

**Minutes of Committee meeting held at the Hare & Hounds
on Wednesday 25 January 2017**

Present: Tony Bartlett, Joanna Clarkson, John Faulkner, Desmond Henley, John Hobbs and David Porter.

Apologies were received from Bryan Hall and Evan Thomas.

Item 1: Minutes of the meeting held on 14 November 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 applications had been made for an extension at 326 Sandyhurst Lane and for a new 3 storey dwelling at 250 Sandyhurst Lane; this had been refused. An application for an extension at 106 Sandyhurst Lane had also been refused and an appeal had been lodged, as well as submission of a revised application. Planning consent had been given for an extension at 2 Potters Close and for a garden room and garden kitchen at 4 Potters Close. Listed building consent had been granted for improvement works to the barns at Lenacre Hall Farm, 393 Sandyhurst Lane.

ii. Tree applications

The SLRA had lodged a strong objection to a proposal to fell nine birch trees, subject to a tree preservation order, located in the buffer zone between 75 Aylesbury Road and 312-316 Sandyhurst Lane. The SLRA submission had stressed the importance of green buffer zones, such as that proposed in the draft Local Plan between Sandyhurst Lane and new development at Eureka Park. BA&E PC formally supported our objection in writing to ABC.

As the owner of the buffer zone containing the nine birch trees was not made clear in the application (and was thought probably not to be the applicant), it was decided to submit a supplementary objection comment, urging the Council to ensure that the land owner was made aware of the application and to ensure that the responsibility for replanting of any felled dead or dangerous trees was firmly placed and policed with the appropriate party.

ACTION DP

iii. Ashford Local Plan to 2030

It was understood that the next draft of the Ashford Local Plan to 2030 was planned for publication in April 2017, but that this was likely to be delayed. The rate of building of new dwellings originally proposed was considered by the Planning Inspectorate to be insufficient and a further 1,400 dwellings (10% more) were now sought. Ashford Borough Council was therefore considering which development sites should be brought forward into the next draft of the Plan.

Item 3: Boughton Aluph & Eastwell Residents' Association/Neighbourhood Plan

Following an exchange of emails, the Chair and Secretary had met that afternoon (25 January) with the Cllr Carol Bunker, the recently appointed Chair of Boughton Aluph and Eastwell Parish Council, and Cllr Erica Lasparini, who is also Chair of the BA&E Neighbourhood Plan Steering Group. **TB** and **DP** gave a summary of the meeting, which had included:

- Progress with the BA&E Neighbourhood Plan. Good progress was being made, with assessments having been undertaken of candidate development sites. Three of these sites, Lenacre Hall Farm, the former Sandpit, Sandyhurst Lane and the adjacent Braehead site fall in the SLRA area. An outline proposal had been received from the developers of the Sandpit site which included 18 low-level dwellings and vehicular access via the re-opened original entrance to the site, rather than via the existing private road. BA&E are keen to receive feedback from the SLRA on these sites. The committee agreed to seek feedback from Members at the forthcoming AGM.
- The Ashford Local Plan to 2030. Delays in the progress of the Local Plan had implications for the Neighbourhood Plan, the next iteration of which was likely to be delayed in consequence. Discussion took place on the proposals for the development of site S20, Eureka Park. There were indications that the developers were now proposing 760 dwellings, rather than 300 (plus commercial property), drastically altering the character of the development and its likely impact on infrastructure. It was agreed it was essential to maintain the SLRA's position on issues such as vehicle access and buffer zones.
- Boundary review – see item 4 of these minutes.
- Traffic issues – see item 5 of these minutes.
- Sandyacres – see item 6 of these minutes.
- Litter picking. BA&E are considering litter pick events, eg with schools or community groups. These would be tied in with national events where possible. SLRA explained that it has declined to organise voluntary litter picking events because of public liability issues.

Item 4: LGBCE Consultation on Warding Arrangements for Ashford Borough Council

It was noted that, following a 3 month delay in the original schedule, publication of the draft recommendations was now scheduled for 7 February 2017, followed by consultation till 3 April 2017 and publication of final recommendations on 6 June 2017.

