

**South Willesborough and Newtown Community Council**  
**www.swancc.org.uk**

**Planning and Highways Committee**  
**Wednesday 16<sup>th</sup> February 2022**

**MINUTES**

**In attendance:** - Andy Rogers (AR) (Chair), Paul Bohill (PB), Andy Hodges (AH) David Mullan (DM) Eric Parkinson (EP)  
 Sarah Evans (SE) (Clerk).

**1/22 Apologies for absence and approval**

Johny Hunt (JH) Apologies were not received nor approved.

**2/22 Declarations of pecuniary, other significant or voluntary interest**

A Member who declares a DPI in relation to any item on the agenda will need to leave the meeting for the whole of that item and will not be able to speak or take part, unless a relevant dispensation has been granted by the Clerk)

(A Member who declares an OSI will be able to speak on the item but will be required to leave the meeting for the vote).

A Member may also declare a voluntary Interest if they are unsure of their position. Inclusion and voting will be decided at the time or the declaration.

**i. Updating of Declarations of Interest for the Code of Conduct**

**ii. To note the granting of any requests for dispensations and the decision**

**Resolved: None**

**3/22 To agree minutes of the last Planning and Highways Committee meeting and sign.**

**Proposed PB Seconded EP**

**Resolved: 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**

**4/22 To consider responses to Planning applications: -**

- a) To Note neighbouring applications 1 & 2
  - 1) Waterbrook Park, Waterbrook Avenue, Sevington, Kent  
 Provision of hardsurfacing and fencing in relation to a proposed diversion of Public Bridleway AE667a at Waterbrook Park
  - 2) 22/0082/As Waterbrook Park, Waterbrook Avenue, Sevington, Kent  
 Reserved matters application pursuant to planning permission 18/00098/AS to consider the provision of an access road and PROW works to serve Parcel C (i.e. the retail element)
- b) Any other applications received before the meeting

**Resolved a) Noted without comment.**

**b) 21/00173**

**Agreed Unanimously: - after a long debate, members agreed to object to the planning application, to recommend that the mast is resituated and considered in line with the previous complaints and suggestions. As well as in light of the decision for the possible purchase by ABC of Newtown Works and the proposal to build the hotel now being agreed, could the siting of the mast be reconsidered in light of this. To raise concerns of vandalism and anti-social behaviour targeting the cabinets or masts.**

**To recommend to Council that again notes are put up in the shop and on the local noticeboards to ask residents to express their opinion,**

**To query why the date of the consultation ending was so soon. Why there was such a delay between the appeal form being logged and the further documents and consultation being completed. To query if the previous application was declined or retracted.**

**Action SE to contact Planning Officer.**

**19/01476/CINC/AS**

**Agreed unanimously Noted without comment**

**22/00135/AS**

**Agreed Unanimously No objection however to request Building Control to review the drainage as the most environmental option.**

**5/22 To consider a report from the Clerk on Canterbury Road.**

Members considered a report previously circulated

**Resolved: Agreed Unanimously**

1. To look at the whole of Canterbury Road in conjunction with Gladstone Road and Mead Road for a safer solution as part of the street by street analysis.
2. Raise the points of this report as an item with the Members of Ashford Borough Council written to regarding overarching concerns on Parking in the SWAN area as and when they respond to invite SWANCC meeting.
3. Write to Ashford Borough Council to request further action from the Civil Enforcement team
4. Ask Ward Cllr to lobby Ashford Borough Council to take further action on the area.
5. Lobby KCC to review double yellow lines for this corner and refer matter to KCC Cllr for action,
6. When format agreed at Council use the polite notices for windscreens to try to deter the dangerous parking, or consider another format / content.

