



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. Following the suggestion of Medway Cllr Spalding in May, the Parish Council had agreed by a majority vote to carry one out. The company that had carried out a previous audit for an, Approved, development in St Mary Hoo was contacted (details supplied by Cllr Spalding) and all information that was available to the Parish Council was supplied to TMS with additional information that the aim was to solicit information to support a refusal of the application. After information was supplied, within the Parish Council and created (map) they responded that they were unable to carry out the work – this was reported to the Parish Councillors and there was an agreement to engage an alternative consultant on the same basis with request for a scope of works and costs (THaT). When received it was circulated to all Parish Councillors and there was agreement to proceed (although this was not technically a Road Safety Audit it provided strong evidence that the application should be refused). The draft report was circulated to all Parish Councillors for comment and when the report was agreed, the final report was requested from the consultancy and submitted as an official submission from the Parish Council (a statutory consultee).

Further investigation has identified that a Road Safety Audit had been commissioned by Medway Council and that an RSA scope was for any new roads created (there were none), so the joint parish councils will not be commissioning an audit, there could also only be one RSA.

The Chair encouraged anyone who has not yet read it to do so. The THaT report should be regarded as a useful overview of local transport and infrastructure issues raised by this application (it is available on the Medway Council Planning website <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.