
From: Seaborn, Les
Sent: 12 July 2022 10:59
To: Bonthron, Ethan; Planning Admin; David.Barton@kent.gov.uk
Subject: RE: Old Perry Street - Highways report (20220255)

Hi Ethan

I'm not prepared to put my neck on the line, if there is an accident and anything is possible it's me that's accountable for approving something that is substandard, looking at the email we now have a minimum of 22.8 metres visibility to the south from the southern access. The Highway Code gives 23 metres as the typical stopping distance for 30mph, but this is dependent on several issues and is usually considered the emergency stopping distance in dry conditions. I accept that the vehicle speeds are slightly below this, but I cannot accept something that is close or perhaps below the Highway Code stopping distance.

I also cannot in my opinion consider what has been permitted in the past, when different and possibly no standards were applied. Guidance is there for a reason and whilst an engineer can choose to accept something different if it can be justified, no such justification exists here, as far as I can see.

My best option, is the scheme needs to be reconsidered using the existing access to the plot as it is there and there would be little intensification with two dwellings.

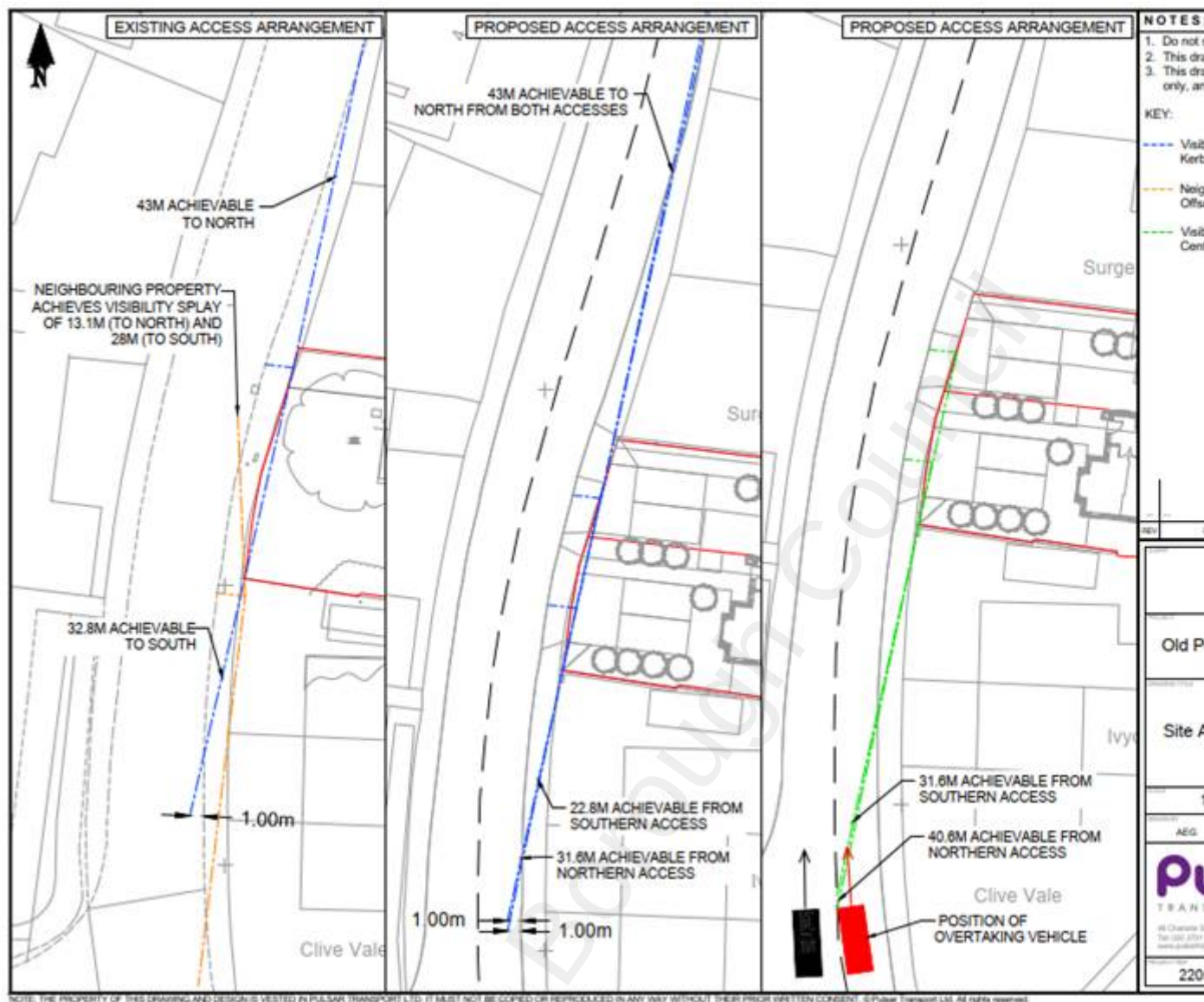
Les Seaborn
Highway Development Management Officer

