

## Sawmill Meeting 17<sup>th</sup> September 2012

Present:

Chair Mr Derrick Kennett

Notes: Helen Tharp

Mike Norton  
Graham Swan  
Alan Rogers  
Jim Smith  
Alistair Ralph  
Peter  
Anthony Perrett  
Peter Wead  
Roy Lincoln

Apologies: Alan Baker

Derrick welcomed everyone and gave an overview of the meeting at ABC whci resulted in the 6 to 4 majority in favour of the Sawmill development.

Graham expressed that Derrick put across a very good presentation.

Derrick explained that there were points that can be taken from the meeting to work on:

1. More connection with the developer before and during development
2. More connections with highways for road improvements
3. Increased traffic and rat runs down Branch Lane & Bagham Lane
4. Surface water and waste water from the site
5. Local children not being able to attend the local school
6. Developers Contribution

Station approach – consider access and HGV access, as well as parking on the left hand side of

Mr Rogers discussed the lack of clarity in the minutes from ABC, lacking in details and recommendations for this group. Discussion took place about how best to answer and resolve concerns.

It was queried whether Nick Lee-Evans could be approached to inform of the ongoing concerns as he would be a suitable contact as the link to the developer and he lives in the village.

Mr Perrett advised of the possible opportunity to reduce the speed limits due to changes in rural road planning.

Mr Norton gave suggestion of a crossing from the Ashford Service station as there is a lowered curb and the road is wider to allow safer crossing over the A28 to Bagham Rd.

It was agreed that following road surveys, the 'no left turn' into Bagham Lane is used regularly by people who do not slow down. The bus company has stated that they won't go into the village if they cannot turn left into Bagham Lane.

Discussion took place about pedestrians crossing and paths linking the development across the A28. The difficulties of cars coming from Mill Lane, Bagham Lane, from Canterbury and Ashford contribute to the safety of pedestrians.

ABC advised that the area will not come into the 30mph criteria.

Mr Lincoln suggested that all details are discussed with the developer. A sight meeting was suggested inviting representative from police, ABC, high ways.

Discussion took place about accidents being reported at junction to A28/A252 and ABC's response- that there were 3 reports of accidents in a year therefore this is not considered a problem. Mr Rogers queried what the definition of 'accident' was and suggested Freedom of Information request.

Mr Lincoln discussed the concern for the limited school places and the impact on the children in the parish.

From the information obtained from the developer they did not expect to contribute funding for capital development for primary or secondary school, as schooling can be at Chartham Primary and Canterbury Secondary schools.

Mr Lincoln read email from David Adams, Area Education Officer.

Concerns were raised about families having lived in the parish long term and school places being taken up by people at the new development. The School Governors are leading on this and will keep the group appraised.

Concerns were discussed for the disposal of surface and waste water from the site due to the local area having a lake and railway line close by.

The Station Approach access and development of car park and HGV access was discussed. It was agreed there is not enough parking now cars have difficulty parking or prevented from parking on the left looking towards the station.

Reserved matters- the overall house presentation, colour of bricks, materials and potential name of the site need to be discussed and viewed before decisions are made.

AGREED ACTIONS- to discuss with Clerk actions needed.

1. Agreed Derrick would contact Nick Lee-Evans with list of concerns and questions from today's meeting
2. To remind ABC and developer of the amount of houses which are already along the A28 in addition to the planned 40 houses.  
To raise continued concerns for safety of pedestrians crossing A28.
3. To inform long queue at junction of A28/A252 and illegal use of left turn into Bagham Lane and drivers from Ashford going down Branch Lane to cut corner off.  
To inform relevant bus companies of continued concerns of drivers using the no left turn into Bagham Lane and consideration of having 'No entry' and request their response.  
Freedom of Information act request – letters to police and  
To request support of Andrew Wickham and cc to all correspondence
4. To discuss the waste water with the developer
5. To speak with KCC Education department to establish how more places can be accommodated.
6. Developers Contribution- To query where funds go as reference to funds going to KCC/ABC in addition to the parish as mention of contribution to Social Services and Library.
7. Parking at station must be provide 15 spaces and must be free.
8. Site must allow for HGV Vehicles to turn within the area.
9. Materials to be seen and agreed
10. Name of site to be considered.
11. Cc Doug Marriott & Andrew Wickham
12. To confirm with owner of Lakes that there are continued concerns over waste water from the site.