

Planning Committee – Supplementary agenda

A meeting of the Planning Committee will be held on:

Date: 12 January 2022

Time: 6.30pm

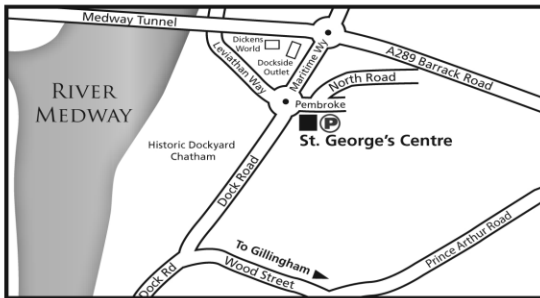
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 15 Additional Information - Supplementary agenda advice sheet (Pages 3 - 6)

For further information please contact Ellen Wright, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 12 January 2022



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উংলা	331780	ગુજરાતી	331782	ਪੰਜਾਬੀ	331784	کوردی	331841	اروو	331785	Русский	332374
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Medway Council

PLANNING COMMITTEE – 12 January 2022

Supplementary Agenda Advice

**Page 28 MC/21/0564 Upper Mount, Old Road, Chatham ME4
6BP**

Deferred at applicant's request.

**Page 54 MC/21/0355 Garages at Berkeley Mount, Old Road,
Chatham Medway**

Deferred at Officers request in light of deferral of MC/21/0564

**Page 74 MC/21/2065 Land adjoining 35 Cooling Road, High
Halstow, Rochester, Medway**

Representation

Additional response received from the applicant in response to part of the highway consideration in the Officers committee report. In addition, a visibility splay plan was also submitted in support (inserted below).

Response to Highway Section (pages 81 to 83):

On behalf of the applicant for Land Adjoining 35 Cooling Road, High Halstow (MC/21/2065), we have reviewed the Planning Committee report published on the Council's website today.

With regard to this, we would like to highlight some areas for correction and clarification and would be grateful if these could be presented to Members prior to the meeting (for reference, please also find attached a copy of the Planning Committee report with the relevant sections to which we give further consideration, highlighted in red): -

Site Access

The visibility splay plan attached was submitted in support of the application and appended to the DHA Technical Note (dated December 2021). The Committee report states that the western hedge line forms an obstruction to visibility. As clearly shown on the drawing, the splay to the west does not cross over the adjoining boundary and can be achieved within land under the applicant's control and that of the Council as Highway Authority. It is of vital importance to highlight to the Members that the visibility splays are achievable within land owned by the applicant and the Highway Authority, with no need for third party land.

Moreover, the reference to Paragraph 1.2.4 of the Technical Note has been misinterpreted. This paragraph simply notes that should the hedge encroach into highway land, it is both the responsibility of the Highway Authority and the landowner to maintain this vegetation.

It is noted that no speed survey has been conducted. However, the site lies comfortably within the 30mph limit. Furthermore, as shown on the attached visibility splay drawing, the maximum achievable visibility splays exceed the requirements for a 30mph design speed (equating to speeds of some 44mph (95m) and 48mph (108m), assuming a 2 second driver reaction time and a deceleration rate of 3.68m/s, in accordance with Manual for Streets guidance).

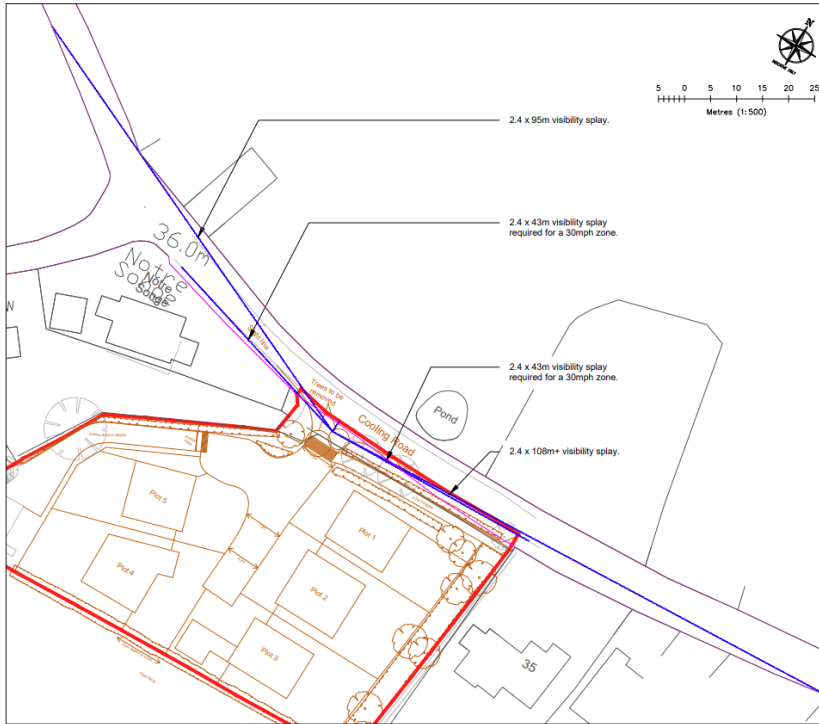
Whilst the Committee report seeks to contest the 95m western visibility splay based on vegetation to the north of Cooling Road, it is reiterated that this splay falls within highway land. As such, any vegetation encroachment can (and should) be maintained by the Highway Authority.

Pedestrian Infrastructure

With respect to pedestrian infrastructure, the Committee report refers to Policy T1 and T3 of the Local Plan and Paragraphs 110 and 112 of the National Planning Policy Framework (NPPF). As detailed in the aforementioned DHA Technical Note, these policies remain unchanged since the previously permitted application for the same development quantum on the site. Whilst the NPPF has been updated, the paragraphs referenced were also contained within previous iterations of the NPPF. As such and in view of the previous permission, there is a lack of justification in the report as to why the Council is taking a different view on this occasion.

Finally, we would further that the DHA Technical Note highlights clear material differences between the appeal decision referenced at Merryboys Farm and the proposal site; specifically the provision of street lighting on Cooling Road, and the respective carriageway widths and speed limits.

We consider it vital that these points are highlighted to Members in order that a fair and balanced decision can be taken.



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Notes:

- Drawing is based on OS and a site layout plan provided by Taylor Roberts Ltd on 22nd November 2021.

Extent of Highway maintained land based on Medway's online map.

REV	DATE	BY	DESCRIPTION	CHK	APP
P1	06.12.21	JM	First Issue	CS	CS

client: **MR M WALLER**

project: **LAND ADJACENT TO 35 COOLING ROAD, HIGH HALSTOW**

title: **VISIBILITY SPLAYS**

project	sheet	rev
16306	H-01	P1

Drawn	Checked	Approved	scale @ A3	date
JM	CS	CS	1:500	06.12.21

status: **FOR INFORMATION** P

dho

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CAD Reference: **A3**

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