

**Minutes of Committee meeting held at the Hare & Hounds  
on Wednesday 15 June 2016**

**Present:** Tony Bartlett, Joanna Clarkson, Bryan Hall, John Hobbs and David Porter

Apologies were received from John Faulkner, Doug Harman, Desmond Henley, Andy Peddle and Evan Thomas.

**Item 1: Minutes of the meeting held on 11 April 2016****i. Approval**

The minutes were agreed and signed.

**ii. Matters Arising**

There were no matters arising which were not covered elsewhere in the agenda.

**Item 2: Planning Issues****i. Planning applications and outcomes**

It was noted that planning permission had been granted for an office conversion at Lenacre Hall Farm, 393 Sandyhurst Lane (which had been supported by SLRA). Planning permission had also been granted for extensions at 332 Sandyhurst Lane and 22 Hoads Wood Gardens.

An application had also been made for a new front drive at 358 Sandyhurst Lane.

**ii. Ashford Local Plan to 2030**

The draft Ashford Local Plan to 2030 had been published as a paper to the Borough Council's Cabinet meeting on 9 June and then issued as a public consultation document on 15 June. The consultation was to run for eight weeks until 1700 on 10 August 2016.

Of the seven original "submitted sites" in or near the SLRA area, only one appeared in the Plan. This was Eureka Park, where it is proposed to build 300 dwellings and 20 hectares of commercial development. The site backs on to Sandyhurst Lane (even numbers 86 to 300 approximately).

Other issues of interest to SLRA in the draft Plan are a proposal to improve the facilities at Sandyacres and doubling the size of the existing overnight lorry park at Waterbrook to 600 spaces.

A number of issues were identified in discussion:

**Eureka Park:**

- Para 4.230 and Policy S20(b) call for "a generous landscaped buffer provided to reduce the impact and provide some visual separation to the properties on Sandyhurst Lane". It will be important to define the exact size and nature of this buffer.
- Para 4.230 also states "residential development here should be of a lower average density to reflect the wider parkland setting of the whole site with average residential densities for individual parcels determined through the masterplan". The term "lower average density" will need to be defined.
- Whilst the restriction of vehicular access via Trinity Road (and not Sandyhurst Lane) is welcomed (para 4.232 and Policy S20(e)), the creation of a new pedestrian and cycle routes throughout the development with connections to Sandyhurst Lane (paras 4.232, 4.235 and Policy S20(d)) would need careful examination to ensure consequent safety issues in Sandyhurst Lane are addressed.
- Policy S20(d) states that "The Public Rights of Way running through the site should be maintained and incorporated within the development". This is welcomed, provided that the footpath AU1, scheduled to be extinguished (because it runs through a number of properties) is not included.
- The ease of pedestrian access from Sandyhurst Lane may well encourage users of Eureka Park to park vehicles in Sandyhurst Lane. This concern needs to be addressed in planning the new development.

- Para 4.226 states that “detailed site proposals should be determined following a detailed and inclusive masterplanning exercise that should inform any planning application for development on the site.” If there is to be a master planning group, SLRA will seek to be represented.

#### **Sandyacres:**

- Para 5.441 refers to the site in Sandyhurst Lane already offering social, community and sports provision. We take this to be Sandyacres. Para 5.441 also includes “New provision is proposed which could include improved sports pitches, informal and natural green space and potentially allotment space.” Further clarification will be required on these proposals.
- In particular, it may be necessary to ensure that any new provision results in no anti-social effects such as increased noise, light pollution, traffic problems, etc. Any social functions should be located well away from neighbouring dwellings and be subject to the same hours restrictions as at present.

#### **Waterbrook:**

- Under “The approach to Heavy Goods Vehicles”, para 5.282 includes “this Local Plan allocates provision for a doubling in size of the existing overnight lorry park at Waterbrook (policyS15) to around 600 spaces.” This is welcomed, provided that commensurate measures are taken to prohibit nuisance HGV parking on the A20 at and near Potters Corner and elsewhere in the Borough.

It was noted that Ashford BC are to hold a series of ‘road show’ exhibitions on the draft Plan, the first of which is at Sandyacres on 21 June. It was agreed that, subject to the consent of Ashford BC, SLRA would seek to have a presence at that event, to provide an opportunity to consult with members on their concerns. It would then not be necessary to hold a separate public meeting.

**ACTION TB**

TB said that he would circulate his initial thoughts on the SLRA response to the plan.

**ACTION TB**

Members had already been informed about the consultation by email earlier in the day, but a follow-up email would be sent, giving further information following the committee’s deliberations and encouraging individual members to respond directly to the consultation.

**ACTION DP**

Westwell PC was also holding an information meeting on the draft Local Plan at 11.00 am on Saturday 18 June in the Parish Hall. It was agreed that SLRA would help to publicise this.

**ACTION DP**

#### **Item 3: Traffic issues**

TB said that a follow-up meeting on lorry parking was to be held by Westwell Parish Council on 7 July in the Hare and Hounds. As TB was unable to attend himself, he would arrange for an invitation for an alternative SLRA representative. JH offered to attend as the SLRA representative.

**ACTION TB, JH**

#### **Item 4: Boughton Aluph & Eastwell Residents’ Association/Neighbourhood Plan**

BH advised that, following the recent Neighbourhood Plan survey, a series of public meetings were to be held: Saturday 16 July, 11.00am to 2.00pm, Goat Lees Community Hall, Saturday 23 July, 11.00am to 2.00pm, The Iron Room, Boughton Lees, Sunday 24 July, 11.00am to 2.00pm, Sandyacres Sports & Social Centre. These had been advised to SLRA members by email on 15 May, but a reminder would be sent ahead of the meeting at Sandyacres.

**ACTION DP**

#### **Item 5: Consultations**

There were no relevant consultations open at present, other than that for the draft Local Plan.

#### **Item 6: Membership**

DP said that there were now 133 members, of which 28 cash subscriptions remained to be collected. He would email those members who had not yet paid.

**ACTION DP**

#### **Item 7: Treasurer’s Report**

The Treasurer was not present. DP said that the bank balance stood at £1796.84. A further £10 in cash was due to be paid in.

#### **Item 8: Neighbourhood Watch**

The latest database had been issued. There were no issues raised.

#### **Item 9: Other business**

There was no further business.

#### **Item 10: Next Meeting**

The next meeting will be arranged before the end of the draft Local Plan consultation, to finalise the SLRA response.

**ACTION DP**