

South Willesborough and Newtown Community Council
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Planning and Highways Committee 13th March 2024

Minutes March 13th 2024

The Chair opened the meeting at 7:02pm

In attendance Cllr Steve Campkin Chair (S) Cllr David Mullan (DM) Cllr Andy Hodges (AH) Cllr David Smith (DS)

Also in attendance, Sarah Evans Community Council Manager (SE CCM)

08/24 Apologies for absence and approval

Apologies were received from Cllr Eric Parkinson and Cllr Paul Bohill and approved

09/24 Declarations of pecuniary, other significant or voluntary interest

None

10/24 To agree Minutes of the February 2024 Planning and Highways Committee meeting and sign (attached)

It was Proposed AH and Seconded DS that with no comments from Council the Minutes were a true record of the meeting and the Chair signs them.

11/24 To consider responses to Planning applications

- a) **Addendum to Planning Application PA 2022 2772 Brompton Bikes**
- b) **Any planning applications received before the date of this meeting**

Members discussed a previously circulated report and weighed the response on the impact on the SWAN Area of the PA 2022 2772 Brompton Bikes Application.

Resolved:- Proposed AH and Seconded DS and Agreed Unanimously a) Addendum to Planning Application PA 2022 2772 Brompton Bikes to respond on the following items

- 1) **To note that a meeting had been held with the Planning Officer for this application with the Community Council Manager to clarify the addendum to planning application and impact on SWAN. That an extension to the deadline for a response had been agreed of 15th March 2024.**
- 2) **Parking and Traffic movements impact on South Willesborough and Newtown, -KCC Highways Response**
“Signal Controlled Junction at A2070 / The Boulevard (Orbital Park – Bellamy Gurner)

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- ☒ This junction has been upgraded from a priority roundabout to a signalised junction recently.
- ☒ The signalised junction will operate just over capacity in a 2030 baseline and baseline plus development scenario and therefore a mitigation scheme is being proposed which involves minor adjustments to the stage sequence of the traffic signals.
- ☒ This is acceptable to KCC Highways and Transportation but confirmation is required from National Highways as the traffic signal junction is within their ownership.”

This is within the Boundaries of the South Willesborough and Newtown Community Council, and will have a significant impact on businesses in the Orbital Park if the traffic management is not secured prior to implementation of the Site. For this reason South Willesborough and Newtown Community Council would welcome confirmation itself of the National Highways approval of the adjustments of the stage sequence of traffic signals at Signal Controlled Junction at A2070 / The Boulevard (Orbital Park – Bellamy Gurner) and the works planned for this. South Willesborough and Newtown Community Council would welcome the oversight of the Joint Transport Board on this matter to ensure minimum disruption to a major business park in the Ashford Borough.

“Controlled Parking Zone - Ashford Borough Council parking services will need to confirm the contribution required towards the implementation of a controlled parking zone in Newtown and South Willesborough should overflow car parking become an issue on surrounding residential streets.

Workplace Travel Plan”

- 3) The KCC response recommends a resident parking zone, however this appears to be without consultation with the Highways Improvement Plan for South Willesborough and Newtown or with South Willesborough and Newtown Community Council.

The objectives for a Highways Improvement Plan have been submitted to the KCC Highways Improvement Team, however a resident parking zone may not be the best solution for parking management in the Newtown and this is yet to be determined within the HIP framework.

Therefore, South Willesborough and Newtown Community Council would lobby for S106 not to be tailored specifically to a Resident Parking zone alone, for which there is provision through S106 funding via the Outlet Development for Newtown Only.

South Willesborough and Newtown Council would lobby to see S106 funding on a wider remit of Highways Improvement Plan Options for the management of parking in SWAN, including but not limited to Resident Parking for SWAN.

4) KCC Ecology Response

South Willesborough and Newtown Community Council note the serious considerations presented by the KCC Ecology response and reference

“We advise that the proposal will result in the direct loss of an area of Local Wildlife Site and as it is an outline application it is unclear the maximum area which will be lost or negatively impacted by the submitted proposal. We note that a plan showing the build area has been submitted but the area of LWS to be impacted during construction will be greater than the operation footprint. We advise that additional information is provided clarifying the area of LWS which will be negatively impacted by the operational and construction footprint to ensure ABC can fully understand the impact on the LWS”

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Therefore, SWANCC would appreciate confirmation that due diligence is in place to the protection of South Willesborough Dykes Local Wildlife Site, to fully understand any possible impact this planning proposal may have on the South Willesborough Dyke LWS and what protection and mitigation is in place to secure its status. SWANCC note that Ashford Borough Council - Report of Development Control Managers Planning Committee 17 April 2013 Officers reported within the supporting Environmental statement, "The Environmental statement confirms that no significant impact is predicted on any local ecological sites" and would South Willesborough and Newtown Community Council would welcome similar confirmation for this development.

