

AYLESFORD PARISH COUNCIL

MEETING OF THE COUNCIL

Held at Eccles Church Hall, Bull Lane, Eccles

Tuesday 17 July 2018

Present: Cllrs Balcombe (in the Chair), Base, Ms Dorrington, Elvy, Mrs Gadd, Gledhill, Homewood, Ludlow, Shelley, Smith, Walker, Wright

In attendance: Mr Harris, Clerk Mrs Collier, Deputy Clerk

Others: 5 Members of the Public

Apologies: Cllrs Hammond, Winnett

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AGENDA ITEM 1 - Declarations of Interest additional to those contained in the Registry of Members' Interests

24 - There were no Member declarations of interest additional to those contained in the Register of Members Interests.

AGENDA ITEM 2 - Apologies for absence

25 – Cllr Hammond (work); Cllr Winnett (family commitment)
Apologies and the reasons for their absence were noted and accepted.

AGENDA ITEM 3 – Chairman's Announcements

26 - Cllr Balcombe reported as follows:

26.1 – Chairman and Clerk attended a meeting with KCC, TMBC and other Parish Council representatives regarding traffic flow on the A20. It was a positive meeting with KCC agreeing to carry out minor works which should assist with traffic flow. Implementation dates awaited following which the situation will continue to be monitored.

26.2 – Chairman, Cllrs Mrs Gadd and Ms Dorrington attended the Veterans Cycle ride to Ypes departure ceremony which raised money for the Royal British Legion and which the Parish Council supported through Cllr Hammond who took part. Event raised over £20,000.

26.3 – The additional security arrangements for Ferryfield should be completed this week allowing for the blocks to be removed by the end of the week and the car park reopened. The Chairman thanked the public for their co-operation over recent weeks as the blocks were essential to ensure security of the site from illegal encampments.

26.4 - Forstal Road Closure – 6 August 2018 for five weeks from Rochester Road roundabout to Aylesford Village Community Centre entrance to allow for SE Water works.

AGENDA ITEM 4 - Adjournment of the meeting to allow for public participation (subject to the limitations of Standing Order 29 d)

27. **Mr Ray Sturgeon** raised the following issues:

27.1 – Who is responsible for the hedge opposite 370 Bull Lane which is very overgrown reducing the width of the footway and covering the 30mph sign. Clerk clarified that it is the landowners responsibility unless they have agreed with their tenant farmer that he will undertake the work. Clerk will enquire with the landowners.
Clerk

27.2 – Bus shelter in Bull Lane requires a back protection sheet as rain comes off the roof and blows into the shelter soaking the seat and anyone standing in it. Clerk to investigate.
Clerk

27.3 – Concern at the lack of information from Arriva regarding recent timetable changes and change of departure point in Maidstone. Noted.

Cllr Ludlow added that he would like to see digital information screens installed in local bus shelters (as installed in other villages) to provide up to date information regarding bus arrival times, delays etc. Noted.

28. **Mr Dean Jones** raised the following issues:

28.1 – Draft Local Plan. How much of a fight will the Parish Council put up to assist local residents regarding the proposed development of Bushey Wood in the latest Draft Local Plan? This has been going on since 1996 when Bushey Wood was included in the 1996 Local Plan without public consultation and when residents raised concerns they were informed it was too late and the Plan had already been agreed.

How was the ‘brown field’ site of the old cement works designated an SSI area and therefore protected from development meaning that the proposed development will now take place on open green fields in the immediate vicinity of the existing Eccles village?

Cllr Ludlow asked if English Heritage had been consulted regarding the Plan specifically relating to the closeness of the Roman Villa site and potential for other archaeological finds in the area.

Borough Councillor Base and the Clerk clarified the timetable relating to consultation on the new Draft Local Plan. It will go before TMBC on 24 July and then to their Cabinet and Council meetings in September. The Plan will then go out to public consultation for a six week period after that. Following the consultation process TMBC will then submit the Plan to the Planning Inspectorate and a Public Inquiry will be held.

Cllr Base expressed his disappointment that the Draft Plan allocates 39% of the total new housing from TMBC to the Aylesford Parish area and that no infrastructure plan has yet been produced. He anticipates that some development of Bushy Wood is inevitable but he and his local member colleagues at TMBC are looking to get the number of properties reduced.

The Clerk was asked to ascertain the circumstances under which the old cement works site gained its SSI status.
Clerk

The Clerk advised that English Heritage would be included in the consultation programme in the same way as any other interested and local parties.

The Clerk stated that when the consultation period opens the Parish Council will consider, discuss and agree its response. Members of the public will also be encouraged to respond individually.

Cllr Base, Cllr Ludlow and the Clerk further stated that they and the Parish Council as a whole will advertise as widely as possible full details of the consultation process (dates, ways to comment etc) as soon as they are available using noticeboards, website, facebook and local press.

29. **Mr Jenner** raised the following issues:

Despite numerous conversations with the Clerk and minor remedial works carried out on the entrance road to the new car park, Mr Jenner is still experiencing flooding into his property during periods of heavy rain. He is of the view that the gully installed has been put in the wrong way round, that the whole area should be completely retarmaced rather than the patching work that has taken place, that a small area of kerbing would also assist and that more should be done to prevent large vehicles using the road to access either the car park or the rear of Belgrave Street.

The Chairman and Clerk responded that retarmacing the whole area was not an option due to a potential cost in excess of £20,000. The Clerk was still continuing to try and find a solution to the issue and would keep Mr Jenner informed of what was happening.

