhagen Road. The side access leads through from the frontage along Copenhagen Road to the rear of the property the bin provision is as follows:

- 1no. 140L teal lid glass recycling wheelie bin;
- 1no. 140L brown lid composting wheelie bin;
- 2no. 140L green lid bin;
- 2no. 140L blue lid recycling wheelie bin.

And will be stored in the rear garden as per the below plan.



This level of provision is sufficient for the needs of the proposed HMO and the location to the rear of the property would ensure that the refuse storage would not result in harm to the appearance of the street. In addition, the remaining garden area would be sufficient to provide adequate amenity space for the occupants of the HMO.

Prior to collection, the Applicant's private contractor will retrieve the appropriate bin bags in accordance with Medway's collection schedule, placing them usually between 06:00-06:45 Wednesday (day of collection) on the kerb ready for collection.

It is noted that the HMO has been occupied for a number of months and there have been no objections to the planning application from residents and no reports of issues in relation to waste to the Planning Enforcement Team or Street Scene team. Visits to (and passed) the property have been undertaken by officers on a number of occasions over the last number of months and there has not been any waste on view at the property.

In view of the above the proposal is considered to provide appropriate waste storage and management facilities to ensure that there would be no harm caused to the appearance of the street or the amenity of neighbours.

Conditions are recommended to secure the proposed waste storage and waste management strategy, which are amended from the recommendation on the main papers to insert an appropriate trigger.

Parking Management

The parking management plan submitted with the application includes a section on Resident and Visitor Parking Permit Restrictions, within which it states:

"1.3.1 To restrict future occupants from obtaining resident or visitor parking permits within the CPZ J, the following measures will be implemented and adhered to:

- All tenancy agreements in association with the HMO will include a clause that confirms occupants are not eligible to apply for or obtain resident or visitor parking permits within CPZ J;
- Occupant Information Packs will inform and remind occupants that the development operates a car-free scheme, and that resident and visitor parking permits within CPZ J will not be available to them;
- All marketing, advertising and letting materials will highlight that the development is car-free with no eligibility for occupants to apply for or obtain resident or visitor parking permits in CPZ J;
- The Applicant shall confirm with Medway Council's Parking Services Team that the property and associated residential units have been excluded from eligibility for resident or visitor parking permits within the relevant CPZ J permit database".

From the above it is clear that the marketing, management and operation of the HMO would be as a car free development. It is proposed to alter the wording of the relevant condition to ensure that the Parking Management Plan including the monitoring arrangements are in place within 1 month of date of the decision.

Uses Map – 65 Copenhagen Road

-  Purpose Built Flat
-  HMO
-  Subdivided Flat
-  Application Site
-  Current HMO application

