

SANDYHURST LANE RESIDENTS' ASSOCIATION

Minutes of 2006-2007 Annual General Meeting Held on Wednesday 24 January 2007 at Sandy Acres, Sandyhurst Lane

Attendance

47 members attended including Howard Preston (Acting Chairman), Lois Jarrett (guest speaker, Strategic Sites and Design Manager, ABC).

Apologies

Received from: Cllrs Norman Ayres, Rita Hawes, Mick Hubert, Neil Wallace, but no apologies from Ward Member Noel Greaves, currently living in Tewkesbury.

Kent County Councillors Richard King and Elizabeth Tweed (attending Ashford KCC Meeting, 6.30 pm, but might make it later)

Kevin Saunby, Sue Wood, David Betts, Peter Le Clercq, Norman Grove, Paul Fraser, Robert Oliver.

Minutes of last AGM

Proposed and seconded. Signed by the Chairman as a true record.

Matters Arising

Private sewer 390-362 – covered in Chairman's report.

Sandy Acres – Bollards to prevent access to locked site of Sandy Acres by vehicles using cycle path have been installed thanks to John Barten, ABC. Thanks also to Barry Parker for recognising travellers on look-out for sites.

Village Green To be covered by Richard Honey (Open Forum).

M20 Black Topping – Quieter surface delayed by financial restraints until 2013

Golf Club – Will not be moving to Castle Farm.

Goat Lees Primary School Site – Housing if no school by 1 April 2011 (12 years after S106 signed 1 April 1999).

Michael Cloughton dismayed that Discovery Centre at bottom of Bank Street mentioned in Richard Alderton's address was no longer included in Ashford Plan.

Chairman's Report

Following Richard Alderton's address at last AGM we are fortunate to have Lois Jarrett as our Guest Speaker this evening.

Various issues which this Association has dealt with in collaboration with Westwell PC and Boughton Aluph & Eastwell Parish Council are displayed on rear wall.

Planning

Eureka Park

'Northdown' - 05/01714/AS: on Aylesbury Rd/Duck Farm boundary, under construction (Plot 5).

'Herald' – 06/1989/AS on Plot 2: before Planning Committee 31 January 2007.

Local Centre – 06/02011/AS on Plot 20 comprising:

Medical Centre (2 Storey); Nursery; 5 No retail units; 1 Pub (2 storey)

Sandyhurst Lane: numerous extensions as well as many 'For Sale' signs.

Warren Park & Ride - Sainsbury's not now moving. SLRA had objected to housing being built too close to The Warren and any access from Site A into The Warren which needs much more protection for its wildlife, meadows and ponds and is not to be assumed as part of the insufficient public open space and play area for Site A housing. Overwhelming objections to use of Warren Lane for buses.

Whitbread Pub /Hotel – off Rutherford Road (towards Cinema). Proposed petrol filling station rejected due to location over aquifer.

Private Sewer 390-362 Sandyhurst Lane – To F40 manhole in Ward's Plot 52.

Following discussions with Paul Ingleton (368) and John Faulkner (382), Alan McNaughton, ABC Property Services (Ted Craker's successor), returned calls on Friday 19 January 2007 re private sewer works in plot 52 of Ward's 4 Estate (Galloway Drive).

Sewer now enters F40 at lower invert level and he is happy with alignment of sewer to intermediate manhole FN1 and to the connection below the culvert surface water drain from Lenacre Wood into ditch between Ward's sites 3 & 4 (Penlees Stream). Camera examination now satisfactory – previous belly alignment etc corrected.

He confirmed spur from F40 entering Jean Evennett's (360) plot under fence. Plans of extension of new owners of 358, Mr & Mrs Glazier, include connection to F40 spur via joint sewer in 360 plot (previous owners of 358 were not interested). Hopefully this will solve Mrs Evennett's sewer problem.

Alan McNaughton also confirmed that private sewer runs from 390 to 362 and to F40 via plot 52.

3-Screen Cinema Extension plus 2 Restaurants (instead of 4 Restaurants previously withdrawn)

We objected again to inadequate car parking arrangements particularly at peak times when nursery parking is taken by fitness patrons – cul de sacs instead of circulatory system and no bus service. How does applicant think clients from the surrounding villages are going to get to the cinema without cars?

Local Development Framework

- A251 Trinity Road to A28 Link Road near Golden Ball
- Sandyhurst Farm, Trinity/Bidwell preferred option for housing from Golf Course to Grosvenor Bungalow, rear of Sandyhurst Lane to Brakes/Lakes. (LDF earmarked for employment)
- Housing? Sandpit (below Molehill) and part of 8 acre field between Sandyhurst House and track/Eureka Upper Terrace.

Eureka Footpaths AU1/AE210/AU3

AU1 (still ongoing – 10th anniversary in August 2007). ABC notified 10 householders that AU1 crossed their land and property on 14 August 1997.

No. 146 was first to be built across it in 1934 (74 years ago) with last No. 144 in 1983. Negotiations with Bidwells to locate AU1 on farmside of rear tree belt back to square 1.

Prior to my heart ablation surgery in 2005, I provided a 61 page document of footpath correspondence with Bidwells/ABC/SLRA going back to 1989 with copies to KCC PROW at High Halden, ABC PROW Officer, Ashford Ramblers and Bidwells at Cambridge. Following changes of personnel at Bidwells, original copy cannot be found.

Obituaries

We no longer publish obituaries of SLRA members due to possible burglary, etc. This year we have lost

Don King, aged 80 years

Cyril Peacock – one time British and Australian Navy, Bishop Lighthouse Keeper, Glider fanatic
Sandy Preston (formerly Jarvis) probably first Intelligence Corps Woman Warrant Officer.

