

South Willlesborough and Newtown Community Council
www.swancc.org.uk

Planning and Highways Committee (PH19)
Wednesday 21nd July 2021

MINUTES

The meeting opened at 7:09pm

In attendance:- Andy Rogers (AR) (Chair), David Mullan (DM), Graham Galpin (GG),
Also in attendance Sarah Evans (SE) (Clerk).

14/21 Apologies for absence and approval

Johnny Hunt (JH) apologies received and approved, PB apologies received retrospectively.

15/21 Declarations of pecuniary, other significant or voluntary interest

No declarations were made.

16/21 To agree Minutes of the last meeting (PH18) and sign

Proposed DM Seconded GG

Having considered any comments made by full Council, the Minutes of the last meeting were agreed as a true record of proceedings and signed by the Chair

27/21 To consider responses to Planning applications

- a) **21/01045/AS Lawful development certificate – 129 Cudworth Road Ashford TN24 OPE proposed - vehicle crossover and hardstanding**

Resolved: This application has now has been permitted however there would have been no objections. Unanimous decision.

- b) **21/01110/AS Lawful development certificate -82 Herbert Road, Willlesborough, Ashford, TN24 0DL proposed vehicle cross over**

Resolved: No objections unanimous decision

- c) **21/1253/AS Lawful development certificate – 14 Swallowfield – Driveway from front garden**

Members noted that the proposed driveway was to be of asphalt with an aqua drainage rod.

Resolved: Members agreed by unanimous decision to comment that this was not a permeable hardstanding in line with ABC policy and to query where the aco drain will actually drain into.

- d) **20/01594/CONB/AS Site M South Section Orbital Park Discharge of conditions 11, 13 & 23**

Resolved: Noted without comment.

- e) **21/460CONA/AS – The Courtyard, Isis Business Park – Discharge of conditions 10,12,14,15**

Resolved: Noted without comment.

28/21 To consider a pre-application consultation on a proposed Aldi supermarket at Zone C, Waterbrook Park and its impact with the proposed traffic lights on the Orbital Park roundabout and agree response

Members considered a pre circulated report see appendix, and noted that pre planning was in place for some time. Members discussed the highways impact needs to be revisited due to the new planning details for the area.

Resolved: By unanimous agreement to respond to the proposal noting the need for the application to be re considered from a highways perspective in line with the new planning proposal for the area. Managing the impact on Junction 10a, the lack of crossing points and the lack of yellow hatching square in the highways proposal.

Action: SE/RW to draft response to the proposal and agree by email.

29/21 To consider Street Analysis Report from the Clerks for Wainwright Place and Alfred Road

Members considered a previously circulated report. See Appendix B.

Resolved: By unanimous agreement, 1) To continue to review the reports for the street by street analysis and continue to compile a dossier of evidence. 2) To continue to press ABC for an answer on the Council's letter regarding the proposed Controlled Parking Zone Project. 3) All members to email Parking Customer Service to challenge the lack of response.

**Action: GG to contact ABC Parking Portfolio Holder to highlight the lack of response
All members to email Parking Customer Service to challenge the lack of response.**

30/21 To consider the response from KCC on street lighting on the Spinney aka Amanda's Path (see attached e-mail)

Members considered 2 previously circulated reports and noted the need for street lighting to reduce crime and for safety of pedestrians. There would be significant cost and ongoing maintenance for this project.

Resolved: By unanimous agreement that this should go to FGP and Full Council to consider 1) the feasibility of the project, 2) options for funding 3) to consider implementing this as part of the community plan.

31/21 To agree the date of the next meeting as 18th August 2021 and items to be included on the agenda.

No items for the agenda were requested.

Meeting date agreed as 18th August 2021. It was noted AR would be on holiday and a Chair would need to be elected on the night.

There being no further business to discuss the Chair closed the meeting at 19:39pm

Signed _____ Date _____

Chair

Appendix

- 1 Copy of Report On a proposed Aldi supermarket at Zone C, Waterbrook Park
- 2 Street Analysis Report from the Clerks for Wainwright Place and Alfred Road
- 3 Copy of Report on the response from KCC on street lighting on the Spinney aka Amanda's Path.
- 4 Link to Durham Street Lighting Project Report.

Appendix 1

South Willesborough and Newtown Community Council

Planning and Highways Committee

21st July 2021

Report to Members - Proposed Aldi Supermarket – Waterbrook Park

1) Aldi are asking:-

Does the Council support this proposal in principle?

What does the Council think about the proposals? (See section 3)

Are there any general comments the Council would like to make?

2) Background

The plans would see land at Waterbrook Avenue, part of the wider Waterbrook Park development, developed into a new Aldi store.