Also Beavers are mentioned in the Ecology Response which carry a protection. As of 1 October 2022 the legislation changed to protect wild-living beavers in England. Beavers are now listed in Schedule 2 of the Conservation of Habitats and Species Regulations 2017, making it an offence to deliberately capture, injure, kill or disturb beavers, or damage and destroy their breeding sites or resting places without a wildlife management licence from Natural England.

SWANCC would welcome a response from Natural England on how best Beavers can be protected within this development and due diligence for the care of Beavers as it is yet unclear if Beavers are in the wider area as to date we note the only confirmed sighting is at Conningbrook Lakes. South Willesborough Dykes LWS is a waterway and connected to the site location, it has not been clarified if Beavers are in the wider area and SWANCC ask if will this be investigated as part of the Planning application?.

5) Flooding and Drainage

It recognise this is a Flood Zone 3 B and this does carry a restriction on development but SWANCC recognise and agree this can be overridden by the benefits to the Borough and the mitigations can be put in place through the planning process to support this development.

SWANCC understand that the National Planning Policy Framework and Planning Preparation Guidance brings a legal obligation to the Applicant not to makes the Flooding problems worse and this will be dealt with within the Ashford Borough Council Planning process. However South Willesborough and Newtown Community Council would raise that the Internal Drainage Board and Environment Comments from KCC in response to this application need to be considered carefully in the weighing of this application for the impact on the Borough area.

SWANCC ask if S106 funding for flooding solutions or feasibility studies for a technical flooding solution and technical drainage solutions for South Willesborough and Newtown could be considered within this development as this affects the Underpass adjacent to ASDA Kimberley way and the entire footpath running to the SWAN Centre, the play park and the playing fields. To allow for greater connectivity for the whole borough area for cycling, walking, and access to the development itself, the essential supermarket and the Outlet for residents in South Willesborough and Newtown who are greatly impacted by this issue.

6) Design

SWANCC are aware that the designs which have been reviewed are a preliminary design and the final design may be significantly different when the full application is received and this needs to be taken into consideration when weighing the benefits for the area.

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7) The Chair of the Committee would attend the SWAN Office 14th March 2023 to ensure the response was submitted.

8) DS to investigate any Beaver Care Charities in the area to see if they have up to date information on Beaver activity and population in the SWAN area.

Action SC to come to SWAN Office 14th March 2024 to ensure response submitted.

Action DS to investigate Beaver Care Charities.

Proposed SC and Seconded DS and Agreed Unanimously b) Planning Application PA/ 2023/2337 Land East of Cudworth Road to email both Ward Cllrs and the Planning Officer to request this is called into Committee.

Action CCM SE to email Ward Cllrs and Planning Officer

12/24 To review the update response from KCC regarding the Highways Improvement Plan for SWAN

Resolved :- Proposed AH and Seconded DM and Agreed Unanimously to receive and note the response from KCC.

13/24 To agree the date of the next meeting as 17th April 2024 and any items for the Agenda.

Any updates on Application PA 2022 2772 Brompton Bikes

Any updates on the Highways Improvement Plan

There being no further business to discuss the Chair closed the meeting at 7:52pm

Signed Chair _____ Date _____

Appendix

Report on Application PA 2022 2772 Brompton Bikes

Response from KCC

Response to Addendum to Outline Planning Application Brompton Bikes

South Willesborough and Newtown Community Council support the overriding benefits to the Borough by the Application which is being proposed.

However, it would raise the following impacts on South Willesborough and Newtown Area and ask that these are considered with due diligence.

1) Parking and Traffic Movements Impact on South Willesborough and Newtown

KCC Highways Response

Signal Controlled Junction at A2070 / The Boulevard (Orbital Park – Bellamy Gurner)

· This junction has been upgraded from a priority roundabout to a signalised junction recently.

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- The signalised junction will operate just over capacity in a 2030 baseline and baseline plus development scenario and therefore a mitigation scheme is being proposed which involves minor adjustments to the stage sequence of the traffic signals.
- This is acceptable to KCC Highways and Transportation but confirmation is required from National Highways as the traffic signal junction is within their ownership.

This is within the Boundaries of the South Willesborough and Newtown Community Council, and will have a significant impact on businesses in the Orbital Park if the traffic management is not secured prior to implementation of the Site. For this reason South Willesborough and Newtown Community Council would welcome confirmation itself of the National Highways approval of the adjustments of the stage sequence of traffic signals and the works planned for this. South Willesborough and Newtown Community Council would welcome the oversight of the Joint Transport Board on this matter to ensure minimum disruption to a major business park in the Ashford Borough.

