

Planning Committee – Supplementary agenda no.1

A meeting of the Planning Committee will be held on:

Date: 7 June 2023

Time: 6.30pm

Venue: Meeting Room 9 - Level 3, Gun Wharf, Dock Road, Chatham
ME4 4TR

Items

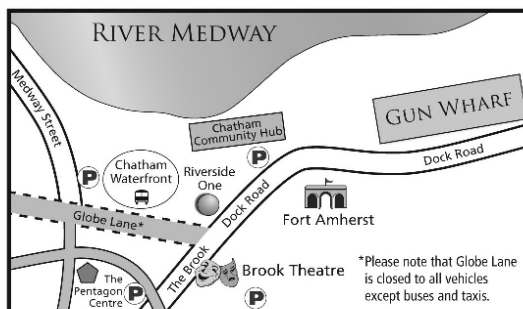
- 17 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 10)**

Supplementary Agenda Advice Sheet including the parking occupancy survey for MC/23/0156 Riverview Lodge Guest House, 88 Borstal Road, Rochester.

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email:

democratic.services@medway.gov.uk

Date: 7 June 2023



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Medway Council
PLANNING COMMITTEE – 7 June 2023
Supplementary Agenda Advice

Page 46 MC/23/0786 Land at Town Road Cliffe Woods

Application deferred as there are some highway safety issues that still need to be addressed.

Page 54 MC/23/0361 Hoo Library, Church Street, Hoo St Werburgh

Recommendation

The conditions attached to the report on the agenda were incorrect and should be deleted. The recommendation should be as follows:

Recommendation - Approval

- 1 The proposed works constitute development permitted by virtue of Class A, Part 12, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, as such planning permission is not required.

The proposal is for development that is permitted development by virtue of Schedule 2, Part 14, Class J of the Town and Country (General Permitted Development) (England) Order 2015 (as amended).

Page 84 MC/23/0321 7 Eglinton Drive Wainscott

Application deferred at officer's request in order to consult with the Police in terms of location specifics and receive comments from the Head of Children's Services Commissioning

Page 92 MC/23/0471 65 Holcombe Road, Rochester

Application deferred at officer's request in order to consult with the Police in terms of location specifics and receive comments from the Head of Children's Services Commissioning

Recommendation

Add additional condition 5 as follows:

5. Prior to first use as a Class C2 care home, photographic evidence of the new internal layout of the first floor, including measurements, shall be

submitted to and approved in writing by the Local Planning Authority. The care home shall be maintained in accordance with the agreed details and maintained as such thereafter.

Reason: To ensure that the development would not prejudice the amenities of future occupiers in accordance Policy BNE2 of the Medway Local Plan 2003 and paragraph 130 of the NPPF.

Page 102 MC/23/0479 22 Hurstwood, Horsted

Application deferred at officer's request in order to consult with the Police in terms of location specifics and receive comments from the Head of Children's Services Commissioning

Ward – Amend to Fort Horsted

Page 116 MC/23/0156 Riverview Lodge Guest House 88 Borstal Road

Representations

The applicant has provided a parking occupancy survey which is appended to this supplementary.

Page 138 MC/23/0673 28 London Road, Rainham

Ward – Amend to Rainham North



**Proposed Development
Land Adjacent to 88 Borstal Road, Rochester
Planning Ref. MC/23/01556**

Parking Occupancy Survey

INTRODUCTION

The proposal site is located within a predominately residential area within the confines of Medway Borough. It is located approximately 1km from Rochester town centre, within easy walking distance of regular bus services and close to local road networks. On street parking provision within the vicinity is uncontrolled with no on-street parking restrictions.

A survey of the site and the wider locality have revealed that the site is located within an area of good on-street parking. There are also a number of properties along Borstal Road that have private drives and garages.

The proposed dwelling design does incorporate an integral garage for 1 no. vehicle but the applicant has commissioned a Parking Occupancy Survey to satisfy any concerns regarding possible on-street parking issues within the area.

The information below explains the methodology of the survey and highlights the results of the said survey.

METHODOLOGY

This Parking Occupancy Survey utilises the Lambeth parking stress survey methodology, which is widely recognised as a sound and reliable model for carrying out such surveys.

The Lambeth methodology suggests that the Parking Occupancy Survey should cover the area where residents of a proposed development may want to park. This generally covers an area of 200m (or a 2 minute walk) around a site. It is important to note that this survey area should not cover everything within a 200m radius of the proposal site. Rather the 200m distances should be measured as walking distances along all roads up to point of 200m. This has generally been accepted as a reasonable distance for people to park their car / vehicle from their abode.

The proposal site is only accessible via Borstal Road and therefore it was decided that residents would be very unlikely to park in any alternative streets within the 200m radius. With this in mind the survey was carried out for a distance of 200m in a north and south direction from the proposal site.

