

CHILHAM PARISH COUNCIL

WORKING GROUP MEETING TO CONSIDER RESPONSE TO OLD SAWMILL SITE AND STATION APPROACH PLANNING APPLICATIONS

HELD AT 730PM ON 26 MARCH 2012 IN CHILHAM VILLAGE HALL

Present:

Parish Cllrs: Derrick Kennett (Chair), Alistair Ralph, Ben Glancy, Aimee Brown, Helen Tharp, Graham Swan

Boro Cllr: Doug Marriott

Parishioners: Anthony Perrett, Alan Baker, Jim Smith, Mike Norton, Trevor Vallis, Yve White, Mark Hobday, Peter Higgs, Roy Lincoln, John Masters, Peter Wead, Alan Rogers

In attendance: Geoff Dear (Parish Clerk)

1. Introduction

Cllr Kennett welcomed attendees and reminded them of the background to the planning applications for the Old Sawmills site and Station Approach.

2. Meeting Objectives

Cllr Kennett explained that there were limited timescales in which to respond to the Sawmills planning applications. The current plan was to be in a position to take a proposed response from the working group to the parish council meeting on 5th April for endorsement so it can be submitted to ABC the following day. It will therefore be important for the meeting to prioritise on what needs to be achieved in order to do this.

It was also agreed that our response should be phrased as questions requiring answers from ABC regarding our concerns. These answers could then be provided to parishioners.

3. Issues Considered

The meeting agreed to consider the issues previously identified by the parish council and 2 additional issues raised by working group members in the following order of priority.

3.1 Road Safety and Access and Rat Runs

The following comments were made:

- safe walking access was required between site and Chilham village
- a central reservation and ghost island should be considered as proposed in a previous planning application for industrial use
- traffic lights at the junction should be considered
- the pedestrian crossing should be well lit at all times

It was agreed that a traffic survey would be conducted during the morning and evening peak hours and 9 volunteers offered to help.

The clerk was asked to arrange for the surveys to be conducted on 29 and 30 March.

3.2 Parking Provision

The following comments were made:

- SouthEastern should be asked to adopt Station Approach if a car park is provided by the developer and include parking restrictions
- clarification is required regarding the connection between the 2 applications – how can the Sawmills application include increased housing be considered when it is dependent on the Station Approach application to provide 15 parking spaces
- it was noted that KHS had commented that the parking provision within the Sawmills development was not in accordance with the Residential Parking SPD.
- the meeting supported concerns raised by Kent Police that proposed Sawmills site parking did not follow the principles of Secured by Design or Crime Prevention through Environmental Designs.

3.3 School Places

The following comments were made:

- the meeting accepted that a school role forecast had been done but questioned whether the 10 extra primary places forecast could be provided given limited scope for extending Chilham School
- the meeting also questioned whether the extra capacity required from Chilham Surgery had been properly considered

3.4 Speed Limit Signs

The following comments were made:

- ABC should be contacted and asked to provide more details of the suggested signing as it was not reasonable to ask for comments without this information
- It was considered that any 40mph restriction when approaching from Ashford should be positioned before the Branch Road turning.

3.5 Design and Layout of the Site

The following issues were raised:

- whether the design and aesthetics were appropriate
- whether sewerage issues had been properly considered
- whether ecological issues had been properly addressed

It was agreed that the Parish Council Sawmill Committee together with Jim Smith, Cllr Graham Swan and Yve White would meet before the next meeting to review these issues and propose a response.

3.6 Developers Contribution

The following comments were made:

- guidance was needed to establish what sum was appropriate for the size of development
- the clerk was asked to contact KCC Cllr Andrew Wickham for advice on this.
- it was agreed that a consultation was required with parishioners via Parish News to establish how the parish would like this contribution to be used
- It was agreed that the content of the Parish News item would be decided at the next meeting

3.7 Keeping the parish involved

It was agreed that this would be achieved thru:

- Noticeboards
- Parish Council website
- PC Tips – May edition
- Local press
- Email update subscribers list currently in use
- Notices in pubs, retail outlets, church, doctors surgery etc

4. Next Steps

4.1 Traffic Survey

To be carried out on 29th and 30th March

4.2 Next Meeting

730pm on Monday 2nd April in Chilham Village Hall.

Before this at 630pm, the Parish Council Sawmill Committee together with Jim Smith, Cllr Graham Swan and Yve White would meet to review the design and layout of the site and propose a response.