The proposals are at an early stage and no planning application has yet been submitted to Ashford Borough Council. Aldi would like to hear views regarding their ambitions for a new store at Waterbrook, which could be open as early as Winter 2022.

The proposed store is located on Waterbrook Avenue, next to the Kent Chamber of Commerce and opposite Jaguar Land Rover.

- The site already has outline planning consent for a food store as part of the wider Waterbrook Park masterplan.
- In August 2019 a hybrid planning application was granted planning consent for a mixed-use development at Waterbrook Park to include employment, retail, business and residential uses.
- A hybrid planning consent means that some elements of the consented application were in detail, whereas others were just granted outline consent meaning that a further planning application, called a reserved matters application, needs to be submitted and approved.
- This is what Aldi is now looking to submit for the food store that was granted outline planning consent in the parcel known as Zone C of the Waterbrook Park masterplan.
- According to Aldi, situated off Waterbrook Avenue, the site is well-located to serve the local community of Finberry and beyond, filling a much-needed gap in food store provision in this growing area of south Ashford.

3) Aldi's proposals for Waterbrook:

- A new, modestly-sized food store
- Parking spaces for 130 cars, including eight accessible bays, ten family and four electric vehicle charging spaces

- Free customer parking together with bicycle storage
- Generate up to 50 new jobs – Aldi always seek to recruit locally, according to them
- Additional employment opportunities during the construction and through the supply chain
- Bring more food choice to the residents of Finberry, and South Ashford as a whole
- Develop an allocated site with outline planning consent, bringing it into economic use

Sarah Evans
Clerk

Appendix 2

SOUTH WILLESBOROUGH AND NEWTOWN COMMUNITY COUNCIL

Report of the Clerk Street Analysis Alfred Road and Wainwright Place.

The Clerks walked Alfred Road and Wainwright Place on Wednesday 5th May 2021 at Lunchtime to observe the parking issues on Wainwright Place and Alfred Road.

Observations noted were:

- 1. Bus Access seriously impeded.**
- 2. This would also indicate emergency vehicles including Fire and Ambulance would also be restricted. Serious safety concern.**
- 3. Also noted that Councillors have reported 6 weeks of Bin lorries being unable to collect due to parking.**
- 4. Multiple Examples of dangerous and illegal parking**

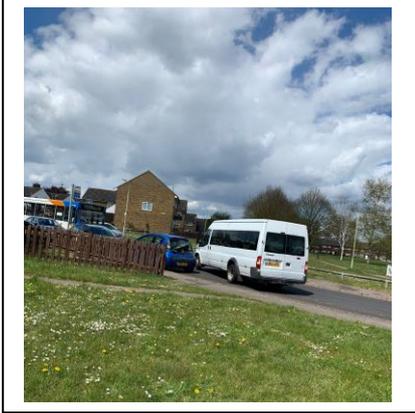
Bus Journey from Alfred Road to Bezley Court, Stirling Road, Belmont Place to Wainwright Place to furthest end of Alfred road and onto Newtown Road.

Starting at Alfred Road up to Bezley Court.

- 1) The bus stops were blocked by a parked vehicle which meant the Bus driver did not have clear access the stop or view of the road.



The bus was then impeded by oncoming traffic in the form of a minibus and 2 cars. The bus was forced to reverse at each vehicle because the road was double parked, illegally parked and too narrow for oncoming vehicles and the bus.



DRAFT

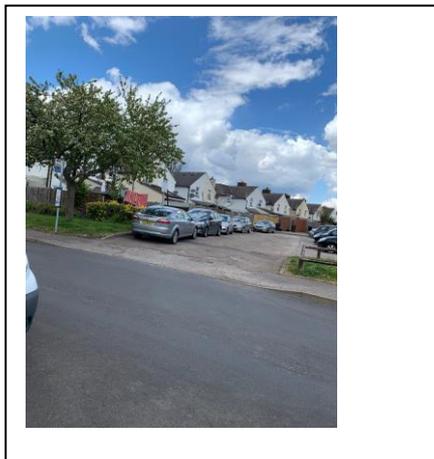
- The bus was restricted from proceeding down Alfred Road due to 3 cars being illegally parked on the kerbs and a construction vehicle parked opposite these cars on the kerb for gas repairs.



The Bus was then restricted at the Wheels Monument by on path and double parking.



The bus was then restricted by a vehicle parked opposite the Bus Stop & the entrance to the Carpark by Stirling Road Bus Stop.



The bus then continued around the bend of Alfred Road to pass Belmont Place.

Here it was prevented from clear view by a car parked within the left turning, across the white lines of the junction of Belmont Place. Opposite to which was a vehicle parked on Alfred Road again in line with the junction turning so obstructing the vehicles leaving Belmont Place



After navigating this, the bus continued up Alfred Road and was very cautious in its approach to Wainwright Place Bus Stop.

