

Planning Committee – Supplementary agenda no.1

A meeting of the Planning Committee will be held on:

Date: 25 September 2024

Time: 6.30pm

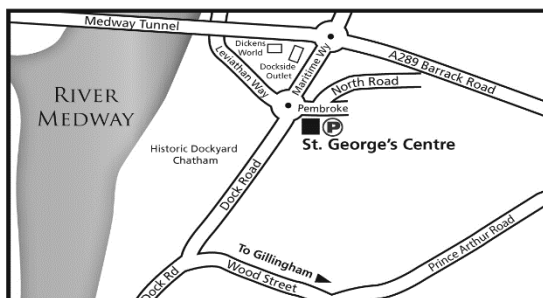
Venue: St George's Centre, Pembroke Road, Chatham Maritime, Chatham
ME4 4UH

Items

- 9 Additional Information - Supplementary Agenda Advice Sheet (Pages 3 - 14)

For further information please contact Julie Francis-Beard, Democratic Services Officer on Telephone: 01634 332012 or Email: democratic.services@medway.gov.uk

Date: 25 September 2024



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Medway Council
Planning Committee – 25 September 2024
Supplementary Agenda Advice

Minute number 252 - Planning application - MC/23/2793 63 Woodlands Road, Gillingham, Medway, ME7 2DU.

The decision taken by Planning Committee on 28 August 2024, as set out in the minutes, was:

Refused due to the loss of existing parking area and lack of parking for the proposed flats and the lack of private outdoor space.

Final wording to be agreed with the Services Manager – Development Management, Chairperson, Vice Chairperson and Opposition Spokespersons.

The final agreed reasons for refusal were:

The proposed development due to the loss of existing parking area and the lack of parking for the proposed flats would result in an increased pressure on existing on-street parking in an area of high levels of parking stress which would result in an unacceptable impact on highway safety contrary to Policy T13 of the Medway Local Plan 2003 and paragraph 115 of the National Planning Policy Framework (December 2023).

The proposed development fails to provide any private outdoor space for the flats and their future occupiers, which would result in an inadequate level of amenity for those occupiers, contrary to the standards set out in the Medway Housing Design Standards (interim) 2011, Policy BNE2 of the Medway Local Plan 2003 and paragraphs 131 and 135f of the National Planning Policy Framework (December 2023).

Recommendation

Amendment to condition 23 to include “and footpath extension on the Ratcliffe Highway adjacent Pearl Lodge” after traffic calming measures to read as follows:

No more than 50% of the development herein approved shall be occupied until the s278 works including the traffic calming measures and footpath extension on the Ratcliffe Highway adjacent Pearl Lodge have been installed.

Reason: Development without provision of would traffic calming measures is likely to lead to traffic issues and in accordance with Policy T1 of the Medway Local Plan 2003.

Representations

A letter of representation has been received from the Cllr Spalding. The letter examines the traffic data submitted with the application as well as subsequent traffic count data and provides summary information in a spreadsheet (both are attached).

Officer Response

The representation has been examined by the Highway Officer and after consideration concludes that it does not alter the conclusions in the report.

The proposed development is introducing traffic calming in the vicinity of the site, which is a direct response to the development and councillor comments (secured by the amended condition 23 above). The visibility splays for the site access are provided in line with standards, and surveys show the 85th percentile speeds near the access reflect the current speed restriction (and would be expected to fall following introduction of the traffic calming). The actual traffic impact of the proposals would not be expected to be significant.

PREAMBLE

The Ratcliffe Highway runs from the A228 Fenn Street roundabout past the Fenn Bell Public House and Zoo, past Bell Wood on the right up to a group of dwellings known as St Mary's Cottages also on the right.

The speed limit is 40 MPH from the roundabout up to the cottages whereupon the limit drops to 30 MPH.

In the middle of the cottages is another T-Junction with Hall Road on the left hand side. The 40 MPH restriction returns after the cottages.

Ratcliffe Highway continues as a mixture of country lane flanked by woodlands and fields and areas of residential property up to and until it reaches the village of Allhallows.

The road is the primary access route for those visiting and accessing the Haven holiday park in Allhallows. It is also used by farm transport, buses, and of course, local residents.

As ward councillor I have had no input into the dates and locations for the surveys.

Data Analysis

There are three different sets of raw data with differing reporting parameters. In order to produce a common thread for comparison purposes, the data has been analysed and grouped into brackets accordingly.

The groups are 40-45mph, 45-50mph, 50-60mph, 60-70mph and 70-100mph

TRAFFIC REPORT 1 – ESQUIRE DEVELOPMENTS

Esquire developments commissioned a traffic report.

Survey Dates

The survey took place between Saturday 14 October 2023 and Friday 20 October 2023.

Location

It was located after the T-junction of Ratcliffe Highway with Newlands Farm Road and immediately before the entrance to the Industrial Estate located prior to the Fenn Bell Zoo.

Criticism

It would be fair, in my opinion, to criticise both the dates and location of the traffic survey.

Peak traffic flow usually occurs during the summer months when occupation of the Haven holiday park is at its highest with close to ten thousand additional persons in the area and with them comes the additional associated journeys.