From: Bonthron, Ethan <ethan.bonthon@gravesham.gov.uk>
Sent: 12 July 2022 10:41
To: Seaborn, Les les.seaborn@gravesham.gov.uk 2.8 metres
Cc: Planning Admin <planning.admin@gravesham.gov.uk>; David.Barton@kent.gov.uk
Subject: RE: Old Perry Street - Highways report (20220255)

Hello Les,

Thanks for having a look for me.

Following your comments I have spoken with the agent and as per the drawing below he has confirmed that visibility splays will not crossover land not under the ownership of the applicant. While these do not meet the required 43m to the south, the north driveway is only short by 2.4m. The south property is further below the requirement, but I think the argument given is that if a vehicle was turning north from the driveways they could nose out and gain visibility. Is that an argument that would stand up? I am not 100% that we would win this one at appeal, with the visibility being the only reason for refusal.



Thanks,

Ethan

PLEASE NOTE I am working at home until further notice. Should you wish to contact me please send me a direct email in the first instance with your contact details for me to respond to your request.

Ethan Bonthron
 Career Grade Planner
 Planning and Regeneration
 Gravesham Borough Council
 Tel: 01474 33 73 93
 email: ethan.bonthron@gravesham.gov.uk

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council has adopted a Householder Extensions/Alterations Design Guide SPD. A copy of the SPD, is available on our website at <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

Please consider the environment before printing this email

From: Seaborn, Les <les.seaborn@gravesham.gov.uk>

Sent: 12 July 2022 06:42

To: Bonthron, Ethan <ethan.bonthron@gravesham.gov.uk>; Planning Admin <planning.admin@gravesham.gov.uk>;
David.Barton@kent.gov.uk

Subject: RE: Old Perry Street - Highways report (20220255)

Good morning Ethan

I note the submission by the transport consultants and comment as follows.

First Manual for Streets and its companion document are currently being revised and publication should hopefully be in the next few weeks and this may change the requirements, but for now we only have the original documents which the consultant refers to.

In terms of visibility requirements, Manual for Streets sets a good universal baseline and if it is constantly being ignored the document and any standards set become redundant. Therefore, any departure from the publication requires a good argument that demonstrates the departure is justified and sustainable.

The consultants drawing clearly demonstrates that their proposed sight line crosses at least two and potential a small part of a third garden



This means the sight line is crossing land outside the applicants landownership, outside the highway boundary and beyond the limits of any controls that the Planning Authority may be able to impose. The Google Street view image taken in May 2018 clearly demonstrates the restrictions on visibility that could occur with planting in the front gardens and between property boundaries.



So my recommendation, supported I believe by their consultants own submission, which clearly demonstrates that any reduced sight line, (using the justifications available), would cross land outside of any control, is one of refusal of the scheme.

Les Seaborn
Highways Development Management Officer

Note the consultant's report is attached for Dave Barton's benefit

From: Bonthron, Ethan <ethan.bonthron@gravesham.gov.uk>

Sent: 11 July 2022 09:02

To: Seaborn, Les <les.seaborn@gravesham.gov.uk>

Subject: FW: Old Perry Street - Highways report (20220255)

Morning Les,

This development failed to provide suitable visibility splays and you had recommended refusal. I spoke with the agent about this one prior to issuing a decision and he has commissioned a highways report, to see if the evidence would change our position. Can you please have a look at the report and let me know if this changes our position?

Thanks,

Ethan

PLEASE NOTE I am working at home until further notice. Should you wish to contact me please send me a direct email in the first instance with your contact details for me to respond to your request.

Ethan Bonthron
Career Grade Planner
Planning and Regeneration
Gravesham Borough Council
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From: Mark Carter <markcarter.associates@gmail.com>
Sent: 09 July 2022 09:47
To: Bonthron, Ethan <ethan.bonthron@gravesham.gov.uk>
Cc: pardipsaran@me.com
Subject: Old Perry Street - Highways report

Hi Ethan

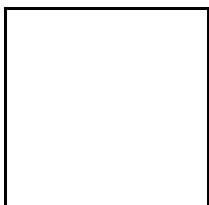
Please find attached our specialist highway report supporting our application.

It is a detailed report following their traffic survey of the road and hopefully on balance this is sufficient for the application to be supported.

Many thanks

Mark.

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Gravesham Borough Council