At this point there was illegal parking across the Wainwright Junction and this meant that the Bus Driver was unable to see if any traffic was leaving the street.



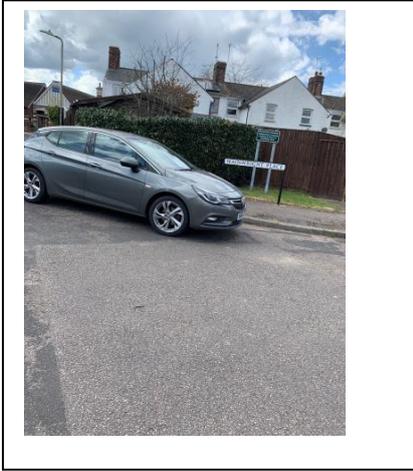
At the opposite side of the Wainwright Junction 3 vehicles were parked on the left side of Alfred Road, directly opposite the New Town Green turning and causing an obstruction. The bus then had to drive onto the wrong side of the road to approach Newtown Road and turn right.

A very dangerous and slow journey.

Illegal Parking

Blocking Junctions

On the corner and the across actual junction itself over the white line marking. On
Wainwright Place,



Belmont Place



Beazley Court

- On pavement parking by a gas contractor working on a private house because there was nowhere else to park and his vehicle was needed for access to tools and equipment. Impinged the bus' progress and any other passing vehicle. The owner had to be asked to move the vehicle for the bus and other traffic to pass. It was then returned to the same spot.
- As the journey progressed round Alfred Way 3 more vehicles were parked half on the road and half onto the pavement.
- A car was on jacks with wheels removed and was difficult and dangerous for repairs to be made
- 2 cars parked onto driveways without a dropped kerb.

Car Parks

The car park at the Stirling Road Bus stop was full to capacity and cars were also parked along the left hand side of the carpark in a single file, which was reaching up to the pavement. This would make reversing or leaving the car park a multiple manoeuvre and again unsafe. We also noted that on the opposite side of the road to the car park entrance Vans were parked which meant that leaving the car park was a very narrow turning space.

The restricted managed Wainwright Place Carpark only had 2 vehicles in it.
The restricted managed car park opposite Beazley Court was empty.

Volume of Cars

For a Wednesday lunchtime there was a large volume of cars, which obviously is increased on Weekends and Evenings. The cars were nose to tail and dangerously situated.

3 Copy of Report on the response from KCC on street lighting on the Spinney aka Amanda's Path.

South Willesborough and Newtown Community Council Planning and Highways Committee

21st July 2021

Report from the Clerks on street lighting in The Spinney

For decision and recommendation to Council for inclusion in the Community Plan

Background

- SWAN Council has previously expressed concern about a lack of lighting on this well –used path which runs from The Albion pub to Turners Close
- The path is sometimes referred to as Amanda's path in memory of Amanda Champion who was murdered in that vicinity in 2004
- It is considered that lighting will not only improve the area for walkers and vulnerable residents but help to eradicate current unsocial practices such as drug dealing and prostitution which according to residents occur regularly and with impunity.
- Kent County Council has indicated it could not support the introduction of new lighting in that area (see e-mail content below) such that SWAN would need to find the funds to carry out the work initially and maintain the lights in perpetuity
- This will have implications for our budget, now and in the future. At this stage we have no indication of the cost involved. Whilst some internal funds may be available in the Council's projects budget it is

highly likely that external funding may need to be sought from a range of sources to complete the project (crowdfunding, PCC grants etc) – but they cannot be guaranteed.

Recommendation

Members consider the priority the Council should give to this project, noting the content of the KCC e-mail and make recommendation to Council about its inclusion in the emerging Community Plan (subject to funding)

Email from KCC

With regard to your request to Darren Hickman for contacts for streetlighting to be installed in Spinney Footpath, I can supply you with contact details for our Lighting Contractor.

But I would ask that you consider the following, who will be the owners of the lighting that is installed, because they will need to take responsibility for the maintenance and up keep of the lighting columns, cabling and lanterns. There are also the cyclical events that need to be taken into consideration Electrical testing needs to be carried out every six years and structural testing every fifteen years on each lighting column installed, who will be paying for the electricity used.

The cost of the installation will be reasonably expensive I would think as you will need trenching, ducting, cable laid and terminated at each lighting column that you wish to install, you may also need a feeder pillar with a UKPN power connection.

I need to make it clear that KCC will not adopt or maintain these lights at any time should you go ahead with installing lighting on this footpath.

Sarah Evans/Rob Woods

Clerks