Item 5: Traffic issues

It was noted that the Potters Corner bus shelter was to be replaced on 27 January 2017. In the SLRA discussions with BA&E PC (see item 3), BA&E had said that they were proposing to develop a Traffic Plan for the parish. They had already carried out a survey of residents in the village, using the results of the traffic survey carried out in 2014, and were now looking for the views of SLRA members on traffic issues in Sandyhurst Lane and any traffic management measures they would like to see introduced. Cllrs Bunker and Lasparini accepted an SLRA invitation to address the forthcoming SLRA AGM on this issue, with a view to stimulating discussion and feedback.

Cllr Drury would be invited to present on any Westwell PC issues affecting SLRA members

ACTION DP

Item 6: Sandyacres Trustee Board

TB said that, following recent discussions with Cllr Winston Michael (who is Chair of the Sandyacres Trustee Board), the suggestion had been made that a representative of the SLRA should join the Trustee Board. It was agreed that this was desirable, subject to the SLRA having sight of the Trust document and the governance procedures and being satisfied that there were no issues of uninsured personal liability involved with such a post. It was agreed to include this issue in the agenda for the SLRA AGM.

ACTION DP

Item 7: Consultations

There were no consultations relevant to the SLRA currently open.

Item 8: Membership

DP said that there were now 128 members, following deletion of 7 members who had not renewed their subscriptions for 2016. Subscriptions for 2017 paid by standing order had not been received for three members and these were being followed up.

Item 9: Treasurer's Report

The Treasurer was not present. **DP** said that the bank balance stood at £2256.84. A further £35.00 in cash and cheques was due to be paid in.

Item 10: Planning for AGM on 29 March 2017

i. Agenda

The draft agenda was amended to include an item on the Sandyacres Trustee Board.

ACTION DP

ii. Speakers and invitees

'Save the date' emails had been sent to all relevant County and Borough councillors and to the chairs of Westwell PC, BA&E PC, Kennington Community Forum and Central Ashford Community Forum. Formal invitations would be sent nearer the time.

Confirmed speakers were Doug Harman, Andrew Judd (Neighbourhood Watch) and Cllrs Bunker & Lasparini (BA&E PC). It was agreed that the BA&E PC speakers would be included in the Open Forum, which would immediately follow the formal AGM and that the remaining two speakers would follow the Open Forum.

ACTION DP

iii. Flyer and its distribution

The draft flyer would be updated as appropriate. It was desirable to highlight the election of the committee, with a view to attracting new members. The flyer would be distributed to every house in the SLRA area about 10 days before the event. This would be organised by Neighbourhood Watch areas.

ACTION ALL

iv. Admin

It was agreed to provide attendees with a glass of wine or soft drink on arrival (and to publicise this through the flyer and notices). Tea, coffee and biscuits would also be served at the end.

ACTION DP

JH volunteered to assist with manning the reception desk. Other volunteers will be found!

ACTION JH, DP

A laptop, projector and screen will be provided for speakers who require them. **ACTION DP**

Item 11: Neighbourhood Watch

The latest database had been issued.

Item 12: Other business

The committee noted with great sadness the death on 15 January of Ron Carden of Sandyhurst Lane, a former Chairman of the SLRA. It was agreed to convey condolences to his widow on behalf of the Association.

ACTION DP

DP said that, following complaints from members, he had referred to Boughton Aluph & Eastwell Parish Council the long term water leak in a large hole in the pavement of Sandyhurst Lane, near Watsons Close. At their 8 December 2015 meeting the Parish Council had asked the Parish Clerk to contact the water company and KCC with a view to resolving the problem. An update was scheduled for the following Parish Council meeting on 11 January 2017 (minutes awaited). **JF** said that the hole had now been filled by KCC.

Joanna Clarkson advised that she was expecting to move house, out of the SLRA area, at the beginning of March. The committee recorded a vote of thanks for her contribution to its work and wished her every good fortune in the future.

Item 13: Next Meeting

The next meeting will be held in April 2017, on a date to be arranged.

ACTION DP