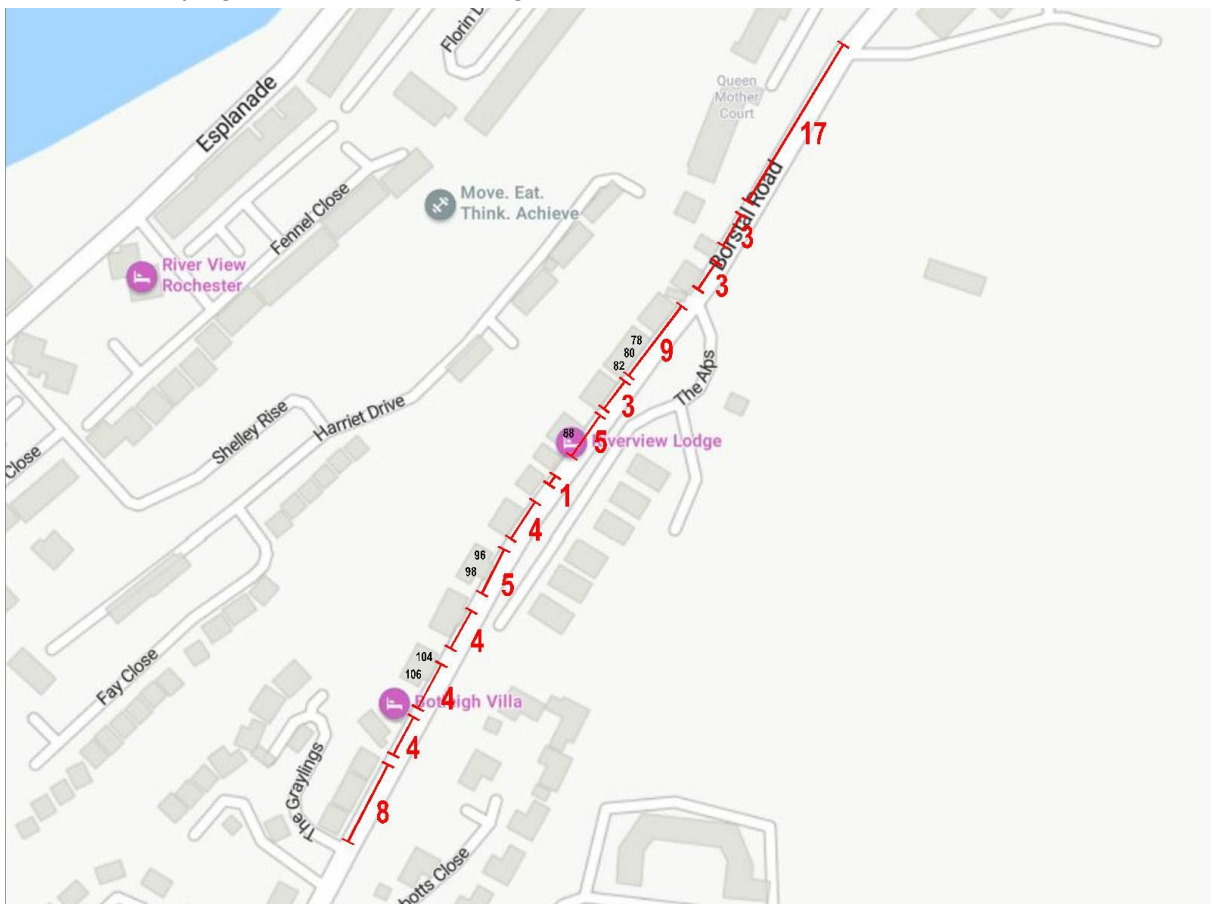


In order to ensure that the Parking Occupancy Survey stands the most chance of being reflective of the parking stress situation in the area. The Lambeth methodology suggests multiple surveys should be undertaken when the highest number of residents are at home. This is generally late at night / early hours of the morning during the week. In this regard the Lambeth methodology highlights at least two snapshot surveys should be undertaken between the hours of 12:30 a.m. & 5:30 a.m. on two separate weekday nights (i.e. Monday, Tuesday, Wednesday or Thursday).

In order to gather as much data as possible and gain as reflective survey as possible, this Parking Occupancy Survey undertook three late night surveys between the night / morning of the 19th May 2023 & 23rd May 2023.

Each of these surveys was carried out at 1:00 a.m. Additional daytime surveys were also carried out at 12:30 p.m. on the same dates to provide a sense of completeness to the Parking Occupancy Survey.

Map identifying total available parking spaces within 200m of the proposal site





RESULTS

The results of the night and day surveys are detailed below

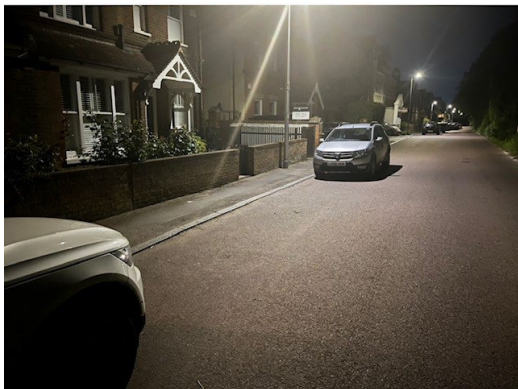
Total No. of parking spaces within 200m of 88 Borstal Road	No. of cars parked within 200m (north & south) of 88 Borstal Road			No. of cars parked within 200m (north & south) of 88 Borstal Road		
	Night Survey			Day Survey		
	19 th May 2023	22 nd May 2023	23 rd May 2023	19 th May 2023	22 nd May 2023	23 rd May 2023
70	48	40	35	44	34	32
Total available spaces	22	30	35	26	36	38

In conclusion, the above table shows that any future parking demand generated from occupiers of the site will be able to be accommodated with on-street parking.

It has been satisfactorily demonstrated that as a consequence of the highly accessible and sustainable location of the proposal site, combined with the significant availability of on-street parking at all times of the day the proposal would not create any parking issues or harm highway amenity within the locality.

Photos taken during night-time survey







Photos taken during day-time survey