Vehicles approaching the T-Junction with Newlands Farm Road and the turning into the Industrial Estate will be in the process of travelling relatively slowly. They are not far from the originating roundabout and therefore have not had time to build up speed. Drivers will also be conscious of the hazards posed by the T-Junction and industrial estate entrance. Furthermore, those vehicles turning into the industrial estate and or Newlands Farm Road will be at very low speed in order to make their turn.

It can therefore be argued, quite correctly in my view, that the data obtained, especially the average speed data is flawed.

Detail

For the seven day period, 6,707 vehicles were recorded travelling North East Bound in excess of the posted speed restriction with 2,945 exceeding the speed limit in the opposite direction.

TRAFFIC REPORT 2 – MEDWAY COUNCIL

Following representations by myself, the ward councillor, at an Overview and Scrutiny committee meeting, a traffic report was authorized for the Ratcliffe Highway using two different locations

Survey Dates

The survey dates were Tuesday 27 February 2024 to Monday 4 March 2024.

Locations

The first was located up from the Fenn Bell Zoo at East Mead opposite the middle of the Bell Wood that flanks the Ratcliffe Highway. The second set of survey lines were opposite Barn Street Farm just before Shakespeare Farm Road.

Criticism

As with the Esquire report criticism of the dates would not be unreasonable for the reasons already given. However, no criticism can be levelled with the locations. Both are in places that would, in my opinion, provide more representative data than that of the Esquire location. However, it would have been useful for additional sets of data strips to have been placed before and after St Mary Cottages where the speed limit is 30 MPH.

Detail

For location one, the seven day period shows, 6,707 vehicles were recorded travelling East Bound in excess of the posted speed restriction with 4,852 exceeding the speed limit in the opposite direction.

For location two, the seven day period shows, 5,086 vehicles were recorded travelling East Bound in excess of the posted speed restriction with 4,865 exceeding the speed limit in the opposite direction.

TRAFFIC REPORT 3 St MARY HOO PARISH COUNCIL

Following discussions, the parish Council sought its own traffic data report.

Survey Dates

The survey dates were Thursday 9 May 2024 to Sunday 26 May 2024.

Locations

The data strips were positions just before St Mary Cottages on the parish boundary with Allhallows. The speed limit is 30 MPH being reduced from 40MPH for the length of the dwelling cottages.

Criticism

The data period being longer than one week is, in my view beneficial. The dates also include a period when the Haven holiday centre in Allhallows is in operation and starting to get busy. The location, while understandable can be fairly criticised in my view given the absence of a second data report within a stretch of road that is subject to the 40MPH speed restriction.

That said, this report, as is the one commissioned by Medway Council, is dual purpose. Not only does it have a bearing on the planning application but it is also part of an ongoing road safety effort.

Detail

For the period shown, 5,627 vehicles were recorded travelling East Bound in excess of 40 MPH with 5,044 exceeding the speed limit in the opposite direction.

Although the speed restriction here is 30MPH the 40MPH and above bracket is used for consistency considering the other two report.

This summary is being submitted in this form to ensure it is submitted prior to 12 Noon on 17 September2024.

Councillor Spalding

ESQUIRE TRAFFIC SPEED DATA

Saturday 14 October 2023 to Friday 20 October 2023

Ratcliffe Highway North East Bound

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		%
Sat 14 Oct	2259	252	54	18	2	0	326	14.43
Sun 15 Oct	1842	228	42	21	2	1	294	15.96
Mon 16 Oct	2385	262	52	16	0	0	330	13.84
Tue 17 Oct	2225	296	65	23	6	0	390	17.53
Wed 18 Oct	2271	212	32	11	0	0	255	11.23
Thu 19 Oct	2237	243	61	12	1	0	317	14.17
Fri 20 Oct	2696	231	55	16	5	0	307	11.39
	15915	1724	361	117	16	1	2219	13.94

Ratcliffe Highway South West Bound

	Total Vehicles	40-45	45-50	50-55	60-70	70-100		%
Sat 14 Oct	2129	302	76	23	2	0	403	18.93
Sun 15 Oct	2131	282	70	25	2	0	379	17.79
Mon 16 Oct	2366	403	82	23	1	1	510	21.56
Tue 17 Oct	2183	385	102	32	1	0	520	23.82
Wed 18 Oct	2260	298	81	26	0	0	405	17.92
Thu 19 Oct	2264	272	66	24	1	1	364	16.08
Fri 20 Oct	2479	285	63	15	1	0	364	14.68
	15812	2227	540	168	8	2	2945	18.63

MEDWAY COUNCIL TRAFFIC SPEED DATA

Ratcliffe Highway Location One Eastbound

Tuesday 27 February 2024 to Monday 4 March 2024

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		%
Tue 27 Feb	1749	535	270	133	16	3	957	54.72
Wed 28 Feb	1886	555	275	126	16	190	1162	61.61
Thu 29 Feb	1777	486	218	95	10	3	812	45.69
Fri 1 Mar	2306	644	289	127	12	2	1074	46.57
Sat 2 Mar	2033	578	264	119	26	5	992	48.79
Sun 3 Mar	1571	368	157	92	13	5	635	40.42
Mon 4 Mar	1939	603	308	143	13	8	1075	55.44
	13261	3769	1781	835	106	216	6707	50.58

