

Sandyhurst Lane Residents' Association
Minutes of the Annual General Meeting
Held on Wednesday, 22nd September 2004 at Sandy Acres, Sandyhurst Lane

Attendance: 42 members attended, including Howard Preston (Chairman) and Kevin Saunby (Vice-chairman). Also present were Andy Corcoran (guest speaker, representing Ashford Highways Unit), County Councillor Mike Angell and Councillors Neil Wallace and Mick Hubert.

Apologies: were received from County Councillors Richard King and Charles Findlay; Councillors Rita Hawes, John Kemp, Norman Ayres, Noel Greaves and Peter Davison; Graham Mountford, Eric Graves, Lionel Barnes, Stuart Clay, Jim Mather, Myrtle Butcher, Ron Butcher, Don King, Teresa Baker and Denzil Wood.

Minutes of the last AGM: were proposed by Victor Berwick and signed by the Chairman as a true record.

Chairman's report: The Chairman opened his report by stating that there was increasing pressure on the semi-rural surroundings of the Lane because of the search by Ashford's Future for sites for 31000 homes. Landowners had been asked to contact ABC Strategic Planning of any land suitable for housing development.

The Chairman then discussed planning matters:-

Eureka Business Park:

A new development brief was presented on 4th November 2003. Objections to the outline planning application (04/0044/AS) were lodged by SLRA, residents and Boughton Aluph and Eastwell parish council as the application did not comply with the relevant section of the Local Plan (S27). A workshop was held on 20th May 2004 at which quality of design and landscaping were emphasised – retention of existing tree belts, water features and surrounding meadows, footpaths and park like settings; graded storey heights.

Possible housing allocation – Sandyhurst farmland; Golf Course:

SLRA objected on grounds of loss of open space. Also contrary to S28 of the Local Plan: "Ashford Golf Course and land adjoining to the north east provides an attractive open green entrance alongside the major road and rail corridor serving the town. Development of this area will not be permitted, except for the following purposes:

- a) Small scale buildings in association with open leisure uses of the land which are compatible with the golf course use and do not generate significant amounts of extra traffic on Sandyhurst Lane.
- b) Revised layout of the existing golf course."

Eureka land adjacent to Sandyhurst lane above Molehill. SLRA view: no vehicular access to the Lane. 3m wide roadside strip for footpath again requested.

Tile Lodge Hill sandpits. Comments as for Molehill.

8 acres of agricultural land north east of Eureka track from Sandyhurst farm towards Molehill. SLRA view: developer to provide sewer with connection with existing Sandyhurst lane homes, eg as at 300-390.

Thurleigh Homes offered to buy nos 162, 158 and 164 – rear gardens abut Grosvenor Bungalow. Housing proposed on the Grosvenor Bungalow site. Access for emergency vehicles would be allowed from Sandyhurst Lane. The development would necessitate a change in Section 28 of the Borough Plan which restricts building in this area (see above).

Ashford's Future Workshop

More than 100 representatives from around the borough attended the 2nd Greater Ashford Development Framework Workshop at Eastwell Manor on 12th-13th July 2004. Consultants (Urban Initiatives) put forward 4 options to find sites for the 31000 homes by increasing building in: Chilmington Green (option 1); Kingsnorth (option 2); Cheeseman Green (option 3) or a compact option 4 (a canal district south of the Designer Outlet).