Treasurer's Report 2006

The Income and Expenditure Account for the year ended 30 September 2006 was presented. Income was £23.87 down on the previous year and expenditure at £128.78 was a decrease of £270.66 mainly due to lower stationery costs. Membership was 87, down 7, with many established or older residents moving out of the Lane.

Balance of assets was £416.39 an increase of £128.19. No increase in Subscriptions is, however, required. On behalf of the Association and the Committee, the Treasurer thanked the Association's honorary auditor, Mr Victor Berwick, for his kind advice and services to the Association.

Election of Committee

The existing Committee was elected unopposed. However, as no new Chairman was forthcoming, Howard Preston would continue to seek a replacement but said he would only be able to operate at about 20% of previous years' effort due to health and family commitments. He welcomed the increasing support of the Parish Councils of Boughton Aluph & Eastwell and Westwell.

Open Forum

Due to snow warnings, Richard Honey, Chairman, Boughton Aluph & Eastwell PC, spoke about the Village Green Application for Sandy Acres site prior to Guest Speaker's address.

Registration of Sandy Acres (formerly Techpro Sports and Social Club) as a Village Green has been reviewed by KCC Registration Panel following the 'Oxford Case'. Boughton Aluph & Eastwell Parish Council wished to protect the site from future building as 15.8 acre site formed part of public open space provision by West End Owners for their part of Goat Lees Development.

An alternative to create a Local Community Trust between ABC and Boughton Aluph & Eastwell Parish Council is now being considered with provision of the Trust with a funding agreement to safeguard Sandy Acres' facilities and site for sport, recreation and social use by local people. Modest improvements such as to the tennis courts and activities with investment by the Parish Council are likely.

Formal agreement of a partnership between ABC and Boughton Aluph & Eastwell Parish Council is likely to be completed later this year with Trustees nominated by ABC and the Parish Council. Thanks were expressed to Mr Honey and KCC Cllrs Richard King and Elizabeth Tweed for their efforts.

Guest Speaker

The meeting was addressed by Lois Jarrett, Strategic Sites and Design Manager, on "Planning Matters Affecting North Ashford" (such as Eureka/ Sandyhurst/Access to Junction 9/ Trinity Road A251 – A28 Link Road/ Warren/Drovers roundabout).

Planning by housing density is not the best way. Good design concentrates on making a place work. Grosvenor Hall was a design issue – 30 to 50 dwellings per hectare: a single dwelling would have the same footprint as 2 semis or 4 flats.

Ashford Growth Targets were 31,000 dwellings and 28,000 jobs by 2031
Affordable housing levels had changed from 20% in 2000 to 2007 currently adopted 35%.

Warren Park and Ride

Enabling funding: 112 dwellings, 21,000 sqm (Pentland); 57,000 sqm business space. Issues to be debated at design event on 22 February 2007

(1) Design and development (2) Impact on The Warren. Interest groups including SLRA and Westwell PC are invited as well as newly formed Warren Lane Action Group. New application expected in late March.

Eureka: Development can be seen on ABC website.

Eureka Leisure: Whitbread Hotel etc (rejected from Warren Lane /Maidstone Road site) would not have petrol filling station due to its location over aquifer.

Upper Terrace

Northdown. 3 buildings (Plot 5) under construction.

Herald (Plot 2) application before Planning Committee 31.1.07.

Local Centre (Plot 20) Medical Centre, Pub, Nursery, 5 retail units.

(1) Bus stops, cycle and bus payment – Stagecoach KCC.

(2) Local Centre triggered by Developer.

New acid grassland, to replace losses on plots 2 & 5, funded to Warren site (near Park and Ride)

Barracks Site

Outline application: Central Park, 10 hectare CTRL Linear Park

1B Phase 124 units: 250 southern side of railway

Triggers:

Drovers improved signalisation: June/July after Junction 10

New access onto Templer Way; new pedestrian crossings; Junction 9 improvements; Waitrose Supermarket; Primary School

Audience Discussion

Bill Morgan raised questions about Drovers and Christine Drury on Green spaces.

'Seriously worried' comments were made about Professor Crow's theories.

Roads were becoming congested and with all the construction works, there does not seem to be any plans to address traffic congestion. Sufficient capacity for highways might not be what people are used to and until Highways think there is insufficient capacity, there will not be any action.

There seems to be no forward planning into infrastructure planning.

(Chairman: Dutch put in infrastructure first)

M20

Peter Coatsworth: M20 resurfacing with quieter surface would dramatically improve things for Sandyhurst Lane Residents.

Cllr Richard King: In 2003 – 10 year plan to resurface all major concrete road surfaces was proposed.

- Agency in Redhill had included scheme in 2007/8 subject to funding being made available.
- Government had frozen money, concrete surface was not in need of repair; now 2013?

Operation Stack

Richard King was supportive of the use of a movable barrier which could be introduced more quickly than a longer term solution of a very large park.

Fred Dunkerley asked what benefit did Kent receive from EU lorries

Grosvenor Hall – Former Police College site (45 acres) was being put up for sale by Home Office. Tree preservation orders were being evaluated.

Steve Godden, Ashford Ramblers, asked about footpath routes through Eureka. Improvement of AU5 footpath/cycleway alongside Police College boundary was subject to delay as costs would form part of Developers, Section 106, remit, as each plot obtains planning permission.

Rita Hawes said Planners in Ashford were doing as good a job as they could. Developers always had eyes on Green Land. We need Council to use their planning powers. Farmers are expecting a lot of money for their land.

Michael Claughton said higher costs were associated with developing Brownfield sites.

Chairman thanked Lois Jarrett for her presentation and discussion.

Meeting closed at 9.15 pm.