Ratcliffe Highway Location One Westbound

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		%
Tue 27 Feb	1733	442	204	94	11	0	751	43.34
Wed 28 Feb	1855	484	193	85	7	2	771	41.56
Thu 29 Feb	1819	397	171	63	7	1	639	35.13
Fri 1 Mar	1986	456	143	62	9	1	671	33.79
Sat 2 Mar	1819	481	149	77	7	3	717	39.42
Sun 3 Mar	1859	345	118	56	5	5	529	28.46
Mon 4 Mar	1949	486	197	82	7	2	774	39.71
	13020	3091	1175	519	53	14	4852	37.27

MEDWAY COUNCIL TRAFFIC SPEED DATA

Ratcliffe Highway Location Two Eastbound

Tuesday 27 February 2024 to Monday 4 March 2024

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		
Tue 27 Feb	1633	498	181	60	6	2	747	45.74
Wed 28 Feb	1755	459	184	64	14	2	723	41.20
Thu 29 Feb	1661	369	145	50	3	1	568	34.20
Fri 1 Mar	2156	589	157	67	8	1	822	38.13
Sat 2 Mar	1884	526	198	65	6	5	800	42.46
Sun 3 Mar	1470	394	158	56	9	1	618	42.04
Mon 4 Mar	1800	543	188	63	10	4	808	44.89
	12359	3378	1211	425	56	16	5086	41.15

Ratcliffe Highway Location Two Westbound

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		
Tue 27 Feb	1573	436	220	78	8	5	747	47.49
Wed 28 Feb	1690	434	186	92	11	1	724	42.84
Thu 29 Feb	1653	398	168	86	9	0	661	39.99
Fri 1 Mar	1822	407	159	74	9	2	651	35.73
Sat 2 Mar	1666	436	140	67	6	1	650	39.02
Sun 3 Mar	1732	396	139	62	12	3	612	35.33
Mon 4 Mar	1778	477	222	109	8	1	817	45.95
	11914	2984	1234	568	63	13	4862	40.81

St MARY HOO PARISH COUNCIL

Ratcliffe Highway East Bound

Thursday 9 May 2024 to Sunday 26 May 2024

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		%
Thu 9 May	2122	503	234	124	18	8	887	41.80
Fri 10 May	2855	502	217	94	14	3	830	29.07
Sat 11 May	2386	426	185	97	17	7	732	30.68
Sun 12 May	1899	380	227	117	17	1	742	39.07
Mon 13 May	2153	426	242	120	24	2	814	37.81
Tues 14 May	2038	448	218	97	20	4	787	38.62
Weds 15 May	2191	460	230	127	16	2	835	38.11
Thu 16 May	2130	491	241	117	24	2	875	41.08
Fri 17 May	2675	475	205	126	12	7	825	30.84
Sat 18 May	2119	411	222	105	16	5	759	35.82
Sun 19 May	1771	368	204	98	15	8	693	39.13
Mon 20 May	2331	435	234	115	21	2	807	34.62
Tues 21 May	2017	380	199	97	7	4	687	34.06
Wed 22 May	2044	436	231	106	24	4	801	39.19
Thur 23 May	2215	469	227	108	27	10	841	37.97
Fri 24 May	2755	507	196	906	20	5	1634	59.31
Sat 25 May	2241	418	204	97	19	9	747	33.33
Sun 26 May	1895	333	204	78	22	5	642	33.88
	39837	7868	3920	2729	333	88	5627	14.13

St MARY HOO PARISH COUNCIL

Ratcliffe Highway West Bound

Thursday 9 May 2024 to Sunday 26 May 2024

	Total Vehicles	40-45	45-50	50-60	60-70	70-100		%
Thu 9 May	2128	470	238	99	13	0	820	38.53
Fri 10 May	2500	454	182	120	11	1	768	30.72
Sat 11 May	2269	453	166	85	14	3	721	31.78
Sun 12 May	2266	403	164	75	8	4	654	28.86
Mon 13 May	2165	394	175	82	11	3	665	30.72
Tues 14 May	2031	442	143	70	8	0	663	32.64
Weds 15 May	2144	424	210	107	12	0	753	35.12
Thu 16 May	2120	415	229	76	7	1	728	34.34
Fri 17 May	2388	413	200	117	12	2	744	31.16
Sat 18 May	2022	397	167	72	6	0	642	31.75
Sun 19 May	2078	390	134	62	13	0	599	28.83
Mon 20 May	2325	440	217	89	6	0	752	32.34
Tues 21 May	2051	396	161	74	4	1	636	31.01
Wed 22 May	2042	386	157	73	8	2	626	30.66
Thur 23 May	2229	434	205	75	11	5	730	32.75
Fri 24 May	2394	378	199	91	11	3	682	28.49
Sat 25 May	2091	420	164	74	10	4	672	32.14
Sun 26 May	1880	317	127	51	6	3	504	26.81
	39123	7426	3238	1492	171	32	5044	12.89

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