**6 /22 Consider a proactive response to the ABC decision for investment in Newtown Works and make recommendations to Council.**

**Resolved: Agreed to wait for the decision to be finalised a at the next Ashford Borough Council meeting and then return the item to the Agenda.**

**7/22 To consider and agree locations for 2 "Happy to Chat Benches" in the SWAN area and make recommendations to Council.**

After a thoughtful and considered debate amongst members following a previously circulated report,

**Resolved: - Agreed Unanimously to recommend to Council a bench is placed by SWAN Farm and a further bench is placed by Newton Memorial Wheels, that 2 further benches are purchased next year 1 for the allotments and a further bench for Fairview Drive as a continuation of supporting the Council Mental Health Policy.**

**8/22 To review draft of windscreen notices for inconsiderately parked vehicles.**

Members reviewed a previously circulated draft windscreen notice for inconsiderate parking notice,

**Resolved: Agreed unanimously to recommend to Council to use an A5 page to create the notices, to add a reverse of the graphic from Neighbourhood Watch highlighting emergency access vehicle needs, to use a pre-printed weatherproof bag. To add the update from the law on pavement parking.**

**9/22 To agree the date of the next meeting as 16<sup>th</sup> March 2022 and items to be included on the agenda.**

1 Ongoing flooding of Maunsell Place.

2 Community Plan Item Examine the difficulties reported by disabled residents and young families on our streets.

There being no further items to discuss the chair closed the meeting at 7:53pm

Signed \_\_\_\_\_

Date \_\_\_\_\_

Chair

**Appendix of Reports**

**Canterbury Road**

**Happy to Chat Benches**

**Draft Windscreen Notice**

## **South Willlesborough and Newtown Community Council**

### **A Report of the Clerk on the parking at Canterbury Road at the intersection for Crowbridge Road and the Bridge over to Boys Hall.**

#### **RECOMMENDATIONS**

- 7. To look at the whole of Canterbury Road in conjunction with Gladstone Road and Mead Road for a safer solution as part of the street by street analysis.**
- 8. Raise the points of this report as an item with the Members of Ashford Borough Council written to regarding overarching concerns on Parking in the SWAN area as and when they respond to invite SWANCC meeting.**
- 9. Write to Ashford Borough Council to request further action from the Civil Enforcement team**
- 10. Ask Ward Cllr to lobby Ashford Borough Council to take further action on the area.**
- 11. Lobby KCC to review double yellow lines for this corner and refer matter to KCC Cllr for action,**
- 12. When format agreed at Council use the polite notices for windscreens to try to deter the dangerous parking, or consider another format / content.**

#### **Background**

This item was raised at Council by Cllr Steve Campkin and delegated to P&H to review, since then 2 members of the public have also contacted the Clerk to raise concerns about the parking on this corner. However as referenced and agreed in prior reports and in the recommendations to Committee outlined above, any action considered for this issue needs to be taken in conjunction with the whole road and the overarching parking situation in the SWAN area.

Highway Code parking laws at junctions Rule 243 states you should not park within 16 metres or 32 feet of a junction except in an authorised space, near the brow or of a hill or a hump back bridge, near an entrance to a property. Full extract below. These rules are not being followed

#### **DO NOT stop or park:**

- near a school entrance
- anywhere you would prevent access for Emergency Services
- at or near a bus or tram stop or taxi rank
- on the approach to a level crossing/tramway crossing
- **opposite or within 10 metres (32 feet) of a junction, except in an authorised parking space**
- **near the brow of a hill or hump bridge**
- **opposite a traffic island or (if this would cause an obstruction) another parked vehicle**
- **where you would force other traffic to enter a tram lane**
- **where the kerb has been lowered to help wheelchair users and powered mobility vehicles**
- **in front of an entrance to a property**
- **on a bend**
- where you would obstruct cyclists' use of cycle facilities

**except** when forced to do so by stationary traffic.

Furthermore rules for parking on hills are also not being followed, particularly turning in of wheels and lights in bad weather. See Full extract below.

## **Rule 252**

**Parking on hills.** If you park on a hill you should:

- park close to the kerb and apply the handbrake firmly
- select a forward gear and turn your steering wheel away from the kerb when facing uphill
- select reverse gear and turn your steering wheel towards the kerb when facing downhill
- use 'park' if your car has an automatic gearbox.



## Evidence

Evidence gathered shown in the photographed appendix, highlights the dangers of the parking and vehicles moving at speed, the lack of safety for pedestrians, particularly for the premises on the corner of Mead Road. That the parking is a weekday issue not a weekend issue suggesting it is possibly workers within the firms on Canterbury Road creating the illegal parking looking for space to park for work.

