

Chilham Sawmill Site  
Meeting Minutes 16<sup>th</sup> July 2012

Present:

Chair: D Kennett

G. Swan, T Vallis, A.Ralph, J. Smith, M. Norton, A. Perrett, A. Rogers,  
P. Higgs, Y. White. H Tharp- notes

Apologies: Roy Lincoln

This is the 3<sup>rd</sup> meeting- to address amendments of planning, response needed by 23<sup>rd</sup> July 2012. To formulate and send to ABC and a representative is needed to present findings at meeting with ABC.

It was requested that if there are any further suggestions these can be added to the agenda and forwarded to Mr Kennett

Mr Kennett welcomed everyone and updated the meeting on what changes have been made to the plans at the Chilham Sawmill Site:

- a. Changes to parking layout between units 13 and 14, allow for tandem parking.*
- b. Relocation of plots 14 to 20 in order to allow for tandem parking.*
- c. Alterations to unit 9 to provide the bay window overlooking the South Western parking area.*
- d. Re-siting of unit 31 to close down the gap between it and unit 25*
- e. Reduced highway engineering whilst still providing sufficient vehicle turning space.*
- f. Vehicle tracking plan relating to earlier layout, eastern turning.  
Develop Contributions (Mouchel email)*

The new proposed plan was looked shared.

The main road is to be made narrower and pedestrian crossing in place with dropped curb to crossing, 8ft by 6ft refuge in the middle of the A28.

It was queried whether Doug Marriott's questions with regards to energy saving/solar have been addressed. Agreed this would be left with DM to follow up.

TV advised that letter dated 29<sup>th</sup> June indicates ABC are not happy with quantity of parking. 1 space short.

Understand that f relates to turning space and allows for service vehicles.

Footpath along Bagham Lane discussed and funding confirmed by developer, letter dated 26<sup>th</sup> June from Lee Evans Planning. We welcome this but evidence needed that this will be completed. Section 278 highway agreement on highway land 1.5m in width.

Surface water management, this issue has been responded to in letter dated 26<sup>th</sup> June from Lee Evans Planning. Surplus is to be relocated to underground tanks. Concerns were raised about polluted water being managed but Mid Kent Fisheries are reported to have responded not having concerns.

Education- contribution £73,780. No opportunity to extend Chilham Primary School.

TV advised Chartham Primary school is also full.

Discussed children from OWL needing to go to Ospringe or Wincheap primary schools and the new houses displacing local children to Chilham.

MN made reference to the 40 houses being built in Chartham and the effects this will have on Chartham Primary school.

Alan Baker (11<sup>th</sup> July) provided statement that he considers the authorities are not seriously addressing th Parish concerns about road safety at Bagham Junction and the network of roads that are very much part of a very complicated junction.

Police comments- PC Lorraine Brown, not opinions of Kent Police but her opinion as local officer, agrees with need to work on road safety.

## QUESTIONS & QUERIES FOR ABC

### Housing.

What constitutes affordable housing? How is this achieved?  
How is this funded? Who has nomination rights? What arrangements have been made, if any, with Housing Associations?

Will the affordable housing be on the open market or through a social landlord?

### School

We want it to be fully appreciated that we have concerns that school places will be taken up by children from the Sawmill development and limit the places for OWL, Shottenden and Chilham children. There is no opportunity to extend Chilham school, which has been acknowledge and financial contribution towards education considered towards Chartham Primary School.

Is the Chartham development contributing financially to Chartham school?  
Will any spaces available there be taken up by the development in Chartham?

### Branch Road and Road Safety

Branch Road concerns- continues to be rat run, young people using the recreation ground, no footpath or lighting. – Reference to letter from Dr Kinnersley.

Concerns raised for the speed of cars turning into Bagham (No left turn but cars frequently turn left from Ashford direction) and risks to pedestrians.- Traffic calming needed, an extended path on the right to allow people to walk along the lane before crossing safely to the new footpath on the left of Bagham Lane. Pleased to see that finance for a footpath has been agreed along Bagham Lane but this still needs clarification and detail.

We would like to support the details highlighted in the KCC Highways letter dated 29<sup>th</sup> June 2012. There needs further clarification about their objections and what resolution can be made.

### Site concerns

No open space or play area. Is there a recommended play area or open space for new developments? Play space appears totally inadequate. No facilities for young children

There are still concerns that there are too many houses planned for the site.

### Ongoing queries

Please see appendix letters from Dr Kinnersley and Ashford Lodge. (Already sent to ABC)

Letter dates 23<sup>rd</sup> May. Dr Kinnersley. Concerns for capacity of taking new patients and great concerns about the traffic in Branch Lane. GP states road is inadequate. This has gone to Carol Ridings.

It is still of concern where and how the surface water is managed.

We request answers requested from outstanding questions 16<sup>th</sup> April and 2<sup>nd</sup> May without these the 23<sup>rd</sup> July deadline is not achievable. Time is then needed to reflect on your response. **State questions...**