



Allhallows Parish Council

www.allhallowskent-pc.gov.uk

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Extraordinary Meeting Minutes

Date: 5th August 2026

Time: 19:00

Venue: Cross Park Pavilion

The meeting was called by the Chair to discuss the possibility of commissioning a Road Safety Audit in partnership with St Mary Hoo and Stoke Parish councils.

Present

- Cllr Chris Draper (Chair)
- Cllr Yvonne Forrest (Vice Chair)
- Cllr Karen Draper
- Cllr Trevor Bowley
- Cllr Sue Morrice
- Cllr Kim Wood
- Cllr Jean Sheaves
- Cllr Juan Van Niekerk
- Clerk Chris Fribbins
- 57 Members of public (including Cllr Nick Craddy (St Mary Hoo), Micheal Pearce (Independent Group Medway Council))

399/1 Apologies for absence

- None, All present

400/2 Declarations of interest and notification of audio recording or filming.

- Cllr Morrice records the audio for personal use.

401/3. Planning Matters

a) Plans

MC/26/0001 Land at Stoke Road Allhallows Rochester ME3 9PE.

Outline application with some matters reserved (appearance, landscaping, layout and scale) for the construction of up to 350 dwellings (up to 320 dwellings East of Stoke Road and up to 30 West of Stoke Road) (Class C3) together with burial ground or memorial garden (Sui Generis), children's day nursery and mobility hub (Class E (f)), open space, allotments and dedicated play space and service infrastructure with associated works.

Current planned report to Medway Planning Committee for a decision is scheduled for September 23rd. The need to get objections/comments in for consideration in the Planning Officer's report and recommendation needs to be early September so that it is included should there be an appeal (considerable weight given to Officer's report at any Planning Appeal even if the committee votes unanimously for refusal!).

The Chair introduced the reason for the meeting and further information that had been received regarding the commissioning of a Road Safety Audit.

The Chairs of Allhallows, Stoke and St Mary Hoo Parish Councils met to discuss matters relating to the proposed Road Safety Audit (RSA). We examined the issues on how to act on a temporary basis (pro-tem) on behalf of the three councils.

The contractor originally approached to undertake the RSA TMS subsequently withdrew. The Council has received correspondence explaining the reasons for that decision. (Surprisingly it was the interference from Cllr Chris Spalding being the main Factor there words not mine)

Since then, the position has changed. Medway Council has now commissioned its own Road Safety Audit and published the specification through the planning process. As a result, the previous proposal for the three parish councils to jointly commission an independent RSA is no longer being pursued.

Although the previously commissioned THaT survey is not itself a Road Safety Audit, it remains a very valuable and robust source of information and possibly more in-depth to a RSA as a RSA is for NEW roads, and NOT for local highway conditions. This may assist the parish council and Medway council when considering the impact of both current and future planning applications thus being a very valuable and worthwhile document.

Members may recall that St Mary Hoo Parish Council previously commissioned an RSA in relation to the Esquire development at Fenn Corner, which contributed to changes made through a subsequent Transport Technical Note.

Medway Council has now commissioned a separate RSA in relation to the proposed Catesby access arrangements.

The parish councils continue to have wider concerns regarding the surrounding highway network, including alternative routes through Stoke High street, Binney Road, Avery Way, and Ratcliffe Highway. Evidence relating to these roads may assist in the consideration of future planning proposals. Any technical reports formally submitted as part of a planning application will become publicly available through the Medway Council planning process.

Finally, members of the public should be aware that planning applications meeting the relevant statutory thresholds may, in certain circumstances, be referred to the Secretary of State if the local planning authority is minded to refuse permission. Whether this occurs depends on the applicable planning legislation and government directions in force at the time.

Highway Authority requested a Stage 1 Road Safety Audit (RSA). It appears that this audit has subsequently been submitted to the planning portal, with DTA Transport appointing Simon Prescott and Priya Thompson to undertake the work (TUTUM CONSULTING). However, it is not yet clear from the available information whether the audit has been completed.

This affects our ability to assist further, as once an RSA brief has been issued and an auditor has been formally appointed, we would not be able to provide additional input or advice on the audit itself.

Simon Prescott and his company, are a bonafide company and I am confident he will conduct a thorough, independent assessment.

Its recommended requesting a copy of the Stage 1 RSA from Medway and reviewing its findings and recommendations before considering any further action bearing in mind September is the deadline

<https://publicaccess1.medway.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

and will be added to the Parish Council website (www.allhallowskent-pc.gov.uk)

The Clerk reported the process that had been followed. Although he had advised the council against the need for a Road Safety Audit (it was not a mandatory requirement and should really be commissioned by the Highway/Planning Authority (Medway Council) who would have the relevant information and be able to assess any report) the Parish Council did agree, by a majority vote, to proceed and that decision was carried out. The first consultancy was approached (previously used by Cllr Spalding) and all information that could be supplied was, they then replied that they could not do the work so a second consultancy was approached who agreed to do a report (scope and cost provided and circulated to Parish Councillors who agreed to proceed). Timescales for planning applications are very tight, and the Clerk was keen to ensure that any comments were with Medway Planning before the officer's report was submitted (a recommendation of approval by them would carry significant weight at any Planning Inquiry even if the Planning Committee refused the application on a unanimous basis).

The date for the Planning Committee to decide on the application was 23rd September (*but it is now understood that the developers had asked for a further postponement to present to the Planning Committee before the meeting*).

At all stages the council were briefed and actions taken on their decisions. The financial and approval of actions was carried out under the Road Safety Audit item and he apologised for any confusion that may have caused (but timescales are tight and other applications on the Hoo Peninsula have been taken straight to a Planning Appeal on the basis of non-determination within the statutory timescales).

Cllr Craddy (St Mary Hoo) spoke in support of the Allhallows Parish Council actions and Cllr Pearce (Hoo and High Halstow) spoke on the plan of action to also oppose this application. Further details on how residents can submit their comments will also be added to <http://www.allhallowskent-pc.gov.uk/community/allhallows-kent-parish-council-13045/stoke-road-development/>

The meeting closed at 20:00.