Steps to consider

### RECOMMENDATIONS

1. To look at the whole of Canterbury Road in conjunction with Gladstone Road and Mead Road for a safer solution as part of the street by street analysis.

- 2. Raise the points of this report as an item with the Members of Ashford Borough Council written to regarding overarching concerns on Parking in the SWAN area as and when they respond to invite SWANCC meeting.**
- 3. Write to Ashford Borough Council to request further action from the Civil Enforcement team**
- 4. Ask Ward Cllr to lobby Ashford Borough Council to take further action on the area.**
- 5. Lobby KCC to review double yellow lines for this corner and refer matter to KCC Cllr for action,**
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Photograph appendix





































### **South Willesborough and Newtown Community Council**

**A report of the Clerk to consider the location of 2 Happy to Chat Benches.**

**Recommendations of 4 sites members to choose 2.**

**Fairview Drive aside play park**

**SWAN Farm**

**Newtown Green**

**Allotments**

#### **Options to Consider**

**Swan Farm**

**SWAN Farm have asked if a bench could be located on the main path passing through the fields next to the Plum Tree overlooking the lambing field owned by Ashford Borough Council.**

#### **Benefits**

**It would be a safer area as there is rarely activity of an evening or night, as it is unlit, it is visited daily by the Farm staff, it is a popular walk way so there would be people passing through who would use it.**

**Permission would be needed from Ashford Borough Council but it is the understanding of the Clerk that this can be granted by the ABC Ward Cllr.**

**Saturdays and Sundays there are people working on the farm who are very keen to have the bench and to encourage people to use it and would be very very happy to chat to anyone using it.**

#### **Cons**

**Members to consider if any negatives in placing the bench here.**

**Fairview Drive Green area aside the Play Park**

**Permission has been given by Fairview Homes and DLM Management Company have agreed to work with SWANCC as to the best location of this bench to avoid any issues for tenants in Block Q. (see attached email)**

**The bench would be passed daily by residents and tenants in that area, there is no other bench on the green area although there are several along the following footpath when turning right from the play park.**

#### **Benefits**

**The area has a large number of residents who would benefit from the bench,**

**The area is used regularly by park users, dog walkers and pedestrians.**

#### **Cons**

**Block Q had problems with a bench the other end of the green proposed and it had to be removed, although the Management company are confident the other end of the green nearest the pavement to the road could be successful.**

**It is at risk of vandalism as it is a very open area but it would be well used.**

**Newtown Green**

**A well used and versatile space, lacking benches and opportunities to sit and enjoy the open space. A prime aim of the Happy to Chat bench.**

**It is at risk of vandalism as happened in 2021 however it is a very open area but it would be well used.**

**If sited near the SWANCC Noticeboard it could be supervised by the shop and local businesses.**

**It is an ideal location for users of the shops, residents around the green, dog walkers and passers by. There is large number of older and vulnerable residents who are isolated and would benefit from the bench.**

Permission is in progress with Ashford Borough Council however it is the understanding of the Clerk that the ABC Ward Cllr has the power to allow a bench to be situated and this is just being confirmed with Anthony Crossley at Ashford Borough Council.

#### **Gas House Fields Allotments**

It would add a real benefit to the 73 tenants there and their co-workers there is nothing for all use at present.

It would support the work of the community allotment plot and the living workshop which is open to all residents

It would be more secure than an open area

#### **Cons**

It would restrict the use of all residents and be limited to those on the allotment.

This could be funded as a future project to improve the allotments which is already benefiting from a lot of mental health and wellbeing actions

#### **Conclusion**

Members should weigh the possible options for the bench subject to the most benefit of residents and the improvement of connection conversation and well being with the security and best protection of the bench.



## POLITE NOTICE

This is just a quick note about where your vehicle is parked. It is making it very difficult for other vehicles such as refuse collection lorries and emergency vehicles to get access to the homes in this area.

We are sure you never intended to block the access and would ask you to be a little more thoughtful about where you park on your next visit.

Thank you for your help.

South Willesborough and Newtown Community  
Council