Clerk

Cllr Gledhill commented that the new car park is a victim of its own success. It is very well used which in turn involves greater wear and tear on the approach road to it. There are issues of large vans and similar using it but the alternative is that more of these types of vehicle would be parked on the roads around Eccles.

30. **Mr Johnson** raised the following issues:

Mr Johnson stated that he believed the consultation process up to now regarding the Local Plan has not been done correctly. The proposed development area for housing adjacent to Eccles, known as Bushey Wood, has been extended beyond the boundaries previously identified as an 'Area of Opportunity' for development. Meanwhile areas such as West Malling have had their 'green belt' protection barrier increased. Why are TMBC proposing development of a green site when there is a brown field site available. Mr Johnson would like to see the Parish Council write to TMBC Planning Directorate querying the increase in development for Bushey Wood beyond the boundaries previously identified in their 'Way Forward Document' and the CP16 document.

The Clerk responded that the Parish Council believes TMBC have complied with the correct process regarding consultation of this latest Draft Local Plan.

31. **Ms Hurley** raised the following issues:

Ms Hurley asked what access arrangements are proposed for the development of Bushey Wood. Cllr Base responded that the infrastructure details have not yet been included in the Draft Local Plan. He is pushing for this information which will have to

be provided in any event before the Plan goes before the Planning Inspectorate who would not even consider the Plan without that information.

The Chairman closed the public participation, thanking those who attended this evening and for their views. He reiterated that the Parish Council will provide as much information as possible on the Local Plan consultation process in order for members of the public to make their views known to TMBC.

AGENDA ITEM 5 – Law and Order in the Parish

32. No report to this meeting

AGENDA ITEM 6 - To confirm as a correct record the minutes of the Annual Meeting of the Council, the Annual Parish Meeting and Closed Session held on 8 May 2018.

33 - Proposed by Cllr Wright, seconded Cllr Base as an accurate record of the meetings and actions included to be accepted. **AGREED**

AGENDA ITEM 7 - Matters Arising from the previous minutes (including those which required Members' action)

34 - There were no Matters Arising

AGENDA ITEM 8 - Committee Reports/Minutes: to consider and adopt; to deal with any matters arising

35 - Policy and Resources – 5 June 2018

Proposed by Cllr Shelley, seconded Cllr Smith as an accurate record of the meeting and actions included to be accepted. **AGREED**

There were no Matters Arising

36 - Policy and Resources – 3 July 2018

Proposed by Cllr Balcombe, seconded Cllr Mrs Gadd as an accurate record of the meeting and actions included to be accepted, including item 5. Adoption of New Model Standing Orders and the Closed Session. **AGREED**

There were no other Matters Arising.

37 – Planning – 5 June 2018

The minutes were proposed by Cllr Smith, seconded Cllr Glehdill as an accurate record of the meeting and actions included to be accepted. **AGREED**

There were no Matters Arising.

38 - **Planning – 3 July 2018**

Proposed by Cllr Gledhill, seconded Cllr Mrs Gadd as an accurate record of the meeting and actions included to be accepted. **AGREED**

There were no Matters Arising.

39 – **Environmental Services – 22 May 2018**

Proposed by Cllr Base, seconded Cllr Mrs Gadd as an accurate record of the meeting and actions included to be accepted. **AGREED**

There were no Matters Arising

40 – **Environmental Services – 26 June 2018**

Proposed by Cllr Base, seconded Cllr Ludlow, as an accurate record of the meeting and actions included to be accepted. **AGREED**

There were no Matters Arising

AGENDA ITEM 9 - **To receive the observations of the County Councillor**

41. County Councillor Homewood reported:

41.1 – He is still receiving comments and concerns regarding speeding in Bull Lane and safety aspects of the Bull Lane/Pilgrims Way junction. He will continue to discuss these with Kent Highways.

41.2 – Councillor Walker asked CC Homewood to raise with Kent Highways the concern of a resident that additional safety railings were needed on the A20 pedestrian exit from the Aldi car park. **Homewood**

41.3 – Councillor Smith asked CC Homewood to raise with Kent Highways the continuing problem of HGVs entering BBH village believing it was the route to the A229. Larger, clearer signs are needed. CC Homewood advised that he understood new signs have been ordered but he would pursue progress. **Homewood**

AGENDA ITEM 10 - **To receive the observations of the Borough Councillors**

42. Borough Councillor Walker

42.1 – BC Walker has been advised by Kent Highways that as the work to solve the A20 Homebase flooding issue will require a road closure, as work has been postponed until the A26 sink hole works have been completed and that road is reopened. Likely date end of August.

43. Borough Councillor Base

43.1 – BC Base reported that TMBC are considering their waste management renewal contract and likely changes are improvements to the doorstep recycling service but also to introduce a garden waste removal charge.

Cllr Balcombe thanked CC Homewood and the Borough Councillors for their reports.

AGENDA ITEM 11 - Accounts for Payment

44 - Payment list distributed to all Members and attached at **Appendix A** to these minutes.

27 payments totalling £5848.36 were checked and proposed for payment by Cllr Shelley, seconded Cllr Elvy. **AGREED**

AGENDA ITEM 12 - To consider any other items of correspondence/Any Other Business

45 – There were no items of correspondence or any other business.

AGENDA ITEM 13 - Chairman to move that: ‘The press and public be excluded from the remainder of the meeting as publicity for any confidential aspects of the business identified in agenda items 1 – 12 above would be likely to prejudice the public interest.’

46 - There were no confidential items of business.

AGENDA ITEM 14 - Closure of the meeting

There being no further items of business, meeting closed at 8.45pm.