Controlled Parking Zone - Ashford Borough Council parking services will need to confirm the contribution required towards the implementation of a controlled parking zone in Newtown and

South Willesborough should overflow car parking become an issue on surrounding residential streets.

Workplace Travel Plan

The KCC response recommends a resident parking zone, however this appears to be without consultation with the Highways Improvement Plan for South Willesborough and Newtown or with South Willesborough and Newtown Community Council.

The objectives for a HIP have been submitted to the KCC Highways Improvement Team, however a resident parking zone may not be the best solution for parking management in the Newtown and this is yet to be determined within the HIP framework.

Therefore, South Willesborough and Newtown Community Council would lobby for S106 not to be tailored specifically to a Resident Parking zone alone, for which there is provision through S106 funding via the Outlet Development for Newtown Only see quoted Email here: __

South Willesborough and Newtown Council would lobby to see S106 funding on a wider remit of Highways Improvement Plan Options for the management of Parking within both South Willesborough and Newtown with the consideration of all options also including Resident Parking Zone for South Willesborough.

2) Ecology

South Willesborough and Newtown Community Council note the serious considerations presented by the KCC Ecology response and reference

“We advise that the proposal will result in the direct loss of an area of Local Wildlife Site and as it is an outline application it is unclear the maximum area which will be lost or negatively impacted by the submitted proposal. We note that a plan showing the build area has been

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submitted but the area of LWS to be impacted during construction will be greater than the operation footprint. We advise that additional information is provided clarifying the area of LWS which will be negatively impacted by the operational and construction footprint to ensure ABC can fully understand the impact on the LWS”

Therefore, SWANCC would appreciate confirmation that due diligence is in place to the protection of South Willesborough Dykes Local Wildlife Site, to fully understand any possible impact this planning proposal may have on the South Willesborough Dyke LWS and what protection and mitigation is in place to secure its status. SWANCC note that Ashford Borough Council - Report of Development Control Managers Planning Committee 17 April 2013 Officers were able to confirm The supporting Environmental statement confirms that no significant impact is predicted on any local ecological sites and would welcome similar for this development.

[Also Beavers are mentioned in the Ecology Repsonse which carry a protection](#)

As of 1 October 2022 the legislation changed to protect wild-living beavers in England. Beavers are now listed in [Schedule 2](#) of the [Conservation of Habitats and Species Regulations 2017](#), making it an offence to deliberately capture, injure, kill or disturb beavers, or damage and destroy their breeding sites or resting places without a wildlife management licence from Natural England.

SWANCC would welcome a response from Natural England on how best Beavers can be protected within this development and due diligence for the care of Beavers as it is yet unclear if Beavers are in the wider area as to date we note the only confirmed sighting is at Conningbrook Lakes.

[Flooding and Drainage](#)

It recognise this is a Flood Zone 3 B and this does carry a restriction on development but this can be overridden by the benefits to the Borough and the mitigations can be put in place through the planning process to support this development.

SWANCC understand that the National Planning Policy Framework and Planning Preparation Guidance brings a legal obligation to the Applicant not to makes the Flooding problems worse and this will be dealt with within the Ashford Borough Council Planning process. However South Willesborough and Newtown Community Council ask if S106 funding for flooding solutions or feasibility studies for a technical flooding solution for South Willesborough and Newtown could be considered within this development as this affects the Underpass adjacent to ASDA Kimberley way and the entire footpath running to the SWAN Centre, the play park and the playing fields. To allow for greater connectivity for the whole borough area for cycling, walking, and access to the development itself, the essential supermarket and the Outlet for residents in South Willesborough and Newtown who are greatly impacted by this issue.

Sarah Evans
Community Council Manager
29th February 2024.

Response from KCC Highways Improvement Team

Good Afternoon,

South Willesborough and Newtown Community Council
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I have been working with a colleague of mine on the issue regarding parking around the Alfred Road area and the issues for larger vehicles manoeuvring through as she has been tasked with assessing the bus route (G) through here.

She has been liaising with various teams to come to a decision regarding potential amendments to this route, and there have been various possible options raised throughout this process. I have explained the issue raised via the HIP and forwarded her the detailed document created by SWAN so that she can use this information as part of her investigation.

We are awaiting a final decision regarding the bus route as the parking situation will likely be affected in different ways depending on the outcome. Once we know what that is, we can provide a much clearer update as to how we can progress with this